



CITY COMMISSIONERS OF THE 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

Ronald Allen – Seat 5

Bill Ed Cannon – City Manager

April 22, 2013

7:00 PM

City Hall Commission Chamber

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

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

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

The City of Wildwood DOES NOT provide this verbatim record.

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

AGENDA

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

1. TIMED ITEMS AND PUBLIC HEARINGS

- a. **TABLED APR. 8, 2013 – 7:00 PM – 2nd FINAL READING – ORDINANCE NO. O2013-10** An ordinance to prohibit the possession, sale, offer for sale or display of synthetic drugs or synthetic stimulants and certain legal presumptions concerning the same within the City of Wildwood (Attachments – Staff Recommends Approval)

* Quasi Judicial Hearing

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

a. Special Presentations

- 1. None

b. City Manager

- 1. Results of the RFQ Selection Process and request for approval of the ranking and authorization to proceed with negotiations with the number one ranked firm of Architects Design Group, Inc. for the following scope of services: a.) Preliminary site plan for the 10 and 20 year needs of the department; b.) Preliminary floor plan for the 10 and 20 year needs of the department; and c.) Opinion of probably cost for the construction of the facility for the 10-year build out (Attachments – Staff Recommends Approval)

c. City Attorney

- 1.

d. City Clerk

- 1.

e. **Commission Members**

1. Discussion on building at 101 S. Main Street (NO Attachments) – Commissioner Strickland to address
- 2.

f. **Public Forum (10 minute time limit)**

- 1.

g. **Notes and Reports**

1. Budget Comparison Report for March 2013
2. **FYI - Announcement:** Arbor Day/Tree City USA (23-Years) Celebration – this Friday at 9:00 a.m. – City Hall front courtyard – tree planting and tree give-away (Attachment)

3. **NEW BUSINESS – ACTION REQUIRED**

a. **MINUTES**

1. Minutes of Special Called Workshop held on March 18, 2013 (Attachments – Staff Recommends Approval)
2. Minutes of Regular Meeting held on March 25, 2013 (Attachments – Staff Recommends Approval)
3. Minutes of Regular Meeting on April 8, 2013 (Attachments – Staff Recommends Approval)

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

1. **Ordinance No. O2013-11;** an ordinance reclassifying a portion of parcel # D18=038 containing 0.98 +/- acres (Gary Williams) from Sumter County “Agricultural” to City “466-301 Mixed Use” requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1302-02 (Attachments - Staff Recommends approval)
2. **Ordinance No. O2013-12;** an ordinance rezoning a portion of parcel # D18=038 containing 0.98 +/- acres (Gary Williams) from Sumter County “RR1C” to City “466-301 Mixed Use” in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1302-02 (Attachments - Staff Recommends Approval - subject to approval of Ordinance O2013-11)
3. **Ordinance No. O2013-13;** an ordinance reclassifying a portion of parcel # D30=003 containing 1.5 +/- acres (R. William Futch, Trustee) from Sumter County “Rural Residential” to City “Rural Residential” requiring a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan; based on favorable recommendation by the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency, case CP 1302-03 (Attachments – Staff Recommends approval)
4. **Ordinance O2013-14;** an ordinance rezoning a portion of parcel # D30=003 containing 1.5 +/- acres (R. William Futch, Trustee) from Sumter County “RR1” to City “RR: Rural Residential” in conformance with the Future Land Use Map of the Comprehensive Plan; based on favorable recommendation by the Planning & Zoning Board/Special Magistrate, case RZ 1302-03 (Attachments - Staff Recommends Approval - subject to approval of Ordinance O2013-13)

c. **RESOLUTIONS FOR APPROVAL**

1. None

d. APPOINTMENTS

1. None

e. CONTRACTS AND AGREEMENTS

1. **Revised Traffic Enforcement Agreement** between the COW, the Wildwood Police Dept. and Lakeside Landings Master Homeowners Association to provide State Uniform Traffic Control on the private roads owned or controlled by the Lakeside Landings Master Homeowners Association (Attachments – Staff Recommends Approval)
2. **Supplement to the Traffic Enforcement Agreement** between the COW, the Wildwood Police Dept. and Lakeside Landings Master Homeowners Association to provide extended traffic control services if adequate manpower is available and the services do not cost the City (Attachments – Staff Recommends Approval)

f. FINANCIAL

1. **Bills for Approval** (Attachments – Staff Recommends Approval)
2. **Request for approval for purchase and installation of a new server** at City Hall from MMD Computer Center, Inc. at a cost of \$14,472 to replace the current server and back-up system which is 12½ -years old, low on memory and starting to cause problems (Attachments – Staff Recommends Approval)
3. **Request approval for C.W. Roberts to pave remaining roads** approved in the FY 12/13 Budget by extending the CR 232 paving contract pricing at \$80.00/ton to repave CR 202 and CR 179 (Attachments – Staff Recommends Approval)

g. GENERAL ITEMS FOR CONSIDERATION

1. **SP 1302-01 – Oxford Greens – Final Plat Approval** for the Oxford Greens Plat to subdivide parcel D08=005 into five lots. Proposed plans for the development include an Independent Living Facility, an Assisted Living Facility and Memory Care, and Senior Cottages. (Staff recommends approval)

4. ADJOURN**IMPORTANT DATES** (No Attachments)

- a. **April 26, 2013 – (Friday) – Arbor Day / 23 years as a Tree City USA Celebration – 9:00 AM – City Hall Front Courtyard**
- b. **April 30, (Tuesday)** – Parks & Recreation Board Meeting – 6:15 PM – City Hall Conference Room #124 (Rescheduled from May 7th as P&R Coordinator will be out of town on May 7th)
- c. **May 13, 2013 – (Monday)** - City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- d. **May 2, 2013 – (Thursday)** – Providence Independence At Wildwood - Grand Opening, Open House & Ribbon Cutting – 4:00-8:00 PM - 7676 Rio Grande Blvd (off C-466A), Wildwood
- e. **May 17, 2013 (Friday)** – Food Truck Night – 6:00 to 9:00 PM – City Hall Front Courtyard
- f. **May 27, 2013 – (Monday) – MEMORIAL DAY HOLIDAY – ALL CITY OFFICES/DEPARTMENTS CLOSED EXCEPT POLICE DEPT.**
- g. **May 27, 2013 – (Monday)** - City Commission Meeting – 7:00 PM – City Hall Commission Chamber (Subject to cancellation due to the holiday)

ORDINANCE NO. O2013-10

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, CONCERNING SYNTHETIC DRUGS, PROVIDING FOR "SYNTHETIC DRUGS", PROVIDING FOR PURPOSE, FINDINGS AND LEGISLATIVE INTENT; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE PROHIBITION ON THE POSSESSION, SALE, OFFER FOR SALE OR DISPLAY OF SYNTHETIC DRUGS OR SYNTHETIC STIMULANTS AND CERTAIN LEGAL PRESUMPTIONS CONCERNING SAME; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Purpose, findings and legislative intent.

It is the purpose and intent of this division to preserve and protect the public health, safety and welfare of all city citizens and visitors. The distribution and use of synthetic drugs currently marketed under names like "bath salt," "spice" or "potpourri" has a substantial and detrimental impact on the public health, safety and welfare of the city and it is therefore necessary to identify and control such synthetic products that mimic currently illegal drugs. These new products are psychoactive chemical compounds frequently labeled and marketed under the aforesaid names or some other seemingly innocuous product name and usually include a disclaimer on the package such as "not for human consumption." These substances have in fact been manufactured for human consumption with synthetic chemical compounds that are intended to mimic the effects of amphetamines, cocaine, marijuana and other controlled substances under federal and state laws. As distinguished from these standard everyday products containing synthetic stimulants marketed as safe and legal alternatives to illegal drugs, but are often more potent and dangerous than illegal drugs and are known to produce panic attacks, dangerous hallucinations, delusions, paranoia, psychosis, suicidal thoughts, high blood pressure, anxiety, increased heart rate, kidney failure, heart failure, increased hostility, intense addiction, and numerous reported deaths. According to the American Association of Poison Control Centers received more than 6100 calls about bath salt drugs in 2011, up from 300 for the year before, and more than 1700 calls in the first half of 2012. Products containing these synthetic stimulants are particularly attractive packages at convenience stores as well as with appealing

product names. The United States Drug Enforcement Agency (DEA) has previously exercised emergency scheduling authority to ban some synthetic chemical compounds used in psychoactive bath products and in 2012, the DEA extended its ban. New contraband synthetic drugs are being created which are not controlled by Federal or State law but which have a potential for abuse similar to or greater than that for controlled substances. The new substances, sometimes classified as “controlled substance analogs” under Federal and State law, can be designed to provide a desired pharmacological effect and to evade controlling statutory provisions more rapidly than they can be identified and controlled by action of Federal agencies. Congress, State Legislature, or the State Attorney General. The threat posed by these synthetic drugs is immediate and therefore necessary to identify, control, and prohibit the synthetic drugs that mimic illegal drugs.

SECTION 2. Definitions. For purposes of this division, the following definitions shall apply unless the context clearly indicates or requires a different meaning:

- a) “Spice/synthetic cannabinoids/synthetic marijuana” shall mean any aromatic plant material in granular, loose leaf or powder form, or in liquid or as a food additive, or any herbal-incense-type stimulant or hallucinogen product, when the label is in any way false or misleading or which does not contain a label specifying (1) the identity of the commodity and (2) the name and place of business of the manufacturer, packer, or distributor. Street names for these products include, but are not limited to: Bliss, Black Mamba, Bombay Blue, Fake Weed, Genie, Spice, Zohai, K2, K3, Smoke, Pot-Pourri, Buzz, Spice 99, Voodoo, Pulse, Hush, Mystery, Earthquake, Stinger, Ocean Blue, Serenity, Chronic Spice, Spice Gold, Spice Silver, Skunk, Mr. Nice Guy, Mr. Happy, K3 Legal, Sence, Smoke, Chill X, Earth Impact, Galaxy Gold, Space Truckin, Solar Flare, Moon Rocks, Aroma, Scope, Sky High, Atomic, G-20, Guerrilla Warfare, Makes Scents, g-13, Tiger Shark, California Dreams, Dank, Bullet, Mind Trip, Voodoo Child, Jazz, Nightlights, Matrix, Hypnotiq, AK47, Maui Wowie, Cloud 9, Daylights, Joker, Dead Man Walking, Brain Storm, Soul Sence, Kush, Kush Mania, Dragons Fire, Lucid, Mad Hatter, Scooby Snax, D-ZL, OMG, Demon, Barely In, Pineapple Express, Hayze.
- b) “Bath Salts/synthetic cathinones/synthetic stimulants” shall mean any crystalline or powder product in crystalline, loose powder, block, tablet, or capsule form, or any stimulant-type product, when the label is in any way false or misleading, or which does not contain a label specifying (1) the identify of

the commodity, and (2) the name and place of business of the manufacturer, packer, or distributor. Street names for these products include, but are not limited to: Bliss, Blue Silk, Cloud Nine, Drone, Energy-1, Ivory Wave, Lunar Wave, Meow Meow, Ocean Burst, Pure Ivory, Purple Wave, Red Dove, Snow Leopard, Stardust, Vanilla Sky, White Dove, White Knight, White Lightning, Blizzard, Bonzai Grow, Charge Plus, Charlie, Euphoria, Hurricane, Lunar Wave, Ocean, Pixie Dust, Posh, Scarface, Lovely Dovey, Aura, MDPV, MDPK, MTV, Maddie, Hurricane Charlie, Black Rob, Super Coke, PV, Peeve, Meph, Drone, MCAT.

- c) “Drug” shall mean an article that is intended to affect the function of the body of humans.
- d) “Misbranded drug” means a drug that violates Section 499.007, Florida Statutes, including but not limited to drugs for which (1) the label is in any way false or misleading; (2) the label does not bear the name and place of business of the manufacturer, repackager, or distributor of the finished form of the drug; (3) the label does not bear adequate directions for use; or (4) the label does not bear adequate warnings against use.
- e) “Illicit synthetic drugs” shall include spice, synthetic cannabinoids, synthetic marijuana, bath salts, synthetic cathinones, synthetic stimulants, or misbranded drugs.
- f) “Drug paraphernalia” means, other than devices to ingest or inject prescription drugs, any object used, intended for use or designed for use in ingesting, inhaling or otherwise introducing marijuana, cocaine, or other illicit drugs or controlled substances into the human body, including but not limited to: metal, wooden, acrylic, glass, stone, plastic or ceramic pipes (with or without screens, permanent screens, hashish heads or punctured metal bowls); water pipes; carburetion tubes and devices; smoking and carburetion masks; roach clips, miniature cocaine spoons and cocaine vials; chamber pipes; carburetor pipes; electric pipes; air-driven pipes; chillums; bongs; ice pipes or chillers. In determining whether an object is drug paraphernalia, a court may consider any of the factors enumerated in §893.164, Fla. Stat. (“Determination of paraphernalia”).
- g) “Minor” means person under 18 years of age.

- h) “Premises” means any part of the buildings located on a lot or parcel of land utilized in whole or part for the commercial sale or commercial display of drug paraphernalia.

SECTION 3. Possession, Provision, Sale or Distribution of Synthetic Drugs Prohibited. It is unlawful for any person to possess, provide, sell, offer to sell, display or distribute, within the City of Wildwood, any illicit synthetic drug as defined in this ordinance.

- a) Factors That May be Disregarded and/or Considered in Determining Violation. In determining whether a product or sale is prohibited by this ordinance, statements on package labeling such as “not for human consumption” may be disregarded when other relevant factors (viewed alone or in totality) indicate that the product is intended to be consumed or ingested by humans, or is a product regulated by this ordinance. Other relevant factors that may be used to determine whether a product or sale is prohibited by this ordinance include, but are not limited to: verbal or written representations at the point of sale regarding the purpose, methods, use, or effect of the product; aspects of the packaging or labeling suggest the user will achieve a “high,” euphoria, relaxation, mood enhancement, or that the product has other effects on the body; the cost of the product is disproportionately higher than other products marketed for the same use; the product contains a warning label stating or suggesting that the product is in compliance with state laws regulating controlled substances; the product’s name or packaging uses images or slang referencing an illicit street drug; illicit or underground methods of sale or delivery are employed by the seller or provider; the product resembles an illicit street drug such as cocaine, methamphetamine, or marijuana.
- b) Exemptions. This provision of this section do not apply to any product that is specifically excepted by, or regulated within, the Florida Comprehensive Drug Abuse Prevention and Control Act (Ch. 893, Fla. Stat.) Or the Federal controlled Substances Act (21 USC §§81 et seq.); is a food product, drug, dietary supplement, cosmetic, or other substance regulated by the Food and Drug Administration (FDA) and in compliance with the agency’s requirements; is regulated by and in compliance with the labeling requirements of the Federal Trade Commission; is regulated by and in compliance with the Federal Fair Packaging and Labeling Act; is regulated by and in compliance with the Federal Food, Drug and Cosmetic Act; is regulated by and in

compliance with the regulations of the Florida Department of Agriculture and Consumer Services; or is a tobacco product regulated by and in compliance with the regulations governing the tobacco industry enforced by the Florida Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco. For the purposes of this section, products that are not subject to regulation by the act or agencies listed above are not exempt unless the product is specifically exempt from regulation; mere “non-regulation” by these acts without a specific regulatory exemption will not render a product exempt under this section.

SECTION 4. Sale of Certain Products for Human Consumption Prohibited. It is unlawful for any person to provide or sell a product for human consumption when the product is labeled “not for human consumption” or contains similar warnings.

SECTION 5. Restrictions on businesses that sell or display drug paraphernalia; signage required; unaccompanied minors prohibited.

- a) No person in control of the premises of any place of business selling or displaying drug paraphernalia shall allow or permit any person under the age of 18 to enter or remain on the premises unless the minor person is accompanied by one of his or her parents or by his or her legal guardian.
- b) Such premises must prominently display a sign (approved by or provided by City of Wildwood) posted at the entrance, stating that drug paraphernalia is located within the premises, and prohibiting persons under 18 from entering the establishment without their parent or guardian.
- c) Exemption: These restrictions do not apply to premises (1) that prohibit the entry of persons under the age of 18; or (2) premises where sale and display of drug paraphernalia is located in a separate room from which persons under 18 are excluded without a parent or guardian, and provided that a sign (approved by the City) is posed at the entrance to the room, stating that drug paraphernalia is located within that room, and prohibiting persons under 18 from entering the room without their parent or guardian. The room must contain a door, which is to remain closed except when in active use to enter or exit the room. The door shall contain a window of a minimum size of 18" x 18", located at a minimum height of 5' from the floor. This window shall remain unobstructed to allow law enforcement officers and persons in charge of the premises to view persons inside the room without the necessity of entry into the room. This

provision is not intended to require permission or special authority or a search warrant for law enforcement officers to enter the room.

SECTION 6. Sale or provision of paraphernalia to minors prohibited; possession by minors prohibited. No person shall sell or provide drug paraphernalia to any person under the age of 18. No person under the age of 18 shall possess drug paraphernalia.

- a) Defenses. A person who violates the provisions of this section shall have a defense to any civil action for violation of these provisions if, at the time of the violation: (1) the person under 18 falsely evidenced that he or she was at least 18 years of age; (2) the appearance of the person was such that an ordinarily prudent person would believe him or her to be at least 18 years of age; (3) the violator carefully checked one of the following forms of identification with respect to the minor: a driver's license or an identification card issued by the this state or another state of the United States, a passport, or a United States Uniformed Services Identification Card; and (4) the violator acted in good faith and in reliance upon the representation and the appearance of the person under 18.

SECTION 7. Enforcement. This ordinance may be enforced by any law or code enforcement officer. Any products found in violation of this section may be seized and held by the enforcing entity as evidence to be used in any further proceeding.

SECTION 8. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 9. 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 10. Effective Date. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

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

SEAL

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

C:\Documents and Settings\User\My Documents\AAA-LISA DOCS\COW-LAP\ord\2013\O2013.10

WILDWOOD POLICE DEPARTMENT BUILDING

RESULTS OF RFQ SELECTION PROCESS

REQUEST FROM COMMISSION TO PROCEED WITH NEXT STEP

At the direction of the City Commission, City staff prepared and advertised RFQ 2013-01 for architectural services for the design, permitting and construction of a new building to house the Wildwood Police Department.

Submittals were received from five firms in the central Florida area. A selection committee was formed. After discussion the committee decided to interview all five proposers. On Wednesday April 10, 2013 the firms made their oral presentations to the committee. The final ranking is as follows:

1. Architects Design Group
333 N. Knowles Avenue
Winter Park, FL 32789
2. Canerday, Belfsky + Arroyo Architects, Inc.
800 2nd Avenue South
St. Petersburg, FL 33701
3. Lunz Prebor Fowler Architects
58 Lake Morton Drive
Lakeland, FL 33801
4. Rispoli & Associates Architecture, Inc.
114 South Magnolia Avenue
Ocala, FL 34471
5. Johnson, Smith Architects, P.A.
316 SE 8th Street
Ocala, FL 34471

Request Commission approval of the ranking and authorization to proceed with negotiations with the number one ranked firm, Architects Design Group, Inc. for the following scope of services:

- Preliminary site plan for the 10 and 20 year needs of the Department
- Preliminary floor plan for the 10 and 20 year needs of the Department
- Opinion of probable cost for the construction of the facility for the 10 year build out.

**GENERAL FUND REVENUES
BUDGET ANALYSIS REPORT
FOR THE MONTH ENDED MARCH, 2013
FY 2012-2013**

ITEM	BUDGETED	ACTUAL	DIFFERENCE	% COLLECTED
InterFund Transfers- Industrial Park	\$ 10,000.00	\$ -	\$ 10,000.00	0.00%
InterFund Transfers-Enterprise Fund	\$ 350,000.00	\$ -	\$ 350,000.00	0.00%
State Revenue Sharing-State(Intergovt)	\$ 176,024.00	\$ 84,179.28	\$ 91,844.72	47.82%
Local Option Gas Tax-State(Intergovt)	\$ 304,003.00	\$ 167,641.03	\$ 136,361.97	55.14%
.01 Infrastructure Surtax-State (Intergovt)	\$ 686,703.00	\$ 361,368.02	\$ 325,334.98	52.62%
State Sales Tax-(Intergovt)	\$ 388,648.00	\$ 197,063.37	\$ 191,584.63	50.70%
County Motor Fuel Tax(9th cent) (Intergovt)	\$ 48,000.00	\$ 35,785.15	\$ 12,214.85	74.55%
State Beverage Licenses	\$ 2,451.00	\$ 2,366.79	\$ 84.21	96.56%
Mobile Home Licenses-State (Intergovt)	\$ 14,192.00	\$ 12,204.74	\$ 1,987.26	86.00%
Ad Valorem Taxes-Wildwood	\$ 1,533,344.00	\$ 1,165,861.12	\$ 367,482.88	76.03%
Ad Valorem Taxes- CRA District-City	\$ 68,950.00	\$ 68,950.00	\$ -	100.00%
Ad Valorem Taxes-CRA District-County	\$ 101,992.00	\$ 107,539.00	\$ (5,547.00)	105.44%
Utility Tax- Water Sales- City	\$ 33,500.00	\$ 17,136.79	\$ 16,363.21	51.15%
Utility Tax- Villages 5% Water Utility & Central	\$ 160,000.00	\$ 94,855.46	\$ 65,144.54	59.28%
Utility Tax-Electric/Gas	\$ 250,000.00	\$ 215,710.57	\$ 34,289.43	86.28%
Telecommunications (Communications Services) (Intergovt)	\$ 221,118.00	\$ 109,455.70	\$ 111,662.30	49.50%
Franchise Taxes-Electric (Progress Energy)	\$ 346,000.00	\$ 189,604.07	\$ 156,395.93	54.80%
Franchise Taxes-Electric (SECO)	\$ 100,000.00	\$ 61,746.70	\$ 38,253.30	61.75%
Franchises Taxes- Refuse Service (Waste Mgmt)	\$ 90,000.00	\$ 45,793.82	\$ 44,206.18	50.88%
Franchise Taxes- Natural Gas (TECO)	\$ 5,000.00	\$ 1,298.49	\$ 3,701.51	25.97%
Interest Income	\$ 2,000.00	\$ 1,309.97	\$ 690.03	65.50%
Community Development Services	\$ 75,000.00	\$ 82,656.73	\$ (7,656.73)	110.21%
Second Dollar Fees- Police	\$ 2,000.00	\$ 1,216.00	\$ 784.00	60.80%
Fines & Forfeitures- Police	\$ 54,000.00	\$ 22,475.33	\$ 31,524.67	41.62%
Community Center Rental	\$ 30,000.00	\$ 18,946.50	\$ 11,053.50	63.16%
Community Center Reservation Fees	\$ 1,450.00	\$ 860.00	\$ 590.00	59.31%
Miscellaneous General Fund	\$ 20,000.00	\$ 24,404.33	\$ (4,404.33)	122.02%
Summer Camp Registrations	\$ 20,000.00	\$ -	\$ 20,000.00	0.00%
Dixie Youth Baseball Registration Fees	\$ 1,425.00	\$ 1,075.00	\$ 350.00	75.44%
Life Flight- MEDIVAC LEASE	\$ 12,000.00	\$ 6,000.00	\$ 6,000.00	50.00%
Fuel Tax Refunds -State	\$ 6,200.00	\$ 1,507.74	\$ 4,692.26	24.32%
USDA Police Vehicle Grant-2010-2011	\$ -	\$ -	\$ -	0.00%
USDA Police Vehicle Grant-2011-2012	\$ 83,000.00	\$ 79,496.93	\$ 3,503.07	95.78%
Police User Fees	\$ -	\$ -	\$ -	0.00%
The Villages Amended Agreement - 2007	\$ 45,000.00	\$ 45,000.00	\$ -	100.00%
City Occupational Licenses	\$ -	\$ -	\$ -	0.00%
CRA Administration Costs	\$ 19,297.00	\$ -	\$ 19,297.00	0.00%
Growers Market	\$ 9,000.00	\$ 218.00	\$ 8,782.00	2.42%
Park's & Recreation Activities	\$ 13,500.00	\$ 7,088.00	\$ 6,412.00	52.50%
Sumter County Dispatch Compensation	\$ 100,000.00	\$ 100,000.00	\$ -	100.00%
Administrative Building Services- Sumter County	\$ 60,000.00	\$ 36,450.70	\$ 23,549.30	60.75%
FDOT Lighting Agreement	\$ 11,249.00	\$ -	\$ 11,249.00	0.00%
FDOT Maintenance Agreement	\$ 6,400.00	\$ -	\$ 6,400.00	0.00%
CDBG Grant- State	\$ -	\$ 171,835.52	\$ (171,835.52)	0.00%
Police Impact Fees	\$ 10,000.00	\$ 99,443.32	\$ (89,443.32)	994.43%
Parks & Recreation Impact Fees	\$ 10,000.00	\$ 8,547.80	\$ 1,452.20	85.48%
Cash Forward- General Fund	\$ 425,000.00	\$ -	\$ 425,000.00	0.00%
Cash Forward- CRA Districts	\$ 28,257.00	\$ -	\$ 28,257.00	0.00%
	\$ -	\$ -	\$ -	0.00%
TOTAL GENERAL FUND REVENUES	\$ 5,934,703.00	\$ 3,647,091.97	\$ 2,287,611.03	61.45%

**GENERAL FUND EXPENDITURES
BUDGET ANALYSIS REPORT
FOR THE MONTH ENDED MARCH, 2013
FY 2012-2013**

GENERAL FUND DEPARTMENTS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
Legislative (Mayor/Commissioners)	\$ 53,003.00	\$ 26,904.38	\$ 26,098.62	50.76%
Executive (City Manager)	\$ 173,866.00	\$ 89,403.14	\$ 84,462.86	51.42%
Clerk/Finance Administration	\$ 649,153.00	\$ 374,067.22	\$ 275,085.78	57.62%
Development Services	\$ 347,684.00	\$ 196,199.33	\$ 151,484.67	56.43%
Human Resources	\$ 67,919.00	\$ 28,193.48	\$ 39,725.52	41.51%
Police	\$ 2,209,631.00	\$ 1,375,605.67	\$ 834,025.33	62.25%
Streets/Public Works	\$ 886,258.00	\$ 398,067.80	\$ 488,190.20	44.92%
Fleet Services	\$ 179,530.00	\$ 87,398.97	\$ 92,131.03	48.68%
Community Redevelopment	\$ 198,719.00	\$ 234,433.62	\$ (35,714.62)	117.97%
Parks & Recreation	\$ 413,325.00	\$ 181,752.15	\$ 231,572.85	43.97%
Community Center	\$ 49,050.00	\$ 18,478.90	\$ 30,571.10	37.67%
	\$ -	\$ -	\$ -	0.00%
TOTAL - OPERATING EXPENDITURES	\$ 5,228,138.00	\$ 3,010,504.66	\$ 2,217,633.34	57.58%

NOTES:

DEBT SERVICE	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
City Hall Loan - Principal	\$ 31,060.00	\$ -	\$ -	0.00%
City Hall Loan - Interest	\$ 90,570.00	\$ -	\$ -	0.00%
TOTAL - DEBT SERVICE	\$ 121,630.00	\$ -	\$ -	0.00%

CONTINGENCIES	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
General Fund Operating	\$ 564,455.00	\$ -	\$ 564,455.00	0.00%
Police Impact Fees	\$ 10,000.00	\$ -	\$ 10,000.00	0.00%
Parks & Recreation Impact Fees	\$ 10,000.00	\$ -	\$ 10,000.00	0.00%
CRA DISTRICTS	\$ 480.00	\$ -	\$ 480.00	0.00%
TOTAL - CONTINGENCIES	\$ 584,935.00	\$ -	\$ 584,935.00	0.00%

TOTAL - GENERAL FUND EXPENDITURES	\$ 5,934,703.00	\$ 3,010,504.66	\$ 2,924,198.34	50.73%
--	------------------------	------------------------	------------------------	---------------

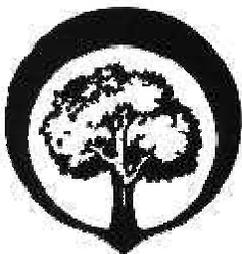
**ENTERPRISE FUND REVENUES
BUDGET ANALYSIS REPORT
FOR THE MONTH ENDED MARCH, 2013
FY 2012-2013**

ITEM	BUDGETED	ACTUAL	DIFFERENCE	% COLLECTED
Water Operational	\$ 1,420,545.00	\$ 728,697.37	\$ 691,847.63	51.30%
Water Connection Fees	\$ 141,229.00	\$ 2,672.58	\$ 138,556.42	1.89%
Water TIE Fees	\$ 2,446.00	\$ 730.80	\$ 1,715.20	29.88%
Water Meter Installs	\$ 24,000.00	\$ 16,476.67	\$ 7,523.33	68.65%
Water - Miscellaneous (on/off)	\$ 23,000.00	\$ 18,610.65	\$ 4,389.35	80.92%
Water Income - Other	\$ 7,500.00	\$ 22,300.62	\$ (14,800.62)	297.34%
Wastewater Operational	\$ 2,340,844.00	\$ 1,175,283.60	\$ 1,165,560.40	50.21%
Wastewater Connection Fees	\$ 109,052.00	\$ 3,373.65	\$ 105,678.35	3.09%
Wastewater TIE Fees	\$ 3,200.00	\$ 622.67	\$ 2,577.33	19.46%
Wastewater - Other Miscellaneous	\$ 14,100.00	\$ 3,812.22	\$ 10,287.78	27.04%
Wastewater TSS/COD	\$ 700,523.00	\$ 344,299.40	\$ 356,223.60	49.15%
Reuse Water Operations	\$ 53,427.00	\$ 29,999.12	\$ 23,427.88	56.15%
Interest Income	\$ 1,450.00	\$ 1,102.30	\$ 347.70	76.02%
Word Property - Grant Feasibility Services	\$ -	\$ -	\$ -	0.00%
Turtle Mount Land Lease-Tower Site	\$ 12,000.00	\$ 6,000.00	\$ 6,000.00	0.00%
Water-Sewer - Cash Brought Forward	\$ 329,948.00		\$ 329,948.00	0.00%
Total - Enterprise Fund Revenues	\$ 5,183,264.00	\$ 2,353,981.65	\$ 2,829,282.35	45.42%
Greenwood Cemetery Revenues	\$ 5,300.00	\$ 2,187.81	\$ 3,112.19	41.28%
Greenwood Cemetery - Cash Forward	\$ 7,500.00		\$ 7,500.00	0.00%
Total - Cemetery Fund Revenues	\$ 12,800.00	\$ 2,187.81	\$ 10,612.19	17.09%
Industrial Park - MISCELLANEOUS	\$ 325.00	\$ 79.83	\$ 245.17	24.56%
Industrial Park - Cash Forward	\$ 10,950.00	\$ -	\$ 10,950.00	0.00%
Total - Industrial Park Fund Revenues	\$ 11,275.00	\$ 79.83	\$ 11,195.17	1%
TOTAL- ALL ENTERPRISE OPERATIONS	\$ 5,207,339.00	\$ 2,356,249.29	\$ 2,851,089.71	

**ENTERPRISE FUND EXPENDITURES
BUDGET ANALYSIS REPORT
FOR THE MONTH ENDED MARCH, 2013
FY 2012-2013**

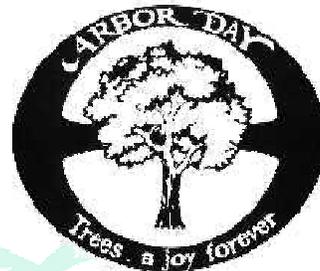
ENTERPRISE FUND DEPARTMENTS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
PHYSICAL ENVIRONMENT ADMINISTRATION	\$ 492,367.00	\$ 301,663.89	\$ 190,703.11	61.27%
WATER DEPARTMENT	\$ -	\$ -	\$ -	0.00%
WASTEWATER DEPARTMENT	\$ -	\$ -	\$ -	0.00%
UTILITIES DEPARTMENT	\$ 2,443,357.00	\$ 1,135,551.66	\$ 1,307,805.34	46.48%
INDUSTRIAL PARK	\$ 1,275.00	\$ 90.00	\$ 1,185.00	7.06%
GREENWOOD CEMETERY	\$ 8,225.00	\$ 202.24	\$ 8,022.76	2.46%
TOTAL - OPERATING EXPENDITURES	\$ 2,945,224.00	\$ 1,437,507.79	\$ 1,507,716.21	48.81%
NOTES:				
TRANSFERS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
W/S TO GENERAL	\$ 350,000.00	\$ -	\$ 350,000.00	0.00%
IND. PARK TO GENERAL	\$ 10,000.00	\$ -	\$ 10,000.00	0.00%
TOTAL TRANSFERS	\$ 360,000.00	\$ -	\$ 360,000.00	0.00%
DEBT SERVICE	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
CHAMPAGNE FARMS - PRINCIPAL	\$ 74,108.00	\$ 74,107.90	\$ 0.10	100.00%
CHAMPAGNE FARMS - INTEREST	\$ 27,692.00	\$ 27,692.30	\$ (0.30)	100.00%
1994 SRF LOAN	\$ 178,555.00	\$ 87,569.21	\$ 90,985.79	49.04%
INT EXP-SRF LOAN 1 (1994)	\$ 10,640.00	\$ 7,028.26	\$ 3,611.74	66.06%
1996 SRF LOAN	\$ 231,589.00	\$ 118,136.35	\$ 113,452.65	51.01%
INT EXP-SRF LOAN 1 (1996)	\$ 38,474.00	\$ 16,894.96	\$ 21,579.04	43.91%
2007 SRF LOAN	\$ 277,106.00	\$ 137,836.06	\$ 139,269.94	49.74%
INT EXP-SRF LOAN 1 (2007)	\$ 102,809.00	\$ 52,121.38	\$ 50,687.62	50.70%
			\$ -	
TOTAL - DEBT SERVICE	\$ 940,973.00	\$ 521,386.42	\$ 419,586.58	55.41%
CONTINGENCIES	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
GREENWOOD CEMETERY	\$ 4,575.00	\$ -	\$ 4,575.00	0.00%
WATER/SEWER ENTERPRISE FUND	\$ 518,067.00	\$ -	\$ 518,067.00	0.00%
INDUSTRIAL PARK	\$ -	\$ -	\$ -	0.00%
	\$ -	\$ -	\$ -	0.00%
TOTAL - CONTINGENCIES	\$ 522,642.00	\$ -	\$ 522,642.00	0.00%
SPECIAL PROJECTS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
GREENWOOD CEMETERY	\$ -	\$ -	\$ -	0.00%
CAPITAL IMPROVEMENTS-OTHER	\$ -	\$ -	\$ -	0.00%
WATER/WASTEWATER TIE FEE PROJECTS	\$ 100,000.00	\$ 13,312.39	\$ -	0.00%
FACILITY UPGRADES-WATER & SEWER	\$ 338,500.00	\$ 96,096.86	\$ -	0.00%
	\$ -	\$ -	\$ -	0.00%
	\$ -	\$ -	\$ -	0.00%
TOTAL - SPECIAL PROJECTS	\$ 438,500.00	\$ 109,409.25	\$ 329,090.75	0.00%
TOTAL - ENTERPRISE FUND EXPENDITURES	\$ 5,207,339.00	\$ 2,068,303.46	\$ 3,139,035.54	39.72%

City of Wildwood, Florida



TREE CITY USA

**Tree City USA Commemoration
& Arbor Day Celebration
Friday, April 26th, 2013 – 9:00 A.M.
City Hall Front Steps**



PROGRAM

- 1.) Opening Comments and IntroductionCity Manager Bill Ed Cannon
- 2.) Remarks and Reading of the Proclamation.....City Manager Bill Ed Cannon
- 3.) Introduction of Sumter County Forester Arthur Clothier.....City Manager Bill Ed Cannon
- 4.) Recognition of Wildwood's "23rd Year as a "Tree City USA"..... Sumter County Forester Arthur Clothier

("The City of Wildwood has in place a Tree Ordinance; an official Tree Board; and Arbor Day 2012 was observed with an official ceremony and proclamation, as done in previous years. The City also has a comprehensive management program in place supported by \$2.00 (or more) per capita; ALL of these items are criteria that must be met in order to receive the designation. The City of Wildwood has been granted a twenty-second year designation as a "TREE CITY USA.")

- 6.) Presentation of the Tree City USA Flag to City Manager Bill Ed Cannon.....Sumter County Forester Arthur Clothier
- 7.) Thank you to:
 - EarthScapes Unlimited, Inc. for donating a 45-gallon Drake Elm tree for our tree planting ceremony
 - Down to Earth, Inc. for the donation of shrubs to give away
- 8.) Planting of Drake Elm tree in front of City Hall..... Sumter County Forester Arthur Clothier
- 9.) Closing Comments.....City Manager Bill Ed Cannon
- 10.) Free Tree Handout – One per person attending the ceremony while supplies last

--THIS CONCLUDES OUR PROGRAM--
--THANK YOU FOR COMING--

**Keep A Great
Thing Growing
AMERICA
TREE CITY USA**

**Keep A Great
Thing Growing
AMERICA
TREE CITY USA**

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP
MARCH 18, 2013 – 6:00 P.M.
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Workshop session March 18, 2013 at 6:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Green, Clark and Strickland. Also present were: City Manager Cannon, City Attorney Blair, Assistant City Clerk Roberts, Police Chief Reeser, Development Services Director Peavy, AVT Law and Utility Director Phillips. The meeting was called to order. No Invocation or Pledge.

Mayor Wolf reported that Pastor Leslie Hannah passed away over the weekend, and he would be missed by the entire Community.

1. TIMED ITEMS AND PUBLIC HEARINGS - None
2. REPORTS AND PUBLIC INPUT / SPECIAL PRESENTATION(S)
 - a. Special Presentations –
 - 1) Champagne Farms Water Treatment Plant Preliminary Design Report – Richard Busche, Kimley-Horn and Associates, Inc. (Attachment on file)

A Powerpoint presentation was provided by Richard Busche, Lewis Bryant, and Gene Losito of Kimley-Horn.

Richard Busche indicated the presentation would be informational. Report (complete report on file)included:

Executive Summary

The City of Wildwood (City) is anticipating significant growth in the City's utility service territory over the next 20 years. In response to this anticipated future demand, the City is planning for a new regional water treatment facility. The City currently has two Lower Floridan Aquifer (LFA) wells that were constructed on the Champagne Farm property. The wells have been tested and can provide suitable water quality and production for a new regional water supply and treatment facility.

Water quality testing was conducted at the time the wells were constructed. The wells show elevated concentrations of total sulfides, odor (indicative of sulfides), and water hardness (as calcium carbonate – CaCO₃). While the water hardness levels are considered as "elevated", the reported concentrations are similar to the current concentrations in the City's distribution system. Therefore, the only recommended form of treatment beyond disinfection is for the removal of sulfides.

Because Champagne Farm is relatively close to residential properties, odor control should be a design consideration. With that in mind, this report recommends a packed tower aerator with pH adjustment for sulfide removal. A significant advantage of packed tower aeration is the ability for odor control during treatment. However, it is recommended that additional testing be performed to verify the previous testing results. The costs associated with treatment components are significant and additional testing to justify the inclusion or exclusion of additional treatment equipment should be considered.

Minutes
Page 2
March 18, 2013

The ultimate capacity of the Champagne Farm WTP is estimated to be 6.0 Million Gallons per Day (MGD) to meet the projected 20-year demands. However, the City has the opportunity to approach construction of the plant in a phased plan. The first phase would include the construction of the necessary components to provide 4.5 MGD which should be adequate to accommodate the anticipated growth for the next 10 years. Expansion to 6.0 MGD can be delayed until the actual growth requires additional capacity to meet demands.

Opinions of probable cost were developed for each of the phases. The estimated cost of design and construction for Phase I is \$8,238,000. The estimated design and construction cost for the Phase II is \$1,230,000. These cost opinions represent conservative planning level values based on recent construction costs of similar projects. The actual construction costs will depend on a variety of factors including cost of labor and materials and at the time of construction. In addition to the cost of constructing the treatment plant, the cost of additional infrastructure improvements associated with Champagne Farm WTP needed to be considered to fully understand the total cost of the new WTP. These infrastructure improvements include water mains that will connect the new plant to the existing system and existing water mains that will need to be upgraded.

An extensive analysis of the existing distribution system was performed to identify the location and magnitude of the necessary additional infrastructure projects. Analyses were performed for present day and future conditions using the City's water system hydraulic model. The model results show that some significant infrastructure projects will be required to accommodate a new Champagne Farm regional WTP. The following are the two most significant projects that will be required:

- Construct 17,200' of 24" watermain along CR-475 to connect Champagne Farm to the existing system on SR-44. Approximate cost of construction- \$4,206,000
- Construct 23,700' of 24" watermain to connect Champagne Farm to the North near C-214. Approximate cost construction- \$5,814,000.

Additionally, the model results show that the Coleman WTP will provide a majority of the water required by future demands. Due to Champagne Farm's proximity relative to the anticipated future growth, the Champagne Farm WTP will provide a smaller fraction of the water required by the future demands. Therefore, even with a new WTP at Champagne Farm, the Coleman Facility will require expansion and additional distribution system improvements.

According to City staff, the Champagne Farm location was selected because it was outside the "cone of influence" of Lake Deaton and Lake Okahumpka. However, a review of the planned developments with City staff shows that a majority of the large scale future developments will be located in the southeast section of the City's service territory. At this time, there are no large scale developments planned in the Champagne Farm area. Therefore, it is recommended that the City consider alternative locations for a new regional WTP. While a regional WTP can be located at Champagne Farm site, there are other potential locations that are closer to the anticipated developments which could be more cost effective. Any new location could still use the LFA as the water source. The regional hydrogeological characteristics indicate that other LFA sources within the City's service territory

Minutes
Page 3
March 18, 2013

are likely to be similar to that found at the Champagne Farm site. Therefore, the treatment alternatives contained in this report are not likely to change for alternative locations.

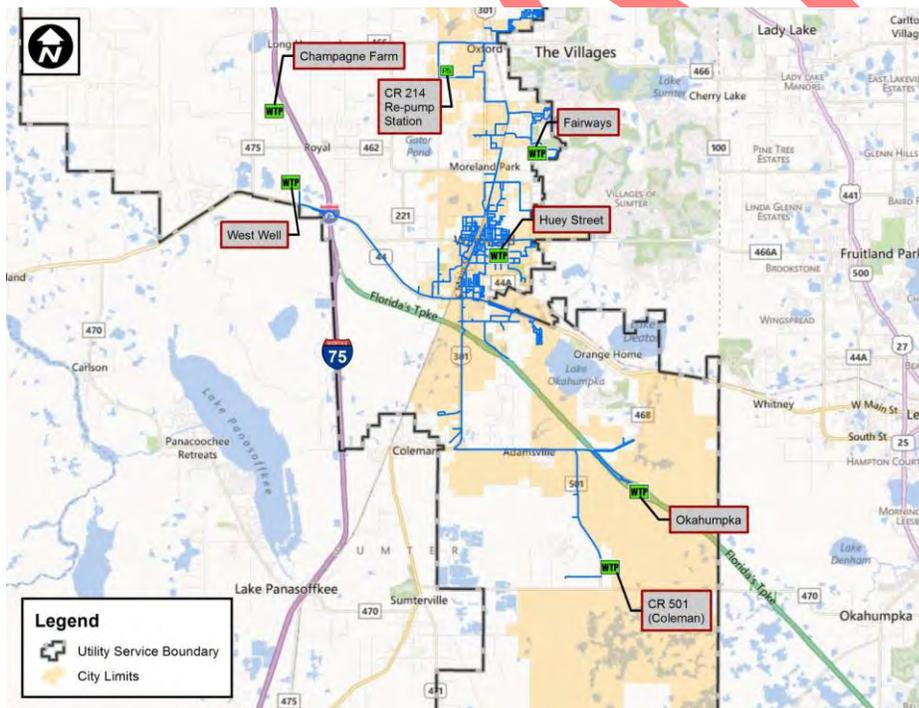
Power Point text:

Project Purpose

- KHA was retained to prepare the Champagne Farm Water Treatment Plant (WTP) Preliminary Design Report (PDR)
- The report was to include:
 - Preliminary design evaluation of the Champagne Farms WTP
 - Create a computer model of the entire City water system
 - Water use projections
 - Recommended water system improvements
 - Cost opinions

Project Time Line

- April 2012 KHA work assignment kicked off
- April 2012 to October 2012 – Data collection, modeling, analysis
- October 2012 – Draft report completed
- December 2012 – Final report submitted



Champagne Farms WTP

- Why was the Champagne Farm site selected?
 - Location was sited in 2005
 - Outside The Villages cone of influence
 - Willing property owner / developer
 - Large planned developments in the area
 - Funding assistance available
 - Away from environmentally

sensitive areas

–It appeared that significant growth was about to occur in the vicinity

- Existing Infrastructure:
 - Two Lower Floridan Aquifer Wells
 - Two Upper Floridan Monitoring Wells
 - Construction completed in 2010
 - No new activity since well construction was finished

Minutes
Page 4
March 18, 2013

Water Quality

- Water quality tests revealed good results
- Only four contaminants showed a concern:
 - Hydrogen Sulfide (*High odor results, need additional treatment*)
 - Iron (*Secondary FDEP MCL, No additional treatment required*)
 - Hardness (*No FDEP MCL, Similar results to existing water supply wells*)
 - Total Dissolved Solids (*Close to exceeding MCL, No treatment required at this time*)

- Proposed Infrastructure:
 - Driveway, Parking, Stormwater Retention
 - Control and High Service Pump Building
 - Generator
 - Ground Storage Tanks
 - Disinfection / Chlorination System
 - Packed Tower Aeration Equipment

- Assuming a 20 year timeframe for completion of existing projects, known projects, and infill growth, the Champagne Farm WTP could be constructed and phased as follows:
 - 10+ Years: 4.5 MGD Phase 1 Construction
 - 20 Years: 6.0 MGD Phase 2 Upgrade
- Variable depending on growth patterns

Opinion of Probable Costs

Project	Cost
4.5 MGD Phase 1 Construction	\$8,238,000
6.0 MGD Phase 2 Construction	\$1,230,000
Connection Option 1	\$4,206,000
Connection Option 2	\$5,814,000

Potential Funding Sources

- Florida Rural Water Association Loan Programs
- State Revolving Fund Loan Program (SRF)
- USDA Water & Waste Disposal Loan & Grant Program
- Connection / Tie-Fees
- Private Development Partnerships

Water System Model Creation

- What is a “Water System Model?”
- Created the hydraulic model from:
 - GIS Maps and Data collected in 2009
- Updated from collaboration with City Staff
 - Water Use Billing Data from 2011
 - Collaboration with City Staff on WTP operating conditions

Minutes
Page 5
March 18, 2013

Water System Model Calibration

- Calibrated the computer model by:
 - Conducting field pressure tests with City Staff*
 - Comparing test results with model results*
 - Modifying the model to match real life results:*
- Within 15% for entire system
- Within 10% for majority of system

KHA indicated that at this time Fire Flows is good. The Model will provide updated information as needed as long as the Model is updated with any development additions and changes to the water system.

Growth Patterns and Projections

- KHA collaborated with development services staff to identify future development including:
 - Existing projects that are not at build-out*
 - Future projects and development potentials*
- KHA assumed buildout over a 20 year period
 - Champagne Farms phasing and other system improvements will vary depending on actual growth conditions*

Model Scenario Analysis

- Modeled 79 different scenarios to analyze impacts of system improvements at different timeframes
 - 5 Year to 20 Year Model Results*
 - Various system modifications, improvements, and scenarios (What-ifs)*
- CR 501 Plant Expansion
- CR 214 Reliability Issues

Summary

- Champagne Farms is in a good location, but not necessarily for the current prediction of growth patterns.
- When needed, the Champagne Farms WTP can be built in two phases.
- In addition to the WTP, long transmission lines are needed.
- Development patterns will dictate the timing of construction

Conclusions

- Growth patterns to the south may mean that the CR 501 Coleman plant is the next WTP to be upgraded
- Public / Private partnerships need to play a role in future improvements
- The computer model is a powerful tool to help evaluate scenarios when developers are ready to move forward
- Now is the perfect time to make sure existing facilities are in excellent operating condition:
 - CR 501 Coleman Repairs*
 - Plans and specifications are nearly complete for these repairs*
 - Bidding can occur this spring*
 - CR 214 Pump Station Repairs*
 - Reliability issues are present*
- An assessment of the plant has been completed this month and needed repairs identified for action*

Minutes
Page 6
March 18, 2013

In response to questions from the Commission KHA feels that repairs to CR 501 Coleman and CR 214 Pump Station will provide the flow necessary at this time, with Champagne Farms in the future as the area develops.

Concerns of a line break between the City and the Interstate were expressed by the Commission. CA Blair indicated she is negotiating with the land owners where the West Well is located to remain there for three years with possible compensation, and the well to be used as an emergency backup. Mayor Wolf questioned the possibility of paying to use water from the SWFWMD property in an emergency. Rick Busche indicated that has been brought up in discussions for review.

4. ADJOURN

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
MARCH 25, 2013 – 7:00 P.M.
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood Florida met in Regular Session, March 25, 2013 at 7:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Green, Clark and Strickland. Also present were: City Manager Cannon, City Clerk Jacobs, City Attorney Blair, Assistant City Clerk Roberts, Police Chief Reeser, Development Services Director Peavy, and AVT Law.

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

1. TIMED ITEMS AND PUBLIC HEARINGS

- a. TIMED ITEM - CDBG FAIR HOUSING MEETING (For Elected Officials and the Public) to provide information about fair housing regulations and practices (Attachments)

Andy Easton, Andy Easton and Associates, grant writer for the City provided hand out regarding CDBG Fair Housing and explained. Commissioner Green asked if Mr. Easton to speak to Low Income housing. Mr. Easton noted there is Florida Housing Finance Corporation in Tallahassee which provides subsidized financing for developers.

- b. 7:00 PM – PUBLIC HEARING – CDBG PROJECT – FIRST (1ST) PUBLIC HEARING to obtain views from the public regarding community development needs (hand-outs available to the public) (Attachments)

Public Hearing opened.

Mr. Easton indicated funds are available this year but will diminish over the next year due to Federal sequestration. He noted the application deadline for the CDBG is toward the end of the year. There is also an ED component that could be applied for if there is a business that needs infrastructure.

Mr. Easton noted there are four categories: Housing Rehabilitation, Neighborhood Revitalization, Economic Development, and the Commercial Revitalization. The most probable to receive funding is the Neighborhood Grant because there is more funding available in the category and there are more things that could be done to gain points. Noted there would be additional Public Hearings as the process moves forward.

No comments were received and the Public Hearing was closed.

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

- a. Special Presentations

1) Rolly Hepinstall, Marketing Director for Hawthorn Development Group – Introduction & Invitation to the Mayor and Commissioners, City staff and the Wildwood community to the Grand Opening of The Carriage House, a Gracious Living Facility located at 4680 Bellwether Lane in Oxford (next to Steeplechase) on Sunday, April 7, from 11 am to 4 pm. (Attachment – Staff Recommends Approval)

Minutes
Page 2
March 25, 2013

Mr. Hepinstall provided invitations to the grand opening of the Carriage House a part of Hawthorn. Noted they have Steeple Chase another Senior Retirement community and are planning a third facility on Powell Road. Invited Commission to come and have dinner with the residents. Doug noted some amenities of Carriage House; a bakery, all meals made from scratch, theatre, and heated swimming pool. Mr. Hepinstall noted the facility has 135 apartments and the new facility will probably have 135 which should begin in Spring 2013. Doug noted there will be additional positions available. Mr. Hepinstall noted they like to hire high school students as evening servers in the dining room. Doug noted they are ready for up to 2000 people are the grand opening and will have food and entertainment. Noted there is a time slot on the program for a City representative to speak.

2) A Proclamation honoring Senior Citizens and declaring Sunday, April 7, 2013 as Senior Citizens' Day in Wildwood (Attachment – Staff Recommends approval)

Motion by Commissioner Clark, second by Commissioner Green to adopt A Proclamation honoring Senior Citizens and declaring Sunday, April 7, 2013 as Senior Citizens' Day in Wildwood. Motion carried by unanimous vote.

3) Robert Skolnik, Independent Consultant Representing Lake Sumter State College in Sumter County who is seeking a letter of support from the City for the Sumter County Workforce Education and Innovation Center – Introduction and brief overview of Sumter County Workforce Education and Innovation Center (Attachments – Staff Recommends Approval)

Mr. Skolnik provided a brief overview of the partnerships of several agencies in Lake and Sumter Counties.

Motion by Commissioner Clark, second by Commissioner Green to authorize a letter of support from the City for the Sumter County Workforce Education and Innovation Center. Motion carried by unanimous vote.

- b. City Manager – None
- c. City Attorney – None
- d. City Clerk – Item on agenda
- e. Commission Members
 - 1) Mayor Wolf expressed gratitude for help from Parks and Recreation Department for the Rotary Club walk.
- f. Public Forum (10 minute time limit)
 - 1) Beverly Steele, Young Performing Artist Inc. Thanked the Commission for hearing request in December and the support. Requested that the Commission revisit the City's sponsorship donation policy and include financial donations. Noted that grant funding is smaller now than in years past and even though their grant

Minutes
Page 3
March 25, 2013

scoring was high enough; the funds were depleted when their group came up. Sumter County is no longer considered a Rural and Underserved county and must compete with areas such as Miami, Orlando, Gainesville, etc. The Rural and Underserved counties are afforded special grant scoring. Although the group provides services inside and outside of Wildwood, but asked for funding only for the Wildwood projects. In 2000 the City allowed a grant to be written for an after school program held in what was the MADDAD's building. Ms. Steele expressed appreciation to the Commission for providing the past support. Again asked the Commission to revisit the donation policy.

Mayor Wolf asked the City Manager and staff to review the donation policy.

g. Notes and Reports

- 1) FYI – Budget Analysis Report for the month of February 2013

Mayor Wolf noted the budget analysis report and noted they would discuss next report as it would be six months of the budget year.

- 2) FYI – Copy of recommendation from James R. Karels, Director of the Florida Forest Service to the National Arbor Day Foundation that the City has met all the Standards required to be recertified as a Tree City USA for 2012 (23 Years!) (Attachment)

Application made.

3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

- 1) Minutes of Regular Meeting held on March 11, 2013 (Attachments – Staff Recommends Approval)

Motion by Commissioner Green, second by Commissioner Clark to approve the minutes as typed. Motion carried by unanimous vote.

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

- 1) Ordinance No. O2013-09 An ordinance amending sections 1.6, 1.14, 4.2, and 5.2 of the Land Development Regulations, modifying the development review process to reduce processing time for development approval (Attachments – First Reading)

O2013-09 introduced and read by title only on first reading.

DSD Peavy noted these are the changes discussed at the last meeting regarding subdivision plans, site plan modification and replatting.

- 2) ORDINANCE No. O2013-10 An ordinance to prohibit the possession, sale, offer for sale or display of synthetic drugs or synthetic stimulants and certain legal presumptions concerning the same within the City of Wildwood (Attachments – First Reading)

Minutes
Page 4
March 25, 2013

O2013-10 introduced and read by title only on first reading.

CA Blair indicated the ordinance was requested by the Commission and is based on ordinances that other cities have adopted.

- c. RESOLUTIONS FOR APPROVAL - None
- d. APPOINTMENTS – None

e. CONTRACTS AND AGREEMENTS

1) Request from Power Corporation (Lakeside Landings) to enter into a Traffic Enforcement Agreement with the City to establish terms and conditions for the assumption of jurisdiction limited to the public purpose of enforcing the State Uniform Traffic Control provisions on the private roads owned or controlled by the Homeowners Association in the Lakeside Landings development (Attachments – Staff Recommends Approval)

CA Blair noted there are some things that have to be worked out before signed. The two things are: the amount they would have to pay if they requested extra manpower in their subdivision and the City had it available and what amount of time would trigger that. Mayor Wolf asked how you would define pay. CA Blair indicated pay would be addressed every year and based on what it cost the City. The level of officer would have to be considered to calculate the pay. She indicated she was not aware this would be on the agenda and would like time to work with Chief Reeser before it is signed. Commissioner Strickland indicated that is the questions he had and who will be responsible for documenting the hours and doing the billing. There are blanks that need to be filled in before signing, possibly table until next meeting. Commissioner Strickland and Mayor Wolf suggested there be a separate agreement regarding the extra services. CA Blair indicated the agreement could be approved subject to coming to an understanding regarding how we would trigger the need for additional services and how often it would be revisited. Noted the roads are private and owned by the Association who can invite the City in and with this agreement allow the City to enforce traffic on those roads.

Motion by Commissioner Clark, second by Commissioner Strickland to approve the agreement excluding the request for additional services section, with a separate agreement to be brought back for the requested additional services. Motion carried by unanimous vote.

f. FINANCIAL

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

In response to a question from Commissioner Strickland, P&RC Hudson indicated the initial thought was to charge \$50.00, however since the food trucks would have to go through an inspection with a once per year fee of \$50.00, there was no participation fee charged for this first Food Truck Night. Some vendors did back out at the last minutes. The Food Truck Night is expected to pay for itself.

Minutes
Page 5
March 25, 2013

Mayor Wolf noted that he still wants to see a policy for personal vehicle use. CA Blair indicated a draft was sent over and would expect it on the agenda shortly.

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

2) Request Approval for Kimley-Horn Amendment Number 1 to IPO # 20 to include the preparation of a Groundwater Impact Analysis required as a condition by SWFWMD for the City's WUP (No. 20 008135.009) renewal, at a cost of \$7,500. (Attachments – Staff Recommends Approval)

Motion by Commissioner Green, second by Commissioner Clark to approve Kimley-Horn Amendment Number 1 to IPO #20 to include the preparation of a Groundwater Impact Analysis required as a condition by SWFWMD for the City's WUP (No. 20 008135.009) renewal, at a cost of \$7,500. Motion carried by unanimous vote.

g. GENERAL ITEMS FOR CONSIDERATION

1) Request from Relay for Life for The Villages of Hope asking for an 'in-kind' donation of the presence of an armed Wildwood Police Officer at the Relay for Life event on Friday, April 5, from 6 p.m. until Saturday, April 6, at noon due to the volume of funds being raised throughout the event (Attachments – Board Option)

P&RC Hudson noted this will take place inside of the Wildwood Community Center.

By Common Consent the City Commission referred to City Manager and Staff to make decision based on discussion.

2) Request for approval to host the 7 & 8 Year Old Boys Dixie Youth State Tournament at Millennium Park Ballfields June 29 through July 3 or 4 and request for a fee waiver for the Wildwood Community Center on Friday, June 28 to host the Opening Ceremonies Banquet. In addition, they are requesting the use of City staff to drag, line, and provide field maintenance as needed during the tournament. (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Green to grant request to host the 7 & 8 Year Old Boys Dixie Youth State Tournament at Millennium Park Ballfields June 29 through July 3 or 4 and request for a fee waiver for the Wildwood Community Center on Friday, June 28 to host the Opening Ceremonies Banquet. In addition, they are requesting the use of City staff to drag, line, and provide field maintenance as needed during the tournament. Motion carried by unanimous vote.

3) Request from SWFWMD to declare the month of April as Water Conservation Month (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Strickland to adopt a Proclamation to declare the month of April as Water Conservation Month. Motion carried by unanimous vote.

Minutes
Page 6
March 25, 2013

Chris Zajack of SWFWMD expressed thanks to the City for its support.

4) Request from John Thomas at the Florida League of Cities asking the City to participate in the Mayors' Day of Recognition for National Service day nationwide event on April 9, 2013, and to issue a Proclamation declaring April 9, 2013 as "National Service Recognition Day" (Attachments – Board Option)

Mayor Wolf requested this item be placed on the April 8 agenda.

5) Invitation from Amtrak to participate in celebrating "National Train Day" on May 11, 2013 (Attachments – Board Option)

Information only.

6) Request from George Popovich, Director of Senior Services, Mid Florida Community Services for the Mayor to participate in the "Mayors for Meals" Campaign by delivering "Meals on Wheels" on any day from March 20 through the end of March to generate public awareness, recruit new volunteers and increase local fundraising for the Sumter County Senior Services Nutrition and Meals on Wheels Program (Attachments – Board Option)

Mayor Wolf requested that George Popovich be notified he is available and would need to know when.

4. ADJOURN

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

IMPORTANT DATES (No Attachments)

- a. March 30, 2013 – (Saturday) – 4th Annual Easter Eggstravaganza – 9:00 AM – Millennium Park Baseball Fields
- b. April 5 & 6, 2013 – (Friday & Saturday) – Relay for Life – Starts at 6:00 PM April 5 – Ends at 12:00 Noon on April 6th – Wildwood Community Center
- c. April 7, 2013 – (Sunday) – The Carriage House Grand Opening AND Ribbon Cutting – 11:00 AM to 4:00 PM (Ribbon Cutting at 1:30) – 4680 Bellwether Lane, Oxford, FL
- d. April 8, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- e. April 15, 2013 – (Monday) – LAST Day for AARP Tax Aide – 8:30 AM to 3:30 PM – Wildwood Community Center
- f. April 22, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- g. April 26, 2013 – (Friday) – Tree City USA Commemoration Ceremony – 23 years/Arbor Day – 9:00 AM – City Hall Front Steps
- h. May 2, 2013 – (Thursday) - Grand Opening & Open House for Providence Independence at Wildwood – 4:00 PM to 8:00 PM - 7676 Rio Grande Blvd, Wildwood (Off of 466-A)
- i. May 6, 2013 – (Tuesday) – Parks & Recreation Board Meeting – 6:00 PM – City Hall Conference Room #124
- j. May 13, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- k. May 27, 2013 – (Monday) – MEMORIAL DAY HOLIDAY – All City Offices Closed except Police Department

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
APRIL 8, 2013 – 7:00 P.M.
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Regular session April 8, 2013 at 7:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark and Strickland. Also present were: City Manager Cannon, City Clerk Jacobs, City Attorney Blair, Assistant City Clerk Roberts, Police Chief Reeser, Development Services Director Peavy, Human Resource Coordinator Cox and AVT Law.

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

1. TIMED ITEMS AND PUBLIC HEARINGS

- a. 7:00 PM – PUBLIC HEARING – 2ND FINAL READING - ORDINANCE NO. O2013-09 – An ordinance amending sections 1.6, 1.14, 4.2, and 5.2 of the Land Development Regulations, modifying the development review process to reduce processing time for development approval (Attachments – Second Reading)

Ordinance O2013-09 was introduced and read by title only on second final reading. Meeting opened for Public Hearing.

DSD Peavy reviewed the changes: Grant the Project Review Committee to approve the preliminary plans and not come before the Commission and noted the Code already allows for the preliminary plan and improvement plan to be combined; provide a process for replatting; grant the Project Review Committee the authority to approve minor modification to previously approved site plans.

Motion by Commissioner Clark, second by Commissioner Bivins to adopt O2013-09 on second final reading. An Ordinance Of The City Of Wildwood Florida; Amending Sections 1.6, 1.14, 4.3, And 5.2 Of The Land Development Regulations Of The City Of Wildwood, Florida; Modifying The Development Review Process For Subdivisions And Site Plans; Providing For Codification; Providing For Conflict; And Providing For An Effective Date. Motion carried by unanimous vote.

- b. 7:00 PM – PUBLIC HEARING – 2ND FINAL READING - ORDINANCE No. O2013-10 An ordinance to prohibit the possession, sale, offer for sale or display of synthetic drugs or synthetic stimulants and certain legal presumptions concerning the same within the City of Wildwood (Attachments – Second Reading)

Ordinance O2013-10 introduced and read by title only and meeting opened for Public Hearing.

Mayor Wolf noted that Chief Reeser has asked to further review the ordinance with the City Attorney before adopted.

Motion by Commissioner Clark, second by Commissioner Strickland to continue Public Hearing on second final reading of O2013-09 until the next regular meeting to provide for further review by staff and the City Attorney. Motion carried by unanimous vote.

Minutes
Page 2
April 8, 2013

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

a. Special Presentations – None

b. City Manager

1) Discussion of possible fund raisers requested for the Baker House (Attachment)

CM Cannon – noted the Wildwood Area Historical Association would like to have some fund raisers, including reverse drawings. He and the City Attorney have discussed how to set the Association up in order to have fund raisers that currently Cities cannot have. CA Blair noted that if directed by the Commission she would review what, if anything can be done to set up the Association as a charitable association even though it is an arm of the City. Or she can request an Attorney General's Opinion, since the last AGO on the subject is old.

Commissioner Clark asked if the Rotary could hold the fund raisers. Mayor Wolf noted that the Rotary does this type of fund raisers and possibly they could hold a fund raiser with the proceeds going to the Association.

Commissioner Strickland asked if this was for a specific project or for upkeep.

By Common Consent the Commission authorized City Attorney to further review what can be done.

2) CM Cannon noted that there is a possibility that he could be out from time to time and he is planning to take some time off, and requested the Commission to appoint Joseph Jacobs as Acting City Manager during his absences.

Motion by Commissioner Bivins, second by Commissioner Clark that during periods when the City Manager is absent and on vacation that Joseph Jacobs, City Clerk/Chief Financial Officer will be acting City Manager. Motion carried by unanimous vote.

c. City Attorney – None

d. City Clerk – None

e. Commission Members

1) Commissioner Strickland reported the Carriage House grand opening went well on Sunday. They reported they were over 50% reserved. Mayor Wolf noted they are starting construction on two additional facilities.

f. Public Forum (10 minute time limit)

1) Robert Hannah, Wildwood Community Development Center Inc., haven't heard anything from CSX even though he has called and left messages. DSD Peavy indicated she spoke with Peggy who is still working to contact all CSX people who make decisions. Robert Hannah asked what the community could do to move forward with this dilemma. DSD Peavy recommended they allow it to play out and give it a couple more weeks and she will email Peggy again. She will provide Mr. Hannah with contact information we have so their group can send

their information. Sam Saleem noted that major TV Stations in Florida have been contacted and waiting to a response.

Commissioner Strickland not sure what dilemma Mr. Hannah is talking about because CSX has a lot of dilemmas, but they are moving forward with the new line construction. They have also staked out where they plan for a barrier and don't understand why they are not communicating with the City, but they act independently.

Mr. Hannah indicated that will be a great disappointment because what they are doing is shutting out the west side of town and saying their main concern is safety. Why can't they provide a crosswalk? The residents of the west side should be included in the process of what is happening. Is there any way the City can assist. Told the representative during the community meeting not to base their decision of not providing a crosswalk on what has happened other places.

Mayor Wolf noted that the City told CSX it didn't agree with what they were doing. They have the DOT and federal government on their side.

- g. Notes and Reports – None
- 3. NEW BUSINESS – ACTION REQUIRED
 - a. MINUTES – None
 - b. ORDINANCES FIRST READING ONLY (READ ONLY – NO VOTE) – None
 - c. RESOLUTIONS FOR APPROVAL
 - 1) Request Approval for Resolution No. 2013-04 - Adopting the Personnel Policies and Procedures to include personal vehicle usage while conducting City business (Attachment – Staff Recommends Approval)

CA Blair noted this is a Resolution the Commission asked for. Mayor Wolf indicated he is not for employees to use their own vehicle on City business. If a personal vehicle is being used it should have to carry the same amount of insurance as the City. Is not in favor of an old Crown Vic for City Hall employees to run errands.

HRC Cox noted if a vehicle is provided then the question would come up whether it could be used to go to conferences and if so then what happens back at City Hall.

Commissioner Strickland asked if an employee who runs down the road and back logs that for reimbursement. It was noted that some don't but some do.

CA Blair indicated that if the employee is acting as an agent of the City then the City's insurance would be involved. HRC Cox noted that is covered in the policy.

Motion by Commissioner Strickland, second by Commissioner Bivins that R2013-04 is adopted. A Resolution Of The City Commission Of The City Of Wildwood, Florida Adopting The Personnel Policies And Procedures; Providing For An Effective Date. Motion carried by unanimous vote.

d. APPOINTMENTS – None

e. CONTRACTS AND AGREEMENTS

- 1) Final contract with Bright House Networks, Inc. to enhance and upgrade technical and phone services throughout all City departments (Attachments – staff Recommends Approval)

Motion by Commissioner Strickland, second by Commissioner Bivins to approve Final contract with Bright House Networks, Inc. to enhance and upgrade technical and phone services throughout all City departments. Motion carried by unanimous vote.

- 2) Authorization for Mayor to execute Engagement letter for Bond Attorney Services to coincide with the Financial Advisor Agreement previously approved with Gollahon Financial Services. (The two parties need to interact)

Motion by Commissioner Strickland, second by Commissioner Clark to authorize execution of the Engagement letter for Bond Attorney Services. Motion carried by unanimous vote.

f. FINANCIAL

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

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

- 2) Request for approval of Data Flow Systems. Inc. Order No. 34195-RA dated 2/17/13 in the amount of \$5,123.25 for the purchase of a new Telemetry control Unit (TCU) Radio.

UD Phillips reported this is necessary for the control unit to work with the upgraded radios required by FCC.

Motion by Commissioner Clark, second by Commissioner Bivins to approve Data Flow Systems. Inc. Order No. 34195-RA dated 2/17/13 in the amount of \$5,123.25 for the purchase of a new Telemetry control Unit (TCU) Radio. Motion carried by unanimous vote.

g. GENERAL ITEMS FOR CONSIDERATION

- 1) Prohibition of Off-Site Signage (Board Option - Attachments)

DSD Peavy noted a recent request for an offsite sign. She is bringing an option to the Commission to change the design standards.

Mayor Wolf – if approved, the property where the sign is to be located should be leased and not in right-of-way. The sign should follow the design standards and sign requirements and it should be for developments and not for commercial.

Feels it should be a closed base. Noted this would be for one year with two six months extension available.

CA Blair reported that a variance denied by the Special Magistrate would then go to Circuit Court not to the Commission.

DSD Peavy noted the change would not be for one development, but would be for any future developments.

Commissioner Strickland asked if this would be a conflict with the billboard ordinance. What is the maximum of an offsite sign? Would not want anyone who was turned down for a billboard come back because a sign was constructed and they felt it was a billboard.

DSD Peavy stated the sign would be limited to size allowed along the highway commercial district. This is not a billboard. Signs are based on store frontage. Maximum sign size now is 200 sq. ft. This would be an expensive sign to have up for a year to two years.

Commissioner Strickland would like to have specific restrictions on the size. A 10x20 is the size of a billboard.

CA Blair recommended a clause be added that the sign had to be removed by the last day of the approval or a lien would be placed against the property of the developer.

DSD Peavy noted the design standard amendments don't have to come to the Commission unless they want to see it and she would research what would be a good maximum size to be included.

Motion by Commissioner Clark, second by Commissioner Bivins to allow DSD Peavy to develop an amendment to design standards to allow offsite signs on property leased, to include landscaping, to be a monument sign and to contain size restrictions. Motion carried by unanimous vote.

2) Extension of O'Dell PUD due to market conditions (Staff recommends approval)

DSD Peavy noted that Code has been changed to include restrictions on extensions and if this PUD came to the City now it would not meet the Code. Noted if these extensions were not requested, then when the developer was ready to progress forward they would have to go through the process again.

Mayor Wolf asked if the developer could be required to bring the PUD up to current Code when they request an extension. CA Blair indicated there could be negotiations.

Motion by Commissioner Bivins, second by Commissioner Strickland to approve the Extension of O'Dell PUD due to market conditions. Motion carried by unanimous vote.

3) SP 1212-02 – Trailwinds Village (Word Property) Improvement Plan approval for the Trailwinds Village Plat to subdivide parcels G03=004, G04=004, and G04=021 into six (6) commercial pods, four (4) office pods, and one (1) Assisted Living Facility (ALF) pod with shared infrastructure. This subdivision project covers the entire Trailwinds Village Planned Development (PD). (Staff recommends approval)

Commissioner Strickland noted not on this property so much but that more of the historic trees need to be preserved and not mitigated. DSD Peavy noted that tree farms are exempt from the tree ordinance and they are harvesting the pine trees.

Motion by Commissioner Clark, second by Commissioner Strickland to accept the recommendation of the Special Magistrate for SP 1212-02. Motion carried by unanimous vote.

4) SP 1303-03 – Windward at Lakeside Landings – Final Plat. Final Plat approval for the Windward at Lakeside Landings Plat to subdivide a portion of parcel D21=003 into twenty-five lots with shared infrastructure. This subdivision is a continuation of the Lakeside Landings Planned Development (PD) and reduces the number of living units on the conceptual plan from 32 duplexes to 25 single family homes. (Staff recommends approval)

Motion by Commissioner Bivins, second by Commissioner Strickland to accept the recommendation of the Special Magistrate for SP 1303-03. Motion carried by unanimous vote.

5) Proclamation declaring “National Service Recognition Day (Attachments – Staff Recommends Approval)

Motion by Commissioner Bivins, second by Commissioner Strickland to adopt the Proclamation declaring “National Service Recognition Day”. Motion carried by unanimous vote.

6) Proclamation declaring Friday, April 26, 2013 as Arbor Day in the City of Wildwood (Attachments – Staff Recommends Approval)

Motion by Commissioner Strickland, second by Commissioner Bivins to adopt Proclamation declaring Friday, April 26, 2013 as Arbor Day in the City of Wildwood. Motion carried by unanimous vote.

7) Proclamation requested by Governor Rick Scott to declare the month of April as “Safe Digging Month in the State of Florida” (Attachments – Staff Recommends Approval)

Motion by Commissioner Bivins, second by Commissioner Strickland to adopt Proclamation requested by Governor Rick Scott to declare the month of April as “Safe Digging Month in the State of Florida”. Motion carried by unanimous vote.

8) Reschedule or Cancel May 27, 2013 Commission Meeting which falls on Memorial Day; a holiday observed by the City and all offices are closed (except

Minutes
Page 7
April 8, 2013

the Police Dept.) If not rescheduled, it leaves three (3) weeks between meetings.
(Attachments – Board Option)

By Common Consent the Commission postponed decision until the first meeting in May.

4. ADJOURN

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

IMPORTANT DATES (No Attachments)

- a. April 15, 2013 – (Monday) – LAST Day for AARP Tax Aide – 8:30 AM to 3:30 PM – Wildwood Community Center
- b. April 22, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- c. April 26, 2013 – (Friday) – Tree City USA Commemoration Ceremony – 23 years/Arbor Day – 9:00 AM – City Hall Front Steps
- d. May 2, 2013 – (Thursday) - Grand Opening & Open House for Providence Independence at Wildwood – 4:00 PM to 8:00 PM - 7676 Rio Grande Blvd, Wildwood (Off of 466-A)
- e. May 6, 2013 – (Tuesday) – Parks & Recreation Board Meeting – 6:00 PM – City Hall Conference Room #124
- f. May 13, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- g. May 14, 2013 – (Tuesday) – Wildwood Historical Association Board Meeting – 6:00 PM - City Hall Conference Room #124
- h. May 14, 2013 – (Tuesday) - Wildwood Area Historical Association Meeting – 6:30 PM – City Hall Conference Room #124
- i. May 27, 2013 – (Monday) – MEMORIAL DAY HOLIDAY – All City Offices Closed except Police Department
- j. June 10, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber
- k. June 11, 2013 – (Tuesday) – Wildwood Historical Association Board Meeting – 6:00 PM - City Hall Conference Room #124
- l. June 11, 2013 – (Tuesday) - Wildwood Area Historical Association Meeting – 6:30 PM – City Hall Conference Room #124
- m. June 24, 2013 – (Monday) – City Commission Meeting – 7:00 PM – City Hall Commission Chamber

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Gary Williams SSCPA, CP 1302-02

REQUESTED ACTION: Approval of Ordinance O2013-11.

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>4/22/13 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<u>5/13/13 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:

City staff seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On April 2, 2013 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 O2013-11. **Staff also recommends approval of Ordinance #02013-11 (attached).**

The 0.98 +/- acre subject parcel is intended to be utilized as a mower service and repair business. The amendment to "466-301 Mixed Use" is necessary to accommodate the proposed development. 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 "466-301 Mixed Use" is appropriate based on the intended use of the property and should be recommended for approval 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;
- 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 Tuesday, April 2, 2013 by the Special Magistrate. The applicant seeks a small scale comprehensive plan amendment from County Agricultural to City 466/301 Mixed Use on 0.98 +/- acres. The site is generally located south of C-466, east of C-209.

Case: CP 1302-02

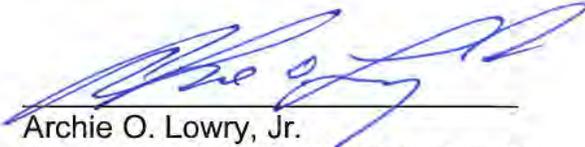
Parcel: A portion of D18=038

Owner: Gary Williams

Applicant: Quentin Berry

Based upon the testimony and information presented, the Special Magistrate recommends approval of the small scale land use map amendments and favorable recommendation of Ordinance #O2013-11 to the City Commission.

Dated: April 4, 2013



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

ORDINANCE NO. O2013-11

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

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

Portion of Parcel # D18=038
0.98 +/- Acres

LEGAL DESCRIPTION

From the Northwest corner of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 18 South, Range 23 East, Sumter County, Florida, run S 00° 00'03" E, along the west line of the North $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 18, a distance of 65.08 feet, to the south right-of-way of C-466; thence N 89° 30'42" E, along said south right-of-way, a distance of 238.72 feet, to the Point of Beginning of the following described parcel; from said Point of Beginning, continue N 89°30'42" E, along said south right-of-way, a distance of 142.89 feet, to a point that is 280.00 feet west of the East line of the North $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 18; thence leaving said south right-of-way, run S 00°00'05" E, and parallel with said East line of the North $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 300.00 feet; thence S 89°30'42" W, a distance of 142.90 feet; thence N 00°00'03" W, a distance of 300.00 feet, to the Point of Beginning, and end of this description.

Area described contains 42,866.92 square feet, 0.984 acres.

Subject to easements, restrictions, reservations, and rights-of-way of record, if any.

This property is to be reclassified from County comprehensive plan category "Agricultural" to City comprehensive plan category "466-301 Mixed Use District."

AND WHEREAS, the proposed amendment is consistent with the Joint Planning Area Future Land Use Map between the City and Sumter County.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

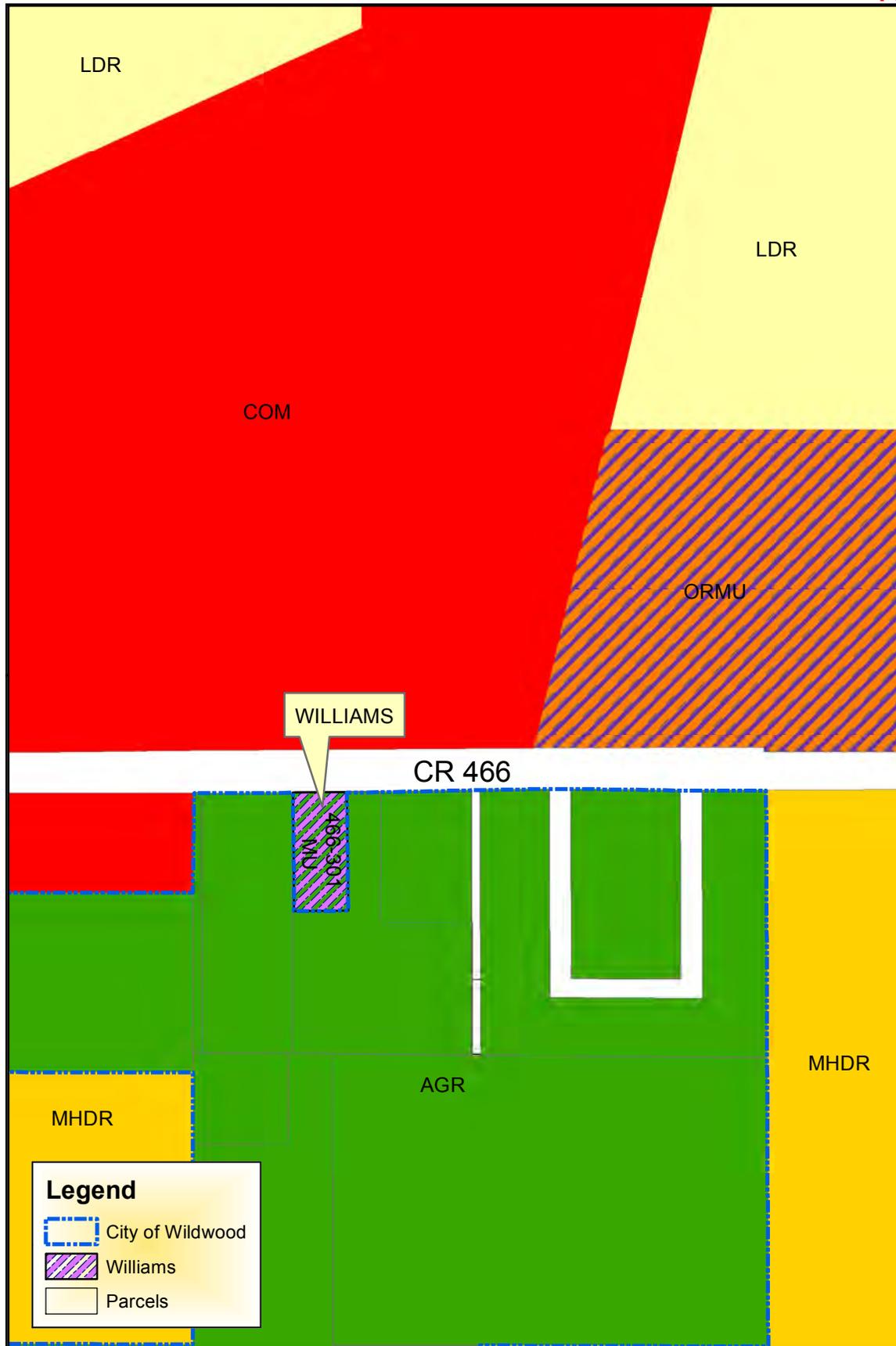
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

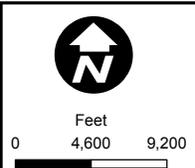
Ordinance O2013-11
Williams Small Scale Comprehensive Plan Amendment
“Exhibit A”
Proposed Future Land Use Map Designation



F:\TerrGIS\Mapst\Proposed FLU - Williams.SSCPA.mxd - 3/29/2013 10:43:15AM - toneal



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

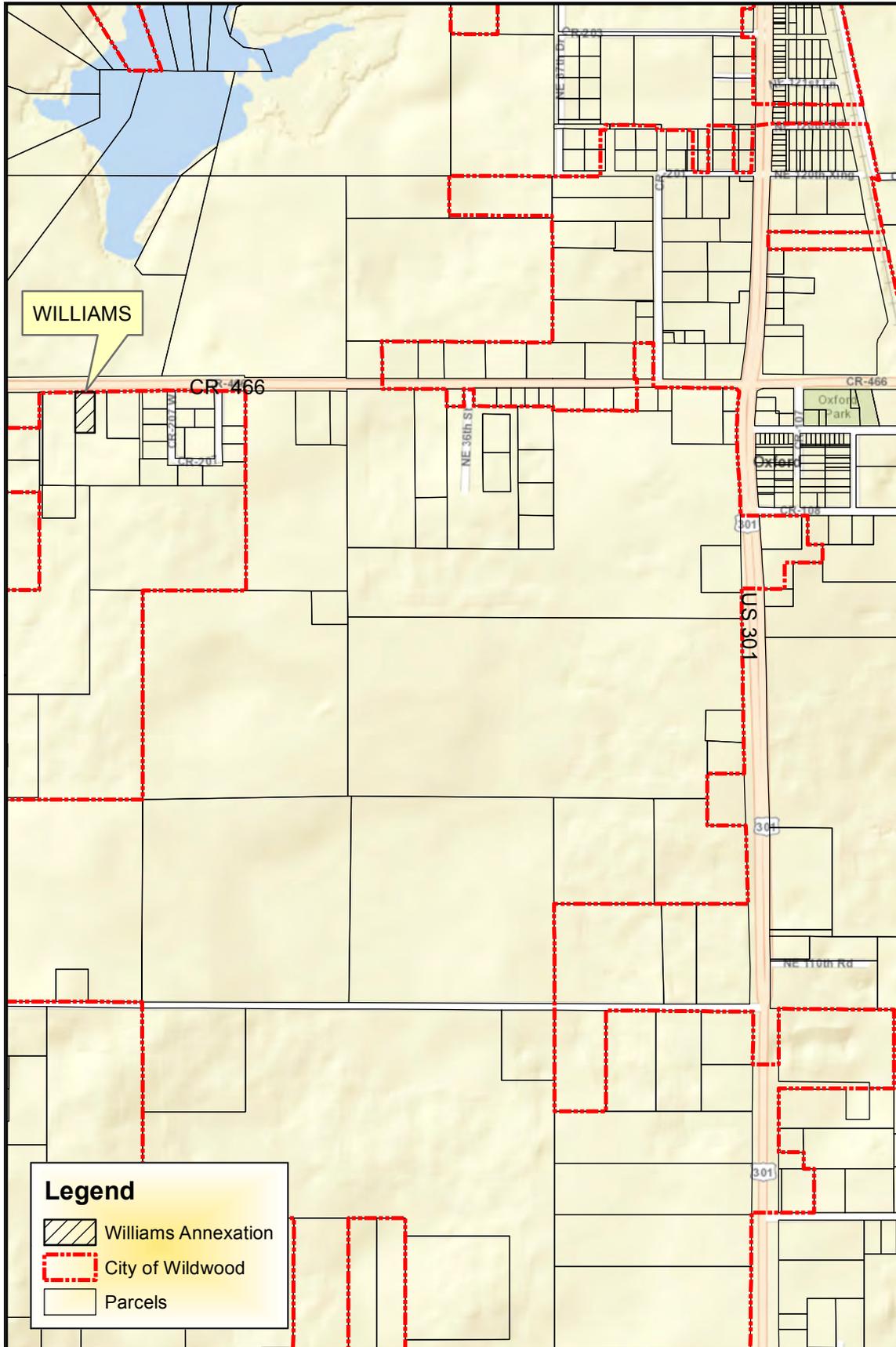


PROPOSED FUTURE LAND USE

WILLIAMS
WILDWOOD, FLORIDA

March 2013

SS Comp Plan Amendment



F:\TerrGIS\Mapas\Location - Williams Annexation.mxd - 2/16/2013 10:52:59 AM - toneal



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



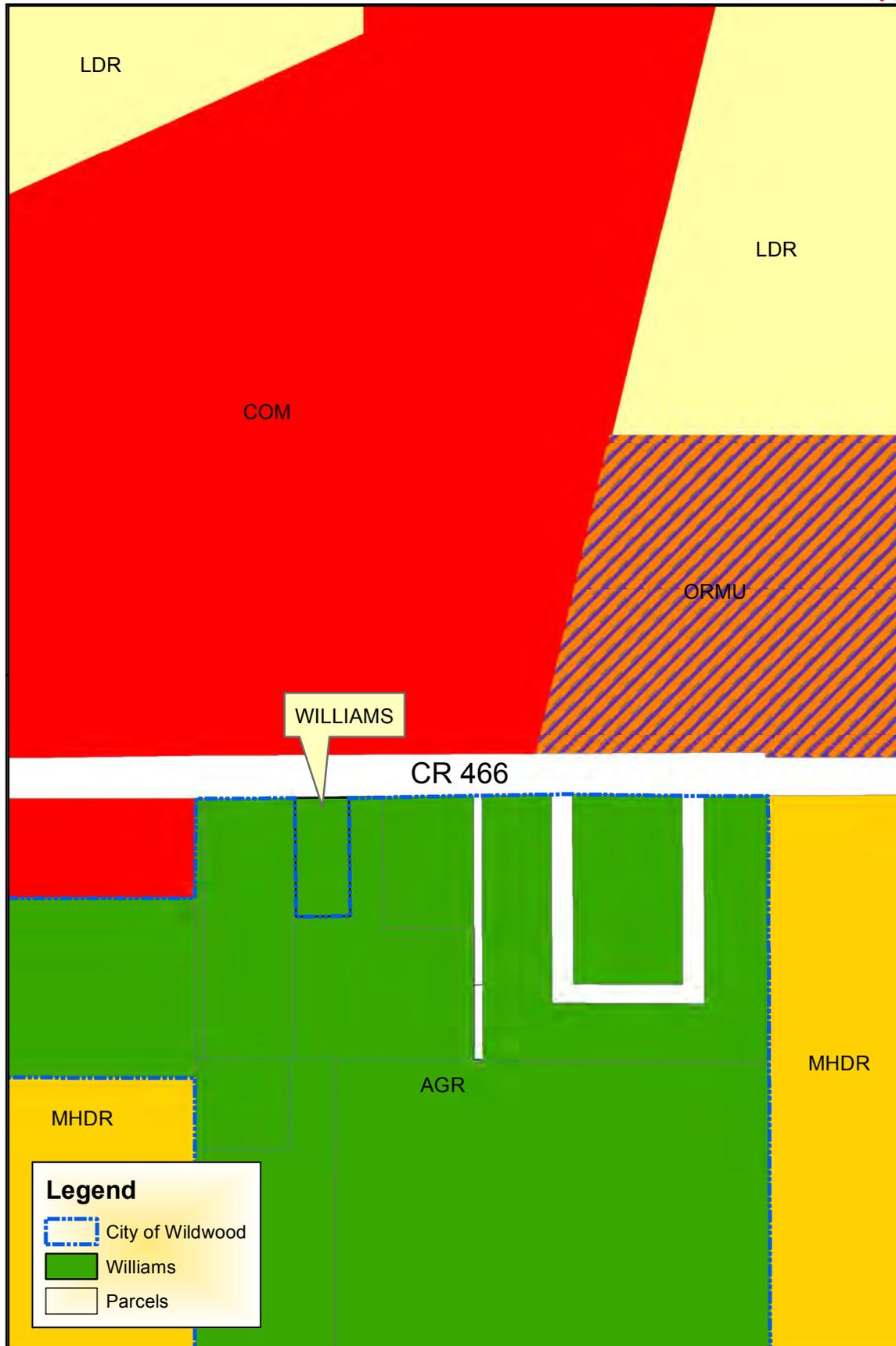
Feet
 0 190 380

LOCATION MAP

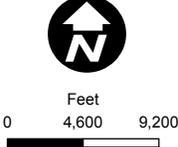
WILLIAMS
 WILDWOOD, FLORIDA

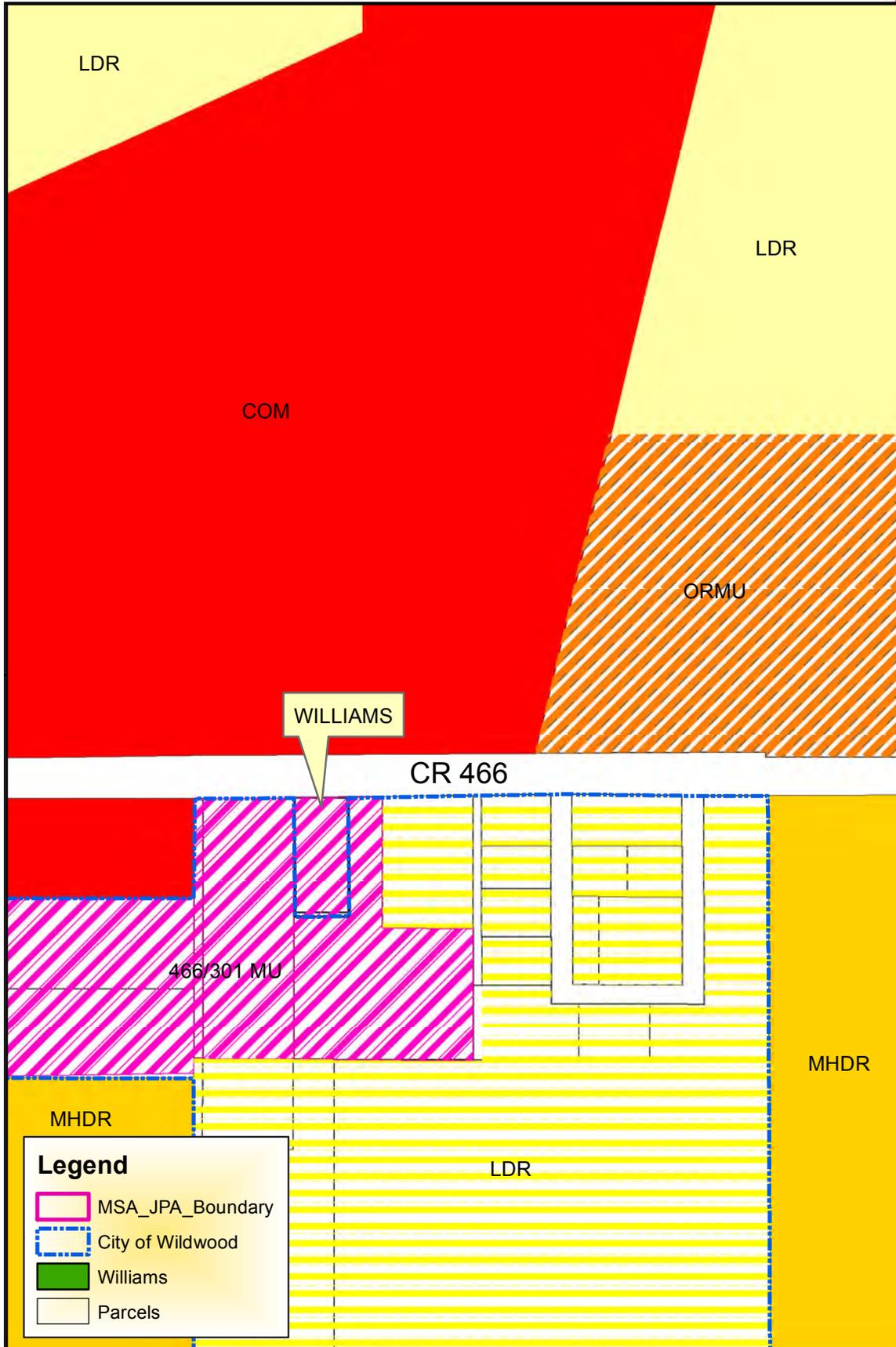
February 2013

ANNEXATION



F:\TerrGIS\Maps\Existing FLU - Williams SSCPA.mxd - 3/29/2013 11:02:44 AM - lorneal

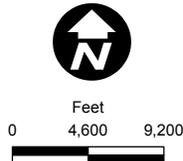
	City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov		EXISTING FUTURE LAND USE	
			WILLIAMS WILDWOOD, FLORIDA	
			March 2013	SS Comp Plan Amendment



F:\Terr\GIS\Mapas\JPA - Williams SSCP\Mapa - 3/29/2013 12:40:00 PM - toneal



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



JPA	
WILLIAMS WILDWOOD, FLORIDA	
March 2013	SS Comp Plan Amendment

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Gary Williams Rezoning – RZ 1302-02

REQUESTED ACTION: Approval of Ordinance O2013-12.

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>4/22/13 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<u>5/13/13 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:

City staff seeks approval from the City Commission for a rezoning from Sumter County "RR1C" to City of Wildwood "466-301 Mixed Use" in conformance with the Future Land Use Map of the Comprehensive Plan. **Staff recommends approval of Ordinance #02013-12 (attached) subject to approval of Ordinance O2013-11, which establishes a future land use appropriate to the proposed zoning.**

The 0.98 +/- acre subject parcel is located to the south of C-466 and east of C-209. The property was recently subject to an approved Small Scale Comprehensive Plan amendment to change the future land use to "466-301 Mixed Use". The requested zoning of "466-301 Mixed Use" will bring the property into compliance with the Future Land Use Map and the Comprehensive Plan.

Case RZ 1302-02 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, April 2, 2013. 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 Tuesday, April 2, 2013 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "RR1C" to City "466/301 Mixed Use" for a portion of parcel D18=038 on 0.98 +/- acres. The site is generally located south of C-466, east of C-209.

Case: RZ 1302-02

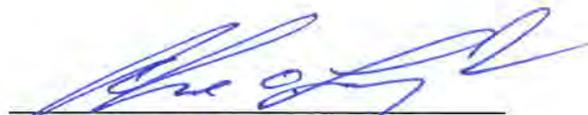
Parcel: A portion of parcel D18=038

Owner: Gary Williams

Applicant: Quentin Berry

Based upon the testimony and information presented, the Special Magistrate recommends approval of the Zoning Map Amendment and favorable recommendation of O2013-12 to the City Commission.

Dated: April 4, 2013



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

ORDINANCE NO. O2013-12

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:

Portion of Parcel # D18=038
0.98 +/- Acres

LEGAL DESCRIPTION

From the Northwest corner of the East ½ of the Southwest ¼ of the Northwest ¼ of Section 18, Township 18 South, Range 23 East, Sumter County, Florida, run S 00° 00'03" E, along the west line of the North ½ of the East ½ of the Southwest ¼ of the Northwest ¼ of said Section 18, a distance of 65.08 feet, to the south right-of-way of C-466; thence N 89° 30'42" E, along said south right-of-way, a distance of 238.72 feet, to the Point of Beginning of the following described parcel; from said Point of Beginning, continue N 89°30'42" E, along said south right-of-way, a distance of 142.89 feet, to a point that is 280.00 feet west of the East line of the North ½ of the East ½ of the Southwest ¼ of the Northwest ¼ of said Section 18; thence leaving said south right-of-way, run S 00°00'05" E, and parallel with said East line of the North ½ of the East ½ of the Southwest ¼ of the Northwest ¼, a distance of 300.00 feet; thence S 89°30'42" W, a distance of 142.90 feet; thence N 00°00'03" W, a distance of 300.00 feet, to the Point of Beginning, and end of this description.

Area described contains 42,866.92 square feet, 0.984 acres.

Subject to easements, restrictions, reservations, and rights-of-way of record, if any.

This property is to be reclassified from County "RR1C" to "466-301 Mixed Use."

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

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

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

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

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

SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

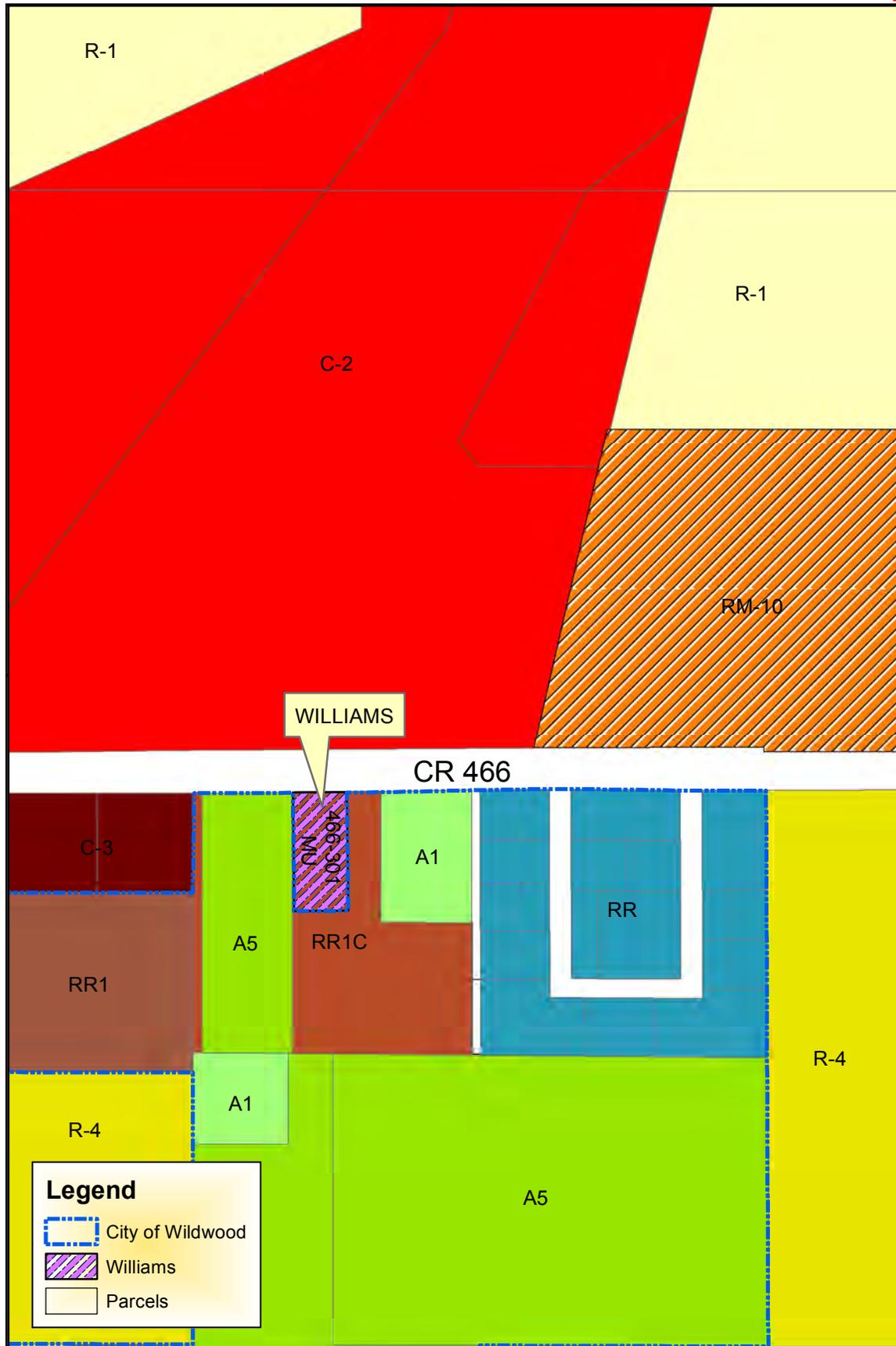
Jerri A. Blair, City Attorney

Ordinance O2013-12

Williams Rezoning

“Exhibit A”

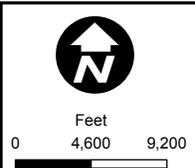
Proposed Zoning Map Designation



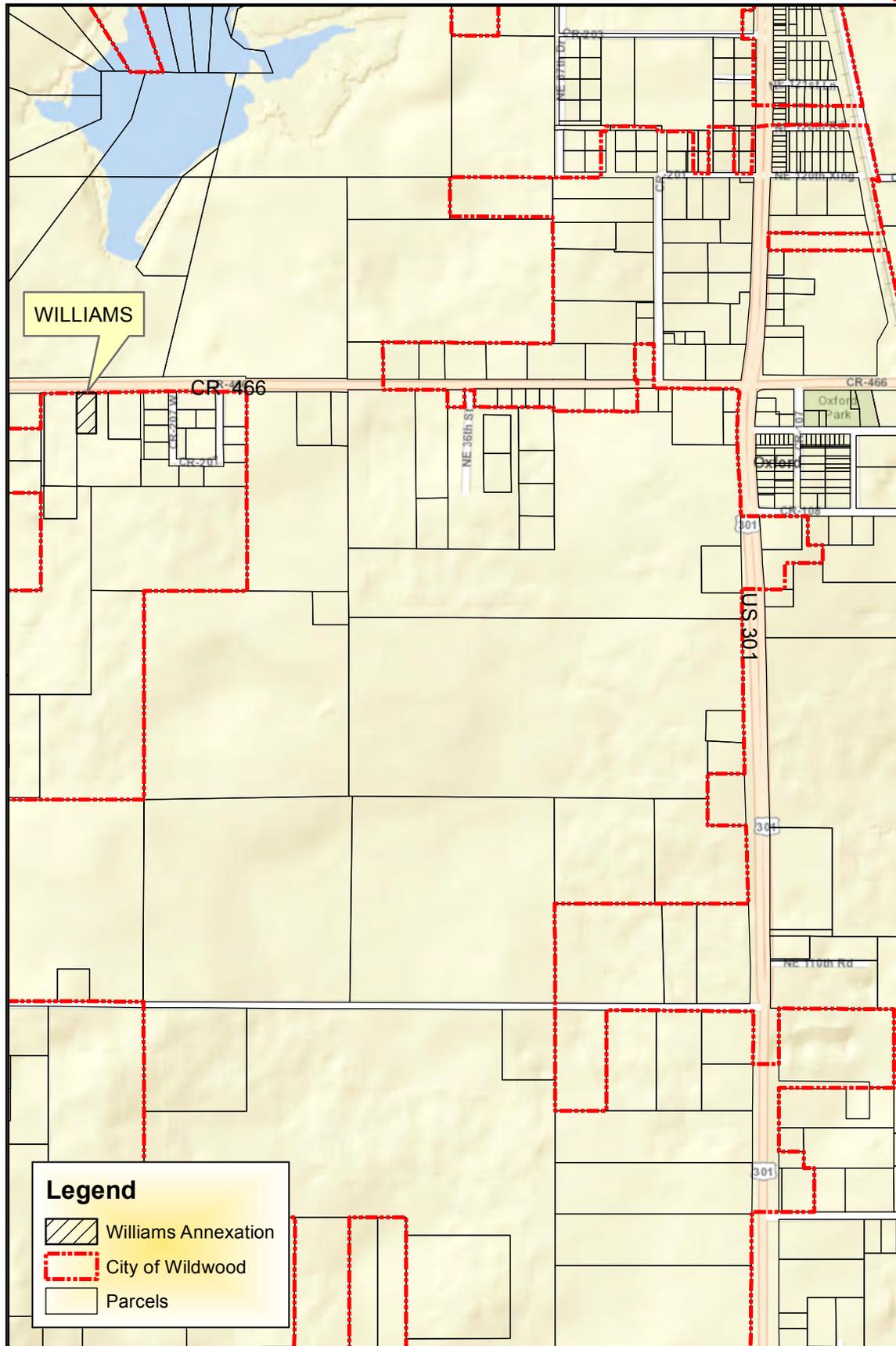
I:\Terr\GIS\Map\Proposed Zoning - Williams.Zoning Amendment.mxd - 3/29/2013 10:49:52 AM - toneal



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



PROPOSED ZONING	
WILLIAMS WILDWOOD, FLORIDA	
March 2013	Zoning Amendment



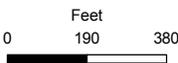
F:\TerrGIS\Mapsl\Location - Williams Annexion.mxd - 2/16/2013 10:52:59 AM - toneal

Legend

-  Williams Annexion
-  City of Wildwood
-  Parcels



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

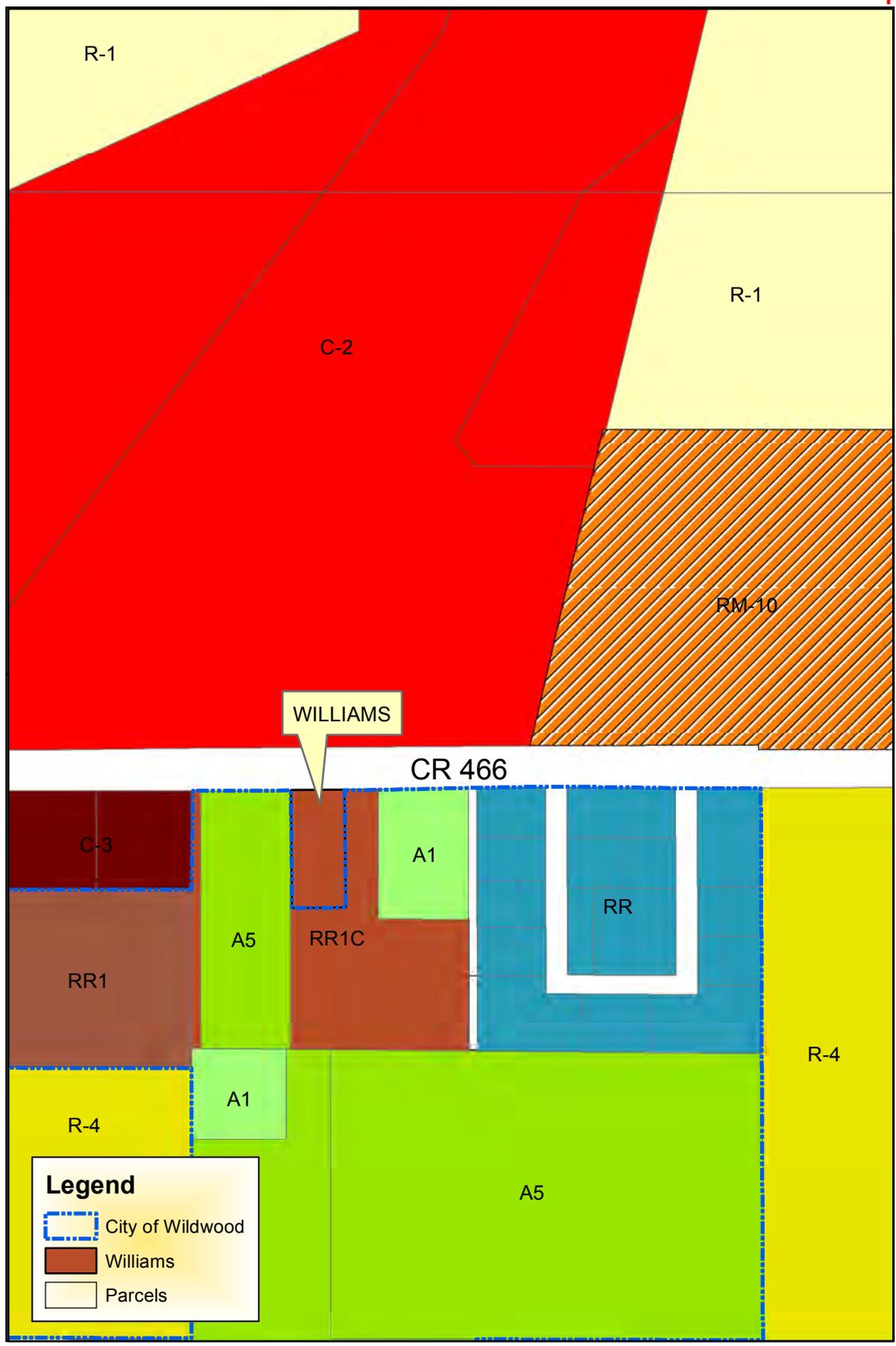


LOCATION MAP

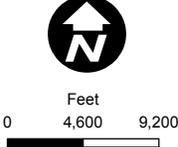
WILLIAMS
WILDWOOD, FLORIDA

February 2013

ANNEXATION



I:\TerrGIS\Maps\Existing Zoning - Williams Zoning Amendment.mxd - 3/29/2013 10:52:00 AM - teneal

 <p>City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov</p>	 <p>Feet 0 4,600 9,200</p>	EXISTING ZONING	
		WILLIAMS WILDWOOD, FLORIDA	
		March 2013	Zoning Amendment

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Villas of Legacy Park SSCPA, CP 1302-03

Approval of Ordinance O2013-13.

REQUESTED ACTION:

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING:	<u>4/22/13 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<input type="checkbox"/> Special Meeting	<u>5/13/13 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:

City staff seeks approval for a Small Scale Future Land Use Map Amendment to the adopted Comprehensive Plan. On April 2, 2013 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 O2013-13. **Staff also recommends approval of Ordinance #02013-13 (attached).**

The 1.5 +/- acre subject parcel is intended to be utilized as part of a residential subdivision. The amendment to City "Rural Residential" is necessary to accommodate the proposed development and will not increase the permitted density that is currently allowed on the property. 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 City "Rural Residential" is appropriate based on the intended use of the property and should be recommended for approval 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;
- 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 Tuesday, April 2, 2013 by the Special Magistrate. The applicant seeks a small scale comprehensive plan amendment from County "Rural Residential" to City "Rural Residential" on 1.5 +/- acres. The site is generally located at the western terminus of Peppertree Lane; west of U.S. Hwy 301 and south of C-222.

Case: CP 1302-03

Parcel: A portion of D30=003

Owner: R. William Futch, Trustee

Applicant: Gary Thurston, Advanced Holdings, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval of the small scale land use map amendments and favorable recommendation of Ordinance #O2013-13 to the City Commission.

Dated: April 4, 2013



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

ORDINANCE NO. O2013-13

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

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

Portion of Parcel # D30=003
1.5 +/- Acres

LEGAL DESCRIPTION

The North 100 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 23 East, Sumter County, Florida.

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

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

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

SECTION 2. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 3. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

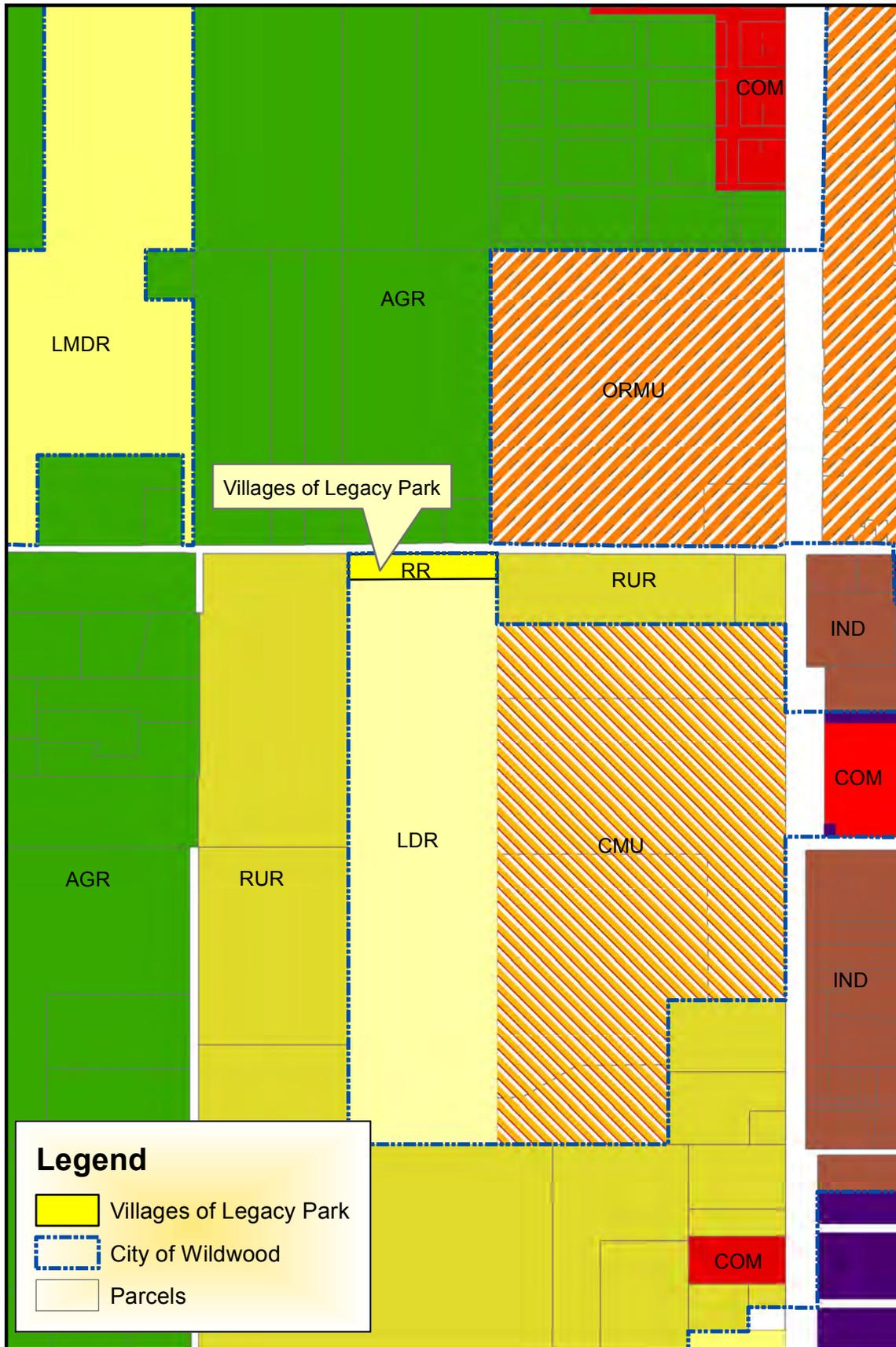
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2013-13
Villages of Legacy Park Small Scale Comprehensive Plan Amendment
“Exhibit A”
Proposed Future Land Use Map Designation

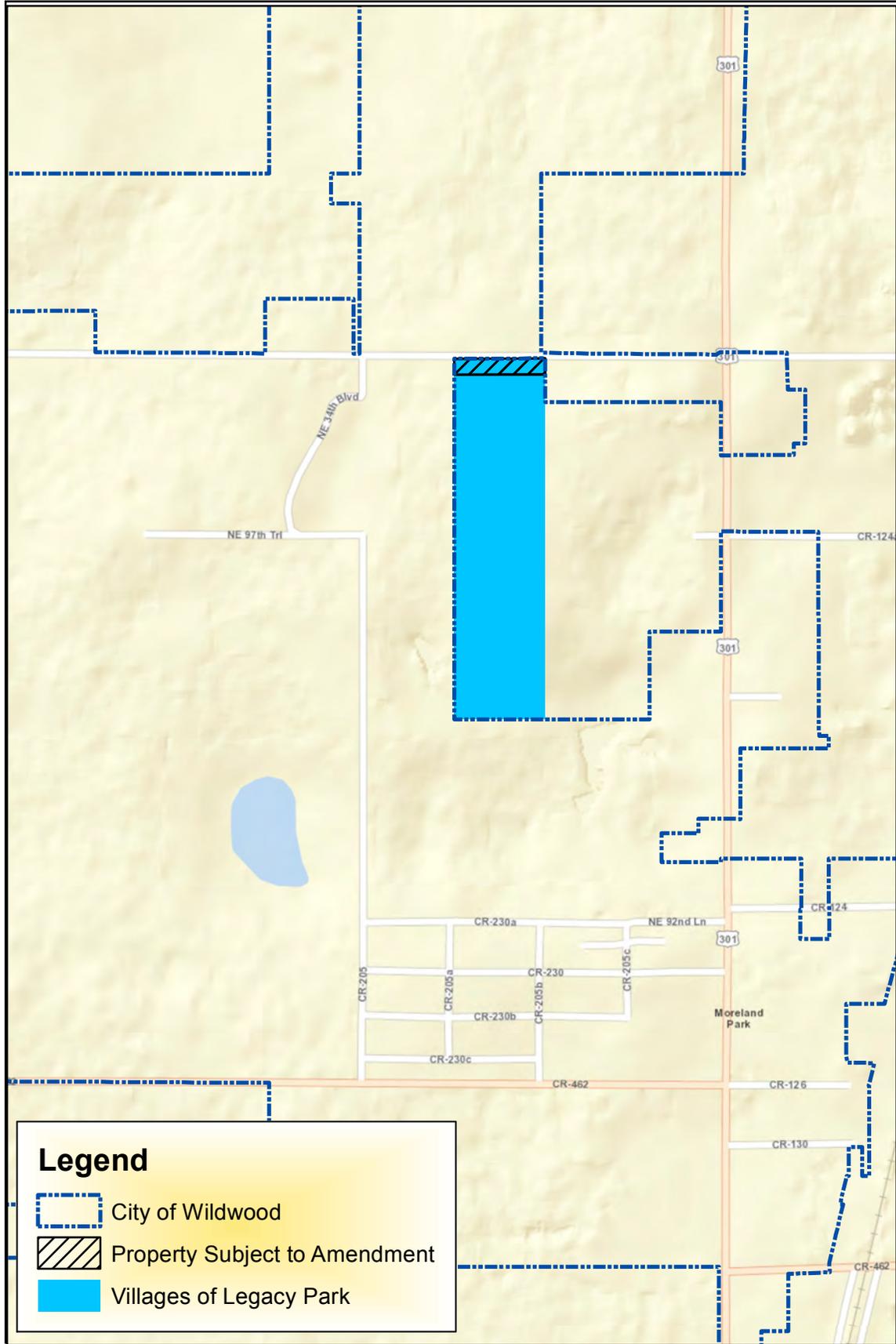


I:\Terr\GIS\Maps\FProposed FLU - Villages of Legacy Park.mxd - 3/29/2013 9:16:39 AM - foneal

Legend

- Villages of Legacy Park
- City of Wildwood
- Parcels

	City of Wildwood 100 North Main Street Wildwood, FL 34485 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 4,600 9,200 	PROPOSED FUTURE LAND USE	
			VILLAGES OF LEGACY PARK WILDWOOD, FLORIDA	
			MARCH 2013	SS Comp Plan Amendment



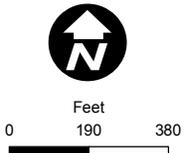
I:\Terr\GIS\Maps\Location - Villages of Legacy Park2.mxd - 3/29/2013 1:12:47 PM - toneel

Legend

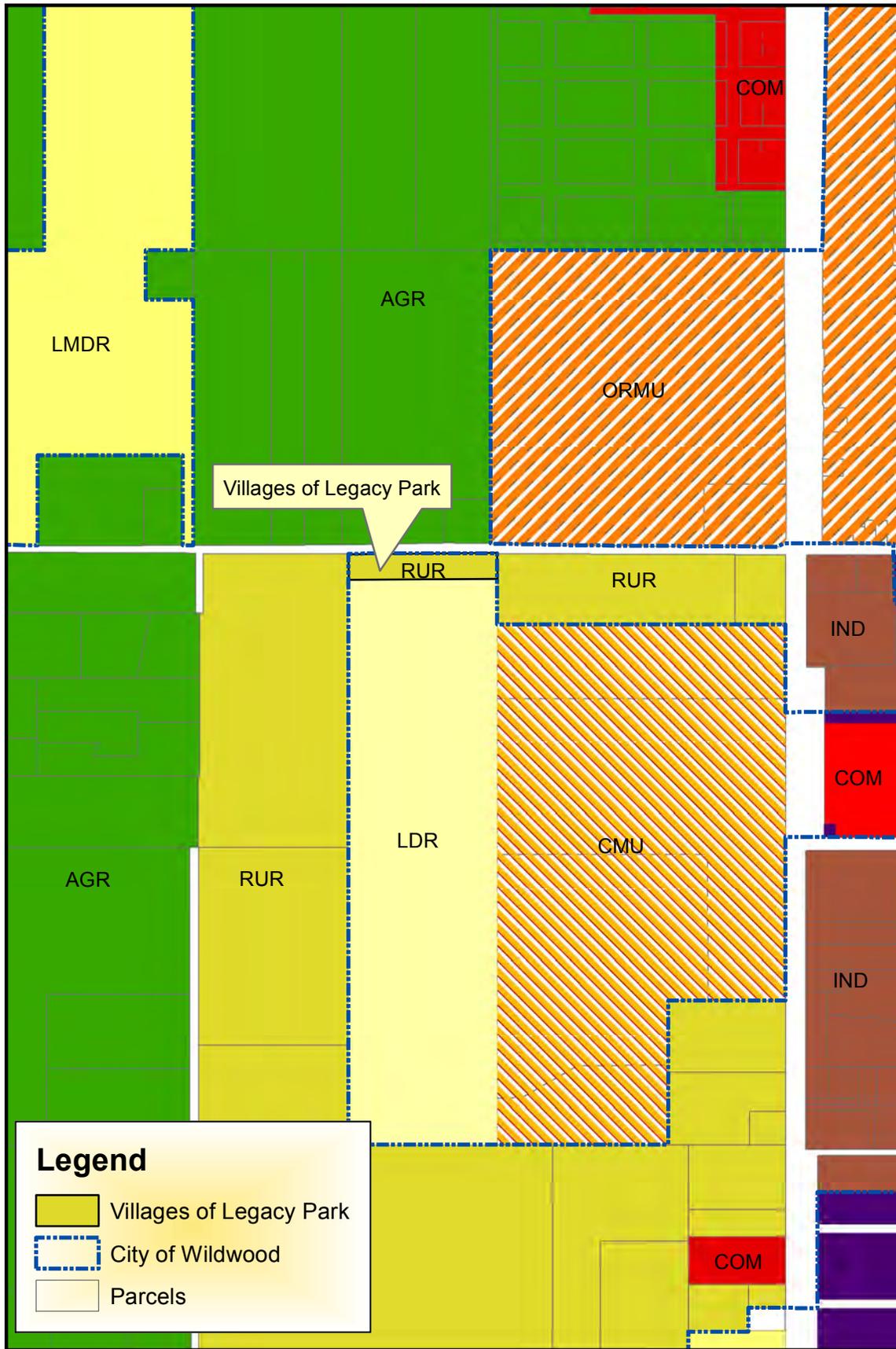
-  City of Wildwood
-  Property Subject to Amendment
-  Villages of Legacy Park



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



LOCATION MAP	
VILLAGES OF LEGACY PARK WILDWOOD, FLORIDA	
MARCH 2013	



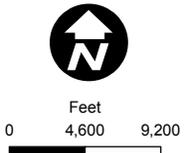
I:\Terr\GIS\Maps\Existing FLU - Villages of Legacy Park.mxd - 3/29/2013 11:09:53 AM - toneal

Legend

- Villages of Legacy Park
- City of Wildwood
- Parcels



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



EXISTING FUTURE LAND USE	
VILLAGES OF LEGACY PARK WILDWOOD, FLORIDA	
MARCH 2013	SS Comp Plan Amendment

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Villas of Legacy Park Rezoning – RZ 1302-03

REQUESTED ACTION: Approval of Ordinance O2013-14.

<input type="checkbox"/> Work Session (Report Only)	DATE OF MEETING: <u>4/22/13 First Reading</u>
<input checked="" type="checkbox"/> Regular Meeting	<u>5/13/13 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:

City staff seeks approval from the City Commission for a rezoning from Sumter County "RR1" to City of Wildwood "RR: Rural Residential" in conformance with the Future Land Use Map of the Comprehensive Plan. **Staff recommends approval of Ordinance #02013-14 (attached) subject to approval of Ordinance O2013-13, which establishes a future land use appropriate to the proposed zoning.**

The 1.5 +/- acre subject parcel is located west of U.S. Hwy 301, at the western terminus of Peppertree Lane. The property was recently subject to an approved Small Scale Comprehensive Plan amendment to change the future land use to City of Wildwood "Rural Residential". The requested zoning of City of Wildwood "RR: Rural Residential" will bring the property into compliance with the Future Land Use Map and the Comprehensive Plan.

Case RZ 1302-03 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, April 2, 2013. 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 Tuesday, April 2, 2013 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "RR1" (Rural Residential) to City "RR" (Rural Residential) for a portion of parcel D30=003 on 1.5 +/- acres. The site is generally located at the western terminus of Peppertree Lane; west of U.S. Hwy 301 and south of C-222.

Case: RZ 1302-03

Parcel: A portion of parcel D30=003

Owner: R. William Futch

Applicant: Gary Thurston, Advanced Holdings, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval of the Zoning Map Amendment and favorable recommendation of O2013-14 to the City Commission.

Dated: April 4, 2013



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

ORDINANCE NO. O2013-14

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:

Portion of Parcel # D30=003
1.5 +/- Acres

LEGAL DESCRIPTION

The North 100 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 30, Township 18 South, Range 23 East, Sumter County, Florida.

This property is to be reclassified from County "RR1" to City "RR: Rural Residential."

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

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

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

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

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

SECTION 4. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

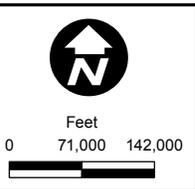
Ordinance O2013-14
Villages of Legacy Park Rezoning
“Exhibit A”
Proposed Zoning Map Designation



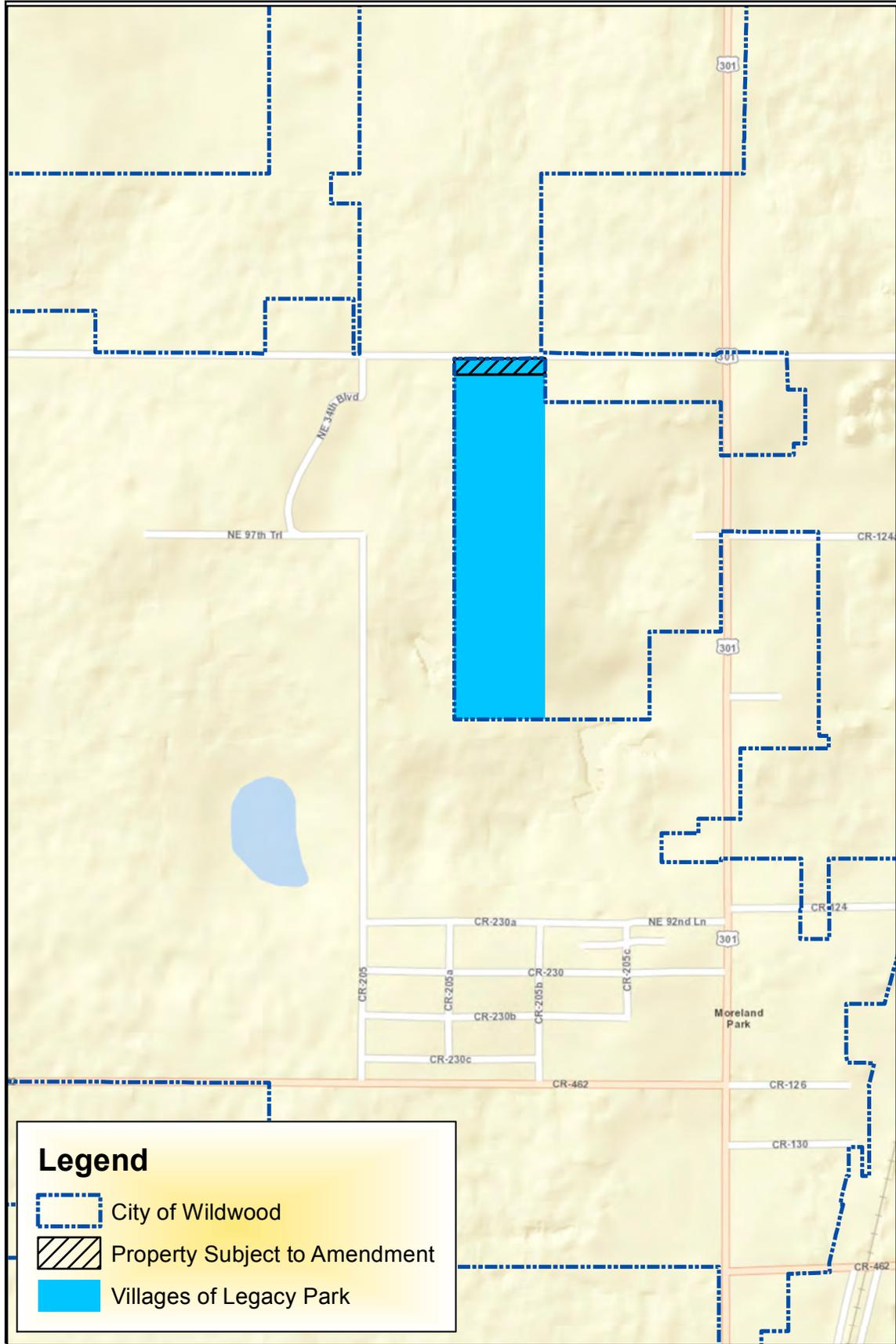
I:\Terr\GIS\Maps\Proposed Zoning - Villages of Legacy Park.mxd - 3/29/2013 11:06:25 AM - tonreal



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



PROPOSED ZONING	
VILLAGES OF LEGACY PARK WILDWOOD, FLORIDA	
MARCH 2013	Zoning Amendment



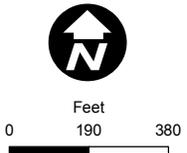
I:\Terr\GIS\Maps\Location - Villages of Legacy Park2.mxd - 3/29/2013 1:12:47 PM - toneel

Legend

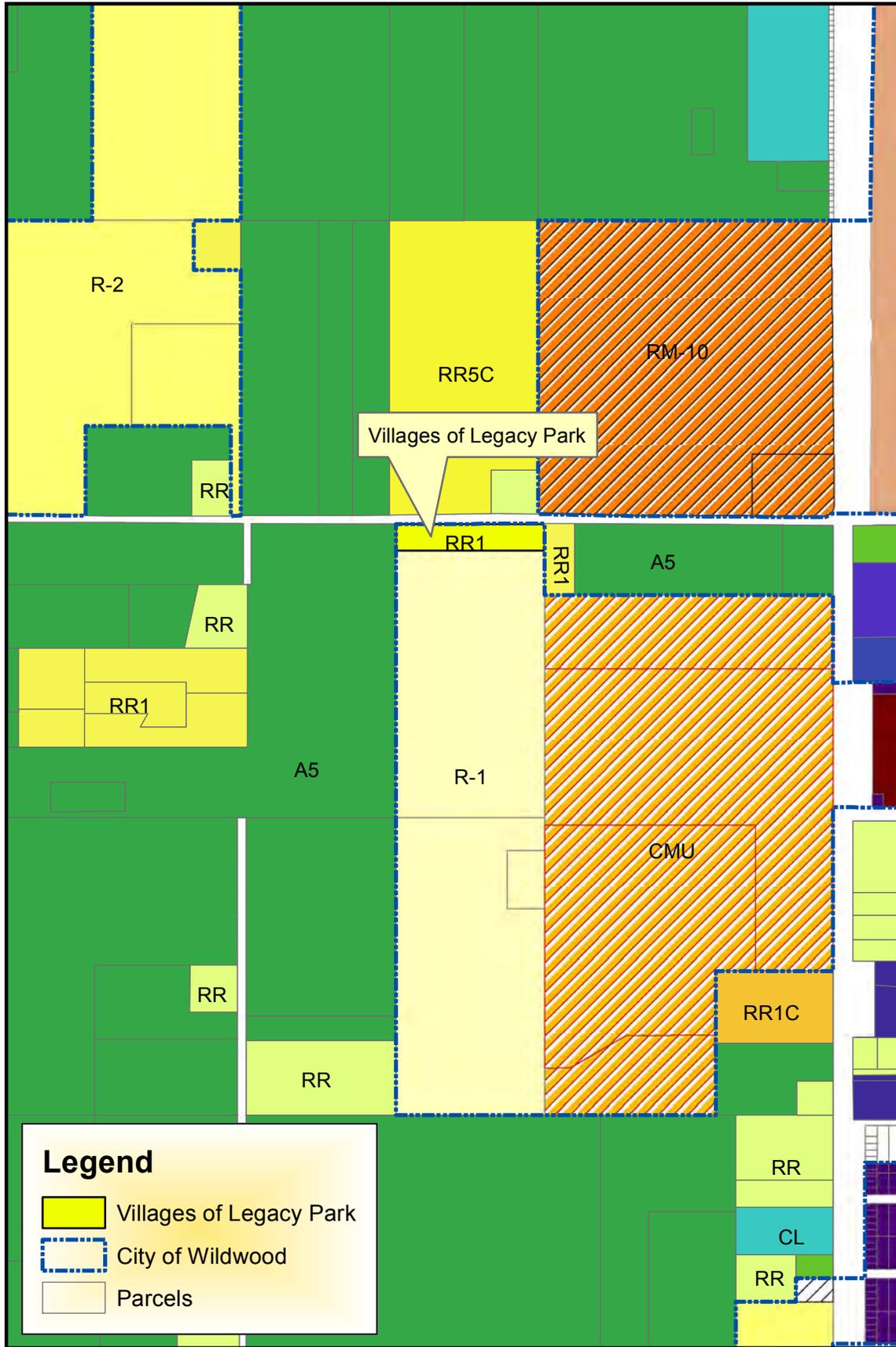
-  City of Wildwood
-  Property Subject to Amendment
-  Villages of Legacy Park



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



LOCATION MAP	
VILLAGES OF LEGACY PARK WILDWOOD, FLORIDA	
MARCH 2013	



I:\Terr\GIS\Maps\ExistingZoning - Villages of Legacy Park.mxd - 3/28/2013 4:01:51 PM - tconal

Legend

- Villages of Legacy Park
- City of Wildwood
- Parcels



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



Feet
0 71,000 142,000

EXISTING ZONING

**VILLAGES OF LEGACY PARK
WILDWOOD, FLORIDA**

MARCH 2013

Zoning Amendment

**CITY OF WILDWOOD, CITY OF WILDWOOD POLICE DEPARTMENT AND
LAKESIDE LANDINGS MASTER HOMEOWNERS ASSOCIATION**

TRAFFIC ENFORCEMENT AGREEMENT

THIS AGREEMENT is made and entered this ____ day of _____, 2013, by and between **THE CITY OF WILDWOOD**, a political subdivision of the State of Florida, whose address is 100 N. Main Street, Wildwood, Florida 34785, hereinafter referred to as "**WILDWOOD**"; the **WILDWOOD POLICE DEPARTMENT**, a constitutional office of the State of Florida, whose address is 100 East Huey Street, Wildwood, Florida 34785, hereinafter referred to as "**POLICE**" (which shall also include its Police Officers whenever acting on behalf of the City of Wildwood Police Department), and **THE LAKESIDE LANDINGS MASTER HOMEOWNERS ASSOCIATION**, a Florida not for profit corporation, whose principal address is 3050 North Horseshoe Drive, Suite 105, Naples, Florida 34104, hereinafter referred to as "**ASSOCIATION**".

W I T N E S S E T H :

WHEREAS, the CITY may exercise jurisdiction, to the extent of a public purpose, over any private road or roads located in the incorporated area under written agreement as authorized by Section 316.006, Florida Statutes; and

WHEREAS, the POLICE are empowered to enforce the State Uniform Traffic Control provisions in the City of Wildwood pursuant to Section 30.15, Florida Statutes; and

WHEREAS, the ASSOCIATION wishes to preserve the subject private roads of its subdivision as private roads that remain under the control of the ASSOCIATION without any transfer of jurisdiction, ownership, use, or any other rights to the public other than limited

statutory jurisdiction accepted by the public authorities who are parties to this Agreement to enforce the State Uniform Traffic Control provisions; and

WHEREAS, the CITY, POLICE and ASSOCIATION, in the interest of the public's health, safety, morals and welfare, desire to establish terms and conditions for the assumption of jurisdiction limited to the public purpose of enforcing the State Uniform Traffic Control provisions on the private roads owned or controlled by the ASSOCIATION; and

WHEREAS, this Agreement is authorized pursuant to the provisions of Chapters 30, 163, 166 and 316, Florida Statutes, as well as other applicable law.

NOW, THEREFORE, in consideration of the mutual understandings and agreements set forth herein, the CITY, POLICE and ASSOCIATION agree as follows:

SECTION 1. PURPOSE. The purpose of this Agreement is to establish the terms and conditions under which the CITY will assume a limited jurisdiction for the public purpose of complying with Section 316.006, Florida Statutes, and the POLICE will provide State Uniform Traffic Control enforcement over the private roads under the ownership or control of the ASSOCIATION.

SECTION 2. TERM. This Agreement shall become effective upon execution by all parties, and shall run through the day before that date in the next calendar year and shall automatically be renewed thereafter for successive periods not to exceed one (1) year each, unless earlier terminated as provided herein.

SECTION 3. PRIVATE ROADS. The CITY shall assume jurisdiction over and the POLICE shall enforce the State Uniform Traffic Control provisions over the private roads under the ownership or control of the ASSOCIATION (the "Roads") on the attached Exhibit "A",

which is incorporated by reference into this Agreement, except that neither the CITY nor the POLICE shall have any responsibility for designing, installing, maintaining, or removing signage, striping, paving, or any other physical features, objects, or materials. The ASSOCIATION warrants that it is the sole owner of the Roads identified in Exhibit "A", or that it has, to the extent of the purposes of this Agreement, control of such Roads by written authorization signed by the owner(s) of the title to such Roads or parts thereof. The ASSOCIATION shall be responsible for complying with all Florida Statutes, regarding the installation of traffic control devices in or about the Roads. All traffic control signal or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs size and height. Any sign that does not meet the requirement must be replaced with a conforming traffic control sign or device.

SECTION 4. POLICE RESPONSIBILITIES.

(a) The POLICE shall be solely responsible for traffic control and enforcement of the State Uniform Traffic Control provisions on the Roads identified on the attached Exhibit "A".

(b) The POLICE shall be solely responsible for the means and methods of enforcement including the scheduling of patrols and the use of radar or other methods of enforcement. The ASSOCIATION may provide input relating to desired scheduling of patrols, all subject to the POLICE'S sole determination as to time and frequency of patrols and the use of radar.

(c) The POLICE are authorized by the ASSOCIATION to perform random or routine patrols of the Roads for general law enforcement purposes in addition to traffic enforcement and for all general law enforcement purposes.

(d) For the patrol determined necessary by POLICE, no fee shall be charged. If the ASSOCIATION desires any additional patrol other than that routinely provided by POLICE as a part of its overall patrol of the City of Wildwood, such additional services shall be procured by separate agreement.

SECTION 5. INDEMNIFICATION.

(a) The ASSOCIATION shall, at all times hereafter, indemnify and hold, harmless the CITY and the POLICE, their COMMISSIONERS, CHIEF, OFFICERS, agents, servants and employees, individually and collectively, from and against any damages, losses and causes of action arising out of any and all errors, omissions, defaults or negligent acts of ASSOCIATION, its officers, directors, agents, servants or employees in the performance of its duties and obligations under this Agreement or the services provided by the CITY and the POLICE pursuant to this Agreement unless such liability arises from the negligence of either the CITY or the POLICE or misconduct by their agents or employees provided that the agent or employee is acting within the scope of their agency or employment.

(b) For purpose of liability, the CITY and the POLICE are protected by sovereign immunity in accordance with State law. This Agreement shall not constitute a waiver of immunity by such parties nor the ASSOCIATION'S consent to such parties' waiver thereof as to any matter to which such immunity would apply, except to the limited extent set forth in Section 768.28, Florida Statutes.

SECTION 6. INSURANCE.

(a) ASSOCIATION shall provide, pay for, and maintain in force at all times during the term of this Agreement such General Liability Insurance and Property Damage Insurance as

will provide to CITY and the POLICE the protection contained in the foregoing Indemnification provision.

(b) Policies shall be issued only by companies authorized by certificates of authority issued to the companies by the Department of Insurance of the State of Florida to conduct business in the State of Florida and which maintain a Best's Rating of "A" or better and a Financial Size Category of "VII" or better according to the A.M. Best Company.

(c) ASSOCIATION shall protect CITY and the POLICE by specifically naming the "CITY OF WILDWOOD, a political subdivision of the State Of Florida" and the "CITY OF WILDWOOD POLICE DEPARTMENT, a constitutional office of the State of Florida" as additional insured under such policies. Such policies shall contain, as a minimum, the following provisions, coverage and policy limits of liability:

General Liability Insurance. The ASSOCIATION shall carry limits of not less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) for injuries, including accidental or wrongful death to any one person, and, subject to the same limit for each person, in an amount not less than TWO MILLION AND NO/100 DOLLARS (\$2,000,000.00) on account of any one (1) occurrence.

(d) Prior to commencement of services hereunder, ASSOCIATION shall furnish to CITY and the POLICE a certificate of insurance evidencing the insurance required under this Agreement. Said certificate shall name and list the CITY and the POLICE as certificate holders and as additional insured under such policies.

(e) The policies and certificate of insurance shall additionally contain and list endorsements from the company that is issuing the policies: (i.) that said company meets the requirements set forth in Section 8(b) of this Agreement, (ii.) that any cancellation or any

material change in the policies adversely affecting the interests of the CITY or the POLICE in such insurance shall not be effective until thirty (30) days after written notice thereof to the CITY and the POLICE, and (iii.) that the Association agrees to indemnify, and hold harmless the CITY and the POLICE, their COMMISSIONERS, CHIEF, OFFICERS, agents, servants and employees, individually or collectively, in accordance with Section 7 of this Agreement. The CITY or the POLICE may require a certified copy of such policies to be delivered by ASSOCIATION at any time.

(f) If, during the period which an insurance company is providing the insurance coverage required by this Agreement, an insurance company shall:

(1) lose its Certificate of Authority, or

(2) fail to maintain the Best's Rating and Financial Size Category,

ASSOCIATION shall, as soon as ASSOCIATION has knowledge of any such circumstance, immediately notify the CITY and the POLICE and immediately replace the insurance coverage provided by the insurance company with a different insurance company meeting the requirements of this Agreement until such time as ASSOCIATION has replaced the unacceptable insurer with an insurer acceptable to the CITY and the POLICE, ASSOCIATION shall be deemed to be in default of this Agreement.

(g) The maintenance of the insurance coverage set forth herein shall not be construed to limit ASSOCIATION'S liability under the provisions of Section 7 of this Agreement.

(h) ASSOCIATION agrees to insert the substance of this clause, including this subsection (h), in all contracts and subcontracts hereunder, if any.

SECTION 7. TERMINATION OR ASSIGNMENT. This Agreement may be terminated by any one of the parties at any time, with or without cause, upon not less than thirty

(30) days' written notice delivered to each of the other parties, or immediately, at the option of the CITY or the POLICE, in the event any of the terms, covenants or conditions of this Agreement have been violated by ASSOCIATION. None of the parties shall assign this Agreement, or any interest arising herein, without the written consent of the other parties.

SECTION 8. REPRESENTATIONS. The undersigned persons signing on behalf of a party each represent that (s)he is the designated officer or general partner acting for that party; that this document has been reviewed and duly approved for execution by all necessary general partners, officers or directors of the named entity for which (s)he purports to sign with all the formalities required by law for such named entity to enter into a binding agreement; and that the respective entity has likewise authorized the undersigned to bind said, entity to the terms and conditions contained herein. Said formalities of law include, without limitation, any need for a supermajority vote of the homeowners' association membership if such is required by its charter, bylaws or otherwise.

SECTION 9. The relationship of the ASSOCIATION to the CITY or the POLICE is that of independent contractor and not that of employee. No statement contained in this Agreement shall be construed so as to find the ASSOCIATION an employee of the CITY or the POLICE, and the ASSOCIATION shall be entitled to none of the rights, privileges or benefits of CITY or POLICE employees.

SECTION 10. EMPLOYEE STATUS. Persons employed by the ASSOCIATION in the performance of services and functions pursuant to this Agreement, shall have no claim to pension, workers' compensation, unemployment compensation, civil service or other employee rights or privileges granted to the CITY's or the POLICE officers and employees either by operation of law or by the CITY or the POLICE.

SECTION 11. ENTIRE AGREEMENT.

(a) It is understood and agreed that the entire Agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof, as well as any previous agreements presently in effect between the parties relating to the subject matter hereof.

(b) Any alterations, amendments, deletions, or waivers of the provisions of this Agreement, except, the annual actual cost adjustment set forth in Section 5(c) of this Agreement shall be valid only when expressed in writing and duly signed by all of the parties.

SECTION 12. NOTICES. Whenever any one of the parties desires to give notice unto the others, notice may be sent to:

For the CITY:

Board of City Commissioners
City Hall
100 N. Main Street
Wildwood, Florida 34785

For POLICE:

Chief of Police
City of Wildwood Police Department
100 East Huey Street
Wildwood, Florida 34785

For ASSOCIATION:

John J. Agnelli, President
Lakeside Landings Master Homeowners Association
3050 N. Horseshoe Drive
Suite 105
Naples, Florida 34104

Any of the parties may change, by written notice as provided herein, its address or person for receipt of notices. ASSOCIATION may amend Exhibit "A" from time to time by giving

written notice containing the complete diagram of private roads under ASSOCIATION'S ownership or control, as amended, to both the CITY and the POLICE.

SECTION 13. PUBLIC RECORDS LAW. The parties acknowledge the obligations set forth in Chapter 119, Florida Statutes, to release public records to members of the public upon request. The parties acknowledge that the CITY and the POLICE are required to comply with Chapter 119, Florida Statutes, in the handling of the materials created under this Agreement and that said statute controls over the terms of this Agreement.

SECTION 14. CONFLICT OF INTEREST.

(a) The ASSOCIATION agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with the CITY or the POLICE or which would violate or cause others to violate the provisions of Part III, chapter 112, Florida Statutes, relating to ethics in government.

(b) The ASSOCIATION hereby certifies that no officer, agent or employee of the CITY or the POLICE has any material interest (as defined in Section 112.312(15), Florida Statutes, as over 5% of the total assets or capital stock) either directly or indirectly, in the ASSOCIATION, and that no such person shall have any such interest during the term of this Agreement.

(c) The ASSOCIATION shall have the continuing duty to report to the CITY any information that indicates a possible violation of this Section.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date indicated below.

WITNESSES:

CITY OF WILDWOOD POLICE DEPARTMENT

By: _____
E.W. REESER, CHIEF

Printed Name

Date: _____

Printed Name

ATTEST:

LAKESIDE LANDINGS MASTER HOMEOWNERS ASSOCIATION

By: _____
JOHN J. AGNELLI, President

(CORPORATE SEAL)

Date: _____

ATTEST:

CITY OF WILDWOOD, FLORIDA, a Florida Municipal Corporation

Joseph Jacobs, City Clerk

By: _____
Mayor Ed Wolf

For the use and reliance
of City of Wildwood only.

As authorized for execution by the Board
of City Commissioners at its _____,
20___, regular meeting.

Approved as to form and
legal sufficiency:

City Attorney

Attachment

Exhibit "A" - Community Map with List of Roads

**CITY OF WILDWOOD, CITY OF WILDWOOD POLICE DEPARTMENT AND
LAKESIDE LANDINGS MASTER HOMEOWNERS ASSOCIATION
SUPPLEMENT TO
TRAFFIC ENFORCEMENT AGREEMENT**

THIS SUPPLEMENT TO THE TRAFFIC ENFORCEMENT AGREEMENT
is made and entered this _____ day of _____, 2013, by and between **THE CITY OF WILDWOOD**, a political subdivision of the State of Florida, whose address is 100 N. Main Street, Wildwood, Florida 34785, hereinafter referred to as "**WILDWOOD**"; the **WILDWOOD POLICE DEPARTMENT**, a subdivision of the **City of Wildwood**, whose address is 100 East Huey Street, Wildwood, Florida 34785, hereinafter referred to as "**POLICE**" (which shall also include its Police Officers whenever acting on behalf of the City of Wildwood Police Department), and **THE LAKESIDE LANDINGS MASTER HOMEOWNERS ASSOCIATION**, a Florida not for profit corporation, whose principal address is 3050 North Horseshoe Drive, Suite 105, Naples, Florida 34104, hereinafter referred to as "ASSOCIATION".

W I T N E S S E T H :

WHEREAS, the CITY, POLICE and ASSOCIATION, in the interest of the public's health, safety, morals and welfare, have entered into a Traffic Enforcement establish terms and conditions for the assumption of jurisdiction limited to the public purpose of enforcing the State Uniform Traffic Control provisions on the private roads owned or controlled by the ASSOCIATION; and

WHEREAS, the ASSOCIATION desires the option to request additional patrols other than those provided as a part of POLICE'S patrol of the City as a whole; and,

WHEREAS, POLICE is willing to provide additional services if adequate manpower is available and willing and the services do not cost the City; and,

WHEREAS, this Agreement is authorized pursuant to the provisions of Chapters 30, 163, 166 and 316, Florida Statutes, as well as other applicable law.

NOW, THEREFORE, in consideration of the mutual understandings and agreements set forth herein, the CITY, POLICE and ASSOCIATION agree as follows:

SECTION 5. COMPENSATION.

(a) The ASSOCIATION, by payment of an hourly rate, shall reimburse the POLICE for all actual costs resulting to the POLICE from the provision of extended traffic enforcement services on the Roads. "Extended traffic enforcement services" shall mean the presence or activities of the POLICE on the Roads at the written request of the ASSOCIATION for specific schedules or activities, such as requesting radar and speed enforcement under the following circumstances:

- (1) The City has adequate manpower to provide such services; and,
- (2) The Association agrees to assume all cost of such services.

(b) For the initial term of this Agreement, the ASSOCIATION shall pay the POLICE the complete cost of each OFFICER-HOUR as compensation for the actual costs of extended traffic enforcement services. No reimbursement shall be required for services by POLICE officers who are on routine or random patrol, except when such services are part of extended traffic enforcement services. The complete cost of each officer hour shall include all costs including the cost to the City for pay and benefits and

the cost of the gas or other cost associated with the officer’s appearance. The Association shall pay the estimate to the City prior to the work being performed.

(c) Prior to extended officer hours being provided to the Association, the City shall submit the cost estimate to Association and both parties shall execute the estimate. A final bill which accurately reflects the actual hourly costs of all officers' activities contemplated by this Agreement shall be provided within 3 days of providing the service and if additional amounts are due, the association shall pay within ten days.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date indicated below.

WITNESSES:

CITY OF WILDWOOD POLICE DEPARTMENT

_____ By: _____
E.W. REESER, CHIEF

_____ Printed Name Date: _____

Printed Name

ATTEST:

**LAKESIDE LANDINGS MASTER
HOMEOWNERS ASSOCIATION**

_____ By: _____
JOHN J. AGNELLI, President

(CORPORATE SEAL) Date: _____

ATTEST:

**CITY OF WILDWOOD, FLORIDA, a Florida
Municipal Corporation**

Joseph Jacobs, City Clerk

By: _____
Mayor Ed Wolf

For the use and reliance
of City of Wildwood only.
20 ____, regular meeting.

As authorized for execution by the Board
of City Commissioners at its _____,

Approved as to form and
legal sufficiency:

City Attorney

BILLS FOR APPROVAL
City of Wildwood, Florida
April 22, 2013

CITY COMMISSION-LEGISLATIVE DEPARTMENT

1	Payroll	April 7, 2013 Pay Period - 5 Employees	\$	3,060.09
2	Jordan Engineering, Inc	Structural Integrity Report	\$	375.00
3	PGIT	Workers Comp Insurance	\$	7.31
4	Sumter Electric	Electric Service	\$	52.27
5	Verizon Wireless	Cell Phone Service	\$	55.98
6	Waste Management	Roll Off - Tipping Fee - Baker House	\$	34.32

CITY MANAGER-EXECUTIVE DEPARTMENT

7	Payroll	April 7, 2013 Pay Period - 2 Employees	\$	6,101.88
8	Bright House	Internet	\$	17.94
9	Bill Ed Cannon	Car Allowance	\$	500.00
10	Ernie Morris Enterprises	Office Supplies	\$	5.11
11	Pam Law	Reimburse for Dunkin Donuts - CDD Meeting	\$	7.99
12	PGIT	Workers Comp Insurance	\$	23.01
13	Verizon Wireless	Cell Phone Service	\$	264.97

CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT

14	Payroll	April 7, 2013 Pay Period - 4 Employees	\$	10,206.75
15	Besco Electric Supply Company	Bulbs	\$	6.85
16	Alice Borrack	Personal Vehicle Use	\$	14.13
17	Bright House	Internet	\$	35.81
18	Ernie Morris Enterprises	Office Supplies	\$	629.03
19	IMS	Software Maintenance	\$	413.00
20	IRS	941 Taxes Owed	\$	680.87
21	Maggio Enterprises, Inc	Paper Products	\$	46.21
22	ModSpace	Annex Pod Rental	\$	56.97
23	Office Depot	Office Supplies	\$	95.05
24	PGIT	Workers Comp Insurance	\$	38.14
25	Progress Energy	Electric Service	\$	1,837.18
26	Terminix	Monthly Pest Control Service	\$	28.00
27	Verizon Wireless	Cell Phone Service	\$	50.24
28	Wildwood Community Cemetery	Budgeted Maintenance Support	\$	340.93

DEVELOPMENT SERVICES

29	Payroll	April 7, 2013 Pay Period - 4 Employees		8876.48
30	Bright House	Internet	\$	35.88
31	C & S Reprographics & Copy Center	Copies of Land Use Maps	\$	126.88
32	Ernie Morris Enterprises	Office Supplies	\$	31.39
33	Jason McHugh	Personal Vehicle Use	\$	50.04
34	PGIT	Workers Comp Insurance	\$	37.00
35	The Daily Commercial	Ads	\$	1,897.87

HUMAN RESOURCES

36	Payroll	April 7, 2013 Pay Period - 1 Employees	\$	2,016.14
37	Bright House	Internet	\$	8.97
38	Ernie Morris Enterprises	Office Supplies	\$	13.09
39	Federal Express	Postage	\$	27.31
40	PGIT	Workers Comp Insurance	\$	5.47

POLICE DEPARTMENT

41	Payroll	April 7, 2013 Pay Period - 30 Employees	\$	61,286.14
42	Barron Psychological Services	Psychological Screening Evaluation	\$	750.00
43	Campbell's Gate Service, Inc	Transmitters	\$	101.70
44	Car Quest Auto Parts Stores	Control Arm Assm, Wiper Motor, Brake Pad Set, Etc	\$	391.31
45	CDW	Olympus Camera's	\$	473.18
46	Century Link	Telephone Service - Translink Chan	\$	568.00
47	Chief Supply / Law Enforcement	Lettering, Vea-505, Raincoats, Flashlights, Belts, Etc16	\$	105.86
48	Dana Safety Supply, Inc	Cage and Gun Racks	\$	57,099.74
49	Digital Embroidery LLC	Embroider Logo - Sew on Patches	\$	75.00

April 22 2013
Page 2

50	Ernie Morris Enterprises	Office Supplies	\$	301.59
51	L3 Communications	Antenna	\$	252.00
52	Law Enforcement Systems, Inc	Evidence Clasp Envelopes	\$	193.45
53	Lawmen's and Shooter's Supply, Inc.	Winchester, Remington Ammo	\$	537.48
54	Maggio Enterprises, Inc	Paper Products	\$	154.40
55	Merritt Department Stores	Shirts	\$	430.62
56	Mike Scott Plumbing	Cabled Floor Drain to Clear Main Line Stoppage	\$	145.00
57	Office Depot	Office Supplies	\$	7.88
58	Petty Cash - Police Dept	Replenishment	\$	132.26
59	PGIT	Workers Comp Insurance	\$	2,706.56
60	Progress Energy	Electric Service	\$	200.79
61	Sumter Electric	Electric Service	\$	145.01
62	Audrey Tanner	Travel Reimbursement - Dispatch Center Course	\$	239.74
63	Terminix	Monthly Pest Control Service	\$	29.00
64	U S HealthWorks	Basic PE, Urine 10 Panel, COC - New Hire	\$	65.00
65	Verizon Wireless	Cell Phone Service	\$	1,457.07
66	Wildwood Tire Company	Tires and Repairs	\$	487.03

STREET DEPARTMENT

67	Payroll	April 7, 2013 Pay Period - 10 Employees	\$	17,848.31
68	Bright House	Internet	\$	41.73
69	Car Quest Auto Parts Stores	Tubing, Bearing, Switch, Battery, Clamps, Etc	\$	208.82
70	Culligan	Cooler Rental and Bottled Water	\$	20.87
71	C.R. 466A Landfill Facility, LLC	Tipping Fee	\$	302.93
72	C.W. Roberts Contracting, Inc	Asphalt	\$	196.95
73	Department of Corrections	Work Squad 3rd Quarter	\$	14,501.00
74	Environmental Products of Florida	Main Broom Pelican	\$	350.00
75	Ernie Morris Enterprises	Office Supplies	\$	46.33
76	PGIT	Workers Comp Insurance	\$	1,887.96
77	Progress Energy	Electric Service	\$	283.79
78	Salescorp of Florida	Safety Glasses	\$	15.60
79	Terminix	Monthly Pest Control Service	\$	12.50
80	U S HealthWorks	AL Blood Alcohol Test COC - Work Comp/Post Acc.	\$	75.00
81	Verizon Wireless	Cell Phone Service	\$	333.29
82	Wildwood Mower & Saw, Inc	Trimmer Head Housing, Cylinder Head Kit, Carburetor	\$	129.05
83	Wildwood Tire Company	Tires and Repairs	\$	407.95
84	Xpress Materials, LLC	Concrete Pour	\$	1,597.00

FLEET SERVICES

85	Payroll	April 7, 2013 Pay Period - 2 Employees	\$	5,048.42
86	Big Truck Parts Inc	Filters	\$	81.96
87	Bright House	Internet	\$	41.72
88	Car Quest Auto Parts Stores	Quick Splice Terminal, Silicone, Sea Foam, Wiper Blds	\$	116.47
89	Culligan	Cooler Rental and Bottled Water	\$	20.87
90	Ernie Morris Enterprises	Office Supplies	\$	92.88
91	Fastenal	Brakleen, Carb Cleaner, Etc	\$	181.65
92	PGIT	Workers Comp Insurance	\$	522.75
93	Progress Energy	Electric Service	\$	40.24
94	Terminix	Monthly Pest Control Service	\$	12.50
95	Verizon Wireless	Cell Phone Service	\$	55.20

COMMUNITY RE-DEVELOPMENT

96	Bright House	Internet	\$	8.97
97	PGIT	Workers Comp Insurance	\$	4.69
98	The Daily Commercial	Ads	\$	91.56

PARKS AND RECREATION

99	Payroll	April 7, 2013 Pay Period - 5 Employees	\$	7,095.70
100	Bright House	Internet	\$	8.97
101	Car Quest Auto Parts Stores	Cable Ties, Door Handle, Spark Plug, Fuel Vlve Shutofl	\$	54.86
102	Central Irrigation Pump & Supply	Hunter Gear Rotor	\$	90.00
103	Century Link	Telephone Service	\$	39.09
104	Culligan	Softener Rental - Wigglesworth Lake Deaton	\$	32.95
105	Department of Corrections	Work Squad 2nd Quarter	\$	8,700.60

April 22 2013
Page 3

106	Ernie Morris Enterprises	Office Supplies	\$	2.99
107	Floor Masters	Repair Kitchen Floor	\$	335.49
108	Nature Calls Inc	Port O Let Rentals	\$	250.00
109	PGIT	Workers Comp Insurance	\$	354.30
110	Progress Energy	Electric Service	\$	1,346.60
111	Resource One	Cleaning Supplies	\$	231.15
112	Salescorp of Florida	Gatorade	\$	192.00
113	Sumter Electric	Electric Service	\$	261.56
114	Terminix	Monthly Pest Control Service	\$	29.00
115	Turfmasters & Associates	Lawn Fertilization and Pest Control	\$	725.00
116	Verizon Wireless	Cell Phone Service	\$	69.00
117	Wildwood Mower & Saw, Inc	Cable Choke, Trimmer Line, Housing, Belt and Cover	\$	115.71
118	Wildwood Tire Company	Tires and Repairs	\$	214.83

COMMUNITY CENTER & OXFORD COMMUNITY CENTER

119	Bright House	Internet	\$	243.65
120	Cason and Gaskins TV Inc	Standard Cabinet	\$	44.99
121	Maggio Enterprises, Inc	Paper & Cleaning Products	\$	1,130.87
122	Grace Montanez	Deposit Refund - Oxford Community Center	\$	108.15
123	Oracle Elevator	Regular Service	\$	427.89
124	Resource One	Cleaning Supplies	\$	745.46
125	Sumter Electric	Electric Service	\$	1,095.66
126	Terminix	Monthly Pest Control Service	\$	54.00

PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT

127	Payroll	April 7, 2013 Pay Period - 3 Employees	\$	5,058.11
128	Besco Electric Supply Company	Bulbs	\$	6.85
129	Bright House	Internet	\$	26.91
130	Ernie Morris Enterprises	Office Supplies	\$	77.66
131	IMS	Software Maintenance	\$	115.00
132	Maggio Enterprises, Inc	Paper Products	\$	46.21
133	ModSpace	Annex Pod Rental	\$	56.97
134	Office Depot	Office Supplies	\$	64.81
135	PGIT	Workers Comp Insurance	\$	18.96
136	Progress Energy	Electric Service	\$	561.36
137	Terminix	Monthly Pest Control Service	\$	28.00

UTILITY DEPARTMENT

138	Payroll	April 7, 2013 Pay Period - 22 Employees	\$	42,839.47
139	Battery Web	Spot Lamp Batteries	\$	158.09
140	Brenntag	Liquid Chlorine	\$	991.06
141	Bright House	Internet Service	\$	91.28
142	Car Quest Auto Parts Stores	Oil Seal, Sway bar Link, Idler Arm & Hub Assm, Etc	\$	1,006.76
143	Cason and Gaskins TV Inc	Adaptor, Jumper Leads, Hobby Leads, Calculator, Etc	\$	86.00
144	C & C Peat Co., Inc	Wastewater Treatment-Dewatered Bio-Solids	\$	2,900.00
145	Central Irrigation Pump & Supply	Bushings, Hunter Gears, PVC, Senninger Nozzle	\$	409.64
146	Century Link	Telephone Service	\$	113.26
147	Culligan	Bottled Water	\$	8.99
148	Department of Corrections	Work Squad 2nd Quarter	\$	5,800.40
149	Ernie Morris Enterprises	Office Supplies	\$	189.30
150	HD Supply Waterworks	MJ Reg Acc Set, Plugs, PVC	\$	1,556.32
151	Instrument Specialist, Inc	Shop Calibrated Watts TK99D	\$	112.00
152	Interstate Electrical Services	Provide and Install New Scada Radio	\$	2,197.00
153	Maggio Enterprises, Inc	Paper Products	\$	20.00
154	Milling Technologies Inc	Jack Cylinder Unable to Repair	\$	40.00
155	Odyssey Manufacturing	Hypochlorite Solution	\$	2,250.13
156	Office Depot	Office Supplies	\$	183.24
157	PGIT	Workers Comp Insurance	\$	1,918.43
158	Bruce Phillips	Personal Vehicle Use	\$	143.30
159	Progress Energy	Electric Service	\$	17,904.25
160	Alice Scheidler	Personal Vehicle Use	\$	28.93
161	Siemens	Mixed, Carbon Tanks, Fuel and Chemical Surcharge	\$	588.00
162	Southern Blade & Supply	Nuts and Bolts	\$	102.24
163	Sumter Electric	Electric Service	\$	3,726.15

April 22 2013
Page 4

164	Sunshine State One Call of Florida	Locators for Month of March 2013	\$	286.91
165	Sunstate Meter & Supply Inc	T10 Meters, and Couplings	\$	8,052.86
166	Terminix	Monthly Pest Control Service	\$	27.00
167	The Dumont Company, Inc.	Clear Flow Corrosion Inhibitor	\$	1,402.00
168	UPS	Postage	\$	10.64
169	U S HealthWorks	Eval-Lift Test, DS Urine 10 Panel, COC - New Hire	\$	120.00
170	Utility Technicians Inc	Service and Repair Lift Station #5	\$	3,872.29
171	Verizon Wireless	Cell Phone Service	\$	490.44
172	VWR	Water Bath SM Coliform	\$	2,814.96
173	Wildwood Mower & Saw, Inc	Cable Choke, Trimmer Line, Housing, Belt and Cover	\$	77.13
174	Wildwood Tire Company	Tires and Repairs	\$	469.28

MISCELLANEOUS:

175	General Fund	March Gas	\$	5,352.64
176	General Fund	March 2013 Water Utility Tax, Refuse Franchise	\$	10,362.43
177	General Fund	Budgeted Transfer Industrial Park	\$	10,000.00
178	General Fund	Transfer Funds to Reimburse	\$	86,000.00
179	Waste Management	March Billing Less Franchise	\$	66,720.80

GREENWOOD CEMETERY

180	Central Irrigation Pump & Supply	PVC Exp, Couplings, Irritrol Valve, Compression Cplg	\$	141.95
-----	----------------------------------	--	----	--------

ATTORNEYS/CONSULTANTS/SURVEYORS

181	Carr Riggs & Ingram	Progress Billing on 2012 Audit	\$	10,000.00
182	Potter Clement Lowry	Special Magistrate	\$	840.00

FUEL INVENTORY

183	Stone Petroleum Products, Inc.	Unleaded Gasoline	\$	9,547.69
-----	--------------------------------	-------------------	----	----------

TOTAL				\$ 543,040.89
--------------	--	--	--	----------------------

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

**CITY OF WILDWOOD
EXECUTIVE SUMMARY**

SUBJECT: Replace Main Computer Server at City Hall

REQUESTED ACTION: Approval to Purchase & Install a New Main Server at City Hall

Work Session (Report Only)

Regular Meeting

DATE OF MEETING: April 22, 2013

Special Meeting

CONTRACT: N/A

Effective Date: _____

Managing Division / Dept: _____

Vendor/Entity: MMD Computer Center, Inc.

Termination Date: _____

BUDGET IMPACT: \$14,472.00

Annual

Capital

N/A

FUNDING SOURCE: _____

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The main server at City Hall currently supports 17 people and computers in addition to several printers and two copy machine/printer/scanners. It was installed in 2005 and is about at the end of its life cycle (avg. server life cycle is about 3 to 5 years). The hard drive capacity is 465 GB with only 120 GB currently free which is within the lowest ratio of virtual free memory you should get to in order to keep from having performance problems and we already have some issues. Another issue with age is that technology changes so fast that parts and software are no longer supported.

We have the anti-virus management program on a separate Dell server that the County declared surplus and gave to us when we had Villages Technology Solutions Group (TSG) change out all of our desktop computers. On TSG's advice, we purchased Sophos Enterprise anti-virus program which was loaded onto the Dell server and controls the anti-virus on all of the computers on the system and pushes new virus definitions as it receives them through the Internet out to each of our computers. This server completely died a week and a half ago. The server was old (1980's) and definitely outlived its life cycle but is not repairable. We have the antivirus program on each of our computers, but we can no longer receive any new virus definitions because they were delivered from the Internet through the Sophos Dashboard, to our desktops, so we are currently at risk of new viruses.

We also have another server that hosts only the CRW system and Development Services files. This server is also pushing its life cycle and space ratio, however if we migrate the Development Services files to the new server we are requesting, it should last for a longer period of time since the CRW system is not being utilized as much as was intended when purchased (we moved building services to the County, code enforcement is at the PD and growth has slowed).

We need to replace the main server to accommodate the additional users and files from the outside departments before we are interconnected through Brighthouse. The telephones will also be operated through Brighthouse on the server and we will be getting rid of the Zimbra e-mail service TSG set us up on and move to Microsoft Exchange to host our e-mail ourselves. Everyone has been very unhappy with the Zimbra system since its inception.

CITY OF WILDWOOD EXECUTIVE SUMMARY

We plan to use the current server as an off-site back-up server in case of an emergency.

We have obtained three quotes for a server to include a VPN (Virtual Private Network) for the wi-fi and Exchange Server software, daily back up of data, increased RAM, increased hard drive storage, update to Windows Server 2012 software and the licenses required and for the Exchange Server 2013 software (for e-mail) and all the licensing.

After studying all three quotes, *we recommend that the server be purchased and installed from the lowest quote MMD Computer Center, Inc. at a cost of \$14,472.00.*

MMD has the fastest build and installation time as well, about one week vs. almost a month. The outside departments have used MMD for all of their computer repairs for many years and they have no complaints. They're fast, reliable and local (Lady Lake & Leesburg).

The other two quotes were from TSG (Villages) for \$18,648.48 and IMS for \$18795.00; both about \$4,000 more than MMD.



Leesburg - 595 S. 14th Street, Leesburg, FL 34748
352-315-0485

Lady Lake - 109 S. US Hwy 27/441 Lady Lake, FL 32159
352-750-3707

Revised 3. f. 2.
Page 3 of 13
Rev 3/21/13

Estimate

Date	Estimate #
3/8/2013	73194

Name / Address
City of Wildwood, Waste Water Dept. 100 N Main St. Wildwood, FL 34785

Monday to Friday 9:00am - 6:00pm
Saturday 9:00 a.m. - 1:00 pm
Both Stores are CLOSED the LAST Saturday of every month.

352-330-1349	Phone
--------------	-------

Description	Qty	Rate	Total
- Intel Xeon Quad Core Server, Windows Server 2012, 900GB Total Storage, 16GB RAM			
Intel Xeon E3-1220V2 3.10 GHz Processor - Socket H2 LGA-1155	1	5,416.00	5,416.00
Intel S1200BTL Server Motherboard - Intel C204 Chipset - Socket H2 LGA-1155	1	0.00	0.00
Crucial 4GB DDR3 SDRAM Memory Module	4	0.00	0.00
Chenbro SR107 Chassis	1	0.00	0.00
Chenbro 84H210710-090 Drive Bay Adapter - Internal - Black	1	0.00	0.00
Seasonic PS/2 Single PSU 600W(Bronze) PS-SS-600ES	1	0.00	0.00
Seagate Cheetah 15K.7 ST3300657SS 300 GB 3.5" Internal Hard Drive	4	0.00	0.00
LSI Logic MegaRAID 9260-4i 4-Port SAS RAID Controller	1	0.00	0.00
Microsoft Windows Server 2012 Standard 64-bit - License and Media - 2 Processor	1	0.00	0.00
----- We need a total user count -----			
Microsoft Windows Server 2012 - License - 5 User CAL	6	200.00	1,200.00
----- Backup Drives -----			
Imation 1 TB 2.5" Yes Internal Hard Drive Cartridge	5	249.20	1,246.00
Tandberg Data RDX QuikStor 8666-RDX Drive Dock - Internal - Black	1	258.00	258.00
4-port PCI Express USB 3.0 Adapter	1	94.00	94.00
----- We need a total user count if you decide to have your own email server -----			
Microsoft Exchange Server 2013 Standard - Server License	1	708.00	708.00
Exchange Client Access License	31	50.00	1,550.00

PLEASE NOTE:
THIS ESTIMATE IS ONLY GOOD FOR 14 DAYS FROM ABOVE DATE.
Due to availability of parts some substitutions may have to be made.

Signature: _____

Subtotal	\$10,472.00
Sales Tax (7.0%)	\$0.00
Total	\$10,472.00

\$14,472.00

INSTALLATION (see ATTACHED)

#4000 +
14,472.00



3/9/13

Marena Roberts
City of Wildwood
100 N. Main St.
Wildwood, FL 34785

Thank you for considering IMS to upgrade The City of Wildwood's server system. I will work with you as needed to help you reach the goal of updating the system. Price includes installation, configuration and transferring current system information.

Replacement of Server PC & Software

One Intel PC Server

- Intel Xeon Processor; processes data smoothly for running programs and applications
- 16GB of DDR3 Memory; lots of speed for handling your network tasks quickly
- 4x 1TB SATA II Hard Disk Drives; store data using four 1TB HDDs with RAID configuration
- Dual Integrated Gigabit LAN; delivers a reliable network connection
- DVD±RW optical drive
- Windows Server ~~2008~~ with 20 User Licenses.

" " + 2012 " " " " \$ 585

Total cost of Server; \$12895.00

on Pg 2

+ \$ 1900.00 for VPN (for BrightHouse to connect UD, PW, FS to City Hall Server)

\$ 14,795.00

+ 585.00

- Add \$2496/yr to TPA in force -

208

②

Optional Sonicwall TZ205 VPN Solution configuring connections into City Hall Server from two locations and 11 users as specified; \$1900.00

Optional Server TPA support offered at \$149.00 per month.

Optional Remote Sonicwall TPA support at \$59.00 per month.

149
59

208
12

416
2

624

Please call if you have questions or would like to place the order. To place the order 50% is required initially with the balance do at installation.

Thank you,



Stephen Rohmeyer
Information Management Services



Proposal to replace existing Server and upgrade to a Windows 2012 Domain with Exchange 2013 complete with a backup System

REQUESTED BY:

**Marena Roberts
City of Wildwood**



THE CITY OF
WILDWOOD
Florida



Proposal for Windows Server 2012 Upgrade, Exchange 2013 and automated Backup System

Purpose

The City of Wildwood asked TSG to formulate a proposal for the replacement of a single server and as part of this process, upgrade to Windows Server 2012 Domain and implement an Exchange 2013 email server.

The Server to be replaced exists today and is known as "City-Server1.Wildwood.local.com". This Server was installed on 12/20/2005 and functions as a Single Domain Controller / Application / File Server". The server is a dual processor 3.2GHz with 2.5GB of memory and runs Windows 2003 Std with Service pack 2. The IP address is: 192.168.0.121. The server has two primary disk partitions. Partition "C" is 465GB and partition "R" is 930GB. The server is critically low on the "R" drive for disk space.

To replace this server, the requirements were communicated to TSG with needs for at minimum 1TB of storage, be capable of running Windows 2012 Server and host Microsoft Exchange Server 2013 Std. The server should also have an automated backup with data offsite for safe keeping. The City also requested licensing for the server components and clients (total of 35) that would belong to this domain and have an email mailbox. Also included in the proposal should be a timeline to indicate beginning and end of the upgrade project. The City also requested the proposal/estimate be ready before April 12th 2013. The following should serve to address these requests.

Note: The above reference to "Partition R" is incorrect; "R" is NOT a partition on the server. It is the external drive data is backed up to daily



Proposal for Windows Server 2012 Upgrade, Exchange 2013 and automated Backup System

The Replacement Server

TSG recommends a Dell PowerEdge T320 Server for this project. We recommend this server to have a single Intel Xeon E5-2440 2.40Ghz, 15M Cache, 6 cores and Max Memory speed of 1333 MHz for the processor. For memory we recommend a minimum of 32GB since the server will not only be a domain controller but also serve as a Mail Server as well as an application/ File & print server. The Operating System shall be Windows 2012 Standard Edition and have a minimum of 80GB O/S partition on a 2 disk Mirror (Raid 1) protected disk subsystem. The Server shall have an iDRAC7 Enterprise card to make the server available to startup / shutdown / monitor the console from anywhere there is a computer with IP connectivity and allowed access to the server. The Server will also be configured with another 4 Disk Raid 10 set for the data supporting up to 1.2TB of data. The server will support up to 16 disk drives so there is room to grow. The server comes complete with the Server 2012 Operating system and 5 years Pro Support 4 hour response 7x24 on-site service.

Once the server is onsite, TSG will be able to begin with patching, testing functionality, joining the Domain, promoting the new server to a Domain Controller, become the roles master and create a basic security policy.



Proposal for Windows Server 2012 Upgrade, Exchange 2013 and automated Backup System

Exchange 2013

Once the Server is up and running we will Install Exchange Server 2013, create mailboxes, configure and test backup processes. Then we can begin extracting mail from the Zimbra Archive and ingesting this data into the Exchange Server with a personal archive for each of the 35 users identified. An Exchange Enterprise CAL for each user mailbox is required to enable the archive function. We have included the breakdown of licenses in Exhibit "A" for your convenience.

Desktop clients will then need to be reconfigured to use the new Exchange Server and each client that has a PST could be ingested into the exchange servers personal email archive (however, this should not be necessary since the archive has every piece of email that has been sent or received thru the Zimbra email system since the start of your contract with TSG.

The DNS Records can be changed to point to your public IP address for email and the firewall/router will need to be configured to allow port 25 inbound traffic. The firewall/router should then have an access list and NAT to the internal IP of the new server hosting Exchange.

Backup System

We believe the best approach for The City would be to utilize a Managed Backup Service (MBS) that TSG could provide. This MBS will back up your server data to the Amazon S3 Cloud with encryption and can be monitored and maintained by TSG remotely. The backup data will be encrypted and prevents anyone (including TSG) to see the data. This is very safe and valuable to the City. Monthly recurring costs for this service can be found in Exhibit "A".



Proposal for Windows Server 2012 Upgrade, Exchange 2013 and automated Backup System

Data Migration

All shared data on the old server can then be copied over to the new server and NTFS permissions applied as needed, shares created and any login scripts changed to map the corresponding drive mapping to the new locations.

IMS Migration

This task is one that we have put an arbitrary number of hours on since we have no idea on how long or detailed this process will be. We will of course rely on IMS to provide TSG with installation media, licensing info and configuration help and the City will incur whatever expense IMS imposes upon the City.

Time Line

TSG Estimates the following amount of time and provides the following "Figure 1" below to satisfy the timeline request.

Description of tasks and Budget Hrs. lists the amount of hours estimated for each task.

The Gap between May1st and the 15th assumes delivery of Server on the 14 or early morning on the 15th (we have no control over this time period).



Proposal for Windows Server 2012 Upgrade, Exchange 2013 and automated Backup System

The Villages Technology Solutions Group

Project: City Of Wildwood Infrastructure

Project Work
Plan Detail

Description	Budget Hours	Scheduled	
		Start	Finish
Wildwood Upgrade Project	96.00	5/1/2013	5/23/2013
Spec & Procure Server for Wildwood Upgrade Project	4.00	5/1/2013	5/1/2013
Install O/S and Patch	4.00	5/15/2013	5/15/2013
Add new Server to existing Domain, DCPromo to DC, Config DNS,DHCP and Basic Security GPO	4.00	5/15/2013	5/15/2013
Install Exchange 2013 create 35 user accounts/mailboxes and configure email clients	14.00	5/16/2013	5/17/2013
Migrate Data from old Server to New Server	8.00	5/20/2013	5/20/2013
Work with CoW and IMS to move application from old server to New server	30.00	5/20/2013	5/23/2013
Implement Backup System for City of Wildwood	10.00	5/17/2013	5/20/2013
Spec Automated Backup solution	4.00	5/1/2013	5/1/2013
Procure the Backup Solution	2.00	5/2/2013	5/2/2013
Extract Archived Email from Zimbra and Upload into Exchange	8.00	5/21/2013	5/21/2013
Import user created PST files into Exchange	8.00	5/22/2013	5/22/2013
FIGURE 1			

There is a total of 96 hours of estimated time billable at \$85 per hour in ¼ hour increments. This is simply an estimate and subject to change due to delivery of equipment, availability and cooperation of clients allowing for time to execute the tasks outlined above.

The dollar amount of labor can be calculated as follows: $\$85 * 96 = \$8,160$ in labor if all hours are consumed. Less if estimate was high, more if it was low (we bill for actual time spent and do our best to estimate this time but sometimes we are off).



Proposal for Windows Server 2012 Upgrade, Exchange 2013 and automated Backup System

Licensing

The Server Operating System “Windows Server 2012 Std” is included in the price of the server.

The Exchange Server Licensing, Windows Server CALs, Exchange STD CALS and Enterprise CALS are not included with the server purchase. There licenses are listed in Exhibit “A”.



Proposal for Windows Server 2012 Upgrade, Exchange 2013 and automated Backup System

EXHIBIT "A"

QTY	Description	Unit	Extended
1	Server with Windows 2012 Installed	\$5,803.03	\$5,803.03
35	Windows Server DEVICE CALs	\$26.92	\$942.20
1	Exchange 2013 Server Std	\$531.66	\$531.66
35	Exchange Std DEVICE CALs	\$53.86	\$1,885.10
35	Exchange ENT USER CALs	\$37.90	\$1,326.50
Dell T320 Server & Microsoft Software Total			\$10,488.49
Labor Total			\$8,160.00
Grand Total for Project			\$18,648.49

**Note The prices above are valid for the City of Wildwood to make the purchase directly. If TSG is to purchase and resell, we will markup the prices accordingly.

Backup to Cloud Storage		Example of Monthly Recurring Charges based on 1 device	
Monthly / Device backed up	\$0.20/GB	Data In Cloud Expressed in GB's	Total/Monthly Backup Charge
\$9.99	\$0.20	1	\$10.19
		10	\$11.99
		100	\$29.99
		400	\$89.99
		500	\$109.99
		600	\$129.99
		700	\$149.99
		800	\$169.99
		900	\$189.99
		1000	\$209.99



Proposal for Windows Server 2012 Upgrade, Exchange 2013 and automated Backup System

Conclusion

This is only one server and a fairly small number of users to deal with but can be quite complex to minimize impact on production whilst making major changes and takes a fair amount of planning and cooperation between all parties involved. TSG believes that this server configured as specified above is a good replacement for the existing server and email system.

The Backup System was requested to be maintenance free (set it and forget it), that can be accomplish if there are no changes, however, in our experience there are always changes and because of that backups must be monitored to ensure proper operation and recoverability. This system can send reports to the City of Wildwood and also TSG for monitoring.



Proposal for Windows Server 2012 Upgrade, Exchange 2013 and automated Backup System

We trust you will enjoy our services and we look forward to hearing back from you regarding how you would like to proceed.

We appreciate the opportunity to serve you,



The Villages Technology Solutions Group

1026 Canal Street

The Villages, FL 32162

Phone: 352-750-1515

Fax: 352-750-1616

Web: <http://www.TheVillagesTSG.com>



Zimbra

mroberts@wildwood-fl.gov

Villages Proposal

From : Ken Peakman <Ken.Peakman@TheVillagesTSG.com>
Subject : Villages Proposal
To : Marena Roberts <mroberts@wildwood-fl.gov>

Fri, Apr 12, 2013 07:23 AM

📎 1 attachment

Marena,

I forgot to mention in our proposal that the licensing quoted is exactly that; static licensing. What that means is: If the City purchases the licenses as specified in the proposal, the City will only be able to use the version of software licensed or earlier versions. The Licenses did NOT include Software Assurance (SA) which would allow the City to be eligible for upgrades to newer software when software is available. In order to purchase licenses with SA, a rule of thumb is, the cost is approximate 1.5 times the initial cost of the license and SA must be renewed either annually or every three years (depending on initial purchase selections).

Have a great day!



Ken Peakman
Supervisor, Server Operations
The Villages Technology Solutions Group
1026 Canal Street
The Villages, FL 32162
Phone: 352-750-1515
Fax: 352-750-1616
Web: <http://www.TheVillagesTSG.com>



image001.jpg
2 KB

CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Paving of remaining roads that were approved in 12/13 budget

REQUESTED ACTION: Approval for C.W. Roberts to pave remaining roads by extending contract pricing per ton from CR 232 @ 80.00 per ton, to repave CR 202, CR179.

Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 4/22/2013
 Special Meeting

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

Vendor/Entity: C.W. Roberts
Termination Date: _____

BUDGET IMPACT: No additional cost

Annual
 Capital
 N/A

FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

C.W. Roberts has agreed to extend their contract pricing of \$80.00 per ton of asphalt for the remaining roads that weren't paved in the original request but were approved in the budget, this is the same price that we paid to C.W.Roberts for repaving Judy Ave., Oak Grove Village, Fourth St. and CR156


Gene Kornegay
Public Works Director

CITY OF WILDWOOD
PUBLIC WORKS

MEMO

TO: Joseph Jacobs

DATE: March 5, 2012

FROM: Gene Kornegay

RE: Road Maintenance/Repair

Approved in this year's budget are 4 roads to be repaved. They consist of:

Judy Ave
Oak Grove Village
Fourth Ave
CR156/Clay Drain Road

for an estimated amount of \$115,775.

These roads rank in the top 6 in our boundary in need of repair.

C W Roberts won the bid for resurfacing CR 232/Ice Plant Road, and he has agreed to honor his pricing for asphalt overlay on CR 232 for these 4 roads also.

I would like to request authorization and approval to proceed with getting this work accomplished beginning in April 2012.

Please contact me with any questions or concerns.

410 Grey Street Wildwood Florida 34785
Phone: 352-330-1343

Fax: 352-330-1353

3. NEW BUSINESS - ACTION REQUIRED

3. f. 4.

Page 2/2



March 9, 2012

City Manager
City of Wildwood, FL
100 N. Main Street
Wildwood, FL 34785

RE: Asphalt Pricing

Gentlemen,

Per your request, this is to confirm that C W Roberts Contracting will extend the Unit prices in our contract with the City for the Construction CR 232 into other streets within the City of Wildwood. This extension of the unit prices will be good for 120 Days from the date of this letter.

An extension beyond 120 days will be considered based on any material cost increases.

Sincerely,

Charles F. Taylor
Area Manager
C W Roberts Contracting

CORPORATE OFFICE 3372 CAPITAL CIRCLE NE • TALLAHASSEE, FLORIDA 32308 PHONE: (850) 385-5060 • FAX: (850) 385-5420
HOSFORD OFFICE RO. BOX 188 • HOSFORD, FLORIDA 32334 PHONE: (850) 379-8116 • FAX: (850) 379-8188
FREESPORT OFFICE 160 INDUSTRIAL PARK ROAD • FREESPORT, FLORIDA 32439 PHONE: (850) 835-3500 • FAX: (850) 835-3519
WILDWOOD OFFICE 4208 COUNTY ROAD 124-A • WILDWOOD, FLORIDA 34785 PHONE: (352) 330-2540 • FAX: (352) 330-2609
PANAMA CITY OFFICE 1603 BAY AVENUE • PANAMA CITY, FLORIDA 32405 PHONE: (850) 769-6640 • FAX: (850) 769-7775
FORT MYERS OFFICE 13350 RICKENBACKER PARKWAY • FORT MYERS, FLORIDA 33913 PHONE: (239) 225-0565 • FAX: (239) 225-0564

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1302-01 Oxford Greens – Final Plat

REQUESTED ACTION: Final Plat approval (SP 1302-01)

Work Session (Report Only) **DATE OF MEETING:** 4/22/2013
 Regular Meeting Special Meeting

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

BUDGET IMPACT: _____

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

HISTORY/FACTS/ISSUES:

The applicant seeks Final Plat approval from the City Commission for the Oxford Greens Plat to subdivide parcel D08=005 into five lots. Plans for the development include the Oxford II Independent Living Facility (Carriage House) which is now nearing completion, as well as an Assisted Living Facility and Memory Care, and Senior Cottages. Staff recommends approval of the Final Plat for Oxford Greens (case SP 1302-01).

Case SP 1302-01 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, March 5, 2013. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the Final Plat to the City Commission.



Melanie D. Peavy, Director
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 5, 2013 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for Final Plat approval of the Oxford Greens Plat to subdivide parcel D08=005 into five lots with shared infrastructure. The site is generally located to the east of C-103 and north of Woodridge Drive.

Case: SP 1302-01

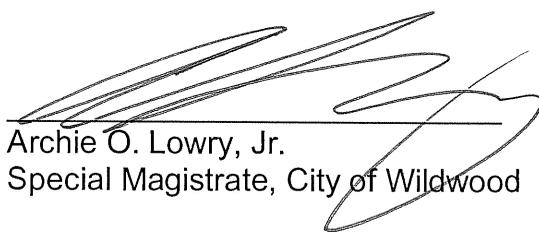
Parcel: D08=005

Owner: Sumter Retirement Residence, LLC

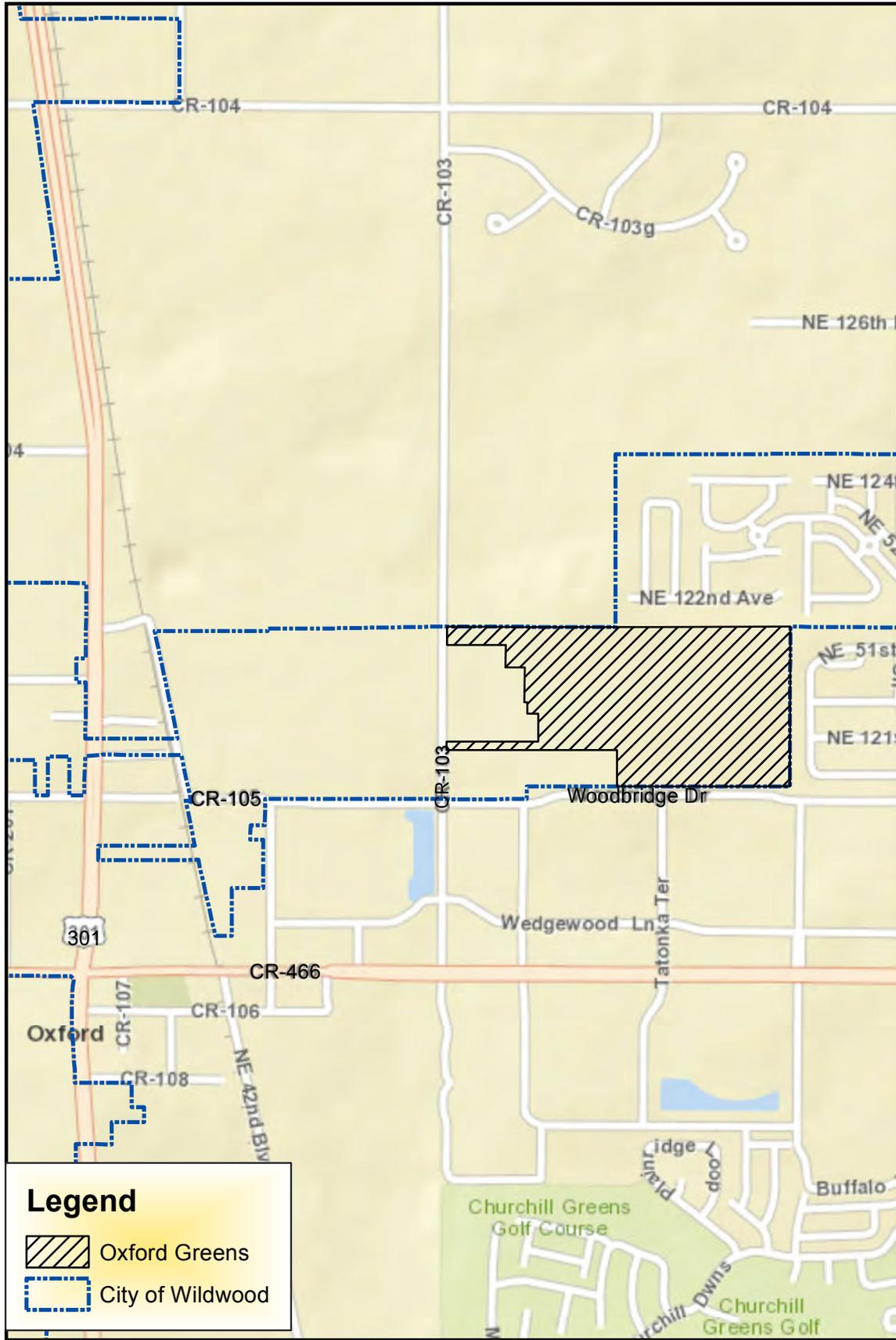
Applicant: Mark Lowen, Lenity Architecture, LLC

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Final Plat for the Oxford Greens, project number SP 1302-01, to the City Commission subject to approval, exemption, or permitting by all agencies of competent jurisdiction. The Engineer of Record is Jeff McPherson with Tillman and Associates Engineering, LLC, of Ocala, Florida (Surveyor – Chris Howson with R. M. Barrineau and Associates, Ocala, Florida).

Dated: March 6, 2013



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



I:\Terr\GIS\Maps\Location\Location - Oxford Greens.mxd - 2/28/2013 9:26:57AM - toneal



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



LOCATION MAP	
OXFORD GREENS WILDWOOD, FLORIDA	
FEBRUARY 2013	FINAL PLAT

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, PLAT BOOK _____, PAGE _____.

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA, 34471

OXFORD GREENS

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 1 OF 4

DESCRIPTION:

A PORTION OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE EAST 1/2 OF SAID SECTION 8, THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, S.00°02'06"E., A DISTANCE OF 3965.62 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°29'39"E. A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 103 (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST RIGHT OF WAY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, S.89°52'22"E., A DISTANCE OF 1300.59 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, S.89°51'37"E. A DISTANCE OF 1335.41 FEET TO THE N.E. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 8, S.00°01'33"W., A DISTANCE OF 1217.31 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°49'49"W., A DISTANCE OF 1334.52 FEET TO A POINT ON THE EAST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST BOUNDARY, N.00°00'25"W., A DISTANCE OF 277.18 FEET; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE SOUTH 383.81 FEET OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.89°49'26"W., A DISTANCE OF 1300.24 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD 103; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°01'11"W., A DISTANCE OF 74.95 FEET TO THE S.W. CORNER OF "OXFORD PROFESSIONAL PARK" AS RECORDED IN PLAT BOOK 13, PAGES 10 AND 10A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID "OXFORD PROFESSIONAL PARK", S.89°49'23"E., A DISTANCE OF 699.94 FEET TO THE S.E. CORNER OF SAID "OXFORD PROFESSIONAL PARK"; THENCE ALONG THE EAST BOUNDARIES OF SAID "OXFORD PROFESSIONAL PARK" THE FOLLOWING COURSES; N.00°23'11"W., A DISTANCE OF 213.27 FEET; THENCE S.89°32'49"W., A DISTANCE OF 84.72 FEET; THENCE N.00°09'20"E., A DISTANCE OF 89.56 FEET; THENCE S.89°52'18"W., A DISTANCE OF 20.11 FEET; THENCE N.00°08'29"E., A DISTANCE OF 263.59 FEET; THENCE N.89°51'06"W., A DISTANCE OF 147.29 FEET; THENCE N.00°11'08"E., A DISTANCE OF 169.42 FEET TO THE N.E. CORNER OF SAID "OXFORD PROFESSIONAL PARK"; THENCE ALONG THE NORTH BOUNDARY OF SAID "OXFORD PROFESSIONAL PARK", S.89°38'23"W., A DISTANCE OF 448.42 FEET TO THE N.W. CORNER OF SAID "OXFORD PROFESSIONAL PARK" AND A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD 103; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°01'35"W., A DISTANCE OF 132.84 FEET TO THE POINT OF BEGINNING.

NOTES:

1. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.
2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE ASSUMED BASED ON THE WEST BOUNDARY OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS BEING S.00°02'06"E.
4. PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS AND MONUMENTS ACCORDING TO SECTION 177.091 (9), FLORIDA STATUTES, WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF WILDWOOD BOARD OF CITY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS.
5. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
6. THE SURVEYED LANDS DEPICTED HEREIN APPEAR TO LIE WITHIN FLOOD ZONE "C" - AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 120296 0075 B, EFFECTIVE MARCH 15, 1982.



R.M. BARRINEAU AND ASSOCIATES
 PROFESSIONAL SURVEYORS & MAPPERS
 Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, Florida 34471
 PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
 REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553 • TRAVIS P. BARRINEAU, P.S.M. - LS 4897
 MINORITY BUSINESS ENTERPRISE

SURVEYOR'S CERTIFICATE:

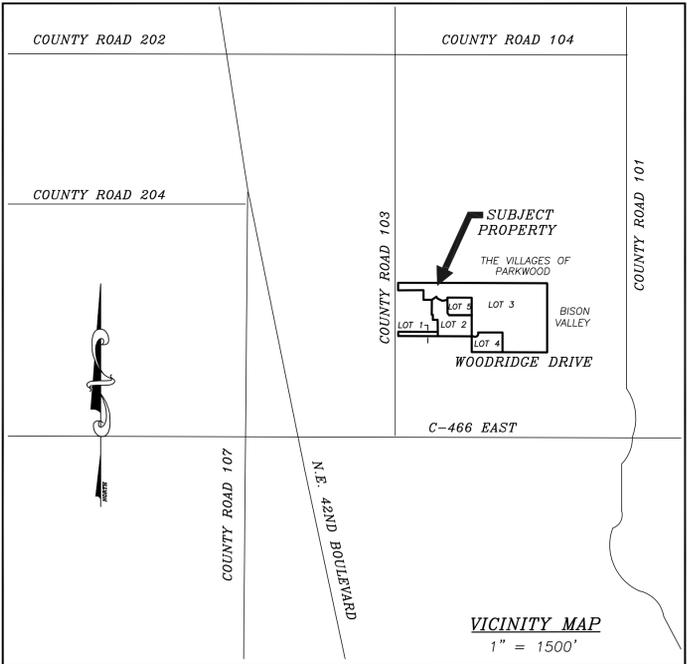
THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON OCTOBER 07, 2011 HE COMPLETED THE SURVEY OF LANDS DESCRIBED ON THIS PLAT, AND THIS IS A CORRECT REPRESENTATION OF THE LANDS HEREIN DESCRIBED AND PLATTED. I FURTHER CERTIFY THAT THIS PLAT MEETS THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

BY: _____
CHRISTOPHER J. HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553

COMMUNITY DEVELOPMENT SERVICES DIRECTOR:

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE ZONED PROPERLY AND THAT THE DEVELOPMENT HAS PROCEEDED THROUGH THE SUBDIVISION REQUIREMENTS. I FURTHER CERTIFY THAT I HAVE PRESENTED TO THE CITY COMMISSION FOR THE RECORDATION IN THE MINUTES OF THEIR MEETING ON THE _____ DAY OF _____, 2013. CERTIFIED BY THE CITY ATTORNEY, ATTESTED BY THE CITY CLERK.

MELANIE PEAVY
DEVELOPMENT SERVICES DIRECTOR
CITY OF WILDWOOD



TITLE CERTIFICATE:

I HAVE EXAMINED A REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF THE TITLE TO THE ABOVE DESCRIBED LANDS IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, FROM EARLIEST RECORD THROUGH _____, AND BASED UPON THIS EXAMINATION, I FIND THE FEE SIMPLE TITLE THERETO VESTED IN SUMTER RETIREMENT RESIDENCE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, SUBJECT, HOWEVER TO THE FOLLOWING:

1. PERPETUAL RIGHT-OF-WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 790, PAGE 44, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
2. EASEMENT TO CITY OF WILDWOOD RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 527, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
3. GRANTS OF, AND AGREEMENT CONCERNING EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 536, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. AMENDMENT TO GRANTS OF, AND AGREEMENT CONCERNING, EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2079, PAGE 108, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. SECOND AMENDMENT TO GRANTS OF, AND AGREEMENT CONCERNING, EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2193, PAGE 1, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. JOINDER, CONSENT AND SUBORDINATION RECORDED IN OFFICIAL RECORDS BOOK 2198, PAGE 165, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. JOINDER, CONSENT AND SUBORDINATION RECORDED IN OFFICIAL RECORDS BOOK 2198, PAGE 166, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
4. DEVELOPER'S AGREEMENT BETWEEN THE CITY OF WILDWOOD, FLORIDA AND MARICAMP, LLC RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 690, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
5. ADDENDUM TO DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1827, PAGE 715, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
6. PARTIAL ASSIGNMENT OF ERUs AND RIGHTS UNDER DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 532, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
7. MORTGAGE, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 2404, PAGE 449, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
8. MORTGAGE WITH ABSOLUTE ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING RECORDED IN OFFICIAL RECORDS BOOK 2404, PAGE 506, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
9. SUBORDINATION AND STANDSTILL AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2404, PAGE 486, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

BY: _____
SHUTTS & BOWEN, LLP

CHARLES B. COSTAR, III

CITY SURVEYOR'S CERTIFICATE:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY PER CHAPTER 177 BY THE UNDERSIGNED SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF WILDWOOD AND HAS BEEN FOUND TO CONFORM TO SUCH CHAPTER.

SIGNATURE

PRINT NAME

REGISTRATION NO.

OWNER'S DEDICATION:

STATE OF WASHINGTON
COUNTY OF CLARK

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER(S) IN FEE SIMPLE OF THE LANDS DESCRIBED HEREIN AND KNOWN AS OXFORD GREENS, DO HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED.

- 1) THE FOLLOWING FACILITIES ARE FOR PRIVATE USE ONLY:
 (A) STORMWATER EASEMENT, FOR USE AND MAINTENANCE AS SET FORTH IN THAT CERTAIN GRANTS OF, AND AGREEMENT CONCERNING, EASEMENTS, AS RECORDED IN OFFICIAL RECORDS BOOK 2004, PAGE 536, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, AS AMENDED, AND SUMTER COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF THE SAME;
 (B) ACCESS EASEMENT & UTILITY EASEMENT, FOR NON-EXCLUSIVE USE BY THE OWNERS OF LOT 1, LOT 2, LOT 3, LOT 4 AND LOT 5, THEIR RESPECTIVE SUCCESSORS IN TITLE, LICENSEES AND INVITEES, FOR VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 AND COUNTY ROAD 103 AND FOR UNDERGROUND UTILITIES (PROVIDED ABOVE GROUND TRANSFORMERS, METERS AND UTILITY MARKERS SHALL BE PERMITTED) REASONABLY NECESSARY OR CONVENIENT FOR THE SAFE AND EFFICIENT DEVELOPMENT, OPERATION AND MAINTENANCE OF LOTS 1, 2 AND 3 FOR THE ENJOYMENT AND USE OF SUCH EASEMENT FOR THE PURPOSES DESCRIBED ABOVE. IN ADDITION, THE ACCESS EASEMENT SHALL BE FOR USE BY THE CITY OF WILDWOOD, FLORIDA AND SUMTER COUNTY, FLORIDA, AND OTHER APPLICABLE AUTHORITIES FOR THE BENEFIT OF DELIVERY AND PICK-UP SERVICES, POLICE SERVICES, AMBULANCE SERVICES, FIRE PROTECTION SERVICES AND OTHER AUTHORITIES OF LAW, UNITED STATES MAIL CARRIERS AND REPRESENTATIVES OF UTILITIES. THE ACCESS EASEMENT & UTILITY EASEMENT SHALL BE MAINTAINED BY THE OWNER OF LOT 2, ITS SUCCESSORS AND/OR ASSIGNS, WHICH ASSIGNS MAY INCLUDE WITHOUT LIMITATION A PROPERTY OWNERS ASSOCIATION, AND SUMTER COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF THE SAME.
- 2) NO PART OF SAID LANDS WITHIN THIS PLAT ARE DEDICATED TO THE CITY OF WILDWOOD, FLORIDA, SUMTER COUNTY, FLORIDA OR TO THE PUBLIC.

IN WITNESS THEREOF, THE UNDERSIGNED OWNER(S) HERETO SET THEIR HAND AND SEAL ON THIS _____ DAY OF _____, 2013.

SUMTER RETIREMENT RESIDENCE LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: HAWTHORN MANAGEMENT SERVICES CORP., A WASHINGTON CORPORATION, ITS MANAGER

BY: BARTON G. COLSON, PRESIDENT

NOTARY ACKNOWLEDGMENT:

STATE OF WASHINGTON
COUNTY OF CLARK

BEFORE ME THIS DAY PERSONALLY APPEARED BARTON G. COLSON, AS PRESIDENT OF HAWTHORN MANAGEMENT SERVICES CORP., A WASHINGTON CORPORATION, MANAGER OF SUMTER RETIREMENT RESIDENCE LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED HEREIN _____, OR WHO PRODUCED IDENTIFICATION _____ AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT HE DID SO AS PRESIDENT OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2013.

NOTARY PUBLIC: _____
STATE OF: _____
COMMISSION EXPIRES: _____

CLERK'S CERTIFICATE:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE WILDWOOD SUBDIVISION COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS _____ DAY OF _____, 2013.

ATTEST: _____
RICHARD BUSCHE, P.E. CITY ENGINEER

MELANIE PEAVY DEVELOPMENT SERVICES DIRECTOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE COUNCIL FOR RECORD ON THIS _____ DAY OF _____, 2013.

JOSEPH JACOBS CITY CLERK

ED WOLF MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY HIM OR HER AS TO LEGALITY ON THIS _____ DAY OF _____, 2013.

JERRI A. BLAIR
CITY OF WILDWOOD ATTORNEY

CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 2013 AT _____

CLERK OF THE COURTS IN AND FOR SUMTER COUNTY, FLORIDA.

PRINT NAME DEPUTY CLERK

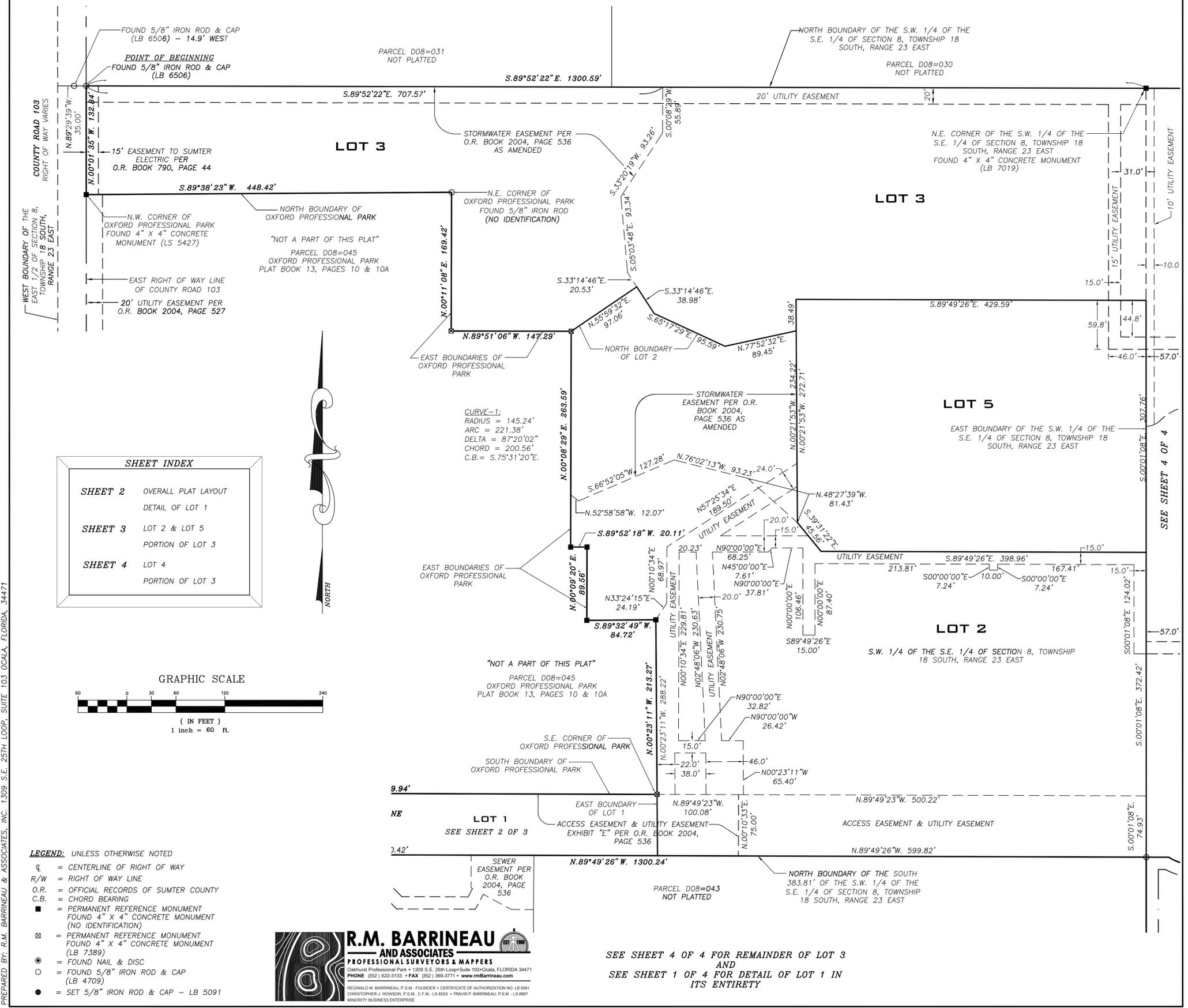
SIGNATURE DEPUTY CLERK

OXFORD GREENS

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 3 OF 4



SHEET INDEX

SHEET 2	OVERALL PLAT LAYOUT DETAIL OF LOT 1
SHEET 3	LOT 2 & LOT 5 PORTION OF LOT 3
SHEET 4	LOT 4 PORTION OF LOT 3

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA, 34471

- LEGEND:** UNLESS OTHERWISE NOTED
- ☉ = CENTERLINE OF RIGHT OF WAY
 - R/W = RIGHT OF WAY LINE
 - O.R. = OFFICIAL RECORDS OF SUMTER COUNTY
 - C.B. = CHORD BEARING
 - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION)
 - ⊠ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 7389)
 - = FOUND NAIL & DISC
 - = FOUND 5/8" IRON ROD & CAP (LB 4709)
 - = SET 5/8" IRON ROD & CAP - LB 5091

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Ocala, Florida
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmbarneau.com

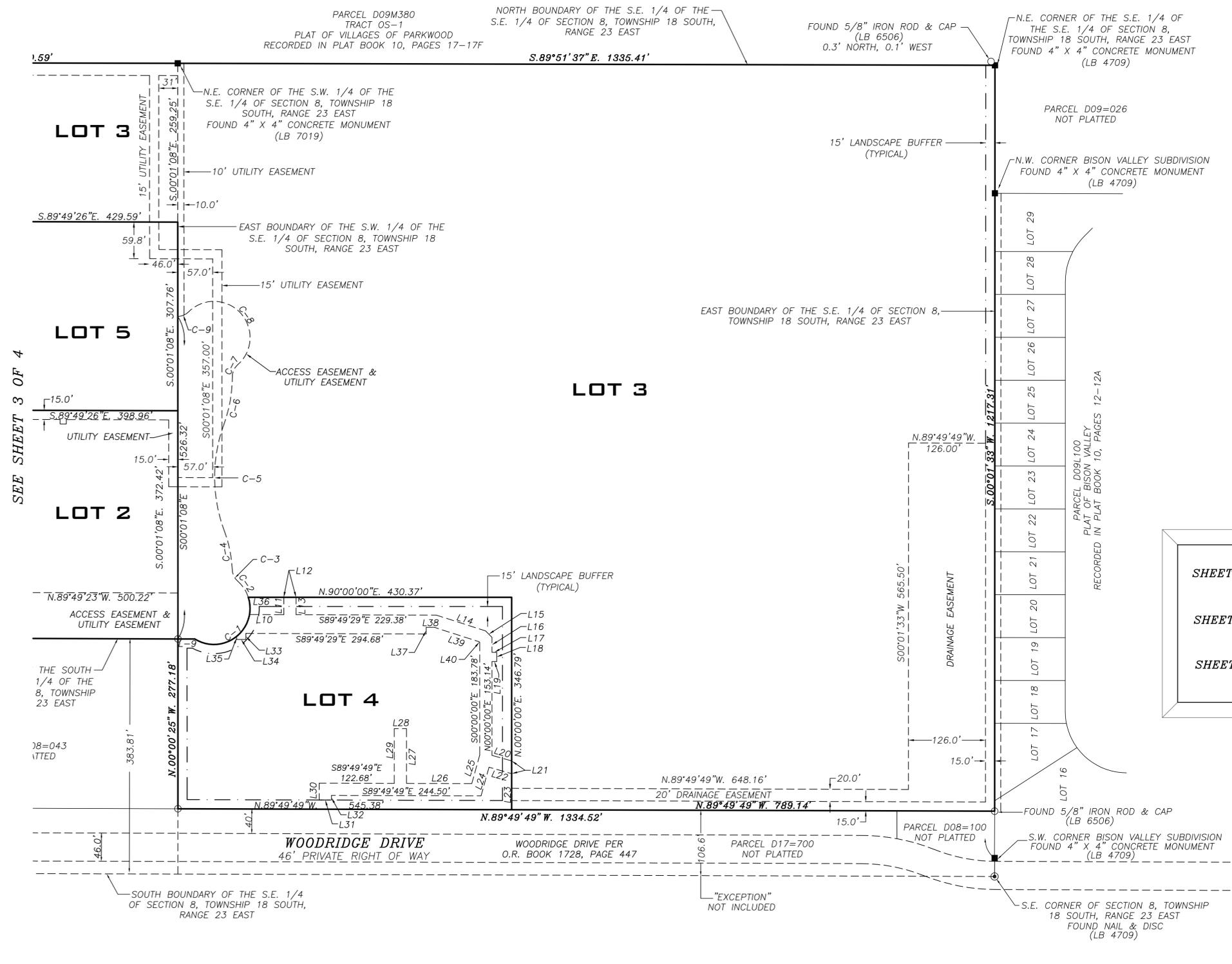
SEE SHEET 4 OF 4 FOR REMAINDER OF LOT 3 AND SEE SHEET 1 OF 4 FOR DETAIL OF LOT 1 IN ITS ENTIRETY

OXFORD GREENS

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____, PAGE _____

SHEET 4 OF 4



SHEET INDEX

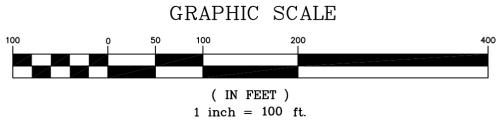
SHEET 2	OVERALL PLAT LAYOUT DETAIL OF LOT 1
SHEET 3	LOT 2 & LOT 5 PORTION OF LOT 3
SHEET 4	LOT 4 PORTION OF LOT 3

LINE TABLE

LINE	LENGTH	BEARING
L9	27.60'	N89°49'26"W
L10	56.07'	S89°49'29"E
L11	28.40'	N00°00'00"W
L12	20.00'	N90°00'00"E
L13	28.46'	S00°00'00"E
L14	84.36'	S72°11'23"E
L15	14.86'	S45°00'00"E
L16	24.43'	S00°00'00"W
L17	7.78'	S89°49'29"E
L18	15.00'	S00°00'00"W
L19	7.78'	N89°49'29"W
L20	33.41'	S74°17'24"E
L21	20.78'	S00°00'00"W
L22	38.43'	N74°17'24"W
L23	58.93'	S00°00'00"W
L24	48.50'	S15°42'36"W
L25	48.37'	N15°42'36"E
L26	106.62'	S89°49'49"E
L27	89.39'	S00°00'00"W
L28	20.00'	S89°49'49"E
L29	89.39'	N00°00'00"E
L30	27.50'	N00°10'10"E
L31	20.00'	N89°49'49"W
L32	7.50'	S00°10'10"W
L33	9.91'	S00°10'31"W
L34	15.00'	N89°49'29"W
L35	4.90'	N00°10'31"E
L36	58.01'	N90°00'00"E
L37	10.77'	S00°34'16"W
L38	13.51'	N89°49'29"W
L39	76.42'	N72°11'23"W
L40	1.74'	N45°00'00"W

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD	C.B.
C-1	139°49'41"	59.00'	143.99'	110.82'	N52°05'42"E
C-2	31°22'44"	59.00'	32.31'	31.91'	N33°30'31"W
C-3	46°52'45"	25.00'	20.45'	19.89'	S25°45'31"E
C-4	18°15'34"	205.00'	65.33'	65.06'	N11°26'55"W
C-5	40°36'53"	250.00'	177.21'	173.53'	S00°16'16"E
C-6	20°00'18"	230.00'	80.31'	79.90'	N10°02'01"E
C-7	49°03'21"	25.00'	21.40'	20.76'	S24°33'32"W
C-8	184°06'44"	59.00'	189.59'	117.92'	N42°58'09"W
C-9	44°20'46"	25.00'	19.35'	18.87'	N67°08'52"E



- LEGEND:** UNLESS OTHERWISE NOTED
- ⊕ = CENTERLINE OF RIGHT OF WAY
 - R/W = RIGHT OF WAY LINE
 - O.R. = OFFICIAL RECORDS OF SUMTER COUNTY
 - C.B. = CHORD BEARING
 - = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (NO IDENTIFICATION)
 - ⊗ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (LB 7389)
 - = FOUND NAIL & DISC
 - = FOUND 5/8" IRON ROD & CAP (LB 4709)
 - = SET 5/8" IRON ROD & CAP - LB 5091

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop • Suite 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmbarneau.com

REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
CHRISTOPHER J. HOWSON, P.S.M., C.F.M., L.S. 6553 • TRAVIS P. BARRINEAU, P.S.M., L.S. 6887
MINORITY BUSINESS ENTERPRISE

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA, 34471

SHUTTS
&
BOWEN
LLP

ATTORNEYS AND COUNSELLORS AT LAW

CHARLES B. COSTAR, III
PARTNER
(407) 835-6910 Direct Telephone

E-MAIL ADDRESS:
ccostar@shutts.com

December 3, 2012

Mayor Ed Wolf
City Commissioners
City of Wildwood
100 North Main Street
Wildwood, Florida 34785

**Re: Title Certification – Sumter Retirement Residence LLC
Plat of Oxford Greens**

Dear Mayor Wolf and Commissioners:

Pursuant to Chapter 177.041(2), Florida Statutes, please be advised that I am an attorney at law licensed in Florida and have examined the Sumter County Public Records with respect to the title to that certain property proposed to be platted as “OXFORD GREENS” more particularly described on **Exhibit “A”** attached hereto (the “Property”).

My examination of the recorded public records based on a plat search prepared by First American Title Insurance Company, from the earliest public records through November 26, 2012, at 8:00 a.m., reveals, other than Notices of Commencements which are not liens, clouds or encumbrances on real property pursuant to Section 713.13(3), Florida Statutes (2010), the following as of this date:

1. Record title holder to the Property is in the name of Sumter Retirement Residence LLC, a Washington limited liability company, by virtue of that certain Warranty Deed recorded in Official Records Book 2376, Page 530, of the Public Records of Sumter County, Florida.
2. Perpetual Right-Of-Way Easement to Sumter Electric Cooperative, Inc., recorded February 17, 2000 in Official Records Book 790, Page 44, Public Records of Sumter County, Florida.

3. Easement to the City of Wildwood, recorded October 20, 2008 in Official Records Book 2004, Page 527, Public Records of Sumter County, Florida.

4. Grants of, and Agreement Concerning, Easements executed by Maricamp, LLC, a Florida limited liability company; CFUS Development, LLC, a Florida limited liability company; Oxford Retirement Residence LLC, a Delaware limited liability company, and Open Bible Ev. Lutheran Church At The Villages, Corp., a Florida not for profit corporation, dated October 1, 2008 and recorded October 20, 2008 in Official Records Book 2004, Page 536, as amended by: Amendment to Grants of, and Agreement Concerning, Easements, recorded June 3, 2009 in Official Records Book 2079, Page 108, Second Amendment to Grants of, and Agreement Concerning, Easements recorded May 20, 2010 in Official Records Book 2193, Page 1, together with: Joinder, Consent and Subordination of Wels Church Extension Fund, Inc., recorded June 8, 2010 in Book 2198, Page 165, and Joinder, Consent and Subordination of Lutheran Association for Church Extension, Inc., recorded June 8, 2010 in Book 2198, Page 166, all of the Public Records of Sumter County, Florida.

5. Developer's Agreement between The City of Wildwood, Florida and Maricamp, LLC, dated May 30, 2007 and recorded August 21, 2007 in Official Records Book 1827, Page 690, as amended by: Addendum to Developer's Agreement between The City of Wildwood, Florida and Maricamp, LLC approved February 13, 2006, dated May 30, 2007 and recorded August 21, 2007 in Official Records Book 1827, Page 715, and Partial Assignment of ERUs and Rights under Developer's Agreement dated October 15, 2008 and recorded October 20, 2008 in Official Records Book 2004, Page 532.

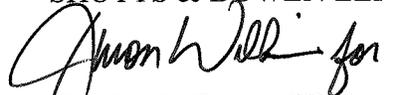
6. Mortgage, Assignment of Rents and Leases, Security Agreement and Fixture Filing executed by Sumter Retirement Residence LLC, a Washington limited liability company, in favor of Bank of America, N.A, dated January 25, 2012 and recorded January 31, 2012 in Official Records Book 2404, Page 449, Public Records of Sumter County, Florida.

7. Mortgage with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Sumter Retirement Residence LLC, a Washington limited liability company, in favor of Hawkridge Investment LLC, a Washington limited liability company, dated January 25, 2012 and recorded January 31, 2012 in Official Records Book 2404, Page 506, as affected by: Subordination and Standstill Agreement dated January 25, 2012 and recorded January 31, 2012 in Official Records Book 2404, Page 486, Public Records of Sumter County, Florida.

8. 2011 Real Estate Taxes for the Property are paid.

Sincerely,

SHUTTS & BOWEN LLP


Charles B. Costar, III, Esq.

Fla. Bar No. 976430

CBC/teb

ORLDOCS 12727932 1 21706.0040

cc: Sumter Retirement Residence LLC

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE EAST 1/2 OF SAID SECTION 8, THENCE ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF SAID SECTION 8, S.00°02'06"E., A DISTANCE OF 3965.62 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°29'39"E. A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 103 (RIGHT OF WAY WIDTH VARIES), SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID EAST RIGHT OF WAY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, S.89°52'22"E., A DISTANCE OF 1300.59 FEET TO THE N.E. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, S.89°51'37"E. A DISTANCE OF 1335.41 FEET TO THE N.E. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 8, S.00°01'33"W., A DISTANCE OF 1217.31 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°49'49"W., A DISTANCE OF 1334.52 FEET TO A POINT ON THE EAST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID EAST BOUNDARY, N.00°00'25"W., A DISTANCE OF 277.18 FEET; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE SOUTH 383.81 FEET OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 8, N.89°49'26"W., A DISTANCE OF 1300.24 FEET TO A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD 103; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°01'11"W., A DISTANCE OF 74.95 FEET TO THE S.W. CORNER OF "OXFORD PROFESSIONAL PARK" AS RECORDED IN PLAT BOOK 13, PAGES 10 AND 10A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID "OXFORD PROFESSIONAL PARK", S.89°49'23"E., A DISTANCE OF 699.94 FEET TO THE S.E. CORNER OF SAID "OXFORD PROFESSIONAL PARK"; THENCE ALONG THE EAST BOUNDARIES OF SAID "OXFORD PROFESSIONAL PARK" THE FOLLOWING COURSES: N.00°23'11"W., A DISTANCE OF 213.27 FEET; THENCE S.89°32'49"W., A DISTANCE OF 84.72 FEET; THENCE N.00°09'20"E., A DISTANCE OF 89.56 FEET; THENCE S.89°52'18"W., A DISTANCE OF 20.11 FEET; THENCE N.00°08'29"E., A DISTANCE OF 263.59 FEET; THENCE N.89°51'06"W., A DISTANCE OF 147.29 FEET; THENCE N.00°11'08"E., A DISTANCE OF 169.42 FEET TO THE N.E. CORNER OF SAID "OXFORD PROFESSIONAL PARK"; THENCE ALONG THE NORTH BOUNDARY OF SAID "OXFORD PROFESSIONAL PARK", S.89°38'23"W., A DISTANCE OF 448.42 FEET TO THE N.W. CORNER OF SAID "OXFORD PROFESSIONAL PARK" AND A POINT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF COUNTY ROAD 103; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N.00°01'35"W., A DISTANCE OF 132.84 FEET TO THE POINT OF BEGINNING.