

Agenda

Agenda

CITY COMMISSIONERS OF THE CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1
 Mayor Pro-Tem/Commissioner – Ronald Allen – Seat 5
 Pamala Harrison-Bivins – Seat 2
 Don C. Clark – Seat 4
 Robby Strickland – Seat 3
 Robert Smith –City Manager

February 28th, 2011
 7:00 PM

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

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

F.S.S. 286.0105A-If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (The City of Wildwood DOES NOT provide this verbatim record).

AGENDA

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

1. TIMED ITEMS AND PUBLIC HEARINGS

7:00 PM (a)	PUBLIC HEARING 2ND Final Reading	Ordinance No. O2011-01, an ordinance reclassifying zoning; consistency with Comp Plan; amendment of official zoning map; as requested by Quadventure, LLC (Attachments – Staff Recommends Approval)
7:00 PM (b)	TIMED ITEM	Final approval requested for the "Business Park 44 South Re-plat" (Attachments – Staff Recommends Approval)

* Quasi Judicial Hearing

2. REPORTS AND PUBLIC INPUT

- **SPECIAL PRESENTATION:** None at this time
 - a. City Manager
 - b. City Attorney
 - c. City Clerk
 - d. Commission Members
 - e. Public Forum (10 minute time limit)
 - f. Notes, Reports, and items for the file as attached

3. NEW BUSINESS – ACTION REQUIRED

- a. **MINUTES**
 - 1. Minutes of Regular Meeting held on February 14th, 2011 (Attachments – Staff recommends approval)
 - 2. Minutes of Special Called Workshop meeting on February 21, 2011 (Attachments – Staff recommends approval)

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

1. None

c. RESOLUTIONS FOR APPROVAL

1. Resolution No. R2011-02, a resolution declaring surplus property and a manner of disposal (Attachments – Staff Recommends Approval)

d. APPOINTMENTS

1. None

e. CONTRACTS AND AGREEMENTS

1. None

f. FINANCIAL

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

g. GENERAL ITEMS FOR CONSIDERATION

1. Discussion regarding Champagne Farm well change order and final billing (Dave Grimm and/or Pat Barnes (BFA) will present to Commission) (Attachments – Board Option)
2. Review/approval of the CR 521 Water Main contract (Dave Grimm to present) (Attachments – Staff Recommends Approval)
3. Review/approval of the CR 521 Water Main materials vendor (Dave Grimm to present) (Attachments – Staff Recommends Approval)
4. Review/decision on "new" City of Wildwood Brochure (Attachment – Board Option)

4. ADJOURN:

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**NOTES – NO ACTION REQUIRED:**

- a. None

**REPORTS:**

**CITY MANAGER (2.a.) (f.):**

1. **FYI** – 2010 Annual Update to the Capital Improvements Element - DCA letter regarding Notice of Intent to find the comprehensive plan amendment in compliance (Attachments)
2. **FYI** – Sumter County Public Works annual Household Hazardous Waste/Electronics Waste Amnesty Day information (Attachments)
3. **FYI** – Update on the Parks & Recreation Activities from Jason Hargrove, PRC (Attachment)
4. **FYI** – Update on purchase of a Prop Mixer for the WWTP due to emergency circumstances (Attachment)
5. **FYI** – Oxford Community Building boundary survey (Dave Grimm to address) (Attachment)
6. **FYI** – Utilities and projects update from Kimley-Horn (Attachments)
7. **Update** on the force main repairs at the Turnpike (Dave Grimm, CPP, to address) (No attachments)
8. **Update** on the CSX expansion through Wildwood (Dave Grimm, CPP, to address) (No attachments)

1. **TIMED ITEMS AND PUBLIC HEARINGS**

|                |                                                              |                                                                                                                                                                                                     |
|----------------|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7:00 PM<br>(a) | <b>PUBLIC HEARING</b><br><b>2<sup>ND</sup> Final Reading</b> | Ordinance No. O2011-01, an ordinance reclassifying zoning; consistency with Comp Plan; amendment of official zoning map; as requested by Quadventure, LLC (Attachments – Staff Recommends Approval) |
| 7:00 PM<br>(b) | <b>TIMED ITEM</b>                                            | Final approval requested for the “Business Park 44 South Re-plat”<br>(Attachments – Staff Recommends Approval)                                                                                      |

# CITY COMMISSION OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

1. (a) PUBLIC HEARINGS –  
2<sup>nd</sup> Final Reading of  
Ordinance No. O2011-01,  
an ordinance reclassifying  
zoning; consistency with  
Comp Plan; amendment of  
official zoning map; as  
requested by  
Quadventure, LLC

**SUBJECT:** Quadventure, LLC – Planned Unit Development

Proposed Ordinance O2011-01 (Rezoning to PUD)

### REQUESTED ACTION:

Work Session (Report Only)      **DATE OF MEETING:** 2/28/2011  
 Regular Meeting                       Special Meeting

**CONTRACT:**       N/A                      Vendor/Entity: \_\_\_\_\_  
Effective Date: \_\_\_\_\_      Termination Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

### BUDGET IMPACT:

Annual                      **FUNDING SOURCE:** N/A  
 Capital                      **EXPENDITURE ACCOUNT:** \_\_\_\_\_  
 N/A

### HISTORY/FACTS/ISSUES:

The applicant, LPG Urban and Regional Planners, seeks approval for a rezoning from Sumter County "Rural Residential" to City of Wildwood "Planned Unit Development".

Ordinance O2011-01 relates to the 40 +/- acre subject property and outlines specific criteria and requirements for the project. The project's conceptual development plan has been incorporated into the ordinance as "Exhibit A".

The Quadventure project is compliant with all applicable goals, objectives and polices of the Comprehensive Plan including, but not limited to:

- FLUE Policy 1.4.2 – Requires mixed use developments proceed as a Planned Development and sets specific general development standards within the Employment Sub-District;
- FLUE Policy 1.4.7 – Requires a mix and range of uses for developments designated as Employment Center Neighborhood Mixed Use (ECNMU) on the Future Land Use Map;
- FLUE Policy 1.4.8 – Sets additional development standards for developments designated as ECNMU on the Future Land Use Map;
- FLUE Policy 1.6.1 – Requires the City to establish a maximum development potential for all developments;
- FLUE Policy 1.10.1 through Policy 1.10.15 – Requires project's within an Employment Mixed Use Center to exhibit a dense, compact, energy efficient, and pedestrian friendly development pattern that maximizes public facilities and infrastructure, reduces greenhouse gas emissions, and will accommodate transit once available;
- TE Objective 1.9 – Requires the City to promote alternative forms of transportation and reduce motor vehicle travel; and
- TE Policy 1.9.12 – Requires minimum densities along future transit corridors.

The attached maps illustrate the zoning, future land use, and site characteristics within the vicinity of the subject property. As shown on the attached vicinity map, the subject property is contiguous to the

south of Brownwood, the future town center being developed by The Villages. The proposed scale and intensity of the Quadventure project is comparable to that in Brownwood. Additionally, staff believes the SR 44 corridor is appropriate for the type and scale of development proposed.

Therefore, staff recommends approval of Ordinance O2011-01.

1. (a) PUBLIC HEARINGS –  
2<sup>nd</sup> Final Reading of  
Ordinance No. O2011-01,  
an ordinance reclassifying  
zoning; consistency with  
Comp Plan; amendment of  
official zoning map; as  
requested by  
Quadventure, LLC

*mep*

Melanie Peavy  
Development Services Director

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**ORDINANCE O2011-01**

**AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, COUNTY OF SUMTER, STATE OF FLORIDA; RECLASSIFYING THE ZONING FROM SUMTER COUNTY RURAL RESIDENTIAL TO CITY OF WILWOOD PLANNED UNIT DEVELOPMENT FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA OWNED BY QUADVENTURE, LLC; PROVIDING FOR THE TERMS AND CONDITIONS OF THE PLANNED UNIT DEVELOPMENT; PROVIDING FOR CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR AMENDMENT OF THE OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

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

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

(A) The following described property, owned by Quadventure, LLC, is located in the City of Wildwood, Florida:

PARCEL 1: Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 run West 140 yards for point of beginning, thence West 135 yards, thence South 127 1/2 yards, thence East 135 yards, thence North 127 1/2 yards to point of beginning, less commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 thence run East 495 feet, thence South 271 feet to point of beginning, thence run South 111.50 feet, thence East 405.73 feet, thence run North 111.50 feet, thence West 405.66 feet to point of beginning, Section 17, Township 19 South, Range 23 East.

PARCEL 2: The Northeast 1/4 of the Northeast 1/4 lying South of State Road 44, less the East 420 feet thereof, Section 17, Township 19 South, Range 23 East.

PARCEL 3: Begin at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 run West 275 yards, thence North 312.5 yards, thence East 275 yards, thence South 312.5 yards to the point of beginning, Section 17, Township 19 South, Range 23 East.

PARCEL 4: Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 run East 495 feet, thence South 271 feet to point of beginning, thence run South 111.50 feet, thence East 405.73 feet, thence run North 111.50 feet, thence run West 405.77 feet to the point of beginning, Section 17, Township 19 South, Range 23 East.

AND:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS; COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 17, RUN THENCE NORTH 89°50'56" WEST 825.00 FEET ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 00°18'48" EAST 733.89 FEET ALONG THE WEST BOUNDARY OF THE EAST 825.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 89°52'26" WEST 462.76 FEET PARALLEL THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO A POINT ON THE EAST BOUNDARY OF THE WEST 33.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; FROM SAID POINT, RUN THENCE NORTH 00°18'05" EAST 567.83 FEET ALONG THE EAST BOUNDARY OF THE WEST 33.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO A POINT THAT IS 33.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; FROM SAID POINT, RUN THENCE SOUTH 89°52'26" EAST 462.88 FEET PARALLEL THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO A POINT ON THE WEST BOUNDARY OF THE EAST 825.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; FROM SAID POINT, RUN THENCE SOUTH 00°18'48" WEST 567.83 FEET ALONG THE WEST BOUNDARY OF THE EAST 825.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17 TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS 66.00 FEET WIDE DESCRIBED AS FOLLOWS: FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 00°12'05" WEST ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 468.00 FEET; THENCE SOUTH 89°49'28" WEST 723.62 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89°49'28" WEST 1817.85 FEET; THENCE NORTH 00°02'15" WEST 66.00 FEET; THENCE NORTH 89°49'28" EAST 1189.87 FEET; THENCE NORTH 00°01'08" WEST 1703.45 FEET TO THE SOUTH RIGHT OF WAY OF A COUNTY ROAD; THENCE NORTH 89°47'45" EAST ALONG SAID SOUTH RIGHT OF WAY OF A COUNTY ROAD 66.00 FEET; THENCE SOUTH 00°01'08" EAST 1703.49 FEET; THENCE NORTH 89°49'28" EAST 562.00 FEET; THENCE SOUTH 00°01'08" EAST 66.00 FEET TO THE POINT OF BEGINNING.

All lying and being in Sumter County, Florida.

- (B) The above-described property shall be referred to in this ordinance as the Project.
- (C) The Project consists of parcel numbers #G17=001, G17=034, G17=013, G17=009, G17=008 & G17=039.

**Section 2: The Project is subject to the following terms and conditions:**

(A) General.

1. Development of this Project shall be governed by the contents of this Ordinance and applicable sections of the City of Wildwood Land Development Regulations and Code of Ordinances and all other applicable rules, regulations, and ordinances of the City.
2. Where in conflict, the terms of this ordinance shall take precedence over the City of Wildwood Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City.
3. Unless otherwise noted, the definition of all terms shall be the same as the definitions set forth in the City of Wildwood Land Development Regulations.
4. The purpose of this PUD is to meet the objectives and policies of the comprehensive plan by requiring the following:
  - (a) Higher densities and intensities situated along transportation corridors to accommodate mass transit;
  - (b) Transitioning densities and intensities from the Mixed Use Center;
  - (c) An open space system that compliments the development;
  - (d) Compliance with City’s Design Standards;
  - (e) Water and energy conservation measures;
  - (f) Pedestrian/bicycle friendly street network;
  - (g) Infrastructure and open space interconnectivity; and
  - (h) A mix of housing types along with non-residential uses

(B) Land Uses.

The proposed Planned Unit Development conceptual plan, attached hereto as “Exhibit A”, is incorporated into this Ordinance. Elements in the proposed plan include residential, institutional, office and commercial uses. The approximate acreage devoted to each land use is delineated on the tables below.

|                                           |             |
|-------------------------------------------|-------------|
| Total Project:                            | 39.88 acres |
| 70% Developable:                          | 25.6 acres  |
| Employment Mixed Use Center (Overlay):    | 11.67 acres |
| Employment Center Neighborhood Mixed Use: | 21.45 acres |
| Commercial:                               | 6.76 acres  |
| Open Space:                               | 9.17 acres  |

The conceptual plan (“Exhibit ‘A’”) includes three Development Option Tables. The Project shall be developed in conformance with the Development Option

Tables. Non-substantial deviations from the acreages shall be allowed provided there is no increase in the maximum development potential.

Approximately 11 acres of the Project are included in a Mixed Use Center. The area within the Employment Mixed Use Center shall contain a minimum of 94 residential units and contain a minimum of 245,000 square feet of nonresidential uses. The area within the Mixed Use Center may exceed the density and intensity set by the underlying Future Land Use Map Designations provided that the Project, as a whole, does not exceed the maximum development potential outlined in the Development Option Tables on “Exhibit A”.

A minimum of the 245,000 of the built nonresidential square footage in the Project shall be contained in mixed-use, multi-story buildings. A “story” is defined as that portion of a building included between the surface of any floor and the surface of the next floor above it. In the event there is not a floor above the former, then the story is that portion of a building between the top floor and the ceiling above it.

(C) Recreation and open space.

1. Recreation

The Project shall meet the amenities requirement as listed in the City’s Residential Design Standards. Approximately 3.55 acres of the Project have been designated as park/recreation areas as shown on “Exhibit A”.

2. Open Space

The minimum allocation of open space areas shall be 25% of the developable land area of the Project site.

The open space area shall be provided and calculated as specified in the Residential Design Standards and may include, but not be limited to, Project buffer areas, recreation area, landscaped areas, and portions of stormwater management system. Pedestrian and public gathering areas shall also be considered open space. The open space shall be calculated on an aggregate basis over the entire PUD Property, notwithstanding that the Project may be developed in phases.

Any and all wetland impacts shall be mitigated per the Southwest Florida Water Management District’s regulations. All preserved wetlands shall be placed in a conservation easement.

(D) Public Facilities.

1. Potable Water, Wastewater, and Reuse.

Each structure on the Project shall be connected to the City Potable Water and Sanitary Sewer system, prior to any certificates of occupancy being issued for such structure on the Project. The Project shall connect to the City's reuse system upon availability. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by separate Developer's Agreement between the City and the Owner/Developer prior to site plan approval. Said agreement shall specify cost and timetables for delivery of services.

2. Solid Waste.

Waste services shall be provided by the City of Wildwood or its contracted refuse service provider.

3. Drainage.

Prior to site plan approval, the Project shall contain a master drainage plan for all phases to ensure the sharing of stormwater facilities within the Project. The maintenance of the drainage system shall be the responsibility of the property owner or its successor or assign and shall meet the requirements of the Southwest Florida Water Management District and the level of service standards set forth by the City.

4. Transportation, Streets and Sidewalks.

- (a) The Project shall contain one point of ingress and egress on SR 44;
- (b) The Project shall be designed to ensure internal and external transportation connectivity. The Project shall provide a 110 foot right-of-way as depicted on "Exhibit A" that runs relatively perpendicular to SR 44. East/West interconnection to the adjoining properties shall be provided within the Project. The location of this East/West connection should run relatively parallel to SR 44 and not be located more than 700 feet from SR 44.
- (c) The Project shall adhere to the City's Design Standards relating to internal and external interconnectivity for all modes of transportation for the Project; and
- (d) The Project shall provide accommodation for the placement of a transit stop within the project boundary along SR 44. Placement and construction of the transit stop shall be subject to a future agreement between the developer and the transit service provider, Sumter County and/ or the Lake-Sumter MPO, prior to site plan approval.

(e) A minimum five (5) foot sidewalk shall be provided within the landscape buffer along SR 44.

(f) An eight (8) foot sidewalk shall be provided on both sides of the street within the 110 foot right-of-way as described in subsection 4(b) above. A minimum five (5) foot sidewalk shall be provided on both sides of all other internal streets;(g) The City and the developer will enter into a written Developer’s Agreement concerning maintenance of the streets and sidewalks prior to site plan approval;

5. Building Placement

(a) Buildings shall be oriented to face the 110 foot right-of-way as described in subsection 4(b) above;

(b) The buildings shall be placed adjacent to the right-of-way as described in subsection 4(b) above. However, the buildings may be setback from said right-of-way to allow for space to accommodate public or quasi-public gathering areas such as a pedestrian courtyard or outdoor restaurant seating.

6. Parking.

(a) The developer shall reasonably limit parking areas. Parking shall be provided in accordance with the Urban Land Institute’s standards as shown on “Exhibit A”;

(b) The Project will incorporate 25% compact car parking and 5% motorcycle parking. These spaces will count toward reaching the parking requirement;

(c) All off-street parking shall be designed in accordance with the City’s Design Standards; and

(d) On street parking shall be provided where applicable.

(E) Landscaping Requirements.

(a) All landscaping and buffer requirements shall be in accordance with the City’s Design Standards.

(b) All landscaped and common areas shall be maintained and irrigated in accordance with the City’s Design Standards.

(c) All landscaping shall have appropriate irrigation and shall utilize reclaimed water if utility lines and adequate capacity is made available to the boundary of the Project.

(d) Any tree removal or replacement will be subject to the City’s Tree Ordinance #594.

(F) Lighting.

Decorative lighting shall be provided as required in the City's Design Standards.

(G) Utilities.

All on site utilities shall be underground. Developer is responsible for running utilities underground for its development. The City shall insure that any utilities within any public utilities easement serving lands other than the Project shall be underground.

(H) Signage.

All signage shall comply with the City's Design Standards. If signage is installed within a City easement, the City shall not be responsible for any damage to signage as caused by the City's exercise of the easement.

(I) Conservation Measures.

The Project shall implement the following conservation measures:

- (a) New construction shall utilize energy efficient design and meet or exceed the Florida Energy Efficiency Code for Building Construction.
- (b) New construction shall utilize Florida Friendly Landscaping principals. Low volume and drip irrigation shall be used where appropriate.
- (c) The use of computerized and programmable thermostats is encouraged.
- (d) The use of "green" building materials will be encouraged.
- (e) Residential appliances including dishwashers, clothes washers, ceiling fans and refrigerators shall be Energy Star qualified.
- (f) Residential heating and cooling equipment shall be Energy Star qualified.
- (g) Residential interior and exterior electrical lighting fixtures shall be fitted with CFL or LED bulbs.
- (f) Residential windows shall be energy star qualified and rated by the National Fenestration Rating Council (NFRC) to meet a U factor of .65 and solar heat gain coefficient of 0.40 or less.

(J) Maintenance of Common Areas.

Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property

owners association, at no cost or obligation to the City. The developer/owner shall provide guidelines for the maintenance of common areas. Guidelines shall be submitted to the City for its approval, which approval shall not be unreasonably withheld, conditioned or delayed. The City will be granted the right, but not the obligations, to enforce the common areas maintenance obligations against the landlord/property owner/ developer, as may be applicable, and to be reimbursed for the reasonable attorney’s fees, costs and expenses, as may be reasonably incurred by the City. A failure by the City to enforce this right shall not constitute a waiver.

(K) Enforcement of Rules and Regulations.

For the maintenance of the common areas referenced in Section J of this Ordinance, the applicable provisions in the guidelines: (i) shall be made applicable to the nonresidential and the residential segments of the Project; and, (ii) shall be reviewed/approved by the City of Wildwood, with a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney’s fees and costs for enforcement regardless of whether or not a suit has been filed. Guidelines shall be submitted to the City for its approval, which approval shall not be unreasonably withheld, conditioned or delayed. The City will be granted the right, but not the obligations, to enforce the common areas maintenance obligations against the landlord/property owner/developer, as may be applicable, and to be reimbursed for the reasonable attorney’s fees, costs and expenses, as may be reasonably incurred by the City. A failure by the City to enforce this right shall not constitute a waiver.

(L) Impact Fees.

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

All impact fee credits for right-of-way donations and road construction completed by this Project will be subject to an appropriate agreement with the appropriate government agencies.

(M) Amendments.

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

(N) Expiration of PUD.

Actual construction must begin within the Project within 24 months of the final adoption of the PUD agreement or rezoning to PUD including the expiration of all appeal periods. If no construction has started on the approved PUD within the allotted time frame, the planned unit development shall lapse and be of no further effect. If the planned unit development lapses under the provisions of this code, the PUD site reverts to the original zoning classification. The City Commission may extend the PUD for periods of up to six (6) months provided the applicant can show good cause why said development was delayed under the originally approved development plan.

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

The zoning classification of the PUD property is consistent with the Comprehensive Plan of the City of Wildwood, Florida.

**Section 4: Official Zoning Map.**

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

**Section 5: Severability.**

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

**Section 6: Conflict.**

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

**Section 7: Effective Date.**

This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

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

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

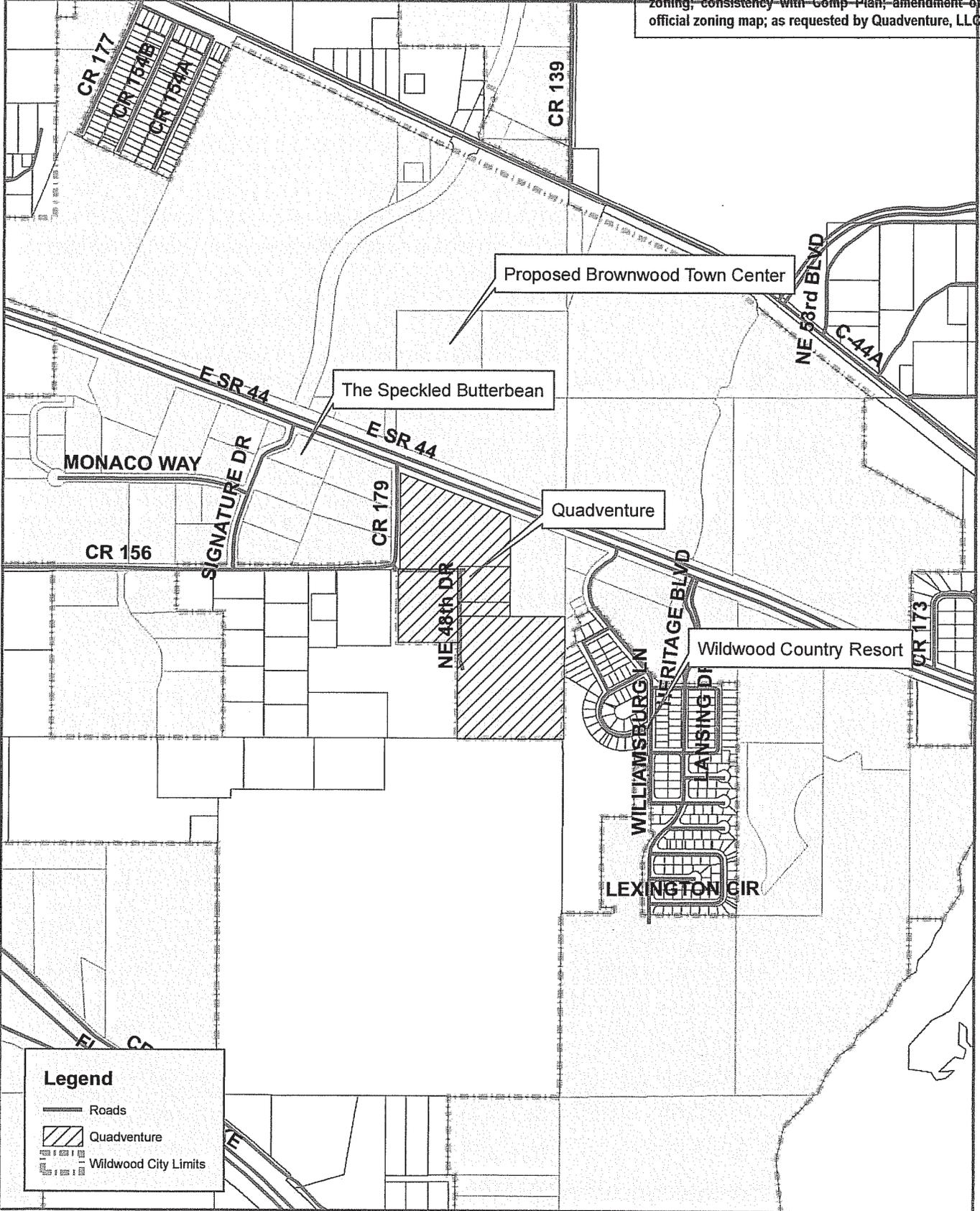
Second Reading: \_\_\_\_\_

Approved as to Form:

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



1. (a) PUBLIC HEARINGS - 2<sup>nd</sup> Final Reading of Ordinance No. O2011-01, an ordinance reclassifying zoning; consistency with Comp Plan; amendment of official zoning map; as requested by Quadventure, LLC



**Legend**

- Roads
- Quadventure
- Wildwood City Limits



1 inch = 1,000 feet

City of Wildwood, Florida  
Quadventure



1. (a) PUBLIC HEARINGS - 2<sup>nd</sup> Final Reading of Ordinance No. O2011-01, an ordinance reclassifying zoning; consistency with Comp. Plan; amendment of official zoning map; as requested by Quadventure, LLC



**Legend**

-  Quadventure
-  Wildwood City Limits

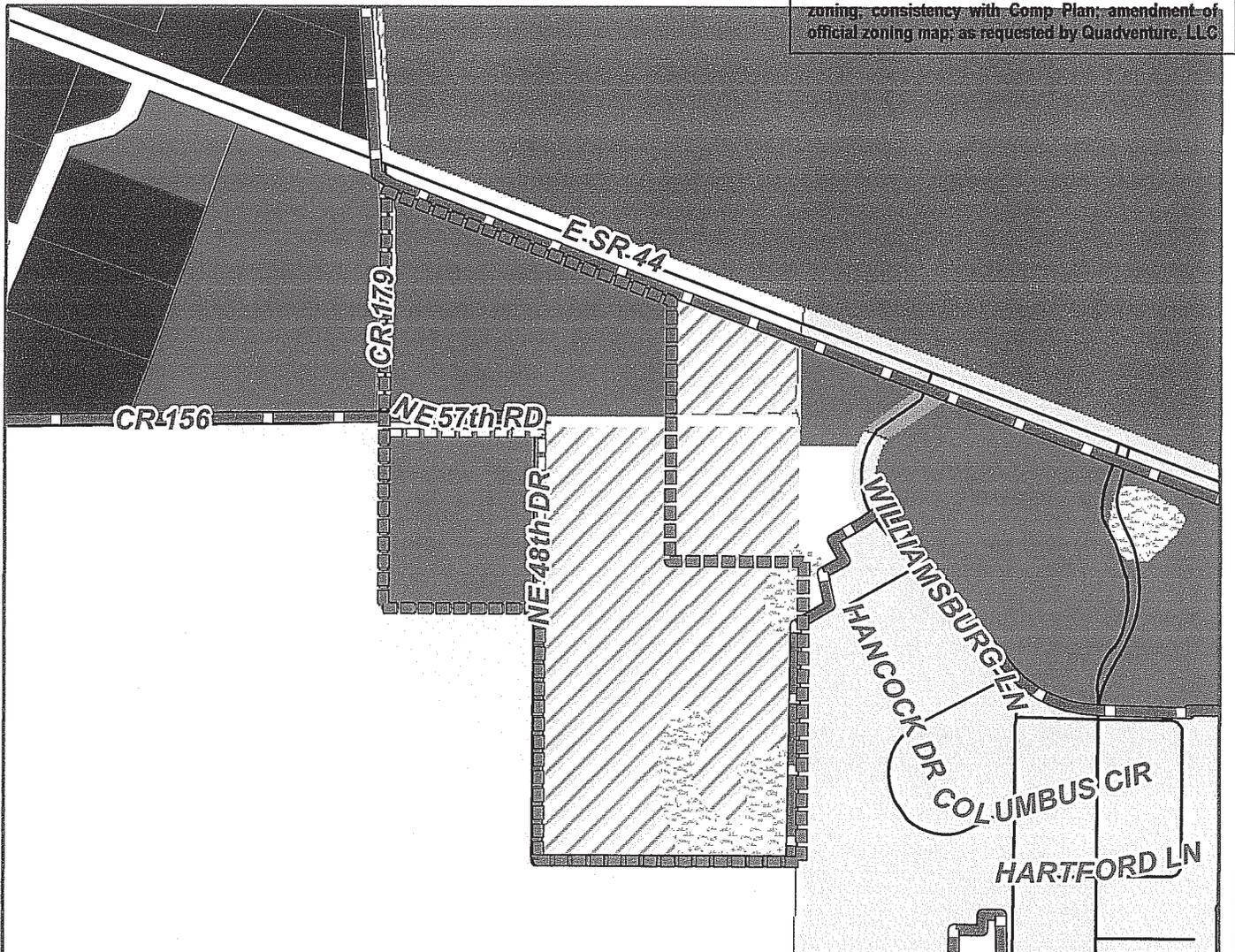


1 inch = 500 feet

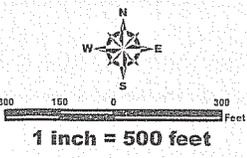
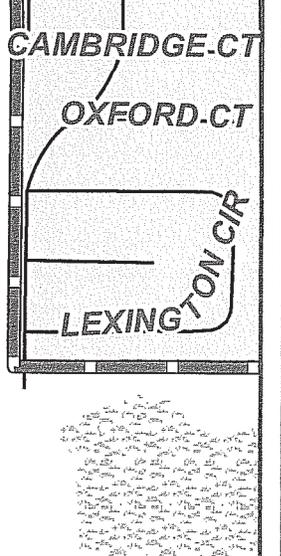
City of Wildwood, Florida  
Quadventure



1. (a) PUBLIC HEARINGS - 2<sup>nd</sup> Final Reading of Ordinance No. 02044-01, an ordinance reclassifying zoning; consistency with Comp Plan; amendment of official zoning map; as requested by Quadventure, LLC



|                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p> Project Boundary (39.3 Ac±)</p> <p> Annexation Boundary (6 Ac±)</p> <p> 2007 - Wildwood City Boundary</p> <p><b>City Of Wildwood Existing FLU</b></p> <p> COM -- Commercial</p> <p> I -- Industrial</p> <p><b>Wildwood FLUM Designations</b></p> <p> Conservation</p> <p> Commercial</p> <p> The Villages of Wildwood DRI</p> <p> Low Medium Density Residential</p> <p> Employment Center Neighborhood Mixed Use</p> | <p><b>Legend</b></p> <p><b>Sumter Co. Future Land Use</b></p> <p> Agricultural: one unit per ten acres</p> <p> Rural Residential: one unit per acre</p> <p> Low Density Residential: Two units per acre</p> <p> Commercial</p> <p> Municipalities</p> <p> Mixed Use: subject to Development Order</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

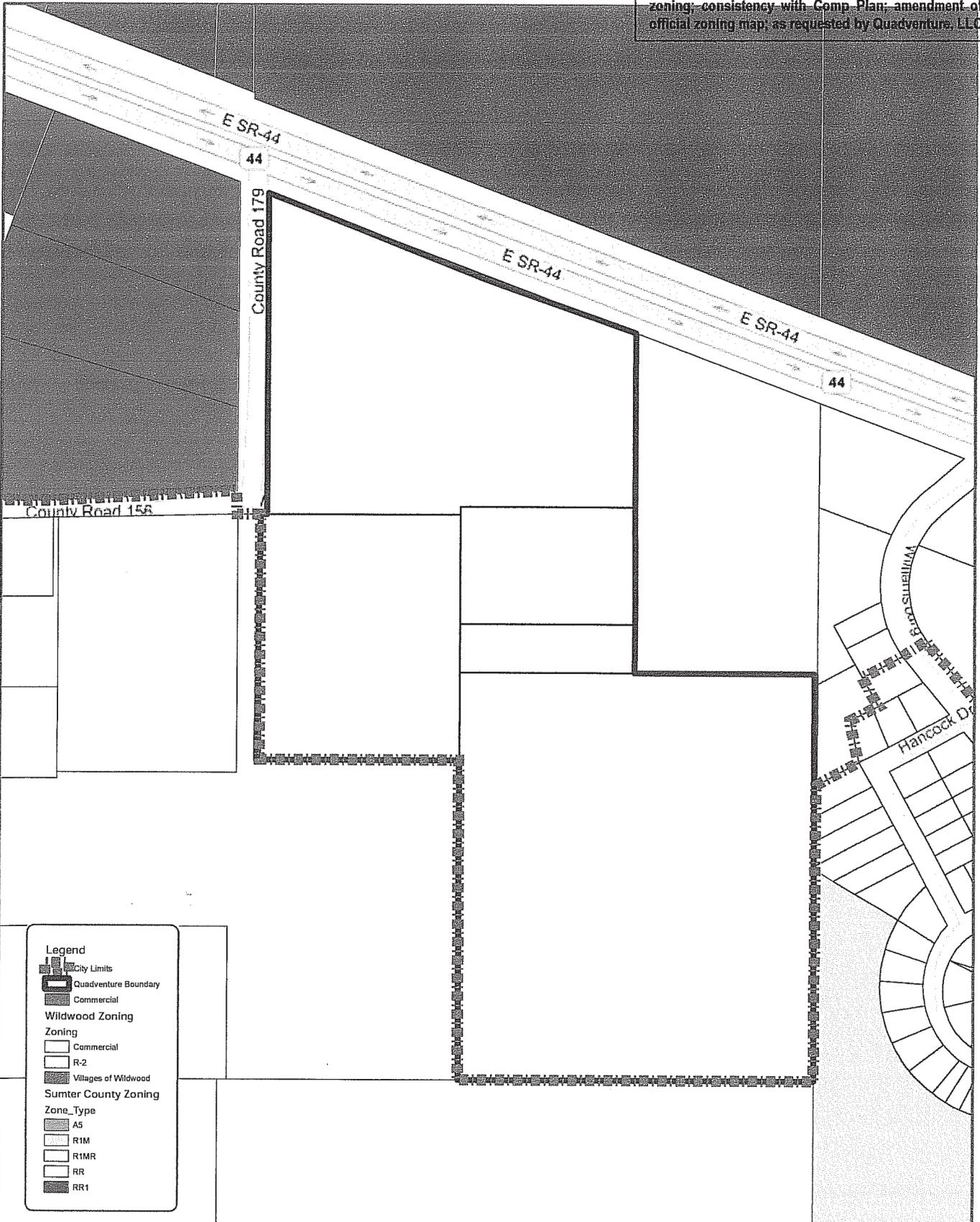


**Quadventure**  
Existing Future Land Use Map  
Wildwood, Florida

Project No.: 14771  
File Name:  
1477-1\_FLU\_8x11.mxd  
Project Name: Quadventure  
Project Manager: Greg Baliveau  
Creation Date: May 24, 2010  
Revision Date:  
Created By: D. Ludwig

**LPG Urban & Regional Planners, Inc.**  
1162 Camp Avenue, Mount Dora, Florida 32757  
Office: (352) 383-1940 / Fax: (352) 383-4024

1. (a) PUBLIC HEARINGS – 2<sup>nd</sup> Final Reading of Ordinance No. O2011-01, an ordinance reclassifying zoning; consistency with Comp Plan; amendment of official zoning map, as requested by Quadventure, LLC



**Legend**

- City Limits
- Quadventure Boundary
- Commercial

**Wildwood Zoning**

- Commercial
- R-2
- Villages of Wildwood

**Sumter County Zoning**

**Zone\_Type**

- A5
- R1M
- R1MR
- RR
- RR1

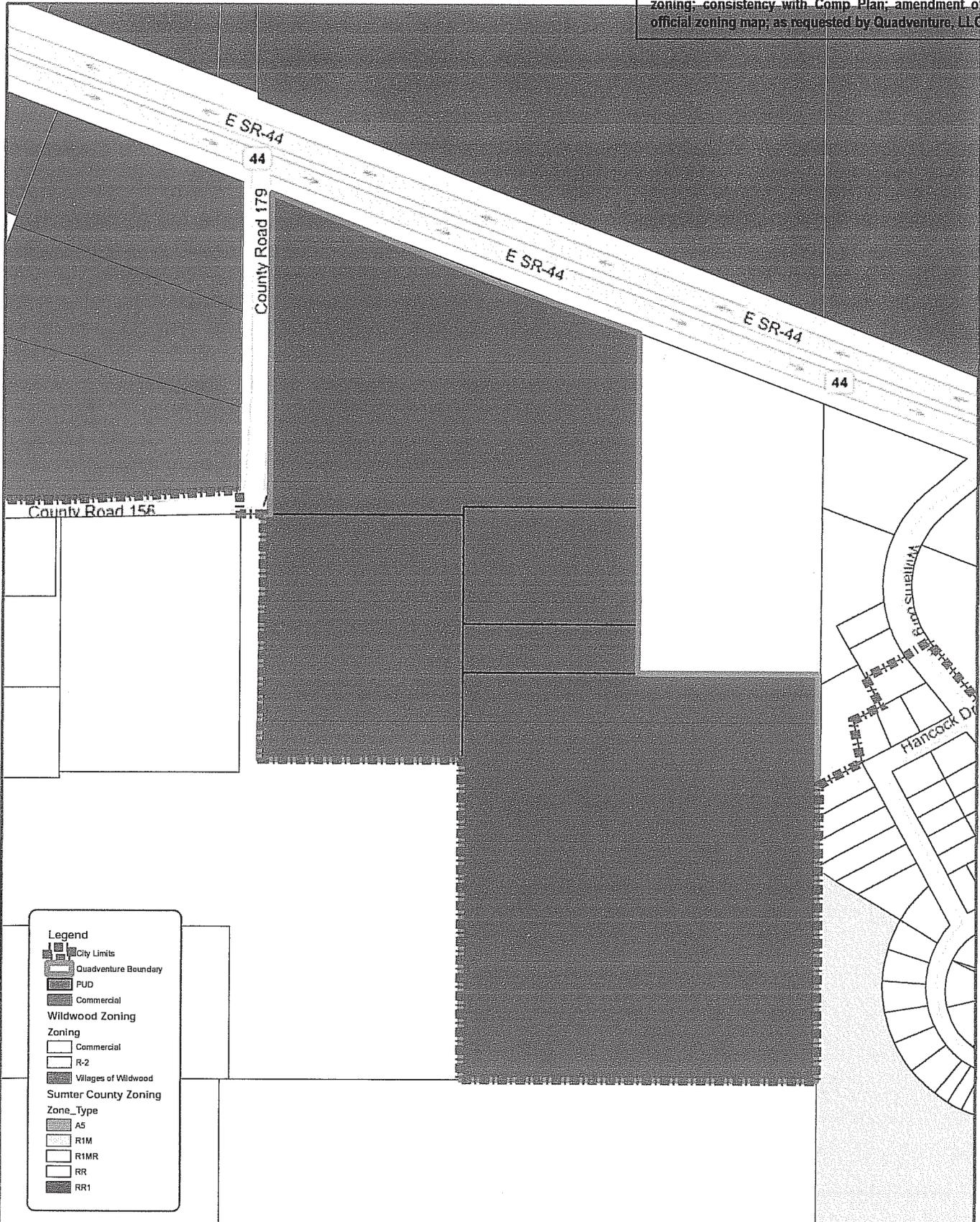


1 inch = 300 feet

City of Wildwood, Florida  
 Quadventure  
 Existing Zoning



1. (a) PUBLIC HEARINGS - 2<sup>nd</sup> Final Reading of Ordinance No. O2011-01, an ordinance reclassifying zoning; consistency with Comp Plan; amendment of official zoning map; as requested by Quadventure, LLC



1 inch = 300 feet

City of Wildwood, Florida  
 Quadventure  
 Proposed Zoning



## CITY COMMISSION OF THE CITY OF WILDWOOD

### EXECUTIVE SUMMARY

**SUBJECT:** Business Park 44 South Replat

Final Approval of Replat

**REQUESTED ACTION:**

Work Session (Report Only)  
 Regular Meeting

**DATE OF MEETING:** 2/28/11  
 Special Meeting

**CONTRACT:**

N/A  
Effective Date: \_\_\_\_\_  
Managing Division / Dept: \_\_\_\_\_

Vendor/Entity: \_\_\_\_\_  
Termination Date: \_\_\_\_\_

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

Annual  
 Capital  
 N/A

**FUNDING SOURCE:** \_\_\_\_\_  
**EXPENDITURE ACCOUNT:** \_\_\_\_\_

**HISTORY/FACTS/ISSUES:**

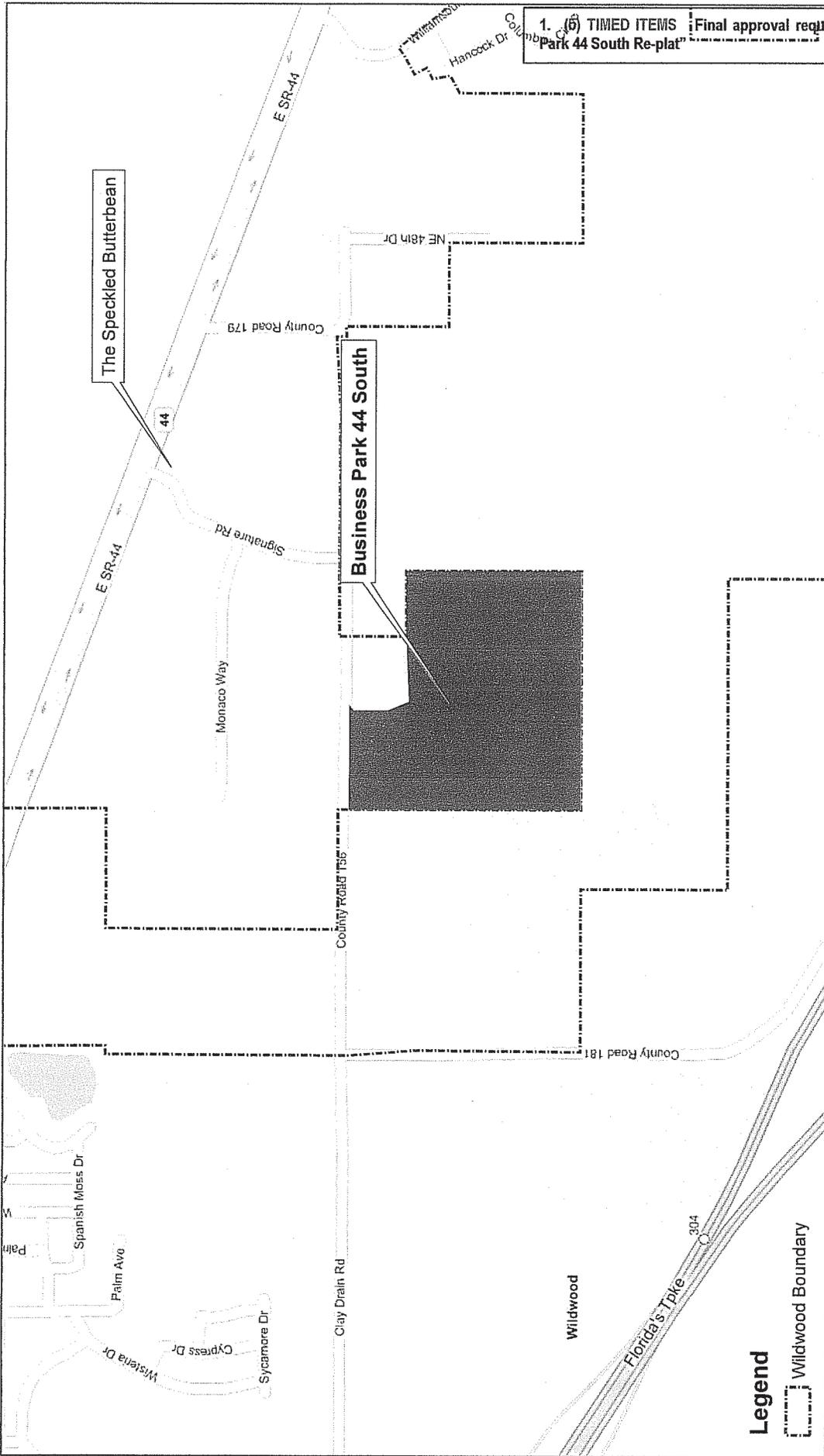
Business Park 44 South is seeking final plat approval on a replat of Lot 5 to create an additional lot. The newly formed lots will be Lots 5A & 5B.

All engineering has been reviewed and approved. Therefore, staff recommends final approval of the replat.

Melanie Peavy  
Development Services Director

*mep*

1. (6) TIMED ITEMS Final approval requested for the "Business Park 44 South Re-plat"



Business Park 44 South  
Lot 5 Replat

Legend

Wildwood Boundary

1 inch = 500 feet





2. **REPORTS AND PUBLIC INPUT**

- **SPECIAL PRESENTATION:** None at this time

(a) **CITY MANAGER:**

**NOTES: (2.f.)**

None

**REPORTS: (2.f.)**

(See "f" below)

(b) **CITY ATTORNEY:**

(1)

(c) **CITY CLERK:**

(1)

(d) **COMMISSION MEMBERS:**

(1)

(e) **PUBLIC FORUM:**

(1)

(f) **NOTES/REPORTS/FILED ITEMS:**

**CITY MANAGER (2.a.) (f.):**

1. FYI – 2010 Annual Update to the Capital Improvements Element - DCA letter regarding Notice of Intent to find the comprehensive plan amendment in compliance (Attachments)
2. FYI – Sumter County Public Works annual Household Hazardous Waste/Electronics Waste Amnesty Day information (Attachments)
3. FYI – Update on the Parks & Recreation Board from Jason Hargrove, PRC (Attachment)
4. FYI – Update on purchase of a Prop Mixer for the WWTP due to emergency circumstances (Attachment)
5. FYI – Oxford Community Building boundary survey (Dave Grimm to address) (Attachment)
6. FYI – Utilities and projects update from Kimley-Horn (Attachments)
7. Update on the force main repairs at the Turnpike (Dave Grimm, CPP, to address) (No attachments)
8. Update on the CSX expansion through Wildwood (Dave Grimm, CPP, to address) (No attachments)

**CITY COMMISSION OF THE CITY OF WILDWOOD**

**EXECUTIVE SUMMARY**

2. a. ( f.1.) REPORTS & PUBLIC INPUT- FY1 – 2010 Annual Update to the Capital Improvements Element - DCA letter regarding Notice of Intent to find the comprehensive plan amendment in compliance

**SUBJECT:** 2010 Annual Update to the Capital Improvements Element

For Information Only

**REQUESTED ACTION:**

- Work Session (Report Only)
- Regular Meeting

**DATE OF MEETING:** 2/28/2011  
 Special Meeting

**CONTRACT:**

N/A  
 Effective Date: \_\_\_\_\_  
 Managing Division / Dept: \_\_\_\_\_

Vendor/Entity: \_\_\_\_\_  
 Termination Date: \_\_\_\_\_

**BUDGET IMPACT:**

- Annual
- Capital
- N/A

**FUNDING SOURCE:** N/A  
**EXPENDITURE ACCOUNT:** \_\_\_\_\_

**HISTORY/FACTS/ISSUES:**

On December 13, 2010 the City Commission passed Ordinance No. O2010-26 adopting the annual update to the 5-Year Schedule of Capital Improvements within the Capital Improvements Element of the Comprehensive Plan as required by section 163.3177(3)(b)(1), Florida Statutes.

On February 14, 2011 the Department of Community Affairs determined the amendment meets the requirements of Chapter 163, Part II, Florida Statutes and issued a Notice of Intent to find the comprehensive plan amendment "in compliance."

A copy of the Notice of Intent has been placed on the City's website.

Melanie Peavy  
 Development Services Director

*mpp*



2. a. (f.1.) REPORTS & PUBLIC INPUT- FYI – 2010 Annual Update to the Capital Improvements Element - DCA letter regarding Notice of Intent to find the comprehensive plan amendment in compliance

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

RICK SCOTT  
Governor

BILLY BUZZETT  
Secretary

February 14, 2011

RECEIVED

FEB 16 2011 SM

CITY OF WILDWOOD  
Community Development Dept.

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

Dear Mayor Wolf:

The Department has completed its review of the City of Wildwood Comprehensive Plan Amendment DCA Number 10-CIE1 adopted by Ordinance Number O2010-26, on December 13, 2010 and has determined it meets the requirements of Chapter 163, Part II, Florida Statutes (F.S.). The Department is issuing a Notice of Intent to find the comprehensive plan amendment in compliance. The Notice of Intent has been sent to the **Daily Commercial** for publication on February 14, 2011.

The Department's Notice of Intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed. Any affected person may file a petition with the agency within 21 days after the publication of the notice of intent pursuant to Section 163.3184(9), F.S. No development orders, or permits for a development, dependent on the amendment may be issued or commence before the plan amendment takes effect. Please be advised that Section 163.3184(8)(c)2, F.S., requires a local government that has an internet site to post a copy of the Department's Notice of Intent on the site within 5 days after receipt of the mailed copy of the agency's Notice of Intent.

Please note a copy of the adopted City of Wildwood Comprehensive Plan Amendment and the Notice of Intent must be available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the Wildwood City Hall, 100 North Main Street, Wildwood, Florida 34785.

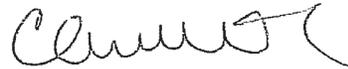
2555 SHUMARD OAK BOULEVARD ♦ TALLAHASSEE, FL 32399-2100  
850-488-8466 (p) ♦ 850-921-0781 (f) ♦ Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

♦ COMMUNITY PLANNING 850-488-2356 (p) 850-488-3309 (f) ♦ FLORIDA COMMUNITIES TRUST 850-922-2207 (p) 850-921-1747 (f) ♦  
♦ HOUSING AND COMMUNITY DEVELOPMENT 850-488-7956 (p) 850-922-5623 (f) ♦

If this in compliance determination is challenged by an affected person, you will have the option of mediation pursuant to Subsection 163.3189(3)(a), F.S. If you choose to attempt to resolve this matter through mediation, you must file the request for mediation with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation will not affect the right of any party to an administrative hearing.

If you have any questions, please contact Emily Howard, Planning Analyst, at (850) 922-1811 or via e-mail at [emily.howard@dca.state.fl.us](mailto:emily.howard@dca.state.fl.us).

Sincerely,



Charles Gauthier, AICP  
Director, Division of Community Planning

CG/eh

Enclosure: Notice of Intent

cc. Ms. Melanie Peavy, Wildwood Development Service Director  
Mr. Michael R. Moehlman, Executive Director, Withlacoochee Regional Planning Council

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
NOTICE OF INTENT TO FIND  
CITY OF WILDWOOD  
COMPREHENSIVE PLAN AMENDMENT(S) IN COMPLIANCE  
DOCKET NO. 10-CIE1-NOI-6006-(A)-(I)

The Department gives notice of its intent to find the Amendment(s) to the Comprehensive Plan for the City of Wildwood, adopted by Ordinance No. O2010-26 on December 13, 2010, IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

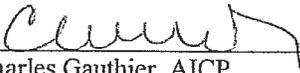
The adopted City of Wildwood Comprehensive Plan Amendment(s) and the Department's Objections, Recommendations and Comments Report, (if any), are available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the City of Wildwood, Clerks Office, 100 North Main Street, Wildwood, Florida 34785.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Amendment(s) to the City of Wildwood Comprehensive Plan are In Compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, and must include all of the information and contents described in Uniform Rule 28-106.201, F.A.C. The petition must be filed with the Agency Clerk, Department of Community Affairs, 2555 Shumard/Oak Boulevard, Tallahassee, Florida 32399-2100, and a copy mailed or delivered to the local government. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Sections 120.569 and 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

If a petition is filed, other affected persons may petition for leave to intervene in the proceeding. A petition for intervention must be filed at least twenty (20) days before the final hearing and must include all of the information and contents described in Uniform Rule 28-106.205, F.A.C. A petition for leave to intervene shall be filed at the Division of Administrative Hearings, Department of Management Services, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing under Sections 120.569 and 120.57, F.S., or to participate in the administrative hearing.

After an administrative hearing petition is timely filed, mediation is available pursuant to Subsection 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.

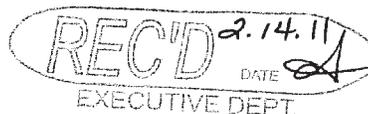
11

  
\_\_\_\_\_  
Charles Gauthier, AICP  
Division of Community Planning Director  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

319 E Anderson Avenue  
Bushnell, FL 33513-6152  
(352) 793-0240  
(352) 793-0247 Fax

## Sumter County Public Works

January 28, 2011



Dear Public Information Coordinator:

Sumter County Board of County Commissioners will be sponsoring its annual Household Hazardous Waste/Electronics Waste Amnesty Day at the South Sumter High School parking lot on Saturday, March 19, 2011 from 9:00 a.m. to 3:00 p.m. This program is tailored to provide households with an opportunity to safely dispose of up to 100 lbs of household hazardous wastes free of charge.

I have enclosed a flyer which lists some of the commonly used household materials which will be accepted. Accumulating excessive amounts of these household hazardous wastes in homes and garages can pose a fire hazard to the homeowner, endanger emergency responders and the public at large. Household hazardous waste collected at this amnesty day will be securely packaged and transported to a federal and state permitted hazardous waste recycling and disposal facility by the County's trained hazardous waste contractor, Perma-Fix of Florida, Inc.

To prepare waste for transport to the collection site, be sure to label the material. If you do not know what it is, mark it "unknown". Check all containers and make sure the lids are on tight. If a container is leaking, pack it in a larger container and surround it with absorbent material such as kitty litter. ***Never mix different or unknown materials together!***

The Sumter County Public Works Department would appreciate your efforts to encourage your neighbors to participate in this worthwhile program. Should you have any questions concerning this event, please call Jackey Jackson at this office, at 793-0240. Thank you for your help.

Sincerely,

A handwritten signature in cursive script that reads "Royet Warrington-Bateman".

Royet Warrington-Bateman, Program Coordinator

Enclosure

Jackey Jackson, Public Works Assistant Director

# Sumter County Public Works Household Electronics & Hazardous Waste

## MOBILE COLLECTION



### Saturday, March 19, 2011

### 9 a.m. to 3 p.m.

At the

### South Sumter High School

(Parking Lot)

### 706 N. Main Street, Bushnell

#### What to bring



- Automotive fluids
- Automotive batteries
- Cleaners
- Fertilizers
- Fluorescent lamps and Mercury containing devices
- Fungicides
- Wood preservatives
- Herbicides
- Household batteries
- Household electronics (TVs, VCRs, computers, etc.)
- Latex & oil based paints
- Paint removers
- Paint thinners
- Pesticides
- Pool chemicals
- Solvents
- Propane tanks (25lbs)



#### What not to bring

- Biological/Infectious waste
- Explosive
- Radioactive waste
- Smoke detectors
- Empty paint cans

#### HOW TO PACKAGE AND TRANSPORT CHEMICALS

- (1) Do NOT mix chemicals together.
- (2) Keep products in original labeled containers if possible.
- (3) Place containers into cardboard boxes to prevent breakage.
- (4) Place leaky container in clear plastic bag and transport in box with newspaper.
- (5) Put boxes in trunk or in back of vehicle away from passengers.

Businesses may arrange for drop off and payment by calling Perma-Fix for hazardous waste at 800-365-6066 and Recycle All Electronics at 352-502-4202 for electronic waste.



For more information on this and other mobile collections, contact Sumter County Public Works at 352-793-0240

## CITY COMMISSION OF THE CITY OF WILDWOOD

### EXECUTIVE SUMMARY

**SUBJECT:** Recreation Update- Athletics and Events

**REQUESTED ACTION:** Commission Update

Work Session (Report Only)

Regular Meeting

**DATE OF MEETING:** 2/28/11

Special Meeting

**CONTRACT:**  N/A

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

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

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

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

**BUDGET IMPACT:** N/A

Annual

Capital

N/A

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

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

---

### HISTORY/FACTS/ISSUES:

Mayor and Commission,

The city had over 60 kids sign up for 2 divisions (7 to 9 year olds and 10 to 12 year olds), 4 teams in each division. They started playing their games this past Monday and Tuesday nights. Every game that was played in both divisions, the games were close in scores. The kids seemed to really enjoy themselves, but I do believe the parents and spectators enjoyed it even more. The gym was packed both nights with spectators! All the games went smoothly and I look forward to the rest of the season.

The Adult Flag Football League is going very well also. We have 4 teams this year.

I am also in the process of organizing the Easter Egg-stravaganza for this year.

Respectfully,

Jason Hargrove



Feb. 4, 2011

Mr. L.W. Lewis  
306 Carrera Drive  
The Villages, FL 32159



Wildwood Parks and Recreation  
Wildwood, Florida

RE: Eggstravaganza event

Mr. Jason Hargrove:

It is my intent to donate four cases of my books and a case of CD audio-books to be used for the Eggstravaganza event in Wildwood. This would be about 100 children's poetry books and the coordinating audio-books that I authored.

I hope this donation will help you succeed with the April 2011 event held in Wildwood. Please name me as a sponsor of your event.

This donation is approximately worth \$1500.00

Thank you,



L.W. Lewis

Books & CD's:

"Why Do Flies Eat Doogy Poop?"

"The Tickle Tree"

"Poodles, Tigers, Monsters and You"

"Poop, Butt, Booger and Snot"



City of Wildwood Florida  
Wastewater Department

Shipping Address: 1290 Industrial Drive Wildwood, Florida 34785

Mailing Address: 100 N. Main Street Wildwood, Florida 34785

William Bennett- Director

Telephone # 352-330-1349

Fax # 352-330-1350

December 2, 2010

Revised: February 25, 2011

The City of Wildwood Waste Water Treatment Plant operates through the use of Oxidation ditches for Biological Nitrogen Removal, which is the heart of the system.

The Waste Water Plant has 4 of these Ditches. Each Ditch has one (1) Prop Mixer

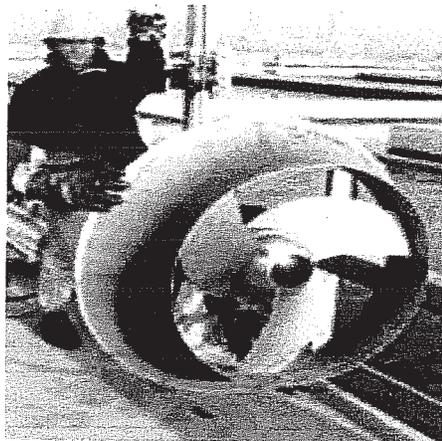
The first use of these mixers was back in 1997, and was manufactured by LANDIA.

During this time frame, the Waste Water Plant had problems with them resulting in repairing them 3 times within one year. The Plant changed over to FLYGT as a sole source in 2002.

The mixer runs 12 to 15 hours per day, it was put into service in 2002. This unit had close to 36,000 hours when it failed. Repairs were \$10,880.00 with a 1 year warranty. A new unit cost \$15,340.00 with a 5 year warranty. The City purchased the new unit.

Cost Estimates are enclosed: FLYGT

DEP Regulations states that a Waste Water Treatment Plant must maintain, repair or replace necessary process control equipment that was designed into the operational permit for all treatment phases. Without this Mixer the plant may not maintain REUSE/RECLAIM quality.



*City of Wildwood, Florida*

100 N. Main Street  
Wildwood, Florida 34785

TO: Mayor/Commissioners  
FROM: David Grimm, City Projects Planner/Coordinator  
RE: Oxford Community Center  
DATE: February 28, 2011

The Commission requested a boundary survey be performed on the Oxford Community Center parcel.

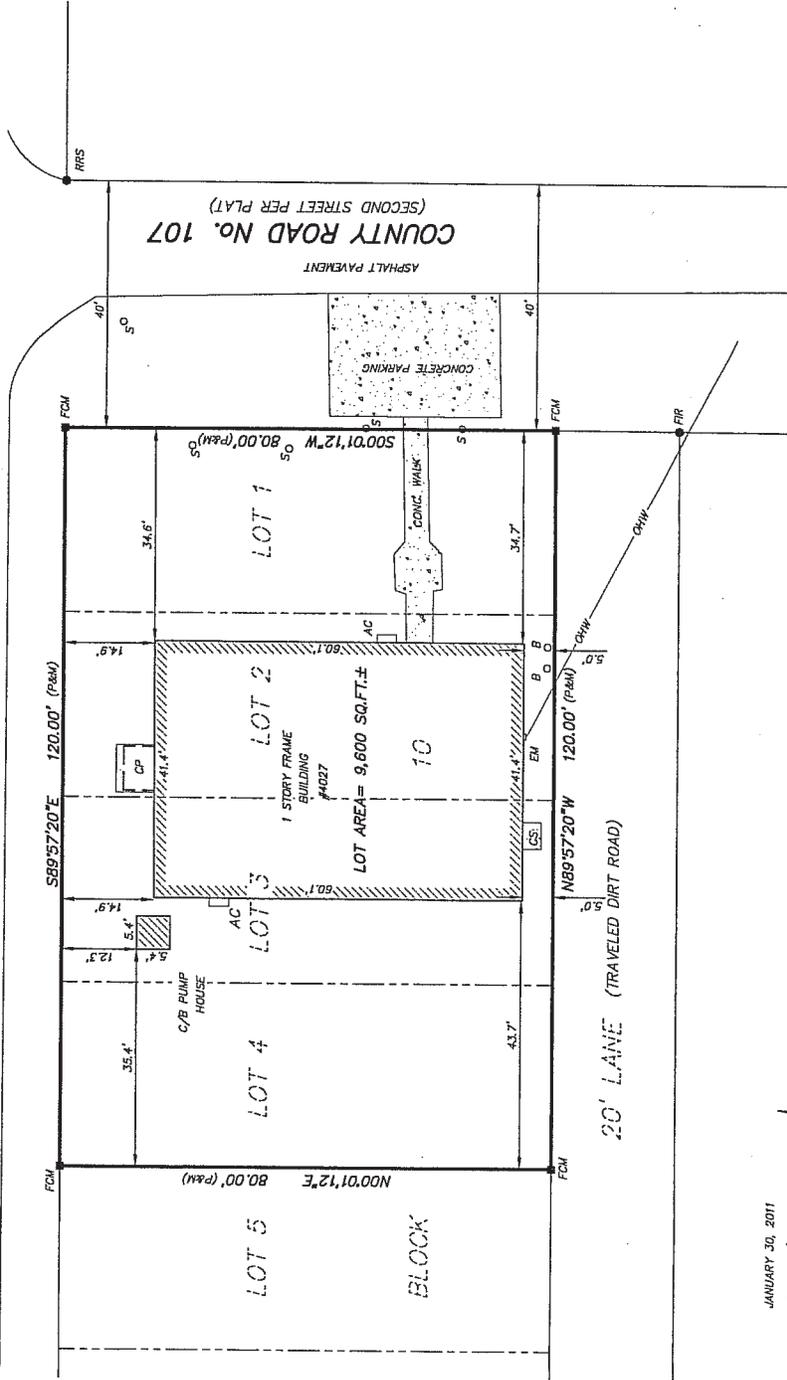
Attached for your review please find the signed and sealed boundary survey performed by A. Duchart Land Surveying, Inc.



SCALE: 1" = 20'

**COUNTY ROAD No. 106**  
(MAIN STREET PER PLAT)

ASPHALT PAVEMENT



JANUARY 30, 2011

*Alexander S. Duchart*  
ALEXANDER S. DUCHART  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998

**LEGAL DESCRIPTION:**  
LOTS 1, 2, 3, AND 4, BLOCK 10, "BOGUE'S SUBDIVISION", PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING AND BEING IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

1. BEARINGS ARE ASSUMED REFERRED TO THE SOUTH LINE OF COUNTY ROAD NUMBER 106, HAVING A BEARING OF S89°57'20"E.
2. BUILDING SETBACKS SHOWN HEREON WERE TAKEN AT THE FOUNDATION OF BUILDING.
3. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE ABSTRACT, AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHTS-OF-WAY, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
6. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.

**ABBREVIATIONS:**

- ORB = OFFICIAL RECORDS BOOK
- LB = LICENSED BUSINESS
- E = CENTERLINE
- OHW = OVERHEAD WIRES
- CONC. = CONCRETE
- EM = ELECTRIC METER
- COV. = COVERED
- FCM = FOUND 4"x4" CONCRETE MONUMENT "NO.I.D."
- C/B = CONCRETE BLOCK
- AC = AIR CONDITIONER DUCT
- S = SIGN
- FR = FOUND 5/8" IRON ROD "NO I.D."
- B = BOLLARD
- I.D. = IDENTIFICATION
- P. & M = RECORD PLAT AND MEASURED
- CS = CONCRETE SLAB
- CP = COVERED PORCH

CERTIFIED TO:

CITY OF WILDWOOD

|                                                                                                                                                 |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| CLIENT                                                                                                                                          | WILDWOOD         |
| JOB NO.                                                                                                                                         | 01-12-11         |
| ACAD FILE                                                                                                                                       | OXFORD-COMMUNITY |
| FIELD DATE                                                                                                                                      | 01-30-11         |
| CHECKED BY                                                                                                                                      | SD               |
| DRAWN BY                                                                                                                                        | SD               |
| F.L.D. BOOK                                                                                                                                     | AG002-FC48       |
| REVISIONS                                                                                                                                       | DATE             |
| UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID. |                  |



**A. DUCHART LAND SURVEYING, INC.**  
1209 SUNSHINE AVENUE, LEESBURG, FL 34748  
800-441-9999 / 352-534-1000  
PHONE: 1-800-402-8768 FAX: 1-888-324-0893

CITY OF WILDWOOD  
UTILITIES and PROJECTS MEETING NOTES  
KIMLEY-HORN  
February 15, 2011  
9:30 a.m.

1. HIP 5<sup>th</sup> Street: K-H will be inspecting the site tomorrow. Gene reported that the roadway and retention areas have been cleaned up. No new permits will be issued until punch list is complete.
2. Millennium Park/CR 139: There are still several punch list items outstanding including the soccer fields. As-built drawings and Statement of Completion have been submitted to SWFWMD.
3. Pitt and Stone drainage – CDBG: Permits are pending. Design 90% complete.
4. Osceola drainage - CDBG: Permits are pending. Design 90% complete.
5. CR 232 resurfacing – CDBG: Design complete
6. Triumph South: No recent updates from developer or their engineer.
7. Champagne Farms Well: One of Diversified Drilling's subcontractors notified the City that they have not been paid. Dave has contacted Diversified about the issue.
8. US 301 / SR 35 Widening Project: Under construction with no current conflicts or issues.
9. Kangaroo Station US / CR 472: No updates
10. Murphy Express: CO issued. Project closed.
11. LDR technical updates: Getting very close to completion and will be released for public comment soon.
12. Coleman Fire Station: Landscape plan has been submitted for review. Tree permit has been issued with mitigation requirements.
13. Fire Flow Analysis for CRA and Modeling of existing Water Pressures: Rick has sent scope to Robert.
14. Reuse Water Rate Study: On hold
15. Valve Maintenance and Locate Program: Progressing. Water Department needs a GPS to accurately locate the valves and hydrants.

16. Storm drainage fee study: On hold
17. Wildwood Country Resort: Ron Allen has provided information to Rick and a meeting needs to be scheduled with Wildwood Country Resort and bore contractor.
18. Tot Lot on High Street: Jessie to arrange a meeting with Mike Pape, Kimley-Horn and City staff to discuss possible concepts.
19. Oxford Assembly of God water pressures: Aqua Pure is working on the project but there are issues with the actuator. Pressures to the north have increased. All invoicing to go through Dave.
20. Brownfield designation for MLK Park: On hold
21. CR 466A Widening project: K-H is scheduling a public informational meeting on March 24<sup>th</sup>.
22. Lighting on CSX overpasses: Gene contacted FDOT and gave them the information regarding the number of lights. Project complete
23. Coleman Water Plant: Installing the PLC starting this week. All invoiced are to be sent to Dave.
24. Discuss FDEP Process and Clearance Procedures. To be discussed at next meeting with Jessie taking the lead.
25. City Hall LED sign: Contract awarded to Mid-Florida Sign. Should be installed in 3-4 weeks.
26. Golf Cart Accessibility: Gene is preparing a cost estimate to present to the Commission.
27. BFA Utility Master Plan: To be discussed at next meeting.
28. Wildwood Utility Service Boundary discussion: Discussed overlap areas such as Coleman and Continental Country Club. Craig will talk to SWFWMD for direction.
29. CR 521 Water Main Project: Dave will be making recommendations to Commission on February 28<sup>th</sup> for the contractor and material supplier.

### **3. NEW BUSINESS – ACTION REQUIRED**

#### **a. MINUTES**

1. Minutes of Regular Meeting held on February 14<sup>th</sup>, 2011 (Attachments – Staff recommends approval)
2. Minutes of Special Called Workshop held on February 21<sup>st</sup>, 2011 (Attachments – Staff recommends approval)

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

1. None

#### **c. RESOLUTIONS FOR APPROVAL**

1. Resolution No. R2011-02, a resolution declaring surplus property and a manner of disposal (Attachments – Staff Recommends Approval)

#### **d. APPOINTMENTS**

1. None

#### **e. CONTRACTS AND AGREEMENTS**

1. None

#### **f. FINANCIAL**

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

#### **g. GENERAL ITEMS FOR CONSIDERATION**

1. Discussion regarding Champagne Farm well change order and final billing (Dave Grimm and/or Pat Barnes (BFA) will present to Commission) (Attachments – Board Option)
2. Review/approval of the CR 521 Water Main contract (Dave Grimm to present) (Attachments – Staff Recommends Approval)
3. Review/approval of the CR 521 Water Main materials vendor (Dave Grimm to present) (Attachments – Staff Recommends Approval)
4. Review/decision on “new” City of Wildwood Brochure (Attachment – Board Option)

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
FEBRUARY 14, 2011 – 7:00 P.M.  
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Regular session February 14, 2011 at 7:00 p.m.

Present were: Mayor Wolf, Commissioners Clark, Allen and Strickland. Also present were: City Manager Smith, City Clerk Jacobs, City Attorney Blair, Police Officer Olbek, AVT Law, Parks & Rec Coordinator Hargrove, Development Services Coordinator McHugh.

The meeting was called to order by Mayor Wolf with Commissioner Allen giving the invocation and the audience joining in the Pledge of Allegiance to the American Flag.

1. TIMED ITEMS AND PUBLIC HEARINGS 7:00 p.m.
  - a. Review of Special Magistrate's recommendation to the City Commission for approval of the Conditional Use Permit request of Ed Lynum/Andrew Brown (Attachments)
  - b. Approval requested for a Conditional Use Permit to allow a double-wide mobile home in an area zoned Commercial for security purposes (Attachments – Board Option)

DSC McHugh – presented the Special Magistrate recommendation and conditions for approval for case CU 1012-01. Location is 924 Kilgore Street.

Motion by Commissioner Clark, second by commissioner Allen to accept the Special Magistrate recommendation of one (1) year conditional use with re-application after one (1) year for CU 1012-01. Motion carried by unanimous vote.

- c. Review of Special Magistrate's recommendation to the City Commission for approval of the rezoning request of Quadventure, LLC (See first reading of Ordinance No. O2011-01 below) (Attachments – Staff Recommends Approval)

Jason McHugh and Greg Beliveau were sworn in.

DSC McHugh – presented the Special Magistrate recommendation for case RZ 1007-02. Noted that maps are further in the agenda with the Ordinance.

Commissioner Allen – is the City doing this from the beginning or adding on something previously done by the County. DSC McHugh – this has been the City from the beginning.

CM Smith – this is going from a County land use and zoning to a City land use and zoning, PUD, which meets the City's requirements within the future land use, within the zoning and the commercial design standards. Developer is required to provide access to the back properties.

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Motion by Commissioner Allen, second by Commissioner Clark to accept the Special Magistrate recommendation for RZ 1007-02. Motion carried by unanimous vote.

\*Quasi Judicial Hearing

Went to 3.b. – Ordinance No. O2011-01 – First reading – No Action.

2. REPORTS AND PUBLIC INPUT

a. City Manager

- 1) FYI – Quarterly report from Chief Reeser for the police department (Attachments)
- 2) FYI – Quarterly report from Ron Allen, WDD for the water department (Attachments)

If there are any questions on problems, hold them for workshops or voice with him now – specifically 501 plant problems.

- 3) FYI – letter from Bradley Arnold, County Administrator, acknowledging participation in an alternative transportation study for the City of Wildwood (Attachment)

Will update Commission as the Multi-Modal Means of Transportation develops.

- 4) FYI – City of Wildwood “Logo” contest information (Attachment)

April 4 is deadline for submissions. Has been sent out to schools, papers, placed on Facebook.

- 5) FYI – Update on Youth Basketball League (Attachment)

Registration started slow. Gwen Brown and others came up with people needed and sponsorships needed to get the league running.

This is running at the same time as the Dixie Youth baseball league, but it was the only time the gym is available to the City.

- 6) FYI – Update on Adult Flag Football (Attachments)

Commended Jason Hargrove on all the hard work. Noted that Flag Football is also running at this time.

- 7) FYI – Reminder – Special Called Workshop Meeting for Monday, February 21 at 5:30PM (NO Attachment)

- 8) FYI – Thank You from resident Karen Douglas to the Water Department personnel (Attachment)

Will question director on the number of people who showed up and number of people taking a sample at the golf course.

Will bring up in a workshop the re-organization of the utility department. Having one Director over both departments.

- 9) FYI – Budget Analysis through January 2011 (Attachments)  
Sales tax and gas tax were down, but with other taxes more revenue has come in than expected. Expenditures have remained constant, especially in General Fund. Should be able to make recommendation in April for additional police car and equipment in Public Works, with some money to put in reserves. Enterprise Fund is a different story. Revenues look good, but expenditures are up. Have had three prop mixers go down, the turbine malfunction, the 501 water plant issues and the Oxford water plant issue. All together has used up a lot of the revenue excess the City had. May not be able to release Capital enhancements in April, but should be able to in next budget. The 1994 Bond should be paid off this year, which should free up \$168,000 next year. Issues at 501 plant could cost upward to \$250,000.
- 10) Will meet with Dixie Youth today and will send email to Commissioners as to what is discussed. They are looking for a field for 13 – 15 year olds. Trying to accommodate without adding cost to the City or any additional liability.

- b. City Attorney - None  
c. City Clerk - None  
d. Commission Members –

- 1) Commissioner Allen – Noted letter in packet regarding emergency signal. Reported on trip to Citrus County. Citrus County has emergency light for fire station on 44, and feels we need one on 301 near fire station. Checked other emergency signal locations. Two out of the four that were checked does not have near the traffic as Wildwood does. For DOT to turn down the request for the signal and wait for an accident to happen to a resident or employee should not be accepted. Wanted to make comments before getting to 3.g. CM Smith – we need to tie in the crosswalk with the fire department. FDOT is saying there is not a need for it, because there is not enough traffic and there is enough separation in the traffic. When you get some of the legislators behind you and you mention safety and economic boom and have someone who will pay for it, that will hold a lot of weight and the chance for success is better.
- 2) Mayor Wolf noted problem with difference in elevations at 44 and Powell at the Speckled Butter Bean. Have been notified it will be signalized, but no date, and there is no deceleration lane. CM Smith – have talked with developers along that route and they are in favor of the City getting the signals approved by FDOT. Believes that as site plans are submitted and approved, that will help getting the signals.
- 3) Wolf – anything that a Commissioner would like to address at workshops, give the information to the City Manager to place on the agenda.

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- 4) Wolf – Regarding Mr. Arnold’s discussion with the Commission regarding the County hiring Rural Metro for emergency services. With the permission of the Commission, would like to get Jim Judge’s (LSEMS) side. Have talked to a lot of residents of the County who have stated they want the County to proceed cautiously with turning this over to a private entity.

Request to have Jim Judge address the Commission was approved by Common Consent.

- 5) Wolf – Would like for staff to review the sign ordinance to provide relief to those businesses that now have the overpasses beside them, to install an appropriate sign for the location, without having to go through a variance process. The owner of Traditions was told by staff that a variance would probably not be recommended because it does not fit our ordinance.

CM Smith – Winn-Dixie is submitting for a variance to get their sign constructed and staff is recommending approval of that because the variance was not created by the actual developer but by somebody else.

- e. Public Forum (10 minute time limit)  
None
- f. Notes, Reports, and items for the file as attached

3. **NEW BUSINESS – ACTION REQUIRED**

a. **MINUTES**

- 1) Minutes of Regular Meeting held on January 24, 2011 (Attachments – Staff recommends approval)

Motion by Commissioner Strickland, second by Commissioner Allen to approve the minutes of January 24, 2011 as typed. Motion carried by unanimous vote.

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

- 1) Ordinance No. O2011-01, an ordinance reclassifying zoning; consistency with Comp Plan; amendment of official zoning map; as requested by Quadventure, LLC (Approval of, and recommendation, to the City Commission by the Special Magistrate see 1.(c) Timed Items (Attachments – Staff Recommends Approval)

c. **RESOLUTIONS FOR APPROVAL**

- 1) None

d. **APPOINTMENTS**

- 1) None

e. **CONTRACTS AND AGREEMENTS**

- 1) None

f. **FINANCIAL 1) Bills for Approval (Attachments – Staff Recommends Approval)**

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

- 2) Review/approval of request from Fleet Services, Steve Watson, to accept the low quote for A/C Recovery Unit (Attachment – Staff Recommends Approval)

Motion by Commissioner Allen, second by Commissioner Clark to accept the recommendation of staff and accept low quote of Sales Corp. Motion carried by unanimous vote.

g. GENERAL ITEMS FOR CONSIDERATION

- 1) Approval requested by Wildwood Community Development Center, Inc. to hold a Black History Celebration and parade at Martin Luther King Park on February 19, 2011 (Attachment – Staff Recommends Approval)

Motion by Commissioner Strickland, second by Commissioner Clark that due to parade previously being rained out, to approve holding the parade and event on February 19. Motion carried by unanimous vote.

- 2) Discussion/Approval for letter of support for Emergency/Pedestrian Crossing Signal on US 301/Rutland St. (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Strickland to approve Commission support for Emergency/Pedestrian Crossing Signal on US 301/Rutland St. Motion carried by unanimous vote.

Other discussion regarding CSX pedestrian crossing and sidewalk. CM Smith reported that Kimley-Horn had reviewed the possibility and just for a four foot sidewalk the City would have to pay CSX engineers up to \$40,000 for them just to look at the situation. If an assessment is given that a sidewalk is needed and a design of the sidewalk, then the City would have to go through their bidding and contract with them to actually do the construction and go through their process to have a flagman. Probably looking at more than \$60,000 for a four foot sidewalk.

4. ADJOURN:

Upon a motion by Commissioner Allen, second by Commissioner Strickland 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  
SPECIAL CALLED MEETING  
FEBRUARY 21, 2011 – 5:30 P.M.  
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood, Florida met in Special session February 21, 2011 at 5:30 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark, Allen and Strickland. Also present were: City Manager Smith, City Clerk Jacobs, City Attorney Blair, Assistant City Clerk Roberts, Captain Valentino, and AVT Law.

The meeting was called to order by Mayor Wolf with Commissioner Allen giving the invocation and the audience joining in the Pledge of Allegiance to the American Flag.

1. No Timed Items
2. No Reports and Public Input

3. NEW BUSINESS – ACTION REQUIRED

a. GENERAL ITEMS FOR CONSIDERATION

- 2) Review/discussion/decision regarding the proposed “new” City brochure (Attachment)

CM Smith presented the draft City brochure and requested permission to place it on the February 28 agenda. Noted the JPA map is included so that people who are familiar with planning, zoning, development will see that the City is planning for the future. Introduced Christie Smiley of E5 Solutions, who developed the brochure with Doug Smiley.

Motion by Commissioner Clark, second by Commissioner Bivins to grant request to place brochure on February 28 agenda. Motion carried by unanimous vote.

- 1) Review/discussion - Development updates and other issues (Attachments – complete PowerPoint on file)

CM Smith provided power point presentation of development updates, road construction updates and utility projects updates.

Noted that there are four DRI’s ongoing. A fifth, Renaissance Trails has fallen aside due to funding issues and the area they were in.

Reviewed: (1) Landstone – MOU in need of changes and BFA is reviewing 2000 Master Plan. MOU will be brought to Commission after BFA numbers are in. Noted this will be the first Green Certified Community in Sumter County, if documents are in before anyone else. (2) Wildwood Springs – Hold up is the Prop Share Agreement. (3) Pinellas Plaza. (4) Brownwood – next steps – CDD District submittal-2011; Site Plan submittal; Construction. (5) Southern Oaks – Development Order still under sufficiency review by WRPC and Prop Share Agreement in negotiations. (6) Monarch Ranch – currently in the County. County Officials have met with DCA and worked out outstanding issues. Any development will have to go through DRI process.

Small developments: (1) Rainey Land Company – construction complete on the asphalt plant. (2) Pepper Tree Apartments – constructed and received CO. Will not have grand opening as they feel it is not necessary. (3) Promise Health Care Hospital –

construction completed and received CO, but have some bank issue that once resolved will begin operation. (4) HIP 5<sup>th</sup> Street Project – City extended utilities to the location but development has not occurred as the City had anticipated. Economy is an issue. (5) Triumph South – development that had opposition from neighbors. Issues were resolved. Utilities are to the site, but funding is an issue. Once resolved construction will go forward. (6) Murphy Express – in the County but has City utilities. County required them to follow the City design standards. To be annexed into the City when feasible. (7) Kangaroo Station – current station was vacated for widening of 301. Once road construction is complete will build new station at 472 and 301.

Other projects being discussed with staff but discuss at this time.

Reviewed following Road Construction Projects:

- (1) CR 232 resurfacing – City receiving grant funds.
- (2) Florida Turnpike PD&E – from Lake County to I-75. Initial discussion is 8-lanes to 301, then down to six lanes from 301 to I-75.
- (3) US 301/SR35 Widening Project – four lane to Marion County. Have complained about the 462 intersection and there is nothing they can do at this time.
- (4) 462 PD&E – going before the BOCC on March 15, along with PD&E for 466. 462 curve to be redone and east and west 462 to be realigned.
- (5) CSX Overpasses on SR44 and 301 are complete.
- (6) I-75 six laning from Hernando County Line to Florida Turnpike.
- (7) SR 44 resurfacing from Lake County to CR 468 and also west of I75 to East Parkwood Oaks is funded.
- (8) CR466A Widening Design – trying to negotiate draining, decorative lighting. Possibly with City paying the difference in cost between regular street lighting and decorative lighting.
- (9) CR466 PD&E from US301 – I-75. Will be discussed at March 15 BOCC meeting.
- (10) CR468 PD&E from 301 to Turnpike.
- (11) CR466 – additional left turn lanes onto US301.
- (12) US301 – additional left turn lanes onto SR44
- (13) CR209 Negotiations – would cost the City about \$185,000 to fund improvements. Negotiating with County.
- (14) 468 PD&E – goes through an area that was used as a military station for WWII. Having to check for any items in right of way.
- (15) SR44 – Buena Vista & Powell Road Signals. Buena Vista signals are completed and Powell Road to be constructed, but when they are to be engaged is to be determined. They committed to construct within 90 days, about 30 days ago.
- (16) 301 bypass of Coleman – to eliminate the west jog and intersection.
- (17) Turnpike/CF468 – interchange – Phase 1 would be entry to southbound and exit from northbound. All the Villages are required to fund.

Reviewed Utility Construction projects:

- (1) Osceola Avenue Stormwater project – waiting for SWFWMD to approve use of the property before purchasing.
- (2) Pitt & Stone Stormwater Project – both this project and Osceola to be funded by grant funds.
- (3) Champagne Farms Well Site – two wells at the site. One in lower aquifer and one in upper aquifer. Very good water. There are still some issues with the property owner and will provide update later.

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- (4) CR 466A Sumter County Service Center – have water, wastewater and reuse to the Center. There is a short distance to interconnect the reuse and then will look to connect to Millennium Park. Once there is development along the reuse lines, the City will be in better posture to renegotiate the reuse agreement with the Villages when the contract is up.
- (5) Coleman Fire Station – will be brought back to Commission soon. County is funding the line. Was annexed and must adhere to design standards.
- (6) Fire Flow Analysis for CRA and modeling of existing pressures
- (7) Reuse Water Rate Study – discussed last April, but on hold. The Villages rate is adjusted annually by the CPI. Want the study to be done by an engineer in the event it is ever disputed.
- (8) Valve Maintenance and Locate Program – on-going to have all valve locations on the map.
- (9) Storm Drainage Fee Study – will be a controversial issue when discussed because it may be a tax assessment. Will be discussed during 2011-2012 budget sessions.
- (10) Coleman Emergency Water Connect – discussions have ceased due to change in Coleman Commission. Hard to get answers regarding their system, which could add liability to Wildwood if interconnected.
- (11) Wildwood Country Resort Line Maintenance -
- (12) CR 214 Water Plant pressure modifications – was to be done today, but wrong actuator was delivered. Will be next week before work is done.
- (13) CR 501 Water Plant flood repairs – working on the new PLC. Stop-gap should be in place tomorrow. Waiting to hear from insurance company regarding permanent fix, which could cost up to \$250,000.
- (14) Oxford Fire Station Utility Connect – staff working on an agreement to provide utilities to the Oxford Fire Station.
- (15) Master Utility Study – Update 2000 study – being reviewed by BFA and should be complete within 30 days.

Other updates:

- (1) City Hall sign – should be completed by end of March.
- (2) City Hall HVAC – should have design and bid documents by mid March.
- (3) Working on RFP/RFQ for architect/engineering for new police station.

Next workshop March 21.

4. Adjourn:

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

**RESOLUTION NO. R2011-02**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA DETERMINING THAT CERTAIN PROPERTY IS SURPLUS; DETERMINING THE MANNER OF DISPOSAL OF SAID PROPERTY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Wildwood is the owner of certain property that has been utilized in the Police Department of the City Operations; and,

WHEREAS, the property as described can further be described as:

|                                                    |                         |
|----------------------------------------------------|-------------------------|
| <b>1 Steyr-Mennlicher MPI -81, 9mm Machine Gun</b> | <b>Serial # - 41714</b> |
| <b>1 Steyr-Mennlicher MPI -81, 9mm Machine Gun</b> | <b>Serial # - 41725</b> |
| <b>1 Steyr-Mennlicher MPI -8a, 9mm Machine Gun</b> | <b>Serial # - 41743</b> |

WHEREAS, the Chief of Police has determined that the weapons have become antiquated and cannot be used for Police Service, the property as identified is hereby declared surplus for reasons of disposition.

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

1. The item(s) identified as property are hereby declared surplus property.
2. The item(s) identified as property are to be disposed of by sale to a Licensed Federal Firearms Dealer approved by The Chief of Police.
3. This Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood.

**DONE AND RESOLVED**, this 28 day of February, 2011, in regular session, 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

**BILLS FOR APPROVAL**  
**City of Wildwood, Florida**  
**February 28, 2011**

|                                                                              |
|------------------------------------------------------------------------------|
| <b>3. NEW BUSINESS – ACTION REQUIRED</b><br><b>f. (1) Bills for Approval</b> |
|------------------------------------------------------------------------------|

**CITY COMMISSION-LEGISLATIVE DEPARTMENT**

|   |                         |                          |    |       |
|---|-------------------------|--------------------------|----|-------|
| 1 | Maggio Enterprises, Inc | Paper Products - Banquet | \$ | 90.45 |
| 2 | PGIT                    | Workers Comp Insurance   | \$ | 19.88 |
| 3 | Sprint                  | Cell Phone               | \$ | 24.51 |

**CITY MANAGER-EXECUTIVE DEPARTMENT**

|   |         |                                            |    |           |
|---|---------|--------------------------------------------|----|-----------|
| 4 | Payroll | January 30, 2011 Pay Period - 3 Employees  | \$ | 11,058.28 |
| 5 | Payroll | February 13, 2011 Pay Period - 3 Employees | \$ | 11,058.35 |
| 6 | PGIT    | Workers Comp Insurance                     | \$ | 107.87    |

**CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT**

|    |                         |                                            |    |           |
|----|-------------------------|--------------------------------------------|----|-----------|
| 7  | Payroll                 | January 30, 2011 Pay Period - 4 Employees  | \$ | 11,781.07 |
| 8  | Payroll                 | February 13, 2011 Pay Period - 4 Employees | \$ | 11,838.51 |
| 9  | Carr, Riggs & Ingram    | Progress Billing on 2010 Audit             | \$ | 3,750.00  |
| 10 | Maggio Enterprises, Inc | Paper Products                             | \$ | 127.43    |
| 11 | PGIT                    | Workers Comp Insurance                     | \$ | 117.30    |
| 12 | Progress Energy         | Electric Service                           | \$ | 77.78     |
| 13 | Sprint                  | Cell Phone                                 | \$ | 24.51     |

**DEVELOPMENT SERVICES**

|    |         |                                            |    |           |
|----|---------|--------------------------------------------|----|-----------|
| 14 | Payroll | January 30, 2011 Pay Period - 4 Employees  | \$ | 10,114.17 |
| 15 | Payroll | February 13, 2011 Pay Period - 4 Employees | \$ | 10,114.17 |
| 16 | PGIT    | Workers Comp Insurance                     | \$ | 76.33     |
| 17 | Sprint  | Cell Phone                                 | \$ | 24.51     |

**HUMAN RESOURCES**

|    |         |                                           |    |          |
|----|---------|-------------------------------------------|----|----------|
| 18 | Payroll | January 30, 2011 Pay Period - 1 Employee  | \$ | 2,129.03 |
| 19 | Payroll | February 13, 2011 Pay Period - 1 Employee | \$ | 2,349.43 |
| 20 | PGIT    | Workers Comp Insurance                    | \$ | 19.88    |

**POLICE DEPARTMENT**

|    |                                |                                                  |    |           |
|----|--------------------------------|--------------------------------------------------|----|-----------|
| 21 | Payroll                        | January 30, 2011 Pay Period - 29 Employees       | \$ | 67,440.86 |
| 22 | Payroll                        | February 13, 2011 Pay Period - 28 Employees      | \$ | 63,652.54 |
| 23 | Advanced Auto Parts            | Water Pump, Spark Plug, Coil Ignition, Belt Poly | \$ | 472.61    |
| 24 | Car Quest                      | Oil Filter, Belts                                | \$ | 239.38    |
| 25 | Digital Embroidery LLC         | Navy Tape, WPD on Collars, Name Tapes on Shirts  | \$ | 50.00     |
| 26 | Horiba Jobin Yvon, Inc         | Casting Material for Crime Scenes                | \$ | 150.96    |
| 27 | Maggio Enterprises, Inc        | Paper Products                                   | \$ | 102.10    |
| 28 | Merritt Department Stores, Inc | BDU Top Nvy PC Rips                              | \$ | 174.54    |
| 29 | OMB Guns                       | Patrolman's Carbine, Bushmaster B.M.A.S.         | \$ | 1,750.00  |
| 30 | PGIT                           | Workers Comp Insurance                           | \$ | 3,287.23  |
| 31 | Progress Energy                | Electric Service                                 | \$ | 955.82    |
| 32 | Sprint                         | Cell Phone                                       | \$ | 263.54    |
| 33 | Verizon Wireless               | Broadband                                        | \$ | 120.05    |

**STREET DEPARTMENT**

|    |                     |                                             |    |           |
|----|---------------------|---------------------------------------------|----|-----------|
| 34 | Payroll             | January 30, 2011 Pay Period - 10 Employees  | \$ | 21,734.54 |
| 35 | Payroll             | February 13, 2011 Pay Period - 10 Employees | \$ | 21,734.53 |
| 36 | Advanced Auto Parts | Hyd Fluid, Brake Pads                       | \$ | 76.64     |
| 37 | Office Depot        | Office Supplies                             | \$ | 58.55     |
| 38 | PGIT                | Workers Comp Insurance                      | \$ | 2,009.31  |
| 39 | Progress Energy     | Electric Service                            | \$ | 4,435.72  |

|    |                                 |                                      |    |        |
|----|---------------------------------|--------------------------------------|----|--------|
| 40 | Salescorp of Florida Inc        | Stormwater Grate, Dust Mask, Sq.Tube | \$ | 296.06 |
| 41 | Southern Environmental Sciences | Visible Emissions Evaluations        | \$ | 603.70 |
| 42 | Sprint                          | Cell Phone                           | \$ | 101.62 |
| 43 | Unifirst                        | Uniforms                             | \$ | 407.44 |
| 44 | UPS                             | Postage                              | \$ | 22.43  |

**FLEET MAINTENANCE**

|    |                     |                                                  |    |          |
|----|---------------------|--------------------------------------------------|----|----------|
| 45 | Payroll             | January 30, 2011 Pay Period - 2 Employees        | \$ | 4,645.05 |
| 46 | Payroll             | February 13, 2011 Pay Period - 2 Employees       | \$ | 4,645.05 |
| 47 | Advanced Auto Parts | Gaskets, Anti-Freeze, Prim Wire, Fuel Hose, Etc. | \$ | 105.40   |
| 48 | PGIT                | Workers Comp Insurance                           | \$ | 558.07   |
| 49 | Progress Energy     | Electric Service                                 | \$ | 134.80   |
| 50 | Sprint              | Cell Phone                                       | \$ | 49.02    |
| 51 | Unifirst            | Uniforms                                         | \$ | 77.66    |

**COMMUNITY RE-DEVELOPMENT**

|    |         |                                           |    |          |
|----|---------|-------------------------------------------|----|----------|
| 52 | Payroll | January 30, 2011 Pay Period - 1 Employee  | \$ | 2,972.90 |
| 53 | Payroll | February 13, 2011 Pay Period - 1 Employee | \$ | 2,972.90 |
| 54 | PGIT    | Workers Comp Insurance                    | \$ | 28.66    |

**PARKS AND RECREATION**

|    |                            |                                            |    |          |
|----|----------------------------|--------------------------------------------|----|----------|
| 55 | Payroll                    | January 30, 2011 Pay Period - 7 Employees  | \$ | 9,060.23 |
| 56 | Payroll                    | February 13, 2011 Pay Period - 7 Employees | \$ | 8,767.46 |
| 57 | BSN Sports                 | Instant Kold Paks                          | \$ | 35.00    |
| 58 | Milling Technologies, Inc  | Cylinder Re-Seal, Seal Kit, Shop Supplies  | \$ | 86.70    |
| 59 | PGIT                       | Workers Comp Insurance                     | \$ | 723.19   |
| 60 | Progress Energy            | Electric Service                           | \$ | 93.56    |
| 61 | Sprint                     | Cell Phone                                 | \$ | 98.84    |
| 62 | Sumter Professional Center | 20 Days of Rental and Custodial Coverage   | \$ | 1,880.40 |
| 63 | T & D Waste Services, Inc. | Port O Lets - Ball Fields                  | \$ | 165.00   |
| 64 | Unifirst                   | Uniforms                                   | \$ | 63.06    |

**COMMUNITY CENTER & OXFORD COMMUNITY CENTER**

|    |                         |                        |    |        |
|----|-------------------------|------------------------|----|--------|
| 65 | Century Link            | Telephone Service      | \$ | 355.75 |
| 66 | City Electric Supply    | Decorative Light Bulbs | \$ | 43.04  |
| 67 | Maggio Enterprises, Inc | Paper Products         | \$ | 81.98  |
| 68 | Unifirst                | Rugs                   | \$ | 103.30 |

**PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT**

|    |                         |                                            |    |          |
|----|-------------------------|--------------------------------------------|----|----------|
| 69 | Payroll                 | January 30, 2011 Pay Period - 3 Employees  | \$ | 6,234.80 |
| 70 | Payroll                 | February 13, 2011 Pay Period - 3 Employees | \$ | 6,548.12 |
| 71 | Carr, Riggs & Ingram    | Progress Billing on 2010 Audit             | \$ | 3,750.00 |
| 72 | Century Link            | Telephone Service                          | \$ | 34.70    |
| 73 | Maggio Enterprises, Inc | Paper Products                             | \$ | 127.43   |
| 74 | PGIT                    | Workers Comp Insurance                     | \$ | 58.38    |

**WATER DEPARTMENT**

|    |                                |                                                 |    |           |
|----|--------------------------------|-------------------------------------------------|----|-----------|
| 75 | Payroll                        | January 30, 2011 Pay Period - 10 Employees      | \$ | 19,817.72 |
| 76 | Payroll                        | February 13, 2011 Pay Period - 10 Employees     | \$ | 18,167.38 |
| 77 | Advanced Auto Parts            | Water Pump, Radiator, Switch, Blower Motor, Etc | \$ | 339.12    |
| 78 | Brenntag                       | Liquid Chlorine                                 | \$ | 915.56    |
| 79 | Car Quest                      | Fuel Filters                                    | \$ | 44.46     |
| 80 | Ferguson Enterprises, Inc      | Meter Washers, Blue Glue, Red Hot Primer        | \$ | 430.00    |
| 81 | Interstate Electrical Services | Install Time Delay and Fuses and Disconnects    | \$ | 1,184.70  |
| 82 | Instrument Specialties, Inc    | Watts TK99D                                     | \$ | 111.65    |
| 83 | Office Depot                   | Office Supplies                                 | \$ | 123.11    |
| 84 | PGIT                           | Workers Comp Insurance                          | \$ | 1,690.10  |
| 85 | Plant Technicians              | Environmental Testing                           | \$ | 30.00     |

|    |                                |                                                 |    |          |
|----|--------------------------------|-------------------------------------------------|----|----------|
| 86 | Sprint                         | Cell Phone                                      | \$ | 124.35   |
| 87 | Sumter Electric                | Electric Service                                | \$ | 1,508.42 |
| 88 | Sunshine State One Call of FL. | Locator Digs for January 2011                   | \$ | 198.62   |
| 89 | The Dumont Company, Inc        | Pump Tube, Clear Flow                           | \$ | 1,193.50 |
| 90 | Unifirst                       | Uniforms                                        | \$ | 412.37   |
| 91 | UPS                            | Postage                                         | \$ | 5.21     |
| 92 | USA BlueBook                   | Replacement Hoses for TK 99D Backflow Prev Test | \$ | 60.24    |

**WASTEWATER DEPARTMENT**

|     |                                |                                                  |    |           |
|-----|--------------------------------|--------------------------------------------------|----|-----------|
| 93  | Payroll                        | January 30, 2011 Pay Period - 15 Employees       | \$ | 35,686.98 |
| 94  | Payroll                        | February 13, 2011 Pay Period - 15 Employees      | \$ | 35,889.87 |
| 95  | B & D Industrial               | Bearing Unit                                     | \$ | 100.58    |
| 96  | Car Quest                      | Marine Battery Terminal, Belt                    | \$ | 30.67     |
| 97  | Century Link                   | Telephone Service                                | \$ | 55.74     |
| 98  | Del Zotto Products             | Water Meter Rings                                | \$ | 500.00    |
| 99  | Environmental Express, Inc     | COD Digestion Vials                              | \$ | 711.18    |
| 100 | Fort Bend Services, Inc        | Polymer                                          | \$ | 2,790.00  |
| 101 | HACH                           | DRB200 Reactor, Reducing Adapter                 | \$ | 1,183.20  |
| 102 | HD Supply Waterworks           | Sleeve Epoxy, Valmatic Air Vlvs, Clamps          | \$ | 1,322.45  |
| 103 | ITT Water & WasteWater USA     | SR125811SJ 15/460/3 50' 304                      | \$ | 15,340.60 |
| 104 | Luzadder Inc                   | Removal, Install and Start Up VFD for Pump #1    | \$ | 325.00    |
| 105 | McNichols CO.                  | Bar Grating                                      | \$ | 676.72    |
| 106 | Odyssey                        | Hypochlorite Solution                            | \$ | 2,243.49  |
| 107 | PGIT                           | Workers Comp Insurance                           | \$ | 1,678.55  |
| 108 | Pro Chem                       | Hand Soap, Lub-all, Steel Shield                 | \$ | 276.57    |
| 109 | Southern Blade & Supply        | Stainless Wedge Anchors, Stainless Hex Mat       | \$ | 258.05    |
| 110 | Sprint                         | Cell Phone                                       | \$ | 122.75    |
| 111 | Sumter Electric                | Electric Service                                 | \$ | 467.44    |
| 112 | Sunshine State One Call of FL. | Locator Digs for January 2011                    | \$ | 198.63    |
| 113 | Test America                   | Environmental Testing                            | \$ | 787.50    |
| 114 | Unifirst                       | Uniforms                                         | \$ | 440.00    |
| 115 | United States Plastic Corp     | Non-Spill Coupling Body Hose, Ball Valve, Nipple | \$ | 154.39    |
| 116 | USA BlueBook                   | Replacement Screen                               | \$ | 40.85     |
| 117 | VWR International              | BDH Doublezone Paper, Potato Powder, Stpr, Etc.  | \$ | 666.22    |
| 118 | Water Resource Technologies    | Fiberglass Basin, Cover, Grinder Pump, Etc       | \$ | 2,845.00  |

**GREENWOOD CEMETERY**

|     |                 |                  |    |       |
|-----|-----------------|------------------|----|-------|
| 119 | Progress Energy | Electric Service | \$ | 12.92 |
|-----|-----------------|------------------|----|-------|

**ATTORNEYS/CONSULTANTS/SURVEYORS**

|     |                                |           |    |          |
|-----|--------------------------------|-----------|----|----------|
| 120 | Barnes, Ferland and Associates | Engineers | \$ | 3,050.30 |
|-----|--------------------------------|-----------|----|----------|

**FUEL INVENTORY**

|     |                               |                       |    |          |
|-----|-------------------------------|-----------------------|----|----------|
| 121 | Stone Petroleum Products, Inc | Ultra Low Sulfur Fuel | \$ | 3,104.58 |
|-----|-------------------------------|-----------------------|----|----------|

|              |  |  |    |                   |
|--------------|--|--|----|-------------------|
| <b>TOTAL</b> |  |  | \$ | <b>476,860.82</b> |
|--------------|--|--|----|-------------------|

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

SEAL

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

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

City of Wildwood, Florida

100 N. Main Street  
Wildwood, Florida 34785

**3. NEW BUSINESS – ACTION  
REQUIRED g. General Items  
for Consideration 1.  
Discussion regarding  
Champagne Farm well  
change order and final billing  
(Dave Grimm and/or Pat  
Barnes (BFA) will present to  
Commission)**

TO: Mayor/Commissioners

FROM: David Grimm, City Projects Planner/Coordinator

RE: Champagne Farm Well Change Order

DATE: February 28, 2011

For review and discussion:

Attached please find Change Order No. 4 which is for the labor and materials to repair the two sink holes that were discovered on the site during the flow testing of the well.

Also included is the final billing from Diversified Drilling which includes Change Order No. 4.

FINAL  
CHANGE ORDER NO. 4

3. NEW BUSINESS - ACTION  
REQUIRED g. General Items  
for Consideration 1.  
Discussion regarding  
Champagne Farm well  
change order and final billing  
(Dave Grimm and/or Pat  
Barnes (BFA) will present to  
Commission)

Project Name: City of Wildwood Champagne Farms Water Supply Facility Water Supply  
Well Construction and Testing

Owner: City of Wildwood

Date: 2-22-2011

Project Address: Sumter County, Florida - west of Interstate 75, north of County Road  
231 and east of County Road 475

Contractor: Diversified Drilling Corporation

Change Ordered: Increase contract amount by \$4,495

Reason for Change Order: To fill in sinkholes that occurred on Champagne Farms property (increase of  
\$12,169) and adjust contract amount for final quantities used (decrease of \$7,674).

**CONTRACT AMOUNT SUMMARY**

Original Contract Amount \$482,920

Decrease from previously  
approved Change Order No. 1 (\$23,245)

Increase from previously  
approved Change Order No. 2 \$12,420

Increase from previously  
approved Change Order No. 3 \$4,670

Contract Price Prior to  
This Change Order \$476,765

Increase for this Change Order \$4,495

**FINAL CONTRACT AMOUNT \$481,260**

This document shall become an amendment to the Contract and all stipulations and covenants of the  
Contract shall apply hereto.

*Robert R. Hamm*  
Contractor

2/23/2011  
Date

Owner (City/County)

Date

*John D. Watson - BFA*  
Engineer - V.P.

2-23-11  
Date

**Breakdown of Cost for Filling in Sinkholes at Champagne Farms Property**

**Sinkhole #1**

|                              |                |
|------------------------------|----------------|
| Cement 114 sacks @ \$15/sk   | \$1,710        |
| Rock 5 yds @ \$100/yd        | \$500          |
| Extra work 12 Hrs @ \$180/hr | <u>\$2,160</u> |
| Sub-Total                    | \$4,370        |

**Two additional chimney type sinkholes near Sinkhole 1**

|                             |                |
|-----------------------------|----------------|
| Rock 5 yds @ \$100/yd       | \$500          |
| Hole plug 2 sacks @ \$15/sk | \$30           |
| Cement 7 sacks @ \$15/sk    | \$105          |
| Extra Work 8 Hrs @ \$180/hr | <u>\$1,440</u> |
| Sub-Total                   | \$2,075        |

**Sinkhole # 2**

|                              |                |
|------------------------------|----------------|
| Concrete 18 yds @ 168/yd     | \$3,024        |
| Extra work 12 Hrs @ \$180/hr | <u>\$2,700</u> |
| Sub-Total                    | \$5,724        |

**Grand Total Sink Hole Work** \$12,169

**Less adjustment for final quantities** -\$7,674

**Change Order No. 4 Amount** \$4,495

**3. NEW BUSINESS – ACTION  
REQUIRED g. General Items  
for Consideration 1.  
Discussion regarding  
Champagne Farm well  
change order and final billing  
(Dave Grimm and/or Pat  
Barnes (BFA) will present to  
Commission)**

DATE: 02/23/2011

ENGINEER: Barnes Ferland and Associates, Inc  
3655 Maguire Boulevard, Suite 150  
Orlando  
Florida 32803  
F.A.O: John Watson

3. NEW BUSINESS - ACTION  
REQUIRED g. General Items  
for Consideration 1.  
Discussion regarding  
Champagne Farm well  
change order and final billing  
(Dave Grimm and/or Pat  
Barnes (BFA) will present to  
Commission)

CONTRACTOR: DIVERSIFIED DRILLING CORPORATION

Please Remit Payment To: Diversified Drilling Corporation  
8801 Malsin Drive  
Tampa, Florida 33637

PROJECT: City of Wildwood Champagne Farms Water Supply Facility  
Water Supply Well Construction and Testing

DDC PROJECT NO.: 70903

Pay Request # 14 FINAL

Period From: 11/01/10 TO 2/23/2011

ORIGINAL CONTRACT AMOUNT \$482,920.00

|               |        |                                                    |              |
|---------------|--------|----------------------------------------------------|--------------|
| CHANGE ORDERS | C.O. 1 | Delete Well LF - 1                                 | -\$48,245.00 |
|               | C.O. 1 | Additional Labor & Equipment Costs                 | \$25,000.00  |
|               | C.O. 2 | Use of Cable tool rig to reduce risk of subsidence | \$12,420.00  |
|               | C.O. 3 | Use of Larger Pump                                 | \$4,870.00   |
|               | C.O. 4 | Sinkhole Backplugging                              | \$4,495.00   |
|               |        |                                                    | \$481,260.00 |

CURRENT CONTRACT AMOUNT \$481,260.00

WORK COMPLETED TO DATE \$481,260.00

Less Retainage (Retainage Released)

TOTAL EARNED INCLUDING RETAINAGE \$481,260.00

LESS PREVIOUS PAY REQUEST

|           |             |
|-----------|-------------|
| October   | \$50,000.00 |
| November  | \$49,326.79 |
| December  | \$26,705.43 |
| January   | \$30,410.13 |
| February  | \$28,462.50 |
| March     | \$38,897.50 |
| April     | \$22,655.45 |
| May       | \$53,915.13 |
| June      | \$42,566.43 |
| July      | \$58,924.54 |
| August    | \$26,451.00 |
| September | -           |
| October   | \$42,976.10 |
|           | \$9,869.00  |

AMOUNT DUE THIS PAYMENT

CERTIFICATION AND LIEN WAIVER:

I certify that all items and amounts shown above are correct, that all work has been performed and materials supplied in full accordance with the terms and conditions of this subcontract, and that, to the extent not previously furnished, a signed (Conditional) Waiver of Lien is attached for each Subcontractor or Supplier who performed work or furnished items for the Project.

I also certify that payment has been made for all labor through the last pay period and to all Suppliers, and lower tier Subcontractors (except retainage) used in the performance of this subcontract through the last pay period.

*Approved JDW/BFA  
2-23-2011  
Final Invoice DDC  
for filling sinkholes*

The foregoing instrument was acknowledged before me

By: *Janet P. Hamm*  
Notary Public: 

Diversified Drilling Corporation  
BY: *Jamie R. Amador*  
Printed Name: Jamie R. Amador  
Corporate Secretary

My Commission Expires: *APRIL 3, 2014*  
Commission #: *DD 960786*

City of Wildwood, Florida

100 N. Main Street  
Wildwood, Florida 34785

3. NEW BUSINESS-ACTION  
REQUIRED g. 2 General Items for  
Consideration Review/approval of  
the CR 521 Water Main contract

TO: Mayor/Commissioners  
FROM: David Grimm, City Projects Planner/Coordinator  
RE: CR 521 Water Main Construction  
DATE: February 28, 2011

The City requested bids for the construction of the CR 521 Water Main. This project is to extend potable water service to the new Coleman Fire Station per the Coleman Fire Station Potable Water Service Agreement between the City of Wildwood and Sumter County.

The bid results are as follows:

|                     |             |
|---------------------|-------------|
| Hamlet Construction | \$35,890.00 |
| Ciraco Underground  | \$47,715.00 |
| Phillips and Jordan | \$46,174.07 |
| Utility Systems     | \$68,743.00 |

Staff recommends awarding the contract to the low bidder, Hamlet Construction, in the amount of \$35,890.00.



**SECTION 00841 – NOTICE OF INTENT TO AWARD**

To Hamlet Construction Company, Inc.  
CONTRACTOR

4260 NE 35<sup>th</sup> Street  
ADDRESS

Ocala Florida 34479  
CITY STATE ZIP

PROJECT: County Road 521 Water Main Extension

The Owner has considered the Bid submitted by you for the above described work in response to its Invitation to Bid dated January 12, 2011.

You are hereby notified that your Bid has been accepted for items in the amount of \$35,890.00.

You are required to execute the Agreement and furnish the required Contractor’s Performance and Payment Bond within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Agreement and to furnish bonds within ten (10) days from the date of this Notice, said Owner will be entitled to consider all your rights arising out of the Owner’s acceptance of your Bid as abandoned and void.

You are required to return an acknowledged copy of the Notice of Intent to Award, executed Agreement, Bonds, and Insurance Certificates to Kimley-Horn and Associates, Inc. – 1321 SE 25<sup>th</sup> Loop, Suite 101, Ocala, Florida 34471.

Dated this 1<sup>st</sup> day of March, 2011.

OWNER: City of Wildwood \_\_\_\_\_

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**ACCEPTANCE OF NOTICE**

Receipt of the above Notice of Award is hereby acknowledged by \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

**END OF SECTION**

## SECTION 00500 – AGREEMENT

**THIS AGREEMENT**, made this 28<sup>th</sup> day of February 2011 by and between the City of Wildwood, Florida, hereinafter called the “OWNER”, and Hamlet Construction, doing business as a corporation, hereinafter called “CONTRACTOR”.

**WITNESSETH:** That for and in consideration of the payments and agreements hereinafter mentioned:

**ARTICLE 1.** The CONTRACTOR will commence and complete the construction of Osceola Avenue Drainage Improvements.

**ARTICLE 2.** The CONTRACTOR will furnish all of the material, supplies, tools, equipment, labor, and other services necessary for the construction and completion of the PROJECT described herein.

**ARTICLE 3.** The CONTRACTOR will commence the work required by the CONTRACT DOCUMENTS within fourteen (14) calendar days after the date of the NOTICE TO PROCEED and will complete the same within thirty (30) consecutive calendar days from the date of the Notice to Proceed, with an additional ten (10) consecutive calendar days to achieve Final Completion.

**ARTICLE 4.** The CONTRACTOR agrees to perform all of the WORK described in the CONTRACT DOCUMENTS and comply with the terms therein for the sum of thirty five thousand eight hundred ninety and 00/100 DOLLARS (\$35,890.00).

**ARTICLE 5.** The term “CONTRACT DOCUMENTS” means and includes the following:

- Certification Page
- List of Drawings
- Invitation to Bid
- Instructions to Bidder
- Bid Form
- Public Entity Crimes Statement
- Drug Free Workplace Form
- Agreement
- Application for Payment
- Certificate of Substantial Completion
- Performance and Payment Bond
- Minimum Insurance Requirements
- Standard General Conditions of the Construction Contract, EJDC C-700 (2007 Edition)
- Supplemental Conditions
- Special Provisions
- Notice of Intent to Award
- Notice to Proceed
- Contract Change Order
- Contract Field Order
- Material and Equipment
- Contract Closeout

**DRAWINGS:** As prepared by Kimley-Horn and Associates, Inc. (See Section 00004 – List of Drawings)

**ARTICLE 6.** The OWNER will pay to the CONTRACTOR, in the manner and at such times as set forth in the General Conditions, such amounts as required by the CONTRACT DOCUMENTS less a 10% retainage or payable upon final inspection. All payments by the OWNER shall be made in lawful monies of the United States to: Hamlet Construction, Inc.

**ARTICLE 7. CONTRACTOR'S REPRESENTATIONS.** To induce OWNER to enter into this Agreement CONTRACTOR makes the following representation.

- 7.1 CONTRACTOR has examined and carefully studied the Contract Documents (including the Addenda listed in Article 5) and the other related data identified in the Bidding Documents including "technical data".
- 7.2 CONTRACTOR has visited the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.
- 7.3 CONTRACTOR is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.
- 7.4 CONTRACTOR has carefully studied all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site (except Underground Facilities) which have been identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions. CONTRACTOR accepts the determination set forth in paragraph SC-4.02 of the Supplementary Conditions of the extent of "technical data" contained in such reports and drawings upon which CONTRACTOR is entitled to rely as provided in paragraph 4.02 of the General Conditions. CONTRACTOR acknowledges that such reports and drawings are not Contract Documents and may not be complete for CONTRACTOR's purposes. CONTRACTOR acknowledges that OWNER and ENGINEER do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to Underground Facilities at or contiguous to the site. CONTRACTOR has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of Work or which related to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by CONTRACTOR and safety precautions and programs incident thereto. CONTRACTOR does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents.
- 7.5 CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the site that relates to the Work as indicated in the Contract Documents.
- 7.6 CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests, studies and data with the Contract Documents.

7.7 CONTRACTOR has given ENGINEER written notice of all conflicts, errors, ambiguities or discrepancies that CONTRACTOR has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

7.8 Conflicts within the contract documents shall be brought to the attention of the ENGINEER and resolution shall be at the discretion of and at no cost to the OWNER.

**ARTICLE 8.** This Agreement shall be binding upon all parties hereto and their respective heirs, executors, administrators, successors, and assigns.

**IN WITNESS WHEREOF**, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement in four (4) copies, each of which shall be deemed an original on the date first written above.

CITY OF WILDWOOD, FLORIDA

(SEAL)

By: \_\_\_\_\_

Name: \_\_\_\_\_  
(Please Print or Type)

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Name: \_\_\_\_\_  
(Please Print or Type)

Title: \_\_\_\_\_

CONTRACTOR: HAMLET CONSTRUCTION, INC.

(SEAL)

By: \_\_\_\_\_

Name: \_\_\_\_\_  
(Please Print or Type)

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_

Name: \_\_\_\_\_  
(Please Print or Type)

Title: \_\_\_\_\_

**END OF SECTION**

**SECTION 00842 – NOTICE TO PROCEED**

To: Hamlet Construction Company, Inc.

PROJECT: County Road 521 Water Main Extension

You are hereby notified to commence work in accordance with the Agreement dated February 28th, 2011. The Contract time for Substantial Completion is thirty (30) consecutive calendar days from the date of the Notice to Proceed, with an additional ten (10) consecutive calendar days to achieve Final Completion. The Contract time commences to run on March 1st, 2011. The date of Substantial Completion is March 31st, 2011. The date of Final Completion is April 10th, 2011.

OWNER: City of Wildwood

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

You are required to return an acknowledged copy of the Notice to Proceed to the office of the Engineer.

**ACCEPTANCE OF NOTICE**

Receipt of the above Notice to Proceed is hereby acknowledged by \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**END OF SECTION**

# City of Wildwood, Florida

100 N. Main Street  
Wildwood, Florida 34785

3. NEW BUSINESS-ACTION  
REQUIRED g. 3 General Items for  
Consideration Review/approval of the  
CR 521 Water Main materials vendor

TO: Mayor/Commissioners  
FROM: David Grimm, City Projects Planner/Coordinator  
RE: CR 521 Water Main Materials  
DATE: February 28, 2011

The City requested quotes for furnishing the materials required to construct the CR 521 Water Main. This project is to extend potable water service to the new Coleman Fire Station per the Coleman Fire Station Potable Water Service Agreement between the City of Wildwood and Sumter County.

The quotes are as follows:

|                            |             |
|----------------------------|-------------|
| HD Supply Waterworks, LTD. | \$16,972.36 |
| Ferguson Waterworks        | \$17,100.98 |
| Hayes Pipe Supply          | \$17,300.80 |

Staff recommends accepting the quote of the low bidder, HD Supply Waterworks, LTD, in the amount of \$16,972.36.

Run Date 1/31/11 HD SUPPLY WATERWORKS, LTD.

CITY OF WILDWOOD  
 STOCK-WILDWOOD  
 100 N MAIN ST  
 WILDWOOD FL 34785  
 Telephone: 352-330-1346  
 Fax: 352-330-1338

HDSWW - WILDWOOD FL  
 9577 N US Hwy 301  
 Wildwood FL 34785  
 Telephone: 352-748-7473  
 Fax: 352-748-2843

Attention: PETER BENNETT

1/19/11 Bid ID: 2650431 WILDWOOD CR 521 WATER MAIN

Page 1

| Line | Quantity | Sell Per | Description                                              | Net Price | Extended Price |
|------|----------|----------|----------------------------------------------------------|-----------|----------------|
| 10   | 2140     | FT       | 8 C900 DR18 PVC PIPE BLUE (G)<br>MARKINGS PC150 OR PC235 | 5.47      | 11,705.80      |
| 20   | 20       | FT       | 6 C900 DR18 PVC PIPE BLUE (G)<br>MARKINGS PC150 OR PC235 | 3.13      | 62.60          |
| 30   | 4        | RL       | 10GA UF BLUE WIRE 500'RL SOLID                           | 110.00    | 440.00         |
| 40   | 1        | EA       | 8 BELL RESTRAINT PWP-C8 C900<br>BELL X SPIG 9.05 OD      | 50.33     | 50.33          |
| 50   | 1        | EA       | 6 BELL RESTRAINT PWP-C6 C900<br>BELL X SPIG 6.90 OD      | 29.52     | 29.52          |
| 60   | 1        | EA       | 8 ONE-LOK PVC RESTRAINT SLCE8                            | 27.73     | 27.73          |
| 70   | 1        | EA       | 6 ONE-LOK PVC RESTRAINT SLCE6                            | 19.84     | 19.84          |
| 80   | 1        | EA       | 8 MJ REGULAR ACC SET L/GLAND                             | N/C       | N/C            |
| 90   | 1        | EA       | 6 MJ REGULAR ACC SET L/GLAND                             | N/C       | N/C            |
| 100  | 3        | EA       | 8 MJ 45 BEND C/L CP DI C153                              | 49.57     | 148.71         |
| 110  | 1        | EA       | 8X8 MJ TEE C/L CP DI C153                                | 94.59     | 94.59          |
| 120  | 1        | EA       | 8X6 MJ TEE C/L CP DI C153                                | 79.24     | 79.24          |

Bid Item 1

|                   |   |    |                                           |       |       |
|-------------------|---|----|-------------------------------------------|-------|-------|
| BLOW OFF ASSEMBLY |   |    |                                           |       |       |
| 230               | 1 | EA | 8X2 MJ TAPT CAP T/C CP DI C153            | 39.76 | 39.76 |
| 240               | 1 | EA | 2 BRZ GATE VLV MILANO M300                | 25.00 | 25.00 |
| 130               | 1 | EA | 2X36 STD GALV NIPPLE                      | 17.06 | 17.06 |
| 250               | 1 | EA | 1015-12-6 STD MTR BX W/CT RDR<br>10151033 | 21.50 | 21.50 |

Bid Item Sub-total: 103.32

|     |   |    |                                                 |          |          |
|-----|---|----|-------------------------------------------------|----------|----------|
| 140 | 1 | EA | 8 MJ CAP T/C CP DI C153                         | 27.15    | 27.15    |
| 280 | 1 | EA | 6 MJ CAP T/C CP DI C153                         | 17.41    | 17.41    |
| 150 | 4 | EA | 8 F6100 MJ RW GV OL ON L/ACC<br>CLOW GATE VALVE | 550.00   | 2,200.00 |
| 160 | 1 | EA | 6 F6100 MJ RW GV OL ON L/ACC<br>CLOW GATE VALVE | 350.00   | 350.00   |
| 170 | 1 | EA | 8X6 MJ ANCHOR TEE CP DI C153                    | 91.12    | 91.12    |
| 180 | 1 | EA | 5-1/4" MED HYD 4" B 6MJ 3W OL<br>(2546-5B) NST  | 1,200.00 | 1,200.00 |
| 190 | 1 | EA | 1" 905 AIR RELEASE VALVE                        | 200.00   | 200.00   |
| 200 | 4 | EA | 461-S VALVE BOX COMPLETE                        | 31.50    | 126.00   |

Subtotal: 16,972.36

Tax: .00

CITY OF WILDWOOD

352-330-1349

Fax: 352-330-1350

Project: CR 521 Water Main  
 Extension

Company: Ferguson Waterworks

Date: 1/26/11

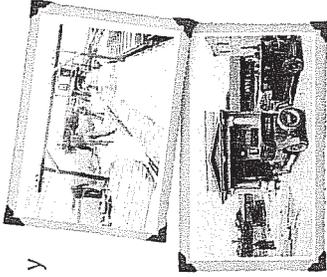
| QTY  | DESCRIPTION                                           | UNIT PRICE | TOTAL PRICE |
|------|-------------------------------------------------------|------------|-------------|
| 2120 | 8" C900 DR 18 Blue                                    | 5.52       | 11,702.40   |
| 20   | 6" C900 DR 18 Blue                                    | 3.20       | 64.00       |
| 2000 | 10ga Wire Blue                                        | .22 FT     | 440.00      |
| ea   | 8" Bell Restraint C900                                | 50.94      | 50.94       |
| ea   | 6" Bell Restraint C900                                | 30.87      | 30.87       |
| ea   | 8" PVC Megalug                                        | 29.87      | 29.87       |
| ea   | 6" PVC Megalug                                        | 20.00      | 20.00       |
| ea   | 8" Accy's L/G                                         | 7.50       | 7.50        |
| ea   | 6" Accy's L/G                                         | 7.00       | 7.00        |
| 3    | 8" MJ 45 Bend C/L                                     | 51.00      | 153.00      |
| 1    | 8 X 8 X 8 MJDI Tee                                    | 94.35      | 94.35       |
| 1    | 6 X 8 X 8 MJDI Tee                                    | 79.05      | 79.05       |
| 1    | 8" cap w/2" blow off assembly                         | 150.00     | 150.00      |
| 1    | 8" MJ Cap                                             | 28.00      | 28.00       |
| 1    | 6" MJ Cap                                             | 18.00      | 18.00       |
| 4    | 8" MJ Gate Valve                                      | 560.00     | 2,240.00    |
| 1    | 6" MJ Gate Valve                                      | 362.00     | 362.00      |
| 1    | 8 X 6 MJ Anchor Tee                                   | 91.00      | 91.00       |
| 1    | 4" 5-1/4 Fire Hydrant assembly to include valve & tee | 1,190.00   | 1,190.00    |
| 1    | Auto ARV 1" for water                                 | 225.00     | 225.00      |
| 4    | DI Valve Box (water)                                  | 29.50      | 118.00      |
|      | TOTAL                                                 |            | 17,100.98   |
|      | SUBMITTED BY: JUSTIN MONTANDON                        |            |             |
|      | W/ FERGUSON CELL:407-739-6155                         |            |             |

TOTAL 17,100.98



## WILDWOOD | Yesterday

On the economic shoulders of agriculture and the gradual development of railroad services in the 1880's, the City of Wildwood was born. Both the Tropical Florida Railroad Company and Seaboard Air Line Railroad eventually became the economic lifeline for farmers in transporting their produce to wider markets throughout Florida and the Southeast. It's said that Wildwood is the town the railroad built.



## WILDWOOD | Transformed

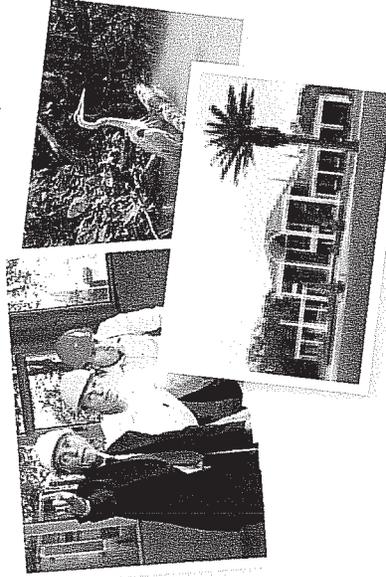
Based on its early agriculture product transportation experience, the City of Wildwood has transformed itself into a bold, innovative, transportation and distribution hub located in the heart of Florida. With urbanized housing developments coupled with retail, entertainment, and cultural activities, it is not only known as the gateway to The Villages but also one of Florida's strongest magnets for industrial and other economic development opportunities.

## WILDWOOD | Today

In preparation of economic and residential development, the City has annexed and received comprehensive plan approvals for over 20,000 acres of currently undeveloped land. Wildwood's aggressive expansion and future plan is built on leadership, foresight, and a developer-friendly philosophy while remaining sensitive to the wellbeing and lifestyle of its current residents. Recently, Florida's Department of Community Affairs honored the City of Wildwood with their highest award of excellence, for going **"above and beyond"** in planning and intergovernmental coordination. The innovative planning and intergovernmental coordination agreements with the County will be the catalyst for future planning efforts in Florida.

## WILDWOOD | Prepared for Tomorrow

Wildwood leaders urge you to check out and compare their emerging City with others. Inspect their detailed land use plan, government coordination, fee structures, and new incentives to encourage economic development. Learn about the City's new 3.55 MGD Wastewater Treatment Plant and 4.75 MGD Water Plant with Lower Floridan Aquifer Well infrastructure improvements. Drop by one of the many industrial developments within our area like Outokumpu, the international stainless steel manufacturing company that produces \$100 million worth of pipe sold annually throughout the world. Visit the County's "A" rated elementary and middle schools located within our district. Dine at one of Wildwood's unique and home style restaurants. Take in a parade or show at one of the many downtown squares in the Villages. Relax while boating at Lake Panasoffkee, one of the many lakes surrounding the City known for its great fishing. Finally, take time to enjoy the quality of life that the City of Wildwood prides itself on – one that mixes the old with the new.

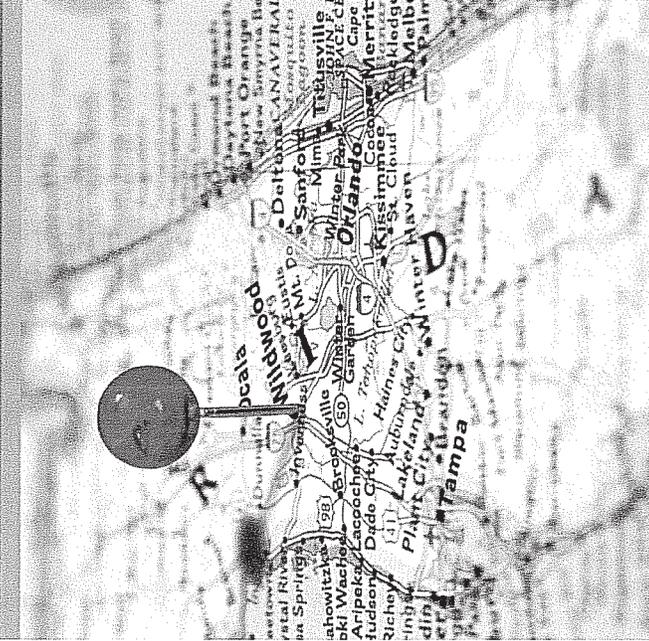


## City of Wildwood

100 N Main Street, Wildwood, FL 34785  
Tel: (352) 330 - 1330, Fax: (352) 330 - 1334  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

developed by  **e5 solutions**<sup>inc</sup>  
[www.e5solutions.biz](http://www.e5solutions.biz)

# Wildwood Florida Poised for Growth



Central Florida's Transportation Hub

## Positioned for Success

**3. NEW BUSINESS-ACTION REQUIRED**  
**g. 4 General Items for Consideration**  
**Review/decision on "new" City of Wildwood Brochure**

## WILDWOOD | Location, Location, Location

Wildwood is the transportation hub of Florida. It is the crossroads site where Interstate 75, Florida Turnpike, State Road 44, US 301, and the expanding multimodal CSX rail center all intersect. Enhancing this ideal transportation connection, Wildwood's position as the very heart of Florida enables it to literally be the apex of Central Florida's economic triangle formed with the cities of Orlando, Ocala, and Tampa. Because of this strategic location, Wildwood is only an hour away from each of these locations. With its close proximity, Wildwood developers and residents can take full advantage of their international airports and ports. In addition to its transportation advantages, Wildwood directly adjoins The Villages, "Florida's Friendliest Hometown". Now with over 89,000 residents, it has become one of the fastest growing retirement communities in the United States. As such, the opportunity for development of commercial, office, retail, and medical facilities has increased significantly.

- Central Florida's Transportation Hub
- Stable and Low Taxes
- Low debt and High Financial Ratings
- Fast-track Development Approval
- "A" Rated Public School System
- Best of old Florida/New Florida
- Strong Local Business Incentives
- Personal, Attentive Business and Developer Assistance

