City of Wildwood, Florida

wildwood-fl.gov
Area Code: 352
Zip Code: 34785

CITY HALL
100 N. Main Street
330-1330 Phone
330-1338 Fax

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

DEVELOPMENT SERVICES
Planning/Zoning/Concurrency
Extension 118
330-1334 Fax

HUMAN RESOURCES
Extension 105
330-1339 Fax

PARKS & RECREATION
COMMUNITY CENTER
Reservations:
Extension 114

POLICE
100 E. Huey Street
330-1355
330-1358 Fax

PUBLIC WORKS
410 Grey Street
330-1343
330-1353 Fax

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

WATER
801 E. Huey Street
330-1346
330-1347 Fax

AGENDA
June 5th, 2012 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. **CALL TO ORDER: Planning & Zoning Board as Local Planning Agency**

   Minutes from the March 6th, 2012 Planning and Zoning Board as Local Planning Agency meeting were approved at the regular Planning and Zoning Board meeting of April 10th, 2012.

2. **OLD BUSINESS:**

   None

3. **NEW BUSINESS:**

   CP 1108-01 Joint Planning Area – Comprehensive Plan Amendment
   Approval and favorable recommendation to the City Commission of Ordinance O2012-18 amending the Comprehensive Plan to implement the adopted Interlocal Service Boundary (ISB) and Joint Planning Agreement (JPA) between the City of Wildwood and Sumter County.

4. **FORUM**

5. **ADJOURMENT:**

6. **CALL TO ORDER: Planning & Zoning Board**

   Approval of minutes from the May 1st, 2012 Planning and Zoning Board meeting.

AGENDA
June 5th, 2012 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

7. OLD BUSINESS:

SP 1203-01 Plat – Leatherman Subdivision
Plat approval to subdivide parcel D08=046 into three lots without shared infrastructure.

8. NEW BUSINESS:

RZ 1203-01 301/466 LLC Rezoning
Rezoning from Neighborhood Mixed Use – 7 (NMU-7) to Low Density Residential (R-1) in conformance with approved amendments to the Comprehensive Plan (pending adoption by the City Commission).

RZ 1204-01 Police Tower Rezoning
City-initiated CIPD (Commercial/Industrial Planned Development) approval on property zoned C-1 (General Commercial - Downtown).

SP 1204-02 Police Tower Site Plan
Site Plan approval to co-locate an existing antenna, including a shelter building, generator, and gas storage tank.

9. FORUM

10. ADJOURMENT:

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

CITY OF WILDWOOD
Local Planning Agency/Special Magistrate
Staff Report

Case Number: CP 1108-01
Owner: N/A
Applicant: City of Wildwood
Location: Wildwood/Sumter County Joint Planning Area

The City of Wildwood and Sumter County entered into an Interlocal Service Boundary (ISB) and Joint Planning Area (JPA) Agreement pursuant to Chapter 171, Part II, Florida Statutes on April 13, 2009. The Agreement is intended to provide innovative and efficient services (Planning, Police, Fire, Roads, etc) to the citizens and businesses of Sumter County that are located within the established Interlocal Service Boundary area.

A key component of the ISB/JPA relates to a joint process for coordinating annexation and future land uses for properties within the boundary as required Chapter 171, Part II, Florida Statutes. The statute also requires the City to adopt the Joint Planning Agreement into the Comprehensive Plan.

The amendments to the City's Comprehensive Plan include incorporation of the Joint Planning Area Map (Map 1-11) and the Joint Planning Area Future Land Use Map (Map 1-12) into the Future Land Use Map series. The amendment also includes text amendments to the Future Land Use and Intergovernmental Coordination Elements concerning urban sprawl, land uses within the JPA, annexation, and provisions of services as outlined in the Agreement.

Staff recommends approval of Ordinance O2012-22 to be forwarded to the City Commission for transmittal to the state land planning agency for review under F.S. 163.3187.

The Local Planning Agency/Special Magistrate has to duty to recommend approval, approval with conditions, or denial of the amendment pursuant to subsections 1.7(D)(2) of the Land Development Regulations.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice has been posted on the windows in the front and back of City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on May 25, 2012.

DATED: May 31, 2012

Jason McHugh
Development Services Coordinator

ORDINANCE NO. O2012-22

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT AND INTERGOVERNMENTAL COORDINATION ELEMENT AND INCLUSION OF THE INTERLOCAL SERVICE BOUNDARY AREA MAP AND JOINT PLANNING AREA FUTURE LAND USE MAP TO THE ADOPTED LOCAL COMPREHENSIVE PLAN TO IMPLEMENT THE JOINT PLANNING AREA BETWEEN THE CITY OF WILDWOOD AND SUMTER COUNTY IN ACCORDANCE WITH THE ADOPTED INTERLOCAL SERVICE BOUNDARY AGREEMENT AND CHAPTERS 171 AND 163, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City passed Ordinance O2009-10 on or about April 13, 2009, adopting the Interlocal Service Boundary (ISB) and Joint Planning Agreement (JPA) between Sumter County (the "County") and the City of Wildwood ("City").

WHEREAS, the City passed Ordinance O2010-14 on or about August 9, 2010 amending the ISB and JPA between the County and the City;

WHEREAS, the City and the County are required to amend their local comprehensive plans to implement the provisions within the ISB and JPA; and

NOW THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The text amendments to the Future Land Use and Intergovernmental Coordination Elements of the City of Wildwood Comprehensive Plan are shown in attached "Exhibit A." The amendments are attached hereto and are shown with ~~strikethrough~~ for deletions and <u>underline</u> for additions.

SECTION 2. The City of Wildwood and Sumter County Joint Planning Area Map (Map 1-11) and the City of Wildwood and Sumter County Joint Planning Area Future Land Use Map (Map 1-12) are hereby included into the Future Land Use Map series of the City of Wildwood Comprehensive Plan. The Maps are attached hereto and are shown in the attached "Exhibit B."

SECTION 3. With the recommendations of the Local Planning Agency and the City Commission, the proposed amendments are hereby transmitted by the City Commission to the state land planning agency.

SECTION 4. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 5. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 6. This Ordinance, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

DONE AND ORDAINED this _____ day of _____, 2012, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

_____
Ed Wolf, Mayor

ATTEST:_____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
Jerri A. Blair, City Attorney

Ordinance No. O2012-22

Exhibit A

Text Amendments to the Future Land Use and Intergovernmental Coordination Elements of the Comprehensive Plan

Chapter 1

FUTURE LAND USE ELEMENT

Goals, Objectives, Policies

Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced is this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to tie Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment or this Element.

GOAL 1 The City of Wildwood shall implement Smart Growth through comprehensive, policies, regulations, capital projects and incentives for effective management of the land use pattern in the City to enhance the quality of life for its citizens, promote economic vitality, and accommodate population and development in an environmentally acceptable manner.

OBJECTIVE 1.1 The City shall maintain regulations for land use categories and the Future Land Use Map Series in order to manage the allocation of Future Land use through the year 2035.

Policy 1.1.1 The City shall designate land use on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data, Inventory & Analysis). The City shall allocate sufficient land above identified needs to avoid economic impacts with a controlled supply of land places on land values and market potential.

Policy 1.1.2 The Future Land Use Map Series shall designate areas for the uses listed in Table 1-1 and shall not exceed the maximum density and intensity contained in the Table. Density and intensity shall be calculated on a gross acreage basis unless otherwise noted.

Table 1-1

Land Use Designation	**Permitted Residential Density**	**Special Requirements**	**Non-Residential Allowable Uses and Intensities**
Residential/ Institutional/ Office	Single family: 4/ acre Other: 15/ acre	Mix 50% residential, 25% institutional, 25% office.	Medical offices and laboratories, offices, group living facilities, schools, public facilities and community centers. Max ISR 80%. Max FAR 0.60.
Residential Mixed Use	5/ acre		Max 25,000 sq. ft. neighborhood commercial per development.

Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and Intensities
Mobile Home Parks	10/ acre		
Low Density Residential	4/ acre		
Low Medium Density Residential	6/ acre		
Medium Density Residential	9/ acre		
Medium High Density Residential	12/ acre		
High Density Residential	15/ acre		
Oxford Neighborhood Mixed Use	7/ acre	Minimum 25% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.	Commercial, government, civic, institutional & recreational. Max ISR 60%. Max FAR 0.30/ acre.
Oxford Residential Mixed Use	Min 5/ acre Max 10/ acre	Permitted density dependent on proximity to employment or neighborhood mixed use center.	Support commercial may be permitted up to a maximum of 10% of acreage.
Oxford Neighborhood Commercial	4/ acre	PD Zoning	Retail sales/service, office, civic & institutional uses. Max ISR 60%. Max FAR 0.30.
Central Mixed Use	14/ acre	Minimum 15% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.	Commercial, recreation & tourism, government, civic and institutional. Max ISR 80%. Max FAR 0.50/ acre.
High Density Residential Mixed Use	Min 8/ acre Max 15/ acre	PD Zoning	Max ISR 80%.
Downtown Commercial	15/ acre	Building square footage and acreage devoted to residential uses shall not exceed 30% of the building square footage and acreage of the project.	Max ISR 90%. Max FAR 2.0

Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and Intensities
Commercial Center Mixed Use	10/ acre	Minimum 25% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.	Commercial sales/office, business park, government, civic, institutional & recreational. Max ISR 70%. Max FAR 0.75/ acre.
Business Park Mixed Use	3-6/ acre	Minimum 25% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.	Commercial sales/office, business park, government, civic, institutional & recreational. Max ISR 70%. Max FAR 0.75/ acre.
Employment Center Neighborhood Mixed Use	7/ acre	Minimum 25% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.	Commercial sales/office, business park, government, civic, institutional & recreational. Max ISR 60%. Max FAR 0.50/ acre.
South Wildwood Neighborhood Mixed Use	4/ acre	Minimum 40% Parks and Open Space. PD zoning. Minimum & maximum percentages apply to each use category.	Commercial sales/office, government, civic, institutional & recreational. Max ISR 50%. Max FAR 0.3/ acre.
General Commercial			Retail, offices and services. Max ISR 75%, Max FAR 0.~~2~~5.
Industrial			Manufacturing, mining, processing, concrete or asphalt plants, warehousing, and other industrial activities. Max ISR 70%. Max FAR 0.~~2~~5.

Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and Intensities
Agriculture -5	1/ per 5 acres		Aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Max FAR 0.20.
Agriculture -10	1/ per 10 acres	Developments may achieve 1 per 5 acres provided qualifying criteria are met.	Aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Max FAR 0.20.
Conservation			Conservation and passive recreation. Max ISR 5%.
Recreational			Publicly-owned recreation areas and facilities, including tourist attractions, race tracks, golf courses. Max ISR 20%.
Public Facilities			Public or private schools, universities, colleges, churches and other places of worship, hospitals and public health facilities, Adult Congregate Living Facilities (ACLF's), cemeteries, community and civic centers, libraries, City offices, police and fire stations, water pump stations, wastewater treatment plants, systems of facilities for public transportation, and other facilities used to deliver public services. Max FAR 0.60.

Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and Intensities
Rural Residential	1/ acre	Joint Planning Area Designation	
Estate Residential	2/ acre	Joint Planning Area Designation	
Lake Deaton Mixed Use		Joint Planning Area Designation. Land use percentages apply.	Office, retail, medical, institutional, recreational. .25 FAR
466/301 Mixed Use District	15/ acre	Joint Planning Area Designation. Land use percentages apply.	Office, medical, retail, institutional, recreational. 1.0 FAR

Policy 1.1.3 The City shall regulate land use activities within land use categories shown on the Future Land Use Map through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity qualitative standards as set forth on the Future Land Use Map for the associated land use district.

Historic Mixed Use Designations

Policy 1.1.4 Residential/Institutional/Office Land Use This category includes land used for a mix of residential dwellings, medical offices and laboratories, business and professional offices, group living facilities, schools, public facilities and community centers. The maximum density for single family residential is 4 units per acre. Duplexes, triplexes, townhomes and multi-family residential developments are permitted up to 15 units per acre. The maximum Floor Area Ratio for office and institutional uses is 0.60, with a Maximum Impervious Surface Ratio of 80%. The residential/institutional/office designation is intended to provide for a mix of uses within a development site or within a multiple parcel area. The required mix shall be 50% Residential, 25% Institutional and 25% Office for the entire district. Parks and recreational uses are also permitted. Property with this FLU designation is most likely found within the downtown area.

Policy 1.1.5 Residential Mixed Use This category includes land used for a mix of residential dwellings and low intensity neighborhood commercial uses up to 5 units per gross acre and up to 25,000 square feet of neighborhood commercial for the entire development. Parks and recreational uses are allowable as set forth by the Land Development Regulations. Also included in this category are Planned Developments (PDs) which support residential, commercial, recreation and open space.

Residential Designations

Policy 1.1.6 Rural Residential This category includes land used for residential purposes up to 1 unit per acre and is intended for land on the periphery of the Joint Planning area.

Policy 1.1.7 Estate Residential This category includes land used for residential purposes up to 2 units per acre and is intended for land on the periphery of the Joint Planning area.

Policy 1.1.~~6~~ 8 Low Density Residential This category includes land used for residential purposes up to 4 units per acre. Other permitted uses include parks, agricultural and recreational uses.

Policy 1.1.~~7~~ 9 Low Medium Density Residential This category includes a mix of residential land uses up to 6 units per acre.

Policy 1.1.~~8~~ 10 Medium Density Residential This category includes a mix of residential land uses up to 9 units per acre.

Policy 1.1.~~9~~ 11 Medium High Density Residential This category includes a mix of residential land uses up to 12 units per acre.

Policy 1.1.~~10~~ 12 High Density Residential This category includes a mix of residential land uses up to 15 units per acre.

Policy 1.1.~~11~~ 13 Mobile Home Parks This category allows mobile home parks up to 10 units per gross acre.

Commercial Designations

Policy 1.1.~~12~~ 14 General Commercial This category includes land used for a variety of highway retail uses, offices, and the provision of services. Sites will primarily be located on SR 44, CR 466A, and U.S. 301. The maximum intensity standard for this land use category is limited to 75% impervious surface ratio and 0.~~2~~5 FAR.

Other Land Use Designations

Policy 1.1.~~13~~ 15Industrial This category includes land used for a manufacturing, mining, processing, concrete or asphalt plants, warehousing, and other industrial activities. The maximum intensity standard for this land use category is limited of 70% impervious surface ratio and 0.~~2~~5 FAR.

Policy 1.1.~~14~~ 16 Agriculture- 5 This category includes land primarily used for production of foods and animals. These uses include aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Single family residential uses are allowable in this category up to 1 unit per 5 acres. Non-residential uses allowable include parks and

recreational uses, barns, sheds, poultry houses, stables, livestock houses, and other similar uses. Commercial uses that directly support agricultural activities may be allowed as conditional uses set forth in the Land Development Regulations. Maximum FAR for non-residential uses is 0.20.

Policy 1.1.~~15~~ 17Agriculture- 10 This category includes land primarily used for production of foods and animals. These uses include aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Single family residential uses are allowable in this category up to 1 unit per 10 acres. Non-residential uses allowable include parks and recreational uses, barns, sheds, poultry houses, stables, livestock houses, and other similar uses. Commercial uses that directly support agricultural activities may be allowed as conditional uses set forth in the Land Development Regulations. Maximum FAR for non-residential uses is 0.20. All future properties that seek an agricultural land use designation shall be given this Future Land Use Map designation.

Policy 1.1.~~16~~ 18 Lands designated as Agriculture-10 on the Future Land Use Map may achieve a density of 1 unit per 5 acres provided the proposed development achieves seventy (70) points out of a possible one hundred ten (110) points. Regardless of the extent of the property ownership boundaries, only that land area located within 2 miles of the Mixed Use Center may be eligible for the density increase.

A. Points shall be awarded for a development's:

1. Proximity to the edge of a Mixed Use Center as designated on Map 1-9:
   - 0--0.5 mile = 50 points
   - 0.5--1.0 mile = 40 points
   - 1.0--1.5 miles = 30 points
   - 1.5--2.0 miles = 20 points
   - Greater than 2.0 miles = 0 points
2. Proximity to a fire station:
   - 0--3 miles = 10 points
   - 3--6 miles = 5 points
3. Proximity to the nearest emergency medical services (ambulance) station:
   - 0--3 miles = 10 points
   - 3 -- 6 miles = 5 points
4. Vehicular access to federal, state or County arterial or collector roads (as designated on Map 2-2 of the Transportation Element Map Series) which meet or exceed the adopted levels of service, provided the development fronts on and provides access directly onto an arterial or collector:
   - Where development has access to arterial road--10 points
   - Where development has access to collector road--5 points
5. Provision of City central water and sewer services:
   - Development served by central water--10 points.
   - Development served by central sewer--10 points.

6. Proximity to public schools, as follows: Developments within two (2) miles of a public school shall be awarded ten

- Within two (2) miles --10 points

B. The awarding of points for subsections a.1. through a.6. shall be subject to the following restrictions:

1. Points shall be awarded for only one item in each category, except water and sewer which may receive points for both services.
2. The awarding of points for proximity to schools and roads shall only occur if the facility meets the level of service standard, or there are capital improvements planned within the five-year schedule of capital improvements.
3. Distance shall be measured along the shortest driving distance on publicly maintained roads from the nearest point on the subject development tract to the applicable criteria.

Policy 1.1.~~17~~ 19 Conservation Land contained in this category includes land that is deemed undevelopable or to be protected from future development. Areas in this category may include wetlands, lakes, areas within the 100-year flood, or land acquired for the purposes of conserving, preserving, or managing environmentally sensitive lands. Permitted land uses include conservation and passive recreation. Maximum ISR 0.05.

Policy 1.1.~~18~~ 20 Recreational This category includes privately and publicly-owned recreation areas and recreational facilities including tourist attractions, race tracks, golf courses, and other land used for recreational purposes. Maximum ISR 0.20.

Policy 1.1.~~19~~ 21 Public Facilities This category is intended for uses which serve a public purpose such as public or private schools, universities, colleges, churches and other places of worship, hospitals and public health facilities, Adult Congregate Living Facilities (ACLF's), cemeteries, community and civic centers, libraries, City offices, police and fire stations, water pump stations, wastewater treatment plants, systems of facilities for public transportation, and other facilities used to deliver public services. The maximum Floor Area Ratio is 0.60.

Oxford Sub-District

OBJECTIVE 1.2 To allow a mixture of uses which complement existing development and create integrated pedestrian friendly communities and neighborhoods within the corridors of U.S. 301 and CR 466 and within the **Oxford Sub-District.**

Policy 1.2.1 The City hereby creates the **Oxford Sub-District** as delineated on Map 1-8. The following mixed use FLUM designations shall be permitted within the Oxford Sub-District:

a. Oxford Neighborhood Mixed Use
b. Oxford Residential Mixed Use
c. Oxford Neighborhood Commercial

Policy 1.2.2 Oxford Sub-District General Development Standards

a. Parcels greater than 10 acres subject to a mixed use designation shall be required to obtain a Planned Development zoning. Parcels less than 10 acres may be developed as a single use. A conceptual development plan and development standards shall be incorporated into the PD.

b. The PD shall incorporate the following principles to guide development to create walkable, pedestrian friendly neighborhoods and communities:

1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. Developments containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use developments should contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.
2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

c. All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy demands shall be stated in the PD. Development will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.

d. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan as indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.

e. All developments shall provide for infrastructure and open space interconnectivity with adjacent properties when feasible. It shall be the developer's burden to demonstrate that interconnectivity is not feasible. In determining feasibility, the following shall be considered:

1) Physical constraints present in the area such as wetlands, environmental preservation areas or right-of-way which make interconnection detrimental to the public wellbeing;
2) The degree to which traffic or other conditions in the area would be positively affected by interconnectivity;
3) The degree to which existing traffic will be increased by the intended use of the property;
4) The size of the parcel being developed;
5) The shape of the parcel being developed; and
6) Any other factors which would affect the public well-being.

For developments located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

f. All developments containing 500 or more single family detached residential units shall consist of at least one additional housing type such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILF, or housing vertically mixed with nonresidential uses such as commercial and office. Developments consisting of 500 or more single family detached units will not be approved without a mix of housing types. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.

Policy 1.2.3 Oxford Neighborhood Mixed Use shall be provided on areas designated on the Future Land Use Map. This mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium densities/intensities of development have been identified as being appropriate to meet the growing needs of the local area. Development in this category shall be limited to the following four use categories:

<u>A. Residential</u>
Single Family Detached, Townhomes/Villas, Apartments/Condominiums (all residential uses may be for sale or rental)

<u>B. Commercial Sales</u>
Retail sales and service, Restaurants

<u>C. Commercial Office</u>
Office facilities, Medical facilities

D. Government, Civic, Institutional or Recreational

Performance Standards
Maximum Impervious Surface Ratio (ISR): 60%
Maximum Floor Area Ratio (FAR) for non-residential uses: 0.30
Residential Density: Maximum 7 units per acre.
Minimum 25% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 35%	Maximum 80%
Category B Uses	Minimum 5%	Maximum 40%
Category C Uses	Minimum 0%	Maximum 40%
Category D Uses	Minimum 5%	Maximum 30%

Policy 1.2.4 Development Standards within Oxford Neighborhood Mixed Use Developments subject to an Oxford Neighborhood Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.2.2:

a. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, recreational amenities, and parking facilities.
b. The integration of commercial, office and residential uses in the same building is encouraged.
c. The commercial element is intended to provide for the day-to-day needs of the immediate neighborhood and shall be within walking distance from the neighborhoods.

Policy 1.2.5 Oxford Residential Mixed Use shall be provided on areas designated on the Future Land Use Map. The intent of this district is to provide a mix of residential development in the 5 to 10 units per acre range, depending on location within this sub-district and to allow for the provision of support commercial and office services. Development located furthest from Employment and Neighborhood Mixed Use Centers identified on Maps 1-9 of the Future Land Use Map Series will provide transitional densities between the Mixed Use Centers. Residential development in these areas will be in the range of 5 units per acre. Up to 7 units per acre may be achieved provided the development is within one-half mile of an Employment or Neighborhood Mixed Use Center. Up to 10 units per acre may be achieved provided the development is within walking distance, defined as a ¼ mile radius, of a Mixed Use Center.

Policy 1.2.6 Development Standards within Oxford Residential Mixed Use Developments subject to an Oxford Residential Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.2.2:

a. Residential development shall contain a diversity of housing types and lot sizes. The mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.

b. Minimum residential density shall be 5 units per acre.
c. Maximum residential density shall be 10 units per acre.
d. Support commercial and office uses are allowed, but shall not exceed 10% of the total acreage.

Policy 1.2.7 Oxford Neighborhood Commercial shall be provided on areas designated on the Future Land Use Map. This category is intended to provide for retail, office and personal service uses to serve the day-to-day needs of the immediate neighborhood and surrounding neighborhoods and shall be within walking distance of the supporting neighborhoods.

Permitted uses include:
- Retail sales and services
- Offices
- Civic and institutional uses
- Residential support uses

Maximum Impervious Surface Ratio: 60%
Maximum FAR: 0.30
Maximum Density: 4 units per acre

Policy 1.2.8 Development Standards within Oxford Neighborhood Commercial Developments subject to an Oxford Neighborhood Commercial designation shall adhere to the following standards in addition to those outlined in Policy 1.2.2:

a. Where commercial development is located along primary roadways, road frontage and access shall be restricted so as not to promote strip commercial development.
b. Integration of residential and office or retail uses in the same building is encouraged.
c. This district is intended to provide for the day-to-day needs of surrounding neighborhoods and shall be within walking distance from those neighborhoods. Commercial development in this land use district is intended to accommodate businesses up to 50,000 sq. ft. in size.

Policy 1.2.9 The **466/301 Mixed Use District** shall be provided on areas designated on the Future Land Use Map for parcels within the vicinity of the CR 466 and US 301 intersection that are contained within the Joint Planning Area. The intent of this district is to provide a mix of office, retail, institutional, recreational and support residential uses that enhance the existing community of Oxford. Parcels within the 466/301 Mixed Use District may contain up to a 1.0 FAR and/or 15 units per acre.

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Policy 1.2.10 On an aggregate basis, the City shall target 500 dwelling units and 1 million square feet of nonresidential uses within the 466/301 Mixed Use District.

Policy 1.2.11 The City shall maintain data and analysis that inventories existing and approved developments and monitor development approvals within the 466/301 Mixed Use District to ensure a mix of uses within the district.

Policy 1.2.12 The City shall encourage the redevelopment and aggregation of parcels within the 466/301 Mixed Use District to accommodate higher density and intensity mixed use projects.

Central Sub-District

OBJECTIVE 1.3 The City shall target land areas and craft land uses which promote infill and urban renewal to create a vibrant City center of the City of Wildwood within the **Central Sub-District.**

Policy 1.3.1 The City hereby creates the **Central Sub-District** as delineated on Map 1-8. The following mixed use FLUM designations shall be permitted within the **Central Sub-District**:

a. Central Mixed Use
b. High Density Residential Mixed Use
c. Downtown Commercial

Policy 1.3.2 General Development Standards

a. Parcels greater than 10 acres subject to a mixed use designation shall be required to obtain a Planned Development zoning. Parcels less than 10 acres may be developed as a single use. A conceptual development plan and development standards shall be incorporated into the PD.

b. The PD shall incorporate the following principles to guide development in creating walkable, pedestrian friendly neighborhoods and communities:

1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. Developments containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use

Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use developments should contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.

2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

c. All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy needs shall be stated in the PD. New development and redevelopment will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.

d. The Central Sub-District shall allow a combination of residential, commercial, office, research and development, hotels, civic, healthcare, public/institutional, education and parks and open space uses in order to encourage long-term economic development.

e. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.

f. All developments shall provide for infrastructure and open space interconnectivity with adjacent properties when feasible. It shall be the developer's burden to demonstrate that interconnectivity is not feasible. In determining feasibility, the following shall be considered:

1) Physical constraints present in the area such as wetlands, environmental preservation areas, or right-of-way which make interconnection detrimental to the public well-being;
2) The degree to which traffic or other conditions in the area would be positively affected by interconnectivity;
3) The degree to which existing traffic will be increased by the intended use of the property;

4) The size of the parcel being developed;
5) The shape of the parcel being developed; and
6) Any other factors which would affect the public well-being.

For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

g. All developments containing 500 or more single family detached residential units shall consist of at least one additional housing type such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILFs, or housing vertically mixed with nonresidential uses such as commercial and office. Developments consisting of 500 or more single family detached units will not be approved without a mix of housing types. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.

h. Mobile Home Parks and Recreational Vehicle Parks developments shall be limited to existing developments. The creation of new, detached single family subdivisions will be discouraged. However, the City shall ensure new development does not place a hardship on existing neighborhoods.

Policy 1.3.3 Central Mixed Use shall be permitted in areas identified on the Future Land Use Map. This mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where high densities/intensities of development have been identified as being appropriate to meet the growing needs of the community. Development in this category shall be limited to the following five use categories:

A. Residential
Single Family Attached and Detached, Townhomes/Villas, Apartments/Condominiums

B. Commercial Sales
Retail Sales and Service, Restaurants

C. Commercial Office
Office Facilities, Medical Facilities

D. Recreation & Tourism
Hotels/Motels, Cultural and Entertainment Facilities, Tourist Facilities, Commercial Recreation Facilities

E. Government, Civic, Institutional and Recreational

Performance Standards

Maximum Impervious Surface Ratio (ISR): 80%
Maximum Floor Area Ratio (FAR) for non-residential uses: 0.5
Residential Density: Maximum 14 units per acre.
Minimum 15% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 20%	Maximum 75%
Category B Uses	Minimum 15%	Maximum 50%
Category C Uses	Minimum 0%	Maximum 50%.
Category D and E Uses	Minimum 5%	Maximum 10%

Policy 1.3.4 Development Standards within Central Mixed Use Developments subject to a Central Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.3.2:

a. The integration of commercial, office and residential uses in the same building is encouraged.
b. Residential development shall contain a diversity of housing types and lot sizes. The mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.

Policy 1.3.5 High Density Residential Mixed Use shall be provided on areas designated on the Future Land Use Map. This category shall be characterized by a mix of residential housing types that are distributed on a connected street system where the majority of housing is within walking distance, defined as a ¼ mile radius, of an Employment or Neighborhood Mixed Use Center or is located within the Community Redevelopment Area.

Policy 1.3.6 Development Standards High Density Residential Mixed Use Developments subject to a High Density Residential Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.3.2:

a. Residential development shall contain a diversity of housing types and lot sizes. A mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.
b. Minimum residential density shall be 8 units per acre.
c. Maximum residential density shall be 15 units per acre.
d. Maximum ISR 80%.

Policy 1.3.7 Downtown Commercial shall be provided on areas designated on the Future Land Use Map. This category is intended to provide for future development and redevelopment in the Downtown as defined in the Community Redevelopment Area.

Policy 1.3.8 Development Standards within Downtown Commercial Developments subject to a Downtown Commercial designation shall adhere to the following standards in addition to those outlined in Policy 1.3.2:

a. Permitted uses include retail sales and offices, services, civic uses and residential at 2nd floor or above, or located in an attached building. No stand-alone residential buildings shall be permitted.
b. Maximum 2.0 FAR.
c. Maximum residential density shall be 15 units per acre.
d. Maximum Impervious Surface Ratio is 90%.
e. The integration of commercial, office and residential uses in the same building is encouraged.

Employment Center Sub-District

OBJECTIVE 1.4 The City shall target land areas and craft land uses geared toward the cultivation of economic development through job creation and economic stability while providing energy efficient and pedestrian friendly land use patterns within the **Employment Center Sub-District.**

Policy 1.4.1 The City hereby creates the **Employment Center Sub-District** as delineated on Map 1-8. The following mixed use FLUM designations will be permitted within the Employment Center Sub-District:

a. Commercial Center Mixed Use
b. Business Park Mixed Use
c. Employment Center Neighborhood Mixed Use
d. The Villages of Wildwood DRI – See Policy 1.7.3

Policy 1.4.2 General Development Standards

a. Parcels greater than 10 acres subject to a mixed use designation shall be required to obtain a Planned Development zoning. Parcels less than 10 acres may be developed as a single use. A conceptual development plan and development standards shall be incorporated into the PD.

b. The PD shall incorporate the following principles to guide development in creating walkable, pedestrian friendly neighborhoods and communities:

1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. Developments containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while

transitioning to lower densities throughout the remainder of the development site. Residential and mixed use developments should contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.

2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

c. All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy needs shall be stated in the PD. Development will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.

d. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.

e. All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties when feasible. It shall be the developer's burden to demonstrate that interconnectivity is not feasible. In determining feasibility, the following shall be considered:

1) Physical constraints present in the area such as wetlands, environmental preservation areas or right-of-way which make interconnection detrimental to the public wellbeing;
2) The degree to which traffic or other conditions in the area would be positively affected by interconnectivity;
3) The degree to which existing traffic will be increased by the intended use of the property;
4) The size of the parcel being developed;
5) The shape of the parcel being developed; and
6) Any other factors which would affect the public well-being.

For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

f. All developments containing 500 or more single family detached residential units shall consist of at least one additional housing type such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILFs, and housing vertically mixed with nonresidential uses such as commercial and office. Developments consisting of 500 or more single family detached units will not be approved without a mix of housing types. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.

g. Nonresidential development in this land use district is intended to accommodate businesses up to 200,000 sq. ft. in size.

Policy 1.4.3 Commercial Center Mixed Use shall be provided on areas designated on the Future Land Use Map. The intent of this category is offer an attractive mix of commercial, office, business park, civic and residential support uses to generate employment generation. Development in this category shall be limited to the following four use categories:

A. Commercial Sales
Retail sales and service, Restaurants

B. Commercial Office and Business Park
Office facilities, Medical facilities, Business Park, Light Industrial

C. Residential
Townhomes/Villas, Apartments/Condominiums, Multifamily residential

D. Government, Civic, Institutional or Recreational

Performance Standards
Maximum Impervious Surface Ratio (ISR): 70%
Maximum Floor Area Ratio (FAR) for non-residential uses: 0.75
Residential Density: Maximum 10 units per acre.
Minimum 25% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 10%	Maximum 70%
Category B Uses	Minimum 25%	Maximum 60%
Category C Uses	Minimum 20%	Maximum 30%

Category D Uses	Minimum 5%	Maximum 30%

Policy 1.4.4 Development Standards within Commercial Center Mixed Use Developments subject to a Commercial Center Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.4.2:

a. Residential dwellings are encouraged above commercial, office or civic uses or attached to a commercial, office or civic building.
b. Adequate on-site facilities shall provide for residents including landscaped and open space areas, recreational amenities, and access to parking facilities.

Policy 1.4.5 Business Park Mixed Use shall be provided on areas designated on the Future Land Use Map. The intent of this category is offer an attractive mix of commercial, office, business park, civic and residential support uses to generate employment generation. Development in this category shall be limited to the following four use categories:

A. Residential
Single Family Detached, Townhomes/Villas, Apartments/Condominiums (all residential uses may be for sale or rental)

B. Commercial Sales
Retail sales and service, Restaurants

C. Commercial Office and Business Park
Office facilities, Medical facilities, Light Industrial

D. Government, Civic, Institutional or Recreational

Performance Standards
Maximum Impervious Surface Ratio (ISR): 70%
Maximum Floor Area Ratio (FAR) for non-residential uses: 0.75
Residential Density: Minimum 3 units per acre. Maximum 6 units per acre.
Minimum 25% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 10%	Maximum 60%
Category B Uses	Minimum 5%	Maximum 55%
Category C Uses	Minimum 20%	Maximum 60% Commercial uses may also be permitted above the first floor.
Category D Uses	Minimum 5%	Maximum 30%

Policy 1.4.6 Development Standards within Business Park Mixed Use Developments

subject to a Business Park Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.4.2:

a. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, recreational amenities, and parking facilities.
b. Residential development shall contain a diversity of housing types and lot sizes. A mix of housing types should support a broad range of family sizes and incomes and encourage the provision of affordable housing.

Policy 1.4.7 Employment Center Neighborhood Mixed Use shall be provided on areas designated on the Future Land Use Map and shall be permitted for developments located no further than one mile from an Employment or Neighborhood Mixed Use Center. The mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium densities/intensities of development have been identified as being appropriate to meet the growing needs of the local area. Development in this category shall be limited to the following four use categories:

A. Residential
Single Family Detached, Townhomes/Villas, and Apartments/Condominiums (all residential uses may be for sale or rental)

B. Commercial Sales
Retail sales and service, Restaurants

C. Commercial Office
Office facilities, Medical facilities

D. Government, Civic, Institutional or Recreational

Performance Standards
Maximum Impervious Surface Ratio (ISR): 60%
Maximum Floor Area Ratio (FAR) for non-residential uses: 0.50
Residential Density: Maximum 7 units per acre.
Minimum 25% Parks and Open Space

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 35%	Maximum 80%
Category B Uses	Minimum 5%	Maximum 40%
Category C Uses	Minimum 0%	Maximum 40%
Category D Uses	Minimum 5%	Maximum 30%

Policy 1.4.8 Development Standards within Employment Center Neighborhood Mixed Use Developments subject to an Employment Center Neighborhood Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy

1.4.2:

a. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, recreational amenities, and parking facilities.
b. The integration of commercial, office and residential uses in the same building is encouraged.
c. Residential development shall contain a diversity of housing types and lot sizes. A mix of housing types should support a broad range of family sizes and incomes and encourage the provision of affordable housing.

Policy 1.4.9 Lake Deaton Mixed Use shall be provided on areas designated on the Future Land Use Map within the Joint Planning Area. The intent of this district is to provide a mix of nonresidential and residential uses.

A. Nonresidential
Commercial retail, office, medical, civic, institutional, and recreational

B. Residential
Single Family Detached, Townhomes/Villas, and Apartments/Condominiums (all residential uses may be for sale or rental)

C. Recreation and Civic
Parks, recreation, and civic

The required mix of nonresidential and residential uses shall be:

Category A Uses	Minimum 20%	Maximum 50%
Category B Uses	Minimum 20%	Maximum 75%

Performance Standards:
Maximum Impervious Surface Ratio (ISR): 50%
Maximum Floor Area Ratio (FAR) for non-residential uses: 0.25
Residential Density: Maximum 4 units per acre.
Minimum 40% Parks, Recreation and Open Space.

Policy 1.4.10 Development Standards within Lake Deaton Mixed Use Development subject to a Lake Deaton Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.4.2:

a. At least two individual and unique neighborhoods should be developed. All neighborhoods shall be interconnected in terms of mobility, infrastructure and open space to promote overall community connectivity.
b. Neighborhoods should be organized and designed so that higher densities and intensities are located within a neighborhood center and/or along CR 44A transitioning

from less density and intensity in the perimeter of each neighborhood. Neighborhood centers are required to contain mixed use buildings and blocks.

c. Each neighborhood shall contain an interconnected open space system with pedestrian and bicycle access that provides linkage to Lake Deaton Park. Additionally, each neighborhood shall provide linkage to substantial nonresidential areas and neighborhood centers.

Wildwood South Sub-District

OBJECTIVE 1.5 The City shall guide development in creating integrated, energy efficient and pedestrian friendly communities within the **Wildwood South Sub-District**.

Policy 1.5.1 The City hereby creates the **Wildwood South Sub-District** as delineated on Map 1-8. The following mixed use FLUM categories will be permitted within the Wildwood South Sub-District:

a. South Wildwood Neighborhood Mixed Use
b. Wildwood Springs DRI – See Policy 1.7.1
c. Landstone DRI – See Policy 1.7.2

Policy 1.5.2 General Development Standards

a. Parcels greater than 10 acres subject to a mixed use designation shall be required to obtain a Planned Development zoning. Parcels less than 10 acres may be developed as a single use. A conceptual development plan and development standards shall be incorporated into the PD.

b. The PD shall incorporate the following principles to guide development to create walkable, pedestrian friendly neighborhoods and communities:

1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. Development sites containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use developments should contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.
2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.

3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

c. The PD shall require a mix of land uses creating areas of compact urban form which are based on the urban to rural transect planning philosophy. The integrated mixed of uses shall create a pedestrian and bicycle friendly environment that reduces the need for automobile travel and protects or enhances the natural environment. These uses shall include a mix of residential, commercial, office or light industrial, civic, and recreational uses. Sustainable development principles as set forth by the United States Green Building Council (USGBC) the Florida Green Building Coalition (FGBC), or the Green Building Initiatives Green Globes program, or any other recognized Green Building system shall be incorporated into the PD.

d. All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy needs shall be stated in the PD.

e. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.

f. All developments shall provide for infrastructure and open space interconnectivity with adjacent properties when feasible. It shall be the developer's burden to demonstrate that interconnectivity is not feasible. In determining feasibility, the following shall be considered:

1) Physical constraints present in the area such as wetlands, environmental preservation areas, or right-of-way which make interconnection detrimental to the public well-being. For developments located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.
2) The degree to which traffic or other conditions in the area would be positively affected by interconnectivity;
3) The degree to which existing traffic will be increased by the use of the property;
4) The size of the parcel being developed;
5) The shape of the parcel being developed; and
6) Any other factors which would affect the public well-being.

g. All developments containing 500 or more single family detached residential units shall consist of at least one additional housing type such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILFs, and housing vertically mixed with nonresidential uses such as commercial and office. Developments consisting of 500 or more single family detached units will not be approved without a mix of housing types. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.

Policy 1.5.3 South Wildwood Neighborhood Mixed Use shall be provided on areas designated on the Future Land Use Map. The mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium densities/intensities are appropriate to provide a transition between the higher densities to the north and the lower densities to south. The intent of this district is to allow the appropriate mix of uses that lead to the development of sustainable neighborhoods at the suburban scale. Development in this category shall be limited to the following four use categories:

A. Residential
Single Family Detached, Townhomes/Villas, Apartments/Condominiums (all residential uses may be for sale or rental)

B. Commercial Sales
Retail sales and service, Restaurants

C. Commercial Office
Office facilities, Medical facilities

D. Government, Civic, Institutional or Recreational

Performance Standards
Maximum Impervious Surface Ratio (ISR): 50%
Maximum Floor Area Ratio (FAR) for non-residential uses: 0.3
Residential Density: Maximum 4 units per acre.
Minimum 40% Parks, Recreation and Open Space

The balance of uses within a site will be based on the following criteria:

Category A Uses	Minimum 35%	Maximum 80%
Category B Uses	Minimum 5%	Maximum 40%
Category C Uses	Minimum 0%	Maximum 40%.
Category D Uses	Minimum 5%	Maximum 30%

Policy 1.5.4 Development Standards within South Wildwood Neighborhood Mixed Use Developments subject to a South Wildwood Neighborhood Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.5.2:

a. The South Wildwood Neighborhood Mixed Use designation shall contain neighborhood centers within each neighborhood. The centers shall provide for commercial, office, civic and recreational uses.
b. Individual and unique neighborhoods shall be developed. The neighborhoods shall be interconnected both pedestrian and vehicular to promote overall community connectivity.
c. Neighborhoods shall be organized and designed based on the urban to rural transect in which the higher housing densities and nonresidential intensities are located within the neighborhood centers or along CR 468 transitioning from less density and intensity in the perimeter of each neighborhood.
d. A mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.

OBJECTIVE 1.6 The City shall plan for future demand of public services and infrastructure by assessing the development potential of the Future Land Use Map by taking into account factors identified within the Comprehensive Plan that limit the true development potential.

Policy 1.6.1 The City shall conduct studies and analyses that forecast the future demand for potable water, sanitary sewer, public schools, parks and recreation, stormwater, transportation, and other public facilities over the short and long term. The analyses should be utilized in the preparation of the annual update to the 5-Year Schedule of Capital Improvements.

Policy 1.6.2 Net density shall be calculated by excluding right-of-way, wetlands, stormwater management areas, environmental preservation areas, and common areas. Environmental preservation areas such as wildlife habitat, karst features, conservation areas, springs and other environmentally sensitive lands shall only be excluded if the lands are designated on the Future Land Use Map as Conservation or are dedicated to the City or other public agency through a conservation easement. Common areas such as parks, buffers, and landscaped areas shall only be excluded if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, Florida Statutes.

OBJECTIVE 1.7 The City shall recognize the advantages and benefits in planning over large areas and over longer time periods through planned development projects presumed to be a Development of Regional Impact per Chapter 380, Florida Statutes. To provide measurable and predictable standards as well as flexibility in application of land use densities and intensities, the densities and intensities for each DRI shall be established by individual sub area policies contained within this objective. All residential developments shall consist of a mix of housing types, and will include two or more of the following types: single family, apartments, townhouses, duplexes, quadruplexes, and housing vertically mixed with nonresidential uses such as commercial and office.

Policy 1.7.1. Wildwood Springs DRI. The City of Wildwood, recognizing the uniqueness of the property annexed through the adoption of Ordinance No. 538, adopts the following development standards for the Wildwood Springs DRI Property to ensure the discouragement of urban sprawl, coordination with public facilities, and the protection of the environmental function of this area. The 1,048 acre area identified on the FLUM as "Wildwood Springs DRI" is subject to the following:

a. Wildwood Springs DRI shall consist of a maximum of 3,700 residential dwelling units and 225,000 square feet of nonresidential uses. The Wildwood Springs DRI shall provide for a mix of residential and nonresidential uses; a mix of residential housing types including higher densities of housing; and shall preserve the natural features of the DRI Property. To accomplish this, Wildwood Springs DRI will consist of three distinct areas of development: Mixed Use Commercial Area, Community Residential Area and Neighborhood Residential Areas; and one area of Conservation Areas. To allow for the future potential that more intense development patterns are viable in the market, residential units in excess of the 3,000 units originally authorized in the Wildwood Springs DRI will be permitted provided appropriate modification of the DRI or use of the conversion matrix is completed. All residential units in excess of the 3,000 originally authorized units are required to be located in the MUC or CR Areas and conform to the standards of each respective district.

1. Mixed Use Commercial Area (MUC): The MUC shall be located at the intersection of S.R. 301 and C.R. 468. The MUC shall provide pedestrian connection and vehicular access to U.S. 301 and C.R. 468. The MUC shall provide an area to accommodate a future transit stop along U.S. 301 or C.R. 468.

The MUC shall have a minimum of 40 acres and a maximum of 100 acres, and shall consist of a mix of residential dwelling units and a minimum of 75,000 square feet of nonresidential.

The minimum average residential density within the MUC shall be 10 units per net residential acre. Residential units within the MUC shall be located within a 10-minute walk of a nonresidential use.

Commercial, retail, office, institutional and civic uses that provide local neighborhood level services to the Wildwood Springs DRI and to the nearby Wildwood Area will be located in the nonresidential area.

2. Community Residential Area (CR): The CR will provide a location for higher residential density located on the northern side of the property adjacent to the C.R. 468 corridor with the exception of areas where key natural features targeted for preservation exist. The CR area will consist of residential neighborhoods and a Neighborhood Center and will include a minimum of 165 acres.

The minimum average residential density within the CR shall be 6 units per net residential acre.

The residential neighborhoods shall comply with the Neighborhood Standards. CR will provide for higher residential densities within walking distance of the C.R. 468 corridor that will help support transit. The CR Area shall provide a minimum of 3 pedestrian and vehicular connections to C.R. 468 and shall provide areas to accommodate future transit stops at each connection to C.R. 468, as requested by the transit provider.

The Neighborhood Center shall have a minimum area of two (2) acres and will be located at the eastern frontage entrance on C.R. 468. The Neighborhood Center area will provide for nonresidential uses consisting of small scale commercial, civic, institutional, or recreation uses for a minimum of 15,000 square feet. The Neighborhood Center shall have direct pedestrian access to the adjacent neighborhoods and shall include an area for a transit stop along C.R. 468.

3. Neighborhood Residential Area (NR): The NR shall promote walkable, unique and interesting neighborhoods. To promote overall community connectivity a coordinated pedestrian network will be provided between each adjoining neighborhood within the community. The NR area shall consist of integrated and connected neighborhoods that comply with the Neighborhood Standards set forth below. Adjacent neighborhoods may be combined where larger centralized parks, open space, or civic areas are provided.

The NR area will include a minimum of 300 acres and a maximum of 500 acres. The NR will have a maximum of 1,675 units. The minimum average residential density within the NR shall be 4 units per net residential acre.

4. Conservation Area: The Conservation Area shall consist of approximately 169 acres of wetlands, 100-year floodplain, and environmentally sensitive land. No development other than permitted

impacts for access, passive recreation areas, permitted mitigation areas or other such permitted passive use areas shall occur in the Conservation Area.

b. **Neighborhood Standards.** Within the CR Area and the NR Area, neighborhoods shall have a neighborhood park, open space such as a central area made up of preservation land, stormwater ponds, or other such areas that can be used for passive recreation and enjoyment or civic area such as a central recreation facility, school, library or other such civic-focused built use that will provide each residential area with a unique identity. Neighborhood areas with CR and NR shall have a diversity of housing types, densities and sizes. Parks, open areas or civic areas will be designed based on neighborhood needs, and may include formal or informal landscaped and preserved areas, and structured hardscape and programmed amenity elements. Neighborhood parks will be placed near the functional center of each neighborhood to ensure that they are "walkable" for the residents in each neighborhood. Each neighborhood within the NR shall be sized and designed based on the principles of a 10 minute walk from the edge to the functional center of the neighborhood, and will be interconnected with pedestrian access between adjacent neighborhoods. Neighborhoods will be organized with a transect of greater density of housing in the functional center of neighborhoods transitioning to less density on the perimeter of each neighborhood. Adjustments will be made where necessary to preserve unique natural features and respond to special site constraints. Neighborhoods will be planned in a form appropriate to create a pedestrian scaled community with a defined sense of place. This will include performance standards to ensure coordinated pedestrian connectivity between land uses such that neighborhoods are interconnected, walkable and bikable.

c. Buildings will have a primary orientation towards streets, parks and open space. Buildings shall be oriented to foster interconnections for both pedestrian and vehicular traffic, and building organization and placement will be designed to create focal points and views of both natural and built features from internal and external roadways. Buildings will be aligned and designed to front public and private streets and open space.

d. There shall be a 150 foot buffer from the Fenny Springhead and a 50 foot buffer from the spring run to protect the spring. All other wetland buffers shall be consistent with requirements set forth by the Southwest Florida Water Management District.

e. The total site will maintain a minimum of 25% open space. Open space shall be defined consistent with the definition in the City of Wildwood comprehensive plan.

f. There shall be a minimum of six (6) vehicular and pedestrian connections: four (4) to C.R. 468; one (1) connection to the Eastern boundary; and one (1)

connection to the south along C.R. 505. Additional connections will be provided as appropriate based on site constraints and compatibility of adjacent land uses.

g. Local and residential streets, pedestrian paths, and bike paths shall be included within a system of interconnected routes within the community. Design standards shall encourage pedestrian and bicycle linkages by being spatially defined by uses, existing vegetation, and by discouraging high speed vehicular traffic.

h. The Wildwood Springs DRI shall be reviewed as a Planned Unit Development. The PUD zoning category shall incorporate design standards to guide development and ensure consistency with the DRI Development Order and with the Comprehensive Plan. Changes to a DRI Development Order adopted by the City of Wildwood shall be reflected in the PUD Master Plan.

i. The Application for Development Approval, sufficiency responses and DRI Development Order for Wildwood Springs DRI provide the supporting data and analysis for the “Wildwood Springs DRI” land use designation on the FLUM.

j. The Wildwood Springs DRI Development Order shall be consistent with the Comprehensive Plan.

Policy 1.7.2 Landstone Communities DRI. The City of Wildwood recognizes the uniqueness of the property known as The Landstone Communities DRI, which is designated as such on the City of Wildwood's Future Land Use Map. To ensure the discouragement of urban sprawl, coordination with public facilities and the protection of the environmental function of this area, the following development standards have been adopted and will be enforced on the property encompassed in The Landstone Communities DRI.

The Landstone Communities DRI is located adjacent to CR 470 along its northern boundary which has been designated by Sumter County as the "Jobs Corridor." The Landstone Communities DRI will be a master planned, mixed use community incorporating a variety of residential products and densities, and a variety of non-residential uses, public facilities, and public uses, all as more particularly described below in this Policy. The Landstone Communities DRI will consist of compact development tracts interlaced with an extensive network of open space and interconnected with a comprehensively planned system of pedestrian greenways and multi-modal trails with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyle habits.

Residential uses will be located in the Neighborhood Mixed Use Center, the Neighborhood Commercial Center, and the Community and Residential Villages. Residential areas will contain a variety of housing types and lot sizes which shall include single family, detached and attached units, town homes, and apartments. Non-residential

uses, excluding industrial, will be located in the Neighborhood Mixed Use Center and in the separate Neighborhood Commercial Center located to serve the southern portion of the Project.

Development Program

The Landstone Communities DRI shall consist of a maximum of 8,025 residential units, a maximum of 802,500 square feet of non-residential uses (commercial/retail and/or office), 500,000 square feet of industrial/warehouse, a mining site, up to 250 hotel rooms, and a community serving facility, which may include (i) an 18 hole golf with clubhouse and associated uses and/or (ii) a spa/wellness facility. These uses shall be arranged in a Neighborhood Mixed Use Center, a Neighborhood Commercial Center, a Community/Institutional Center, Community and Residential Villages, and/or an Industrial/Warehousing Center, as set forth below.

Neighborhood Mixed Use Center
The Neighborhood Mixed Use Center shall be located adjacent to CR 470. The Neighborhood Mixed Use Center shall consist of:

Size	250 acres minimum
Commercial/Retail	300,000 sq ft minimum
Office	150,000 sq ft minimum
Hotel	up to 250 rooms
Residential	2,000 units minimum

1. The minimum average residential net density in the Neighborhood Mixed Use Center shall be 10 units per residential acre. Net Density is defined in Policy 1.6.2. At least 50% of the residential uses in the Neighborhood Mixed Use Center shall be located within a 1/2 mile walking distance of non-residential uses to promote an attractive and functional mix of land uses and to achieve an energy efficient land use pattern.

2. Minimum intensity for non-residential development shall be .25 FAR.

3. Streetscape design guidelines shall be established to promote pedestrian activity and safety, and to facilitate multi-modal transportation within the Neighborhood Mixed Use Center.

4. At least one covered transit stop and bus pull-out shall be located in the Neighborhood Mixed Use Center and adjacent to CR 470.

Neighborhood Commercial Center

The Neighborhood Commercial Center to serve the adjacent Residential Villages will be located in the southern portion of The Landstone Communities DRI adjacent to CR 501. The Neighborhood Commercial Center shall consist of:

Size	10 acres minimum
Commercial/Retail	30,000 sq ft minimum

1. Residential units at a minimum average net density of 6 units per residential acre may also be located in the Neighborhood Commercial Center to promote an attractive and functional mix of land uses and to achieve an energy efficient land use pattern.

2. The Neighborhood Commercial Center shall be designed to provide pedestrian and bicycle access to surrounding Villages to reduce automobile dependency. Streetscape design guidelines shall be established to promote pedestrian activity and safety, and to facilitate multi-modal transportation within the Neighborhood Mixed Use Center.

3. At least one covered transit stop and bus pull-out shall be located in the Neighborhood Commercial Center.

Jobs to Housing Balance

To promote an appropriate jobs to housing mix and the timing of residential and non-residential uses during the development of The Landstone Communities DRI, the following schedule will be followed:

1. A minimum of 110,000 square feet of non-residential uses (either commercial/retail and/or office) within the Neighborhood Mixed Use Center shall be constructed before the 2,001st dwelling unit is completed.

2. A minimum of 225,000 square feet of non-residential uses (either commercial/retail and/or office) within the Neighborhood Mixed Use Center shall be constructed before the 3,476th residential unit is completed.

3. A minimum of 500,000 square feet of non-residential uses (either commercial/retail and/or office) shall be constructed before the 5,001st residential unit is completed. 30,000 square feet of the 500,000 square feet of non-residential uses (either

commercial/retail and/or office) shall be constructed in the Neighborhood Commercial Center.

Community/Institutional Center

Community and Institutional uses will be located in a central location within The Landstone Communities DRI adjacent to CR 501 through the dedication to the City of a 75 acre site for a Regional Park and a 14 acre site for an elementary school. The Community/Institutional Center shall be designed to provide pedestrian and bicycle access to surrounding Villages to reduce automobile dependency. At least one covered transit stop and bus pull-out shall be located in the Community/Institutional Center.

Community and Residential Villages

In order to create defined, walkable neighborhoods, residential tracts or pods shall be organized into individual Villages. To ensure a balance of housing options, densities within the Villages shall only be achievable by containing a variety of housing types and lot sizes.

Development outside the Neighborhood Mixed Use Center shall be at a minimum average net density of 6 dwelling units per residential acre, of which 25% shall be attached units.

1. Community Villages

   a. Community Villages shall be developed at minimum average net densities of 6 to 25 units per residential acre.

   b. The first Community Village will commence development in the northern section of the Project along CR 470 and in close proximity to the Neighborhood Mixed Use Center.

   c. Each Community Village will consist of between 500 and 1,500 residential units with a variety of housing types.

   d. Seventy-five percent (75%) of all residential units in a Community Village shall be located within a one mile walking distance of the edge of the Neighborhood Mixed Use Center.

2. Residential Villages

   Residential Villages shall be developed at minimum average net densities of 3 to 20 units per residential acre. A Village is defined

as that portion of the Project which will consist of between 250 and 1,000 residential units with a variety of housing types and lot sizes.

3. Standards for All Villages

a. Each Village will contain a Village Center consisting of open space and/or active recreational facilities which shall serve as a focal point for that Village.

b. Commercial/retail and office needs of the residents of the Residential Villages shall be addressed by the Neighborhood Commercial Center or the Neighborhood Mixed Use Center. No commercial, retail or office shall be located in a Village.

c. Villages will be connected to the Neighborhood Mixed Use Center, the Neighborhood Commercial Center, the Community/Institutional Center, and with other Villages, not only by roadway access, but also through a series of greenways. These greenways will also connect the Villages with recreational and civic uses located throughout The Landstone Communities DRI, thereby ensuring critical connectivity between and among the residential and non-residential uses.

d. Streetscape design guidelines shall be established to promote pedestrian activity and safety and to facilitate multi-modal transportation within Villages. Public and private streets shall be aligned and designed to frame views and vistas within each Village to promote increased density and urban form and to allow for vehicular and pedestrian connections to uses both internal and external to the Project.

Mining

A maximum of 280 acres located in the northwest portion of The Landstone Communities DRI, with access to CR 470, will be utilized for mining.

Industrial/Warehousing Center

A maximum of 500,000 square feet Industrial/Warehousing development on 90 to 120 acres will be located east of the mining parcel with access to CR 470. The Industrial/Warehousing development shall not be located in the Neighborhood Mixed Use Center.

Open Space

The total site will maintain a minimum of 35% open space. Open space is defined as any portion of the Project which is open to the sky and contains no impervious surfaces, except that pervious surfaces within the residential or commercial lots do not qualify as open space.

Development Phasing and Transition Zone

Development phasing will progress from north to south through The Landstone Communities DRI to take advantage of existing infrastructure and planned improvements. By commencing development along CR 470, The Landstone Communities DRI will take advantage of the CR 470 regional "Jobs Corridor" and will place the highest density and intensity of uses where infrastructure is already in place and near internal locations for the expansion of water and wastewater services. No Residential Village, located greater than one mile from a previously developed Community Village, Residential Village or Neighborhood Mixed Use Center parcel, shall commence construction until 50% of the units in the previously developed village or parcel have received building permits.

A transition zone/buffer area will be established along the southern boundary of The Landstone Communities DRI in order to create a clear transition from urban to rural land uses, and to establish an aesthetically pleasing visual and physical separation between The Landstone Communities DRI and the rural lands to the south. Residential and non-residential uses, including roadways, shall not be allowed in this area. The transition zone will extend along the southern boundary and be defined as a 1000' offset from a single, straight line drawn between the SE corner of SECTION 27-20-23 and the SW corner of SECTION 28-20-23, except for the approximately 40 acre carve out (SE 1/4 of SE 1/4 of SECTION 28-20-23) located in the south central portion of the property which shall have a 150' offset along its northern boundary. Allowable uses within the transition zone are: preservation and conservation uses (including the necessary access and improvements to support management of these uses), golf course and passive recreation.

Connectivity

The Neighborhood Mixed Use Center, the Neighborhood Commercial Center, the Community/Institutional Center, the Residential Villages, and the Community Villages will be connected to each other with a comprehensively planned system of pedestrian greenways and multi-modal trails in order to reduce automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyles.

Transit Corridors

1. CR 470 is a proposed major transit corridor as shown in the City's Comprehensive Plan Map 2-7. In addition to the transit stops required in the Neighborhood Commercial Center and in the Community/Institutional Center, up to three covered transit stops will be located along CR 470, including a Park-n-Ride facility.

2. Although not a City/County designated transit corridor, the CR 501 extension into The Landstone Communities DRI ("The Extended CR 501") will be planned so as to promote transit ridership. Outside the Neighborhood Mixed Use Center and the Neighborhood Commercial Center, along The Extended CR 501, an average minimum net density of 6 dwelling units per residential acre will be maintained 1/4 mile from the centerline on either side of The Extended CR 501.

Project Zoning

The Landstone Communities DRI shall be reviewed as a Planned Unit Development. The PUD zoning category for the DRI shall incorporate appropriate design standards to guide development and ensure consistency with the Development Order and with this comprehensive plan. Specific policies shall be contained within the PUD zoning category, Project design guidelines, the DRI Development Order, or Project Covenants and Deed Restrictions to promote development of the Project in a sustainable fashion using the applicable principles set forth by the United States Green Building Council (USGBC), the Florida Green Building Coalition (FGBC) or the Green Building Initiatives Green Globes program, or any other recognized green building system.

Environment and Natural Resources

1. A Wastewater Treatment Plant and the necessary acreage to handle the associated wet weather effluent storage will be located on approximately 25 acres located in the northeastern portion of the site.

2. The gopher tortoise habitat in the southwest portion of The Landstone Communities DRI, and the gopher tortoise habitat/eagle nest in the northeast portion of The Landstone Communities DRI shall be placed in a perpetual Conservation Easement as required by the Gopher Tortoise Permit upon issuance by the Florida Fish and Wildlife Conservation Commission (FFWCC). The Conservation Easement shall be granted to and accepted by the FFWCC or such other environmental agency which has statutory authority for the protection of the species listed herein.

Environmental Monitoring Plan (EMP)

The Landstone Communities DRI shall prepare and maintain an Environmental Monitoring Plan (EMP). As a general description, the EMP is the umbrella document/plan which addresses the various environmental, wildlife and preservation issues as such matters are detailed in the following sub-parts. The EMP shall be updated, as needed, in response to changes in governmental rules or regulations. Updates to the EMP shall not require an amendment to the City's Comprehensive Plan.

1. Surface Water Quality Monitoring Plan (“SWQMP”) –

In addition to meeting all requirements of the regulatory agencies, The Landstone Communities DRI shall utilize Best Management Practices ("BMPs") generated by SWFWMD and FDEP to control siltation and prevent turbidity during construction activities. These standards can be achieved by utilizing the best available construction techniques for erosion and sedimentation control, as well as meeting the minimum standards for National Pollution Discharge Elimination System ("NPDES") permitting.

2. Stormwater Pollution Prevention Plan (“SWPPP”) –

a. As part of the overall EMP, The Landstone Communities DRI, at its expense, shall prepare a SWPPP prior to commencement of construction for The Landstone Communities DRI incorporating requirements including: (1) clearing and grading areas only as they are being prepared for construction; (2) stabilizing areas immediately after construction completion; (3) potential limiting of watering for dust control at the time of construction due to hydrologic conditions and SWFWMD warnings.

b. Stormwater/drainage retention areas ("DRAs"), including either 'wet' or 'dry' DRAs shall be designed and constructed according to normal and accepted engineering practices and all applicable regulatory standards.

c. Stormwater management facilities shall adhere to SWFWMD criteria for design, construction, operation, treatment standards and maintenance of such facilities in hydrologic and karst sensitive areas as determined by SWFWMD. All the development shall utilize Low Impact Development (LID) methods to reduce the impact of nutrients on natural wetland systems where approved by the SWFWMD and supported by the Florida Department of Environmental Protection and local agency jurisdiction. These LID methods may include, but not be limited to, low impact stormwater design consisting of vegetated swales and buffers where prior to discharge of treated stormwater, tree cluster rain gardens, pervious pavement, conserving natural areas and wetlands, minimizing development impacts, attempting to maintain site runoff rates, the use of integrated management practices, the implementation of pollution prevention and proper maintenance, minimization of land clearing, protecting existing vegetation and

minimizing clearing of vegetation (on both the overall site as well as individual lots), disconnecting directly connected impervious areas, minimizing impervious areas, minimizing soil compaction and fill, protection of sensitive areas by use of clustering of development and common open space, requiring Florida Friendly landscaping and compliance with the Green Industry BMP for all landscape workers at the site, greenroof/cistern systems, pervious pavements, stormwater harvesting (reuse), use of floating wetland mats and all wet detention ponds, and public education. The use of these and other LID methods shall be subject to review and approval by the SWFWMD.

3. Wildlife Habitat Management Plan ("HMP")

a. A minimum of 10% of the site's upland area shall be maintained as voluntary upland conservation areas. These conservation areas shall be preserved with the specific intent of maintaining site biodiversity and wildlife corridors, preserving habitat for native and listed wildlife species, and providing educational and recreational opportunities for the Project's residents, guests, and visitors to the Project's regional amenities.

b. Gopher tortoises shall be relocated on the Property to the maximum extent feasible. If gopher tortoises must be relocated off-site, the mitigation shall provide for suitable habitat pursuant to current rules and regulations. The Landstone Communities DRI shall set aside an approximately three hundred forty two (342) acre Gopher Tortoise Habitat Preserve for relocation of gopher tortoises on site.

c. The Project shall promote the viability of listed species on the Property through the preservation / enhancement / restoration of wetlands and wetland buffers, upland habitat preservation and compliance with applicable State and federal laws.

d. The Project shall require the use of native plant species in the landscaping palette for the parks, common areas, and habitat restoration areas of the Project, consistent with the principles of the Florida Friendly Landscaping program with the specific intent of attracting and providing/restoring habitat for native wildlife species.

e. The Project shall develop design guidelines that encourage the use of native plant species in the landscaping palette for third party development within the Project, consistent with the principles of the Florida Friendly Landscaping program with the specific intent of attracting and providing/restoring habitat for native wildlife species.

f. The Project shall incorporate or relocate listed plant species into habitat preservation / restoration areas where reasonably feasible under the supervision of a qualified professional.

g. The Project shall only allow pervious trails, e.g. equestrian, walking, nature, boardwalks, habitat protection tracts (impervious trails, e.g., concrete, asphalt, or similar material will not be located within habitat protection tracts) except for golf cart and service crossings and crossings over the canal.

4. Integrated Pest Management Plan ("IPMP")

The Landstone Communities DRI may elect not to build a golf course; however, in this event it shall set aside an appropriate portion of said land for open space and shall provide additional recreational or lifestyle amenities suitable to, and approved by, the City.

No development permits shall be issued for the construction of any golf course, or portion thereof, unless and until The Landstone Communities DRI demonstrates that such golf course, or portion thereof, proposed for development approval will comply with the following design, construction, maintenance and monitoring requirements:

a. The golf course, including non-play areas of the golf course, will be designed, constructed and maintained to meet the minimum standards of the Audubon International's Signature Gold Program's Natural Resource Management Plan's Environmental and Design Standards, or other similar program's environmental and design standards (the "AISP Gold Standards"), which utilize low impact development principles where reasonably feasible to minimize development impacts, but shall not be required to actually obtain such certification.

b. Florida Friendly Design landscape principles, including xeriscape, shall be incorporated, as applicable, into the golf course design and construction.

c. Non-play areas of the golf course shall be landscaped in accordance with the AISP requirements or its equivalent. Play areas are to be considered the tee, fairway(s) and greens/putting area.

d. The Landstone Communities DRI shall maintain an up-to-date IPMP covering the golf course. Prior to the golf course construction, the IPMP shall be submitted to the FFWCC for review and approval and to the FDEP and SWFWMD if required by their respective agency rules. Any revision(s) to the IPMP shall not be considered an action requiring the filing of a Notice of Proposed Change for an Amendment to the Development Order or an Amendment of the City's Comprehensive Plan.

e. The IPMP shall include a Chemicals Management Plan (CMP).

f. Prior to golf course construction, soil testing shall be used to verify that suitable soil cover is maintained between greens surface and any subsurface limestone rock strata, limestone pinnacles or potential karst connections and to determine subsurface features.

g. The golf course shall be maintained under the direction of a superintendent(s) who is licensed by the State to use restricted pesticides and who is familiar with and experienced in the principals of integrated pest management. The Landstone Communities DRI, with the assistance of the superintendent(s) shall be responsible for ensuring the implementation of the IPMP; and

h. The Landstone Communities DRI shall report on the status of the golf course for compliance with the AISP or other similar program's environmental and design standards in each Biennial Report as required in the Development Order.

Energy Efficiency

Energy efficiency practices will be implemented with the specific intent of promoting energy efficiency, reducing green house gas emissions, and reducing the Project's overall carbon footprint.

1. Project Design

   The Project shall be designed with compact development tracts interlaced with an extensive network of open space and interconnected with a comprehensively planned system of pedestrian greenways and multi-modal trails with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyle habits.

2. Transit Access

   Transit ridership shall be facilitated by the location of up to three covered transit stops along CR 470, which is a City/County designated Transit Corridor, including a Park-n-Ride facility. Further transit stops shall be located in the Neighborhood Mixed Use Center, the Community/ Institutional Center and the Neighborhood Commercial Center. Residential units along CR 501, which extends through a portion of the site on a north to south alignment, shall be developed at an average minimum net density of 6 dwelling units per residential acre 1/4 mile from the centerline on either side of the road which will support transit ridership.

3. Energy Efficiency Methods

   The following energy efficiency methods shall be required with the specific intent of promoting energy efficiency, reducing green house gas emissions, and reducing the Project’s overall carbon footprint.

   a. Eligible equipment and appliances delivered with residential properties within the Project shall, at a minimum, meet Energy Star standards. Eligible equipment includes, but is not limited to refrigerators, dishwashers, clothes washers, and ceiling fans.

   b. Residential heating and cooling equipment shall be Energy Star qualified as further defined in the City of Wildwood Residential Design Guidelines. The use of computerized programmable thermostats shall be promoted.

   c. All residential electric lighting fixtures, both interior and exterior, must be fitted with energy efficient light bulbs,

including but not limited to Compact Fluorescent Lights (CFL) or Light Emitting Diode (LED) bulbs. Incandescent bulbs shall not be allowed.

d. Residential windows, including those in garage areas, must be Energy Star qualified as further defined in the City of Wildwood Residential Design Guidelines.

e. The Project shall establish design guidelines that identify acceptable street light fixtures for use throughout the Project that meet a minimum efficiency rating of 95 lumens per watt.

f. The Landstone Communities DRI shall include in the Biennial Report to the City of Wildwood the actions being taken to promote sustainable practices, including submission of current materials being provided and an accounting of development meeting green building standards.

Education

The Project shall implement educational initiatives with the specific intent of promoting behavior change of Project residents, guests, and visitors to the Project's regional amenities through education about sustainable development practices, lifestyle habits and technologies.

Water Conservation

The following water conservation methods shall be required with the specific intent of promoting water conservation and reducing demand on municipal potable water supply systems, thereby lowering demand on natural aquifers. The resultant reduction in the Project's potable water demand subsequently decreases the energy used by the City to treat and move municipal water for the Project, thereby reducing green house gas emissions and the Project's overall carbon footprint.

1. Residential and Non-residential Construction

a. New homes shall, at a minimum, be designed to meet the water conservation measures contained in City of Wildwood Ordinance No. 612, as may be amended from time to time.

b. Low flow or dual flush toilet fixtures that are more water efficient than standards set forth in the Energy Policy Act of 1992, will be standard in residential and non-residential construction.

c. Water-saver shower heads will be offered for residential construction, and used where applicable in non-residential construction.

d. Automatic shutoff faucets will be used where applicable in non-residential construction.

2. Landscaping/Irrigation Systems

a. Low volume irrigation spray heads as well as drip systems will be used where appropriate for both residential and non-residential landscaping. Residents will be encouraged to use water-conserving devices for additions they might make to their irrigation systems.

b. The Landstone Communities DRI shall ensure that irrigation systems operated for the Project's common or controlled areas utilize and maintain computerized irrigation based on weather station information, moisture sensing systems to determine existing soil moisture, evapotranspiration rates, or zone control, to ensure water conservation.

c. The Project shall require the use of native plant species in the landscaping palette for the parks, common areas, and habitat restoration areas of the Project, consistent with the principles of the Florida Friendly Landscaping program as implemented by the University of Florida Cooperative Extension Service.

d. The Landstone Communities DRI shall include water conservation monitoring in its biennial report to the City of Wildwood. If such data is available from the utility provider, The Landstone Communities DRI shall include in its water conservation monitoring a monthly water balance (dry year and wet year) calculated for the site, to adequately quantify the temporal and volumetric nature of potential water shortages and surpluses. This monitoring should also consider water availability via precipitation, surface water inflow, and groundwater inflow; and water losses via evapotranspiration, surface water outflow, infiltration and consequent groundwater outflow, and pumpage.

Amenities

Recreational facilities and amenities shall be provided in order to promote social interaction and opportunities for healthy, sustainable lifestyle habits.

Pursuit of FGBC Certification

The Landstone Communities DRI has applied for and will actively pursue certification under the Florida Green Building Coalition's ("FGBC") Green Development program. However, the determination of the Project's certification as a FGBC Green development is subject solely to the interpretation and approval by the FGBC of the applicant's submittal documentation.

Policy 1.7.3 The Villages of Wildwood DRI The City of Wildwood recognizes the uniqueness of the property known as The Villages of Wildwood DRI which is designated as such on the City of Wildwood's Future Land Use Map. The Villages of Sumter Development of Regional Impact (DRI) 3rd Substantial Deviation, Application for Development Approval (ADA) serves as supporting data and analysis for the project. The DRI is composed of a town center, office, commercial, institutional and other uses which are only a portion of the entire The Villages of Sumter DRI. Thus, the land uses lying within Wildwood are only a small part of the entire development plan and a portion of the allocation of mixed uses within the DRI. The ADA provides a comprehensive analysis of the suitability of the area and impacts from the DRI. This DRI analysis can be used by the City of Wildwood to guide the timing, location, type and amount of future development. Thus, the ADA, sufficiency responses and the DRI Development Order provide supporting data and analysis for the Future Land Use Map (FLUM) and text amendments. The boundaries of The Villages of Wildwood DRI are identified on the City's Future Land Use Map and subject to the following:

a. The Villages of Wildwood DRI is a mixed use development that may include a functional integration of residential, retail, office, medical, attraction, hotel, institutional, recreation uses and supporting infrastructure (e.g. roads, water, sewer, etc.). All uses within the Villages of Wildwood may be located within the Town Center except for the Medical Campus. The planning timeframe for the project is 2008 through build-out in 2014. The maximum non-residential land use intensity shall not exceed 0.5 Floor Area Ratio (FAR), except for Town Centers and Medical Campus which shall not exceed 3.0 FAR. The maximum residential density shall not exceed 7 dwelling units per net residential acre and is limited to a maximum of 66 units. All residential units are age-restricted and must be established through the use of the land use-trade off mechanism within the adopted DRI development order. Consistent with these intensity/density

standards, the Village of Wildwood is limited to the following development entitlements:

Retail	1,288,258 SF
Office	14,400 SF
Hotel	200 rooms
Medical	300 hospital beds or equivalent medical uses
Theatre	8 screens
Institutional	49,714 SF

These entitlements may be converted through mechanisms described in the DRI development order. Conversions must not create an increase in public facility impacts and are limited to a maximum of 25% of the approved entitlements to maintain the character of development. Phasing for the project is based on development units (e.g. non-residential square footage and hospital beds) and is approximately divided into three year increments, but may proceed more quickly than projected. Interim land use activities for undeveloped land may include farming, and cattle and buffalo husbandry, provided such activities are not in conflict with the Wildlife Habitat Management Plan approved by the FFWCC for the DRI. The mix of uses and distribution of uses (not including support infrastructure) as a percent of the project's acreage are as follows:

Commercial: Including Retail, Office, Hotel Convention/Performing Arts Center and Theater	55% to 68%
Residential	0% to 15%
Institutional/Educational	1% to 3%
Medical Campus: Including Hospital, Clinic, Professional Offices, Pharmacy, Assisted Living Facility/Skilled Nursing Facility	5% to 15%

This policy does not guarantee the approval of development orders which are in accordance with the percent distribution of acreage mix. The approval of development orders shall be consistent with this policy and other policies under Policy 1.7.3 and future conditions maps.

No vertical construction may occur within the Villages of Wildwood until the effective date of a Villages of Sumter DRI development order amendment to remove the entitlements identified above.

b. The Villages of Wildwood DRI must be consistent with the supporting criteria in this policy. Policy 1.7.3 restates the relevant provisions within the City's plan as it relates to the DRI, but exempts the project from all other comprehensive plan standards which do not relate to the project or have been superseded by Policy 1.7.3. This exemption is necessary in order to ensure that the DRI is developed consistently with the remainder of the Villages of Sumter DRI and considers those land uses that are outside of, but support, the portion within the City. The DRI

must also be consistent with the City of Wildwood FLUM and future conditions maps.

c. The Villages of Wildwood DRI will meet all required local, state and federal regulations as specified in the DRI development order and zoning requirements.

d. The Villages of Wildwood DRI as analyzed in the ADA is determined to be suitable for the land uses proposed for the site and will remain compatible with the surrounding area through design requirements including standards for buffering and landscaping. The project will also be developed as an intense urban center providing the benefits of a mixed use project that will encourage pedestrian activity and other modes of transportation including sidewalks bike lanes and golf cart paths.

e. The Villages of Wildwood DRI as analyzed in the ADA has determined there are approximately 25 acres of wetlands on-site. The wetlands will be protected or mitigated in accordance with the Southwest Florida Water Management District's Environmental Resource Permit (ERP) requirements. Wetlands impacted will be limited to isolated wetlands and may be mitigated off-site as provided by the conditions of the ERP. No development will be permitted within protected wetlands in accordance with the development order. Impacted wetlands can be developed in accordance with the DRI development order as long as the wetlands are mitigated as required under the ERP.

f. The Villages of Wildwood DRI as analyzed in the ADA has identified the nesting of the Sherman Fox Squirrel on-site. No other listed plant or animal species or other environmental features have been identified. A habitat management plan must be developed and incorporated into the DRI development order which will direct the protection and/or mitigation of impacts to any listed species. The Habitat Management Plan also requires coordination with the Florida Game and Freshwater Fish Commission.

g. Development of the Villages of Wildwood DRI will require coordination between the developer, the City of Wildwood and Sumter County. This may include the development of any necessary agreements between the developer of the DRI, one or more Community Development Districts, Sumter County and the City of Wildwood, either through joint or separate agreements, in the provision of services. The developer will also coordinate with the City in regards to capital improvement planning as required in this policy.

h. New development within the Villages of Wildwood DRI must not degrade the adopted level of service for the public facilities required to serve this development. Water and sewer facilities will be provided by the Central Sumter Utility Company and not by the City of Wildwood. For transportation facilities, the DRI development order includes requirements for mitigating transportation impacts. If improvements are necessary, then the developer will coordinate with

the City regarding any necessary capital planning which may include agreements to ensure the roads are mitigated.

i. The Villages of Wildwood DRI will be developed in accordance with the following level of service standards and shall be used as the basis for determining the availability of facility capacity and the demand generated for the DRI. Decisions regarding the issuance of development orders and permits for the DRI will be based upon coordination of the development requirements adopted as part Policy 1.7.3.

Level of Service Standards for the Villages of Wildwood DRI

(These level of service standards only apply within the boundaries of The Villages of Wildwood DRI as identified on the FLUM)

TRANSPORTATION FACILITIES			LEVEL OF SERVICE
Principal Arterial			D
Minor Arterial and others			D
POTABLE WATER AND SANITARY SEWER			LEVEL OF SERVICE
Land Use	Unit	Sanitary Sewer (GPD)	Potable Water (GPD)
Residential	Dwelling unit/day	115.9	118.6
Office	Gross SF	0.010	0.10
Hotel	Rooms	100	100
Retail/Service	Gross SF	0.15	0.15
Hospital	Beds	250	250
Theater	Seat	5	5
Educational/Institutional	Gross SF	0.15	0.15
DRAINAGE FACILITIES			
Stormwater facilities shall be designed to accommodate the 15-year, 24-hour design storm to meet the water quality and quantity standards below.			
WATER QUALITY and QUANTITY			
Treatment and attenuation of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. Infill residential development within improved residential areas or subdivisions, which existed prior to the adoption of the comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area to degrade receiving waters. Water quality and attenuation shall be deemed acceptable when the applicant has demonstrated compliance with Southwest Florida Water Management District Chapter 40D-4 and Chapter 40D-40, F.A.C.			
RECREATION FACILITIES			
The recreation facilities necessary for this site are provided in the Sumter County portion of the Villages of Sumter DRI. The developer may include parks and other recreation uses within the City but these facilities are in excess of required recreation level of service to serve the project. Thus, the developer will not rely on nor degrade the City's level of service standard for recreation.			

j. The Villages of Wildwood DRI will include as part of this project sidewalks, bike lanes and golf cart paths to ensure the project is interconnected with the remainder of The Villages.

k. The Villages of Wildwood DRI will mitigate for any required affordable housing impacts in accordance with the adopted development order.

l. The developer will coordinate with the City of Wildwood in the provision of transportation facilities that may be necessary to mitigate for the DRI's impacts. No other public facilities (such as potable water and sewer) will be provided by the City of Wildwood. As part of any required mitigation, the developer will coordinate with the City to ensure the mitigation can be considered as part of the City's required capital improvement planning. The developer will also coordinate with any water suppliers in accordance with the Consumptive Use Permit to ensure that adequate water supplies are available to serve the DRI.

m. Amendments to the DRI through the Notice of Proposed Change process pursuant to s. 3 80.06(19), FS, shall not require a plan amendment provided the change does not include the addition of land or a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by the City of Wildwood shall be reflected in the Conceptual Master Plan and other zoning support documents as a ministerial function.

n. The Application for Development Approval, sufficiency responses and DRI Development Order for The Villages of Wildwood DRI provide the supporting data and analysis for the DRI land use designation on the FLUM.

o. The Villages of Wildwood DRI Development Order ensures consistency of the DRI land use designation on the FLUM with Policy 1.7.3 and future conditions maps of the Wildwood Comprehensive Plan.

OBJECTIVE 1.8 As property is annexed into the City, and is subsequently included on the Future Land Use Map, the City shall designate appropriate land use categories (as needed), in order to manage the anticipated growth in a manner which creates a more energy efficient land use pattern, reduces greenhouse gas emissions, and promotes sustainable development based on residential neighborhoods and mixed communities which ensure compatibility between the environment, new development and existing developed areas.

Policy 1.8.1 As parcels which annex into the City are developed, a diversity of land uses shall be provided by a mixture of residential, retail, offices and manufacturing. At a minimum, the City will seek to maintain the existing ratio of 0.13 acres commercial/industrial development per dwelling unit. The development ratio will be monitored by the City through development approvals.

Policy 1.8.2 New development areas shall be developed with neighborhoods that create a sense of place and incorporate the following features:

1. Supported by mixed use developments which incorporate schools, parks and open spaces and civic spaces.
2. Developed with an orderly transportation network that includes new collector roads and a recreational trail system.
3. Provision for facilities to support the development of a public transit system.
4. The enhanced conservation of lakes and wetlands through conservation designations, recreation areas and trails.
5. The identification and reservation of land, or provision of appropriate mitigation for the following public facilities and services, if it is determined that the proposed new development has an impact on the public facilities and services:
    a) Right-of-way for limited access, collector and local roads, bikeways and recreational trails.
    b) Water and wastewater treatment facility sites.
    c) Community and neighborhood parks.
    d) School sites.
    e) Police, EMS and fire station sites.
    f) Other facilities used to deliver public service.

OBJECTIVE 1.9 Discourage urban sprawl through a future land use pattern which promotes orderly, compact development.

Policy 1.9.1 Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service.

Policy 1.9.2 The City of Wildwood shall coordinate with Sumter County through a Joint Planning Agreement in an effort to develop an area wide planning approach by 2010, taking into account environmental suitability, functional relationships and areas where public facilities and services are available or proposed to be available by year 2035.

OBJECTIVE 1.10 Promote innovative land development applications principles through the use of Planned Developments, Mixed use Developments and Cluster Design.

Policy 1.10.1 Planned development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

Policy 1.10.2 The City shall incorporate provisions within the Land Development Regulations that allow mixed use PD's in all mixed use land use categories of the Future Land Use Map. Residential PD's will be located within residentially designated areas; Commercial PD's will be located in commercially designated areas and Industrial PD's will be located within industrially designated areas of the Future Land Use Map. A PD

with a mix of housing types (i.e., single family and multi-family) shall be allowed in residentially designated areas of the Future Land Use Map and the percentage of distribution of each housing type shall be flexible, subject to the requirements set out in the Land Development Regulations.

Policy 1.10.3 Within mixed use developments, the City shall promote a high quality of development that will create a sense of place and community through the area. Mixed use developments shall incorporate the following principles:

1. The inclusion of a mixture of complimentary land uses that include housing, retail, offices, commercial services, manufacturing, education, civic, community and recreation uses.
2. The creation an attractive and high quality environment which is compatible with the scale and character of the surrounding community.
3. The development of commercial, residential and mixed use areas that is safe, comfortable and attractive to pedestrians.
4. The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
5. The maximization of shared parking.
6. The provision of roadway and pedestrian connections to residential areas.
7. The provision of social and community facilities to serve the new development and to enhance existing service levels in the area.
8. The provision of a network of open space provision in the form of squares, plazas, parks, greens and similar open space design.
9. The provision of a mixture of housing types and price ranges to provide housing opportunities for all residents of the City and benefit the area's economy.
10. The development of a diversity of housing styles, colors, materials and roof heights to create variety in the streetscape.
11. The incorporation of landscaping into the overall design as a means of linking the development areas with the open spaces, and mitigating incompatibilities between existing and new development.

Policy 1.10.4 As a means to promote conservation design, ecological integrity and maintain the City's character, cluster developments are encouraged by the City. Cluster developments shall be designed along the following principles:

1. The provision of open space within developed areas.
2. The creation of a variety of active and passive recreational uses.
3. The creation of a friendlier pedestrian environment, including walking and cycling opportunities.
4. Enhancement of the environmental setting and significant features.
5. The conservation of on-site wetlands and water bodies.
6. The maintenance of large areas of natural vegetation.
7. The maintenance of vegetation corridors along major water courses.
8. Connectivity for species, either as continuous corridors or clusters of stepping stones.

9. The use of Florida-Friendly Landscaping.

Policy 1.10.5 Crime prevention shall be considered in site design through application of all of the following guidelines:

1. All proposed building entrances, parking areas, pathways and other elements should be defined with appropriate features that express ownership. Such features should not conflict with the need for natural surveillance.
2. The proposed site layout, building and landscape design should promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. For example, window placement, the use of front porches or stoops, use of low or see-through walls, and appropriate use of landscaping and lighting can promote natural surveillance. Sight-obscuring shrubs and walls should be avoided, except as necessary for buffering.
3. The proposed site layout and building design should encourage legitimate activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining.

Policy 1.10.6 Priority should be given to the creation of a hierarchy of public spaces that relate to buildings and create a sense of community. Public spaces are "public" when they are within view of a street or other public space, accessible by pedestrians, and can be occupied by people. The public space may include sidewalks, a plaza or park.

Policy 1.10.7 Through the development approval process, the City shall strive to:

1. Address the unique needs and challenges of residents and households at all stages of life.
2. Ensure access to individuals of varying abilities and stages of life in housing, public spaces, community facilities, places of employment and commercial establishments.
3. Provide for granny-flats, in–law suites, and accessory apartments in residential areas, and ensure the availability of housing types appropriate to various age and needs groups, including families with children, multi-generational households, young and/or single adults, empty nesters, and senior citizens. Granny flats or other accessory dwelling units in residential or mixed use districts shall not count against the allowable designated density established by future land use or zoning.
4. Provide opportunities for education, recreation, arts and culture, and leisure activities for residents and households of various age and interest groups.

Policy 1.10.8 The City shall implement development techniques that reduce the negative environmental impacts of development and redevelopment by:

1. Reducing building footprints to the maximum extent feasible and locating building sites away from environmentally sensitive areas.
2. Requiring the preservation of natural resources.
3. Providing for on-site mitigation of impacts (i.e. retention and treatment of

stormwater runoff, water reuse, Master Stormwater Management Systems).

4. Requiring energy and water conservation measures such as material choices for lighting, water closets, low flow or dual flush toilets, Florida Friendly Landscaping, and Water and Energy Star appliances during the development review process within properties identified on Map 1-10 as Energy and Water Conservation Focus Areas. Such measures shall be identified within the development order.

5. Promoting City-wide water and energy conservation through education, site design, landscaping, and building techniques (i.e. mixed uses, mass transit, solar power, increased tree canopy).

6. Ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials).

7. Considering the development of a Green Building Ordinance and a related LEED Certification Program for development and redevelopment, including the development of a Neighborhood Development Rating System that integrates the principles of smart growth, urbanism and green building into a national system for neighborhood design, by 2012.

Policy 1.10.9 The City shall implement a land use and transportation plan that reduces the emission of greenhouse gases. The City shall identify Mixed Use Centers, as defined in Policies 1.10.10 through 1.10.14 and identified on Map 1-10, as Greenhouse Gas Emission Target Areas. Mixed Use Centers shall require a pedestrian and bicycle friendly environment in which a compact mix of uses with densities and intensities that support transit can demonstrate energy efficiency by discouraging the use of the automobile and reducing vehicle miles traveled.

Policy 1.10.10 Mixed Use Centers are identified on Map 1-9 as either "Employment Mixed Use Center" or "Neighborhood Mixed Use Center" and on Map 1-10 as "Reduced Green House Gas Emission Target Areas". The purpose of these Mixed Use Centers is to:

- Promote future mixed use developments.
- Promote multi-modal transportation.
- Reduce the need for automobile travel and reduce greenhouse gas emissions by encouraging a compact mix of uses which are pedestrian friendly and are accessible without the use of the automobile.
- Give definition to the urban form through clustering of uses rather than strip-type development.

Policy 1.10.11 The characteristics of Mixed Use Centers

- Compact in design and encourage clustering of higher densities and intensities within the geographic area to provide efficient land use planning which will reduce green house gas emissions.
- Projects within a Mixed Use Center may exceed the density and intensity set by the underlying Future Land Use Map designation as described below.
- Employment Mixed Use Centers should target minimum densities of 12 units per acre and minimum intensities of .5 FAR.
- Neighborhood Mixed Use Centers should target minimum densities of 10 units per acre and minimum intensities of .25 FAR.

- Contain the mix of uses required within the underlying land use designation.
- Accessible to existing or planned major transportation thoroughfares.
- Adequate public facilities and services.
- Hubs to the multi-modal transportation network. All trails and transit stops located on Maps 2-6 and 2-7 of the Transportation Element Map Series shall access these centers.
- Soil and environmental characteristics must be suitable for development.
- Transit and multi-modal service must be planned on transportation thoroughfares accessing the site

Policy 1.10.12 The boundary, size, and location of Mixed Use Centers

- Each Mixed Use Center may be located at the intersection of existing and future major transportation thoroughfares and shall be identified on Map 1-9 of the Future Land Use Map Series.
- Each Employment Mixed Use Center shall be located within known existing or future major employment generation areas. Employment Mixed Use Centers shall encompass an area covering approximately 200 acres and shall radiate approximately 1700 feet from the center of an intersection of the transportation thoroughfare. The City shall encourage the expansion of these mixed use centers.
- Each Neighborhood Mixed Use Center shall be located within known existing or future mixed use focal areas. Neighborhood Mixed Use Centers are generally smaller in scale than Employment Mixed Use Centers, and shall encompass an area covering approximately 100 acres and shall radiate approximately 1200 feet from the center of an intersection of the transportation thoroughfare. The City shall encourage the expansion of these mixed use centers.
- Employment Mixed Use Centers, both future and existing, shall be located in the following geographic areas:
  1) CR 466 and US 301 Intersection
  2) Powell Road and SR 44 Intersection (The Villages of Brownwood DRI)
  3) CR 468 and SR 44 Intersection
  4) SR 44 and US 301 Intersection
- Neighborhood Mixed Use Centers are located in the following geographic areas:
  1) CR 209 and CR 462 Intersection
  2) CR 466A and CR 139/CR 462 Intersection
  3) CR 209 and CR 44A Intersection
  4) CR 468 and US 301 Intersection
  5) CR 472 and US 301 Intersection
  6) Landstone Communities DRI along CR 470 (west of CR 501 and CR 470 intersection)
  7) CR 501 and CR 468 intersection

Policy 1.10.13 Creation of New Mixed Use Centers

- As development occurs, the City shall encourage the expansion of and creation of new mixed use centers to promote a compact urban form.
- Creating additional mixed use centers shall require a text amendment to the Future Land Use Element and/ or Map 1-9.

Policy 1.10.14 The creation of new Mixed Use Centers within the Wildwood South Sub-District

- As the natural succession of development progresses south of the Florida Turnpike and east of CR 501, the City shall establish new Mixed Use Centers.
- Mixed Use Centers shall be established at intersections of major transportation thoroughfares to expand the Bus Rapid Transit System.
- Mixed Use Centers shall be adequately served by public facilities.
- New Employment Mixed Use Centers shall be designated for every 2000 acres of land that has been changed from Agriculture to an urban land use.
- New Neighborhood Mixed Use Centers shall be designated for every 1000 acres of land that has been changed from Agriculture to an urban land use.

Policy 1.10.15 General Development Standards within Mixed Use Centers

- In addition to the requirements of the underlying land use category, Mixed Use Centers must present a unified architectural theme. It is not the intent for all Mixed Use Centers to contain the same architectural theme, but for each center to have a unique theme.
- Out parcels must provide for shared access both pedestrian and vehicular.
- Utilization of shared parking and loading facilities.
- Provide a network of unified open spaces and common areas which promote linkage to adjacent developments.
- Share facilities such as stormwater, frontage roads, utility easements and other similar features.
- Direct pathways from buildings to transit stops, pedestrian pathways, plazas and public spaces.
- Bicycle parking facilities shall be conveniently located for both customers and employees.
- Streetscape design compatible with pedestrian, bicycle, and transit facilities.

Policy 1.10.16 Affordable Housing Density Bonus Developments may achieve a 25% increase in the maximum allowable density in the respective future land use classification in exchange for the construction of affordable housing units. Affordable housing is defined as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income. The 25% density bonus may be awarded provided the following criteria are met:

1. That the development seeking the density bonus will be providing affordable housing units. The development must reserve 20% of the total housing units, not including the bonus units, for affordable housing.
2. That the development seeking the density bonus is located along a future Bus Rapid Transit corridor and located where the future land use map allows a density of greater than 4 dwelling units per acre.
3. That the design and orientation of the development seeking the density bonus is compatible with the surrounding land use character. Building size and massing, site

layout and design, architectural characteristics, and landscaping will be components of this criterion.

Policy 1.10.17 Green Building Density Bonus Developments may achieve a 25% increase in the maximum allowable density in the respective future land use classification in exchange for the development of Green Buildings. Green Buildings shall achieve LEED Silver rating or higher as defined by the United States Green Building Council (USGBC). The 25% density bonus may be awarded provided the following criteria are met:

1. The developer must submit a letter of intent that communicates their commitment to achieve a LEED Silver rating or higher prior to issuance of a Development Order.
2. The development must provide documentation demonstrating the achievement of the rating prior to issuance of a Certificate of Occupancy.

OBJECTIVE 1.11 Designate and promote sufficient areas for quality residential development and neighborhood cohesiveness, and require the availability of adequate facilities to support demands necessitated by existing and future housing development and associated populations.

Policy 1.11.1 The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, sustainable development principles and which enables efficient provision of public facilities and services.

Policy 1.11.2 Residential subdivisions, plats, and PD's shall be required to dedicate recreation space and public open space in accordance with Recreation & Open Space Element Policy 1.1.1.

Policy 1.11.3 Residential areas delineated on the Future Land Use Map shall be protected from the encroachment of incompatible non-residential development. The City shall maintain a landscape ordinance that requires buffering between incompatible land uses. The vegetated buffer may be applied as credit towards meeting the site's open space requirements.

Policy 1.11.4 The City shall maintain site design requirements and subdivision regulations in the Land Development Regulations which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.

Policy 1.11.5 Supportive community facilities may be located within residential areas but shall be required to comply with performance standards and development requirements set forth within the Land Development Regulations. A "community facility or service" shall mean a building or structure owned and operated or authorized by the City of Wildwood to provide a public service and is limited to fire stations, police substations, emergency medical response stations, and postal drop box stations and other similar community-oriented facilities.

Policy 1.11.6 Transportation systems within designated residential areas delineated on the Future Land Use Map shall be designed to accommodate traffic conditions that further public safety and limit nuisances. Access to residential areas shall comply with policies established within the Transportation Element that address access management. The design of new residential subdivisions must include the dedication of right-of-way to enable pedestrian access to adjacent residential subdivisions.

OBJECTIVE 1.12 Allocate sufficient land area to accommodate commercial activities which provide goods and services demanded by local and area-wide markets, with consideration to fiscal and environmental impacts to the City of Wildwood.

Policy 1.12.1 The location and distribution of commercial land use categories delineated on the Future Land Use Map shall be determined according to the following criteria:

1. Access and vicinity to arterial and collector roads, ease of access and egress from major thoroughfares to commercial sites, ability to achieve a functional internal circulation and off-street parking system.
2. The promotion of sustainable development within mixed use sites by establishing a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking.
3. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor and generation of hazardous waste or products.
4. Impact on the conservation and preservation of natural resources.
5. Demand on existing and planned public services, utilities, water resources and energy resources.

Policy 1.12.2 Access to commercial sites shall utilize adjacent streets adjoining U.S. 301, and S.R. 44 where such streets serve to provide safe ingress\egress to the site. Such use of existing streets shall not be designed to direct traffic into residential areas. Commercial development pursuing access to State and County facilities shall be required to obtain all access management (curb cut) permits from those entities in accordance with their established rules and regulations prior to a site plan being approved by the City.

Policy 1.12.3 The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards. The Future Land Use Map shall not designate more commercial areas than that which existing and planned public facilities and roadways can support at adopted minimum level of service standards.

Policy 1.12.4 New commercial development shall comply with the following principles:

1. Compliance with adopted standards for preventing or minimizing nuisance impacts, such as the emission of air pollutants, noise, odor and generation of hazardous waste or products.

2. Minimizing the demand on existing and planned public services, utilities, water resources and energy resources.
3. Connecting to central sanitary sewer and water systems.
4. The use of design to soften the massing of larger commercial buildings, ensure compatibility with the design character of the area and support a safe and attractive pedestrian environment.
5. The creation of public spaces that relate to the buildings and create a sense of community. The public space may include sidewalks, a plaza or a park.
6. The use of public art and landmark buildings to add interest and variety to the development.
7. Landscaping design to emphasize native species tree shrubs and flowers and to provide visual interest at different times of the year.

Policy 1.12.5 New development shall be required to maintain a portion of commercial sites as open space. The Land Development Regulations shall specify the proportion of land which shall be retained for open space.

OBJECTIVE 1.13 The City of Wildwood shall promote transportation choice through construction of well-designed pedestrian, bicycle and transit facilities.

Policy 1.13.1 In road construction and reconstruction projects, roadway designs shall protect and promote pedestrian comfort, safety and attractiveness. Such measures should include, where feasible, on-street parking, wide sidewalks, and abundant landscaping at the street edge.

Policy 1.13.2 The City of Wildwood shall prioritize street segments with sidewalk gaps. The following criteria shall be used in prioritizing sidewalk gap improvements:

1. Proximity to public schools.
2. Proximity to major public parks or cultural facilities.
3. Proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of walking.
4. Arterial and collector streets.
5. Proximity to transit routes.
6. Proximity to identified redevelopment areas.

Policy 1.13.3 Future arterial and collector road constructions, widening, or reconstruction projects shall require accommodation of bicycle travel and pedestrian needs.

OBJECTIVE 1.14 The City shall manage and control existing and future land uses located within or adjacent to environmentally sensitive lands and other significant natural resources.

Policy 1.14.1 Wetlands shall be protected through the implementation of the following standards and guidelines:

a. Precise delineation (pursuant to Chapter 62-340, FAC) and functional assessment (pursuant to Chapter 62-345, FAC) of wetland areas shall be determined based on ACOE and SWFWMD criteria through site-specific studies and field determination during development review;
b. Impacts to wetlands shall be avoided where possible. Mitigation of lost wetland resources shall be required. The amount of mitigation required shall be dependent upon the function value of the wetlands proposed for impact and the type of mitigation proposed based on ACOE and SWFWMD criteria;
c. Commercial and industrial uses and uses which store or generate hazardous materials/wastes shall not be permitted in or adjacent to wetlands without proper measures to ensure protection of the wetlands;
d. Septic tanks shall not be permitted in wetlands;
e. Wetland protective measures shall include the use of SWFWMD vegetative buffers. Buffer widths shall depend on the nature and functional value of the wetlands to be protected per SWFWMD regulations;
f. No new parcels of land shall be created which consist entirely of wetlands, unless such parcels are dedicated to the public or remain in private ownership with long term conservation easements; and
g. All required permits from jurisdictional agencies shall be approved prior to, or concurrent with, the City issuing a final development order authorizing site development activity.

Policy 1.14.2 The City shall maintain stormwater management requirements in the Land Development Regulations which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

Policy 1.14.3 Vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) shall be protected and conserved directly or indirectly by rules and principles established in Conservation policies.

Policy 1.14.4 Land use activities, including their densities and intensities, shall be compatible with soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them. The City shall maintain provisions in the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.

Policy 1.14.5 Septic tanks will not be allowed on new residential, commercial and industrial sites within the City. When financially feasible, the City shall extend central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.

Policy 1.14.6 The City shall coordinate with the State, the Southwest Florida Water Management District, the Withlacoochee Regional Planning Council, Sumter County and

other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.

Policy 1.14.7 Wetlands designated as Conservation on the Future Land Use Map shall be subject to a formal determination from the Southwest Florida Water Management District.

Policy 1.14.8 Wetland determinations may find that lands designated as Conservation are free of wetlands or that lands designated as other future land uses contain wetlands. In such cases, development shall be allowed in areas not deemed as preservation by the Southwest Florida Water Management District. However, in no case shall any development decrease the amount of Conservation lands on the Future Land Use Map for any project site, and mitigation for any wetland impacts shall occur within said project site.

OBJECTIVE 1.15 The City shall ensure that land development and conservation activities further the protection of archaeological and/or historic sites that may be discovered in the future, in accordance with both Florida Department of State and local standards for the protection and preservation of such features.

Policy 1.15.1 The City shall prevent detrimental impacts of development to historic sites including provisions within the Land Development Regulations which preclude:

1. Destruction or alteration of all or part of such site.
2. Transfer or sale of a site of historical significance without adequate conditions or restrictions regarding continued preservation, maintenance, or use of such property;
3. Encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property.
4. Alteration or destruction of the site's surrounding environment.

Policy 1.15.2 Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery, and the City and/or the developer shall contact the Florida Department of State of such discovery. Construction shall not begin until the state has determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

Policy 1.15.3 The City shall identify all locally significant historical properties.

Policy 1.15.4 The City shall encourage the rehabilitation of identified historical properties through incentives such as the waiving of stringent development requirements.

Policy 1.15.5 The City shall promote the restoration, rehabilitation, and reuse of designated historic properties by assisting property owners in obtaining grants and technical assistance.

OBJECTIVE 1.16 The City shall assure that needed public services and facilities are developed concurrent with the impact of new development.

Policy 1.16.1 The City shall extend public facilities only to existing and proposed land use activities, as shown on the Future Land Use Map, which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the Comprehensive Plan that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the City's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards.

Policy 1.16.2 The timing and location of public facilities shall be coordinated through the Concurrency Management System and Capital Improvement Program to ensure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

Policy 1.16.3 The City shall coordinate the Comprehensive Plan with the development and service plans of utility companies to assure that sufficient right-of-way and other land is available for utility placements and distribution lines. A Public Facilities land use category shall be used to allocate areas on the Future Land Use Map to accommodate utilities. Distribution lines, such as telephone lines and water mains, shall be permitted in public right-of-way or as otherwise stated in the Land Development Regulations.

Policy 1.16.4 Development orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the City to provide public facilities to serve those land uses delineated on the Future Land Use Map. The City’s concurrency management system shall determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment.

OBJECTIVE 1.17 The City shall protect existing and future potable public water wells by restricting and/or prohibiting land uses and development activities that may adversely impact these water resources.

Policy 1.17.1 In the area defined by a circle around the wellhead with a radius of 200 feet, all proposed development around existing wells shall be connected to a central water and sanitary sewer system, no development shall be allowed around future wells.

Policy 1.17.2 Sewer mains will not be located within 100 feet of any public water well.

Policy 1.17.3 In the additional area defined by a secondary circle around the wellhead with a radius of 500’, or a radius based upon the 10 year travel period if known, the following development activities are prohibited:

1. Landfills.
2. Facilities for bulk storage, handling or processing of materials on the Florida Substance List.
3. Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.
4. Feedlots or other commercial animal facilities.
5. Wastewater treatment plants, percolation ponds and similar facilities.
6. Mines.
7. Excavation of waterways or drainage facilities which intersect the water table.

OBJECTIVE 1.18 The City of Wildwood shall cooperatively plan for the location, and to the greatest extent practicable, the collocation of School Facilities. Consistent with adopted legislation, schools shall be located proximate to existing and planned urban residential areas, and collocation shall occur proximate with other public facilities, park, libraries and community centers to the greatest extent possible. In order to effectively locate and co-locate school facilities the City and school board shall share and coordinate pertinent information relative to existing and planned public school facilities and overall community development.

Policy 1.18.1 Public schools shall be allowed in all commercial, residential and public land use categories.

Policy 1.18.2 Public school location shall be based upon siting criteria that includes, but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation considerations and public safety. Public uses, including schools, are subject to public hearing as part of the approval process that is administered and performed by the City Commission. This process provides an opportunity for public input to discuss project plans for siting, expansion, co-location and other related development issues the public may feel appropriate to the situation.

OBJECTIVE 1.19 Interlocal Service Boundary and Joint Planning Agreement with Sumter County The City shall continue to coordinate with Sumter County regarding planning, building permitting and code enforcement, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic information systems, law enforcement, mosquito control, and animal control pursuant to the effective Interlocal Service Boundary and Joint Planning Agreement (ISBA), consistent with Chapter 171 Part II, Florida Statutes. The ISBA assures the following:

1. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
2. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;

3. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and
4. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

Policy 1.19.1 Interlocal Service Boundary and Joint Planning Area Agreements Adopted by Reference The Interlocal Service Boundary and Joint Planning Area Agreements adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No. 02009-10, as amended, is hereby adopted within the comprehensive plan by reference.

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1. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;
2. Utilities are available or scheduled within the Capital Improvements Element to be provided to the property within five (5) years;
3. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, is not a substandard road, as defined by the Transportation Element, or deficiencies are mitigated through a binding agreement; and
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Policy 1.19.4 Proposed Future Land Use Map Designations within the Joint Planning Area The proposed future land use designations for properties within the Joint Planning Area shall be depicted on Map 1-12. Upon annexation into the City, the City shall amend the Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses depicted on the Joint Planning Area Map 1-12 then the amendment shall be considered a small scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The proposed future land uses shown on Map 1-12 are not effective until such time as the property is annexed into the City and the City's Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

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Policy 1.19.8 Land Development Regulations The City's land development regulations shall apply for development within its municipal limits. The County's land development regulations shall apply for development within unincorporated areas. However, the City's Design District Standards, as amended, shall apply to properties within the Joint Planning Area, as further described in the ISBA.

CHAPTER 7

INTERGOVERNMENTAL COORDINATION ELEMENT

Goals, Objectives and Policies

Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.

GOAL 1 The City shall coordinate the activities of the City of Wildwood with affected federal, state, regional and local jurisdictions and agencies.

OBJECTIVE 1.1 The City shall annually identify all existing and potential relationships with other governmental jurisdictions and agencies, and enforce policies to further efforts concerning coordination between all potential jurisdictions and agencies.

Policy 1.1.1 The City shall use the Intergovernmental Coordination Element of the Comprehensive Plan as the basis for the development of an on-going intergovernmental coordination program.

Policy 1.1.2 The City shall establish and maintain lines of communication with public agencies and local governments regarding local planning and development activities.

Policy 1.1.3 The City shall ensure the widest possible dissemination of information and encourage public discussion of all proposed City plans and programs.

Policy 1.1.4 The City shall require developers to assess their needs regarding essential services (electric, gas, etc.) and the developer shall seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the City Development Services Department during the planning stages of development but no later than the issuance of a development permit.

Policy 1.1.5 The City of Wildwood Development Services Department shall maintain close contact with public utilities that provide essential services to assure continuity and availability of service.

Policy 1.1.6 The City of Wildwood and Sumter County will coordinate on Planning, Water and Sewer, Roads, Parks and Recreation, Fire Services, Library Services, Workforce Housing, Solid Waste, Stormwater, Geographic Information Systems, Law Enforcement, Mosquito Control, and Animal Control pursuant to an Interlocal Service Boundary and Joint Planning Agreement adopted by the City on April 13, 2009, Ordinance No. 2009-10, and by the County on April 14, 2009, Ordinance 2009-07.

OBJECTIVE 1.2 The City of Wildwood shall coordinate the Comprehensive Plan with Sumter County School Board, Southwest Florida Water Management District, the Florida Department of Transportation, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over land.

Policy 1.2.1 The City shall, as part of the Comprehensive Plan Review and Amendment Process, coordinate proposed plan amendments with adjacent local governments, the Sumter County School Board, the Southwest Florida Water Management District, the Withlacoochee Regional Planning Council and other local governments not having regulatory authority over the use of land.

Policy 1.2.2 The City Manager, or designee, shall be responsible for the implementation of the intergovernmental programs.

Policy 1.2.3 The City shall establish procedures to ensure intergovernmental coordination with the Sumter County School Board for the location of educational facilities within the City limits, including:

a. Upon written notice from the Sumter County School Board informing the City of the acquisition or leasing of property to be used for new public education facilities, the City shall notify the School Board within 45 days as to the consistency with the Wildwood Comprehensive Plan.

b. The City Manager, or designee, shall meet semi-annually with the Sumter County School Board superintendent or designee in order to discuss upcoming planning issues which may impact the Sumter County School District, a particular school or planning efforts.

Policy 1.2.4 The City shall identify and participate in joint processes for collaborative planning on population projections, school siting, facilities with City-wide significance and problematic land uses.

Policy 1.2.5 The City shall review for potential impact all projects proposed in the City of Wildwood by other agencies.

Policy 1.2.6 The City shall annually review the relationship of the proposed development of the City of Wildwood to the Sumter County Comprehensive Plan.

Policy 1.2.7 The City shall enforce regulations to ensure that other jurisdictions and agencies are not adversely impacted by activities within the City.

Policy 1.2.8 The City shall request copies and review all plans and programs being proposed by other area government entities with known or potential impacts on the City.

Policy 1.2.9 The City shall resolve any and all conflicts with other local governments through the Regional Planning Council's dispute resolution process only if such conflicts cannot be resolved by negotiation with the other government entity.

Policy 1.2.10 The City shall notify the County of all proposed annexations upon receipt of requests for such annexations.

OBJECTIVE 1.3 Ensure through adopted Interlocal Agreements, the City of Wildwood addresses through coordination mechanisms, the impacts of developments proposed in the Wildwood Comprehensive Plan on development in adjacent municipalities, the County, Region and State.

Policy 1.3.1 The City shall ensure all proposed development is not contrary to the development plans of the County, region and state prior to issuance of development orders.

Policy 1.3.2 The City shall establish policies to address a joint process with the Sumter County School Board for collaborative planning and decision making concerning population projections and school siting.

OBJECTIVE 1.4 The City shall acquire the approval of any State, Local or Regional entity having operational and maintenance responsibilities of public facilities within the City jurisdiction prior to establishing level of services for such public facilities.

Policy 1.4.1 The City shall coordinate proposed level of service standards for public facilities with state, regional and local entities having operational and maintenance responsibilities for such facilities.

OBJECTIVE 1.5 The City shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies, as needed.

Policy 1.5.1 On an annual basis, the City shall ask the School Board to provide information from their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the County, each year, a general education facilities report. The educational facilities report shall contain

information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

CALENDAR OF KEY ANNUAL DEADLINES

February 1	Cities' and County's Growth Reports Provided to School Board
April 15	Staff working group meeting re enrollment projections and any proposed amendments to the school-related elements of the comprehensive plan provisions
June 30	School Board provides Tentative Educational Facilities Plan to County and Cities for review
July 30	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
September 1	School Board's adoption of Educational Facilities Plan
September 1	Update of Five-Year Capital Facilities Plan adopted into City's and County's comprehensive plans

Policy 1.5.2 In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the City of Wildwood, the Sumter County Board of County Commissioners, the Sumter County School Board, and the City of Bushnell Council, Center Hill Council, City of Coleman Council, and City of Webster Commission shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five-year School Plant Survey of the Sumter County School Board.

2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.

3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.

4. Use of a unified data base including population (forecasts of student population), land use and facilities.

5. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use.

Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

OBJECTIVE 1.6 Interlocal Service Boundary and Joint Planning Agreement with Sumter County The City shall continue to coordinate with Sumter County regarding planning, building permitting and code enforcement, future annexation areas, water and sewer, roads, parks and recreation, fire services, library services, workforce housing, solid waste, stormwater, geographic information systems, law enforcement, mosquito control, and animal control pursuant to the effective Interlocal Service Boundary and Joint Planning Agreement (ISBA), consistent with Chapter 171 Part II, Florida Statutes. The ISBA assures the following:

1. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
2. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;

3. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and
4. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

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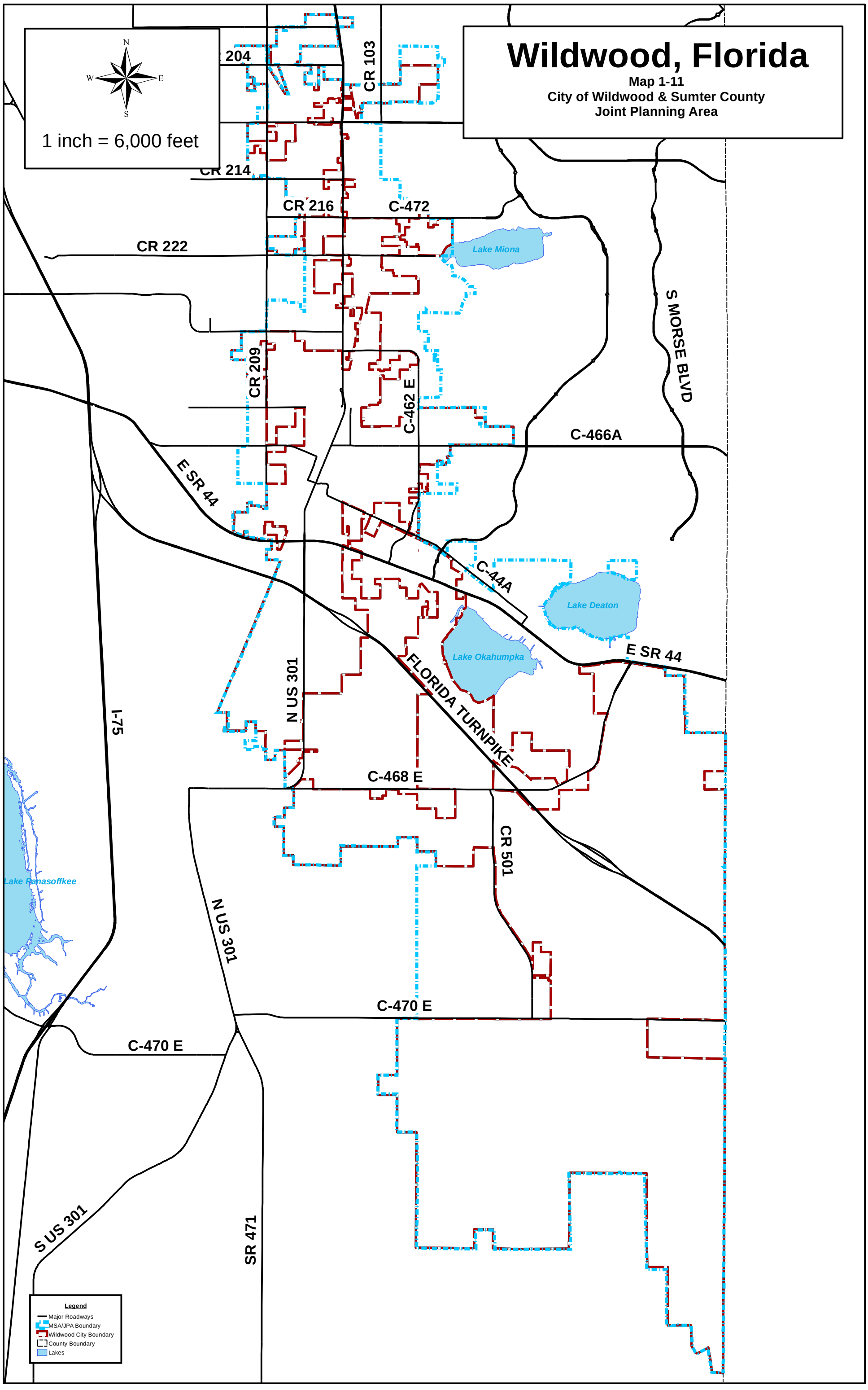
Ordinance No. O2012-22

Exhibit B

City of Wildwood and Sumter County Joint Planning Area Map (Map 1-11)

and

City of Wildwood and Sumter County Joint Planning Area Future Land Use Map (Map 1-12)


Wildwood, Florida
Map 1-11
City of Wildwood & Sumter County
Joint Planning Area
N
W
E
S
1 inch = 6,000 feet
204
CR 103
CR 214
CR 216
C-472
CR 222
Lake Miona
S MORSE BLVD
CR 209
C-462 E
C-466A
E SR 44
C-44A
Lake Deaton
Lake Okahumpka
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CR 501
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S US 301
SR 471
Legend
Major Roadways
MSA/JPA Boundary
Wildwood City Boundary
County Boundary
Lakes

Wildwood, Florida

Map 1-12
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Joint Planning Area
Future Land Use Map

N
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N US 301
C-470 E
C-470 E

Legend

- Major Roadways
- MSA/JPA Boundary
- Wildwood City Boundary
- County Boundary
- Lakes

JPA Parcels - Proposed Designations

- 466/301Mixed Use District
- Estate Residential
- Commercial
- Industrial
- Lake Deaton Mixed Use
- LDR
- LMDR
- MDR
- Oxford Neighborhood Mixed Use
- Public Facilities
- Recreation
- Rural Residential

JPA Parcels - Existing Designations

- Agricultural: one unit per ten acres
- Conservation
- Rural Residential: one unit per acre
- Low Density Residential: Two units per acre
- Medium Density Residential: Four units per acre
- High Density Residential: Six units per acre
- Commercial
- Industrial
- Public, Institutional, Educational
- Recreation

Wildwood FLU Designations

- Agricultural - 5
- Agricultural - 10
- Conservation
- Recreation
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Medium High Density Residental
- High Density Residental
- Residential, Institutional, Office
- Residential Mixed Use
- Mobile Home Park
- Public Facilities
- Commercial
- Industrial
- Oxford Neighborhood Mixed Use
- Oxford Residential Mixed Use
- Oxford Neighborhood Commercial
- Central Mixed Use
- Commercial Center Mixed Use
- Employment Center Neighborhood Mixed Use
- Business Park Mixed Use
- South Wildwood Neighborhood Mixed Use
- Wildwood Springs DRI
- Landstone DRI
- The Villages of Wildwood DRI

City of Wildwood and Sumter County Interlocal Service Boundary Area/ Joint Planning Area

Comprehensive Plan Amendment

Data and Analysis

Prepared by:
City of Wildwood
Development Services Department

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I. Introduction

The City of Wildwood and Sumter County entered into an Interlocal Service Boundary (ISB) and Joint Planning Area (JPA) Agreement pursuant to F.S. § 171, Part II. The City adopted the agreement by ordinance (Ordinance O2009-10) on April 13, 2009. The City and County are now amending their respective comprehensive plans to include the JPA.

F.S. § 171.203(11) requires the City amend the Comprehensive Plan to include a boundary map of the municipal service area, establish population projections, and demonstrate the ability to service the area with public facilities and services. The state land planning agency is required to review the amendment under F.S. § 163, Part II.

The Municipal Service Area Boundary is shown on **Map 1-11**. The amendments to the City's Comprehensive Plan include incorporation of the Municipal Service Area Boundary, the Joint Planning Area Land Use Map (**Map 1-12**), and text amendments to the Future Land Use Element concerning urban sprawl, land uses within the JPA, annexation, and provisions of services.

The Joint Planning Area serves as the Municipal Services Area as described in F.S. § 171. 202(11). The Joint Planning Area Land Use Map was prepared through a collaborative effort between the City, Sumter County and the Lake-Sumter MPO over the last couple of years. City and County staff utilized the ISB and JPA Agreement, the City's 2035 Comprehensive Plan, Sumter County's Comprehensive Plan, and the Lake-Sumter MPOs 2035 Long Range Transportation Plan (LRTP) in developing a sound and well-thought land use plan.

II. Population Projections

A fundamental component of the JPA is to project the anticipated population. Within the City limits, the population projections were established with the approval of the 2035 Comprehensive Plan. During the negotiations with the Department of Communities Affairs to bring the 2035 Comprehensive Plan into compliance the City, Sumter County and the Department of Community Affairs entered into a "Population Allocation Agreement". This agreement laid the groundwork for the population projections and fortified the position that the County intends on protecting its rural character by establishing a planning strategy which identifies the JPA of Wildwood as an appropriate area for urban development. The agreement states:

> "Sumter County agrees that when considering the need for any future land use plan amendment in the unincorporated area of the County to accommodate projected growth, the County will first allocate 25% of the total projected population of the County (both incorporated and unincorporated) to the City of Wildwood, and then allocate the appropriate

percentage of population to the remaining incorporated municipalities. Sumter County will rely on the remaining population not allocated to the municipalities in determining the need for additional land use capacity in the unincorporated area."

The JPA provides the City with an opportunity to reexamine the population projections within the 2035 Comprehensive Plan and make adjustments as needed. A central part of the population projections (prepared by Fishkind and Associates) as well as the "Population Allocation Agreement" was the County's projected population and the City's capture of the that population. The basis is that Wildwood will continue to increase its percentage capture and ultimately capture 25% of the county's population in 2035. While this trend is occurring (the City's capture rate has increased from 5% in 2009 to 7.1% in 2011), the increase is not occurring as rapidly as first projected by Fishkind. Therefore, the City has adjusted its capture rate and its projected population within the City limits as shown on **Table 1** and **Figure 1**.

Table 1: Adjusted City of Wildwood Capture Rate and Population Projections

Sumter County	Current	Projections				
		2015	2020	2025	2030	2035
BEBR 2011 Estimate	96,615					
BEBR Medium		110,000	130,800	151,400	171,700	191,600
Fishkind Projections		109,537	135,736	166,381	201,398	240,746
BEBR High		120,100	146,700	178,200	212,100	248,500

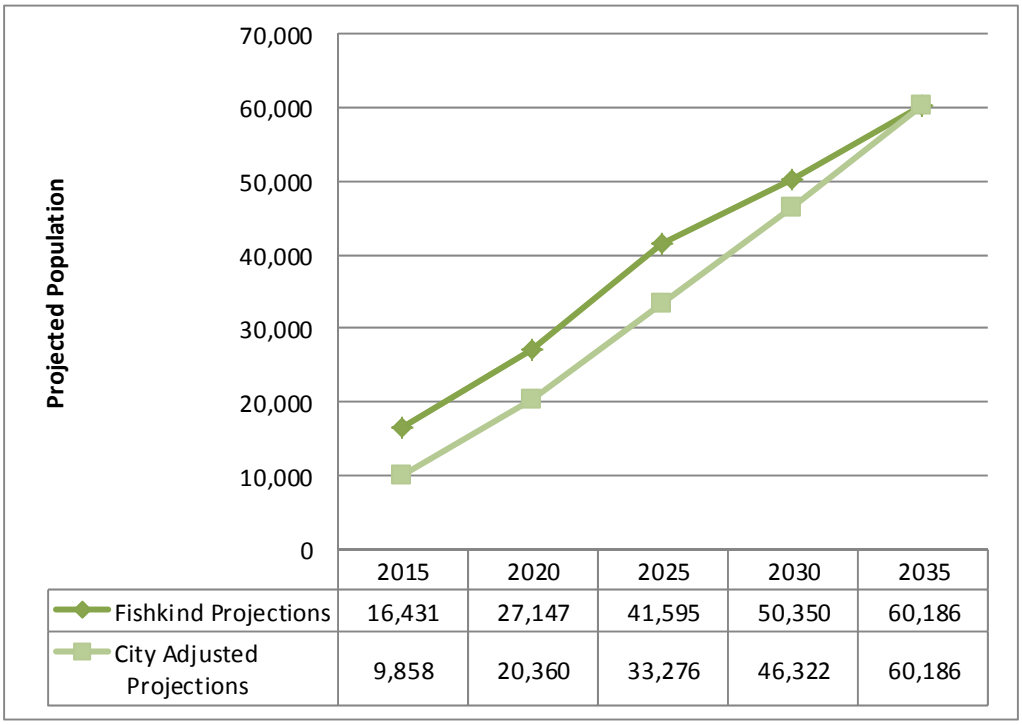
City of Wildwood	Current	Projections				
		2015	2020	2025	2030	2035
Current Population	6,926					
Fishkind Projections		16,431	27,147	41,595	50,350	60,186
Fishkind Projected Capture Rate	10%	15%	20%	25%	25%	25%
City of Wildwood Adjusted Projections	**6,926**	**9,858**	**20,360**	**33,276**	**46,322**	**60,186**
City of Wildwood Adjusted Capture Rate	**7%**	**9%**	**15%**	**20%**	**23%**	**25%**

Notes:

1) Fishkind projections represent adopted population projections for Wildwood and Sumter County

2) Current population per BEBR preliminary population estimate (permanent residents) 4/1/11

Figure 1: City of Wildwood Population Projections



	2015	2020	2025	2030	2035
Fishkind Projections	16,431	27,147	41,595	50,350	60,186
City Adjusted Projections	9,858	20,360	33,276	46,322	60,186

Unincorporated Population within the Joint Planning Area

The population outside the City limits but within the JPA was allocated by extrapolating the model data that was entered into the Lake-Sumter MPO's 2035 LRTP. The City and the County worked closely with MPO staff in assigning employment and population figures within each traffic analysis zone (TAZ). Through this coordinated approach, the City, County and MPO were able to ensure the model data used in creating the LRTP is consistent with anticipated future buildouts within Sumter County.

Table 2 projects the 2035 population within the Joint Planning Area inclusive of the City limits. Subtracting the projected City population (60,186) from the total population within the JPA (74,738) results in a net population of 14,552 people in 2035. This population figure was the basis for allocating residential land uses within the JPA boundary.

To account for the existing population within the JPA, but outside the City limits, address points were gathered through the Sumter County GIS database. As illustrated on **Table 3**, there are 3,295 dwelling units, or 7,217 people residing currently within the Joint Planning Area.

Table 2: Population Projections with the JPA

TAZ #	2035 TAZ Population	2035 Population within City Limits and JPA	% Population in Wildwood JPA	Notes
3952	1,965	965	49%	
3953	1,063	1,063	100%	
3954	2,221	1,903	86%	
3955	1,429	1,185	83%	
3956	2,469	2,426	98%	
3957	2,081	2,081	100%	
3958	1,300	1,300	100%	
3959	642	642	100%	
3960	362	200	55%	
3961	2,685	2,685	100%	
3962	1,004	1,004	100%	
3963	1,114	1,014	91%	
3965	641	586	91%	
3966	1,293	1,293	100%	
3967	2,697	2,697	100%	
3968	1,464	1,464	100%	
3969	203	100	49%	
3970	356	314	88%	
3971	1,320	1,320	100%	
3972	1,119	1,119	100%	
3973	2,193	2,193	100%	
3974	55	55	100%	
3975	2,487	1,135	46%	
3976	744	744	100%	
3977	2,348	2,348	100%	
3978	189	189	100%	
3979	389	389	100%	
3980	1,801	1,801	100%	
3981	5,301	5,301	100%	
3982	6,000	5,550	93%	
3983	0	0	NA	Federal Prison
3984	1,126	1,126	100%	
3985	10,000	10,000	100%	
3986	18,601	17,644	94%	
4004	801	25	3%	Villages
4030	7,623	540	7%	Villages
4034	3,564	100	3%	Villages
4035	5,174	200	4%	Villages
4036	37	37	100%	
Total	**95,861**	**74,738**		

Notes:

Population extrapolated from Lake-Sumter MPO 2035 TAZ buildouts; Data has been cross-referenced with Sumter County 2035 population projections for consistency

Table 3: Existing Population within the Joint Planning Area

TAZ #	Total 2035 TAZ Population	2035 Population within City Limits and JPA	% Population in Wildwood	Existing Dwelling Units (Less Vacancy %)	Existing Population
3952	1,965	965	49%	61	134
3953	1,063	1,063	100%	60	131
3954	2,221	1,903	86%	198	434
3955	1,429	1,185	83%	36	80
3956	2,469	2,426	98%	41	89
3957	2,081	2,081	100%	70	153
3958	1,300	1,300	100%	7	16
3959	642	642	100%	2	4
3960	362	200	55%	47	103
3961	2,685	2,685	100%	170	372
3962	1,004	1,004	100%	168	369
3963	1,114	1,014	91%	243	532
3965	641	586	91%	35	76
3966	1,293	1,293	100%	12	27
3967	2,697	2,697	100%	93	203
3968	1,464	1,464	100%	6	13
3969	203	100	49%	0	0
3970	356	314	88%	93	203
3971	1,320	1,320	100%	23	51
3972	1,119	1,119	100%	0	0
3973	2,193	2,193	100%	14	31
3974	55	55	100%	27	60
3975	2,487	1,135	46%	36	80
3976	744	744	100%	0	0
3977	2,348	2,348	100%	11	24
3978	189	189	100%	54	118
3979	389	389	100%	95	209
3980	1,801	1,801	100%	308	675
3981	5,301	5,301	100%	1075	2355
3982	6,000	5,550	93%	87	191
3983	0	0	NA	0	0
3984	1,126	1,126	100%	22	49
3985	10,000	10,000	100%	8	18
3986	18,601	17,644	95%	12	25
4004	801	25	3%	71	156
4030	7,623	540	7%	15	33
4034	3,564	100	3%	10	22
4035	5,174	200	4%	41	91
4036	37	37	100%	41	91
Total	**95,861**	**74,738**		**3,295**	**7,217**

Notes:

Address points gathered through Sumter County GIS database

Residential Unit Demand

Table 4 calculates the residential unit demand based on the 2035 net population after deducting the existing population. As a result, an additional 3,433 residential units are needed to support the additional population after accounting for the City's persons per household (pph) of 2.5 and the County's seasonal vacancy rate of 17%.

Table 4: Residential Unit Demand

2035 Projected Population (Net Population)	14,552
Existing Population	7,217
Remaining Population to be Allocated	7,335
Units (2.5 pph)	2,934
Applied Seasonal Vacancy Rate (17%)	499
Additional Units Needed to Support Population Growth	**3,433**

III. Land Uses within the Joint Planning Area

Land uses to accommodate the 3,433 residential units needed to support the projected population where strategically placed within the JPA as shown on **Map 1-12**. The land use allocation was based a number of criteria. The first and foremost criterion was that the development placed within each Traffic Analysis Zone (TAZ) was consistent with the model data utilized during the Lake-Sumter MPO 2035 LRTP. Other criteria included:

- Infill areas and transitioning densities;
- Potential commercial nodes; and
- Proximity to Mixed Use Centers established in the City's Comprehensive Plan

While there are areas within the JPA that have not been designated for urban uses that are suitable for such uses, prioritization had to occur to ensure an over allocation of population did not occur. Population that has been allocated in terms of increased residential densities within the JPA has been concentrated predominately in the following geographic areas:

- CR 462: The area between The Villages and the City Limits
- CR 156: The area between the Turnpike and SR 44
- CR 472: The area north of CR 472 and east of US 301
- US 301/CR 209: Sporadic infill west of US 301 and predominately east of CR 209/CR 213

The lowest residential density currently offered in the City is 4 units per acre (Low Density Residential). To allow for transitioning densities on the fringe of the JPA, new Future Land

Use Map designations of Rural Residential (1 unit per acre) and Estate Residential (2 units per acre) will be created. There are also a number of existing residential neighborhoods within Sumter County in which the actual density of the neighborhood is inconsistent with the County's Future Land Use Map. Many of these neighborhoods are platted in as little as quarter-acre lots, but are designated as Agriculture on the future land use map. The JPA rectifies this situation by assigning the appropriate densities to those neighborhoods.

Lands have been designated for commercial use at the intersection of CR 470 and CR 501, along CR 468, on CR 472 (near Lakeside Landings and Promise Hospital) and at the intersection of CR 44A and CR 209. The intent was to provide commercial nodes in appropriate areas throughout the JPA that were suitable for such development. Parcels owned by the United States of America (Coleman Federal Prison) have been designated as Public Facilities.

For further information on the designation of specific parcels please see **Appendix A.**

Table 5 illustrates the summary of the potential maximum buildout of the parcels subjected to the JPA amendment.

Table 5: Land Use Breakdown Proposed within the Joint Planning Area

FLUM Designation	Acreage	Density/ Intensity	Commercial/Industrial Square Footage	Residential Units
Oxford Neighborhood Mixed Use	190	.3 FAR and 7/du acre	696,206	559
466/301 Mixed Use District	134	.5 FAR and 12/ du acre	1,019,595	562
Recreation	5	N/A	0	0
Low Density Residential	1,099	4 du/ acre	0	3,055
Low-Medium Residential	260	6 du/ acre	0	979
Medium Density Residential	53	9/ per acre	0	336
Lake Deaton Mixed Use	408	.25 FAR and 4 du acre	933,352	800
Rural Residential	50	1/ du acre	0	35
Estate Residential	483	2/ du acre	0	690
Commercial	550	.5 FAR	8,386,977	0
Industrial	282	.5 FAR	4,303,031	0
Public Facilities	247	N/A	0	0
Total	**3,762**		**15,339,161**	**7,016**

When comparing the amount of residential units needed to accommodate the additional population within the JPA to the holding capacity of the future land use map, the resulting

allocation ratio equates to 2.0. The allocation of additional residential land uses within the JPA coupled with the existing vacant residential land in the City limits will provide adequate residential lands needed to accommodate the anticipated population growth in both the short and long term planning horizons.

Table 6: Allocation Ratio within the Joint Planning Area

Proposed JPA FLUM Residential Unit Capacity	7,016
Existing JPA FLUM Residential Unit Capacity	2,171
Increase in FLUM Capacity	**4,845**
Allocation Ratio within the JPA FLUM	**2.0**

IV. Creation of JPA Land Use Categories

Table 5 identifies four new land use designations that have been created within the JPA: Rural Residential, Estate Residential, 466/301 Mixed Use District and Lake Deaton Mixed Use.

Rural Residential and Estate Residential

Rural residential (1/du per acre) and Estate Residential (2/du per acre) have been provided in areas that are appropriate for lower density residential developments. The land uses are intended to provide transitional densities.

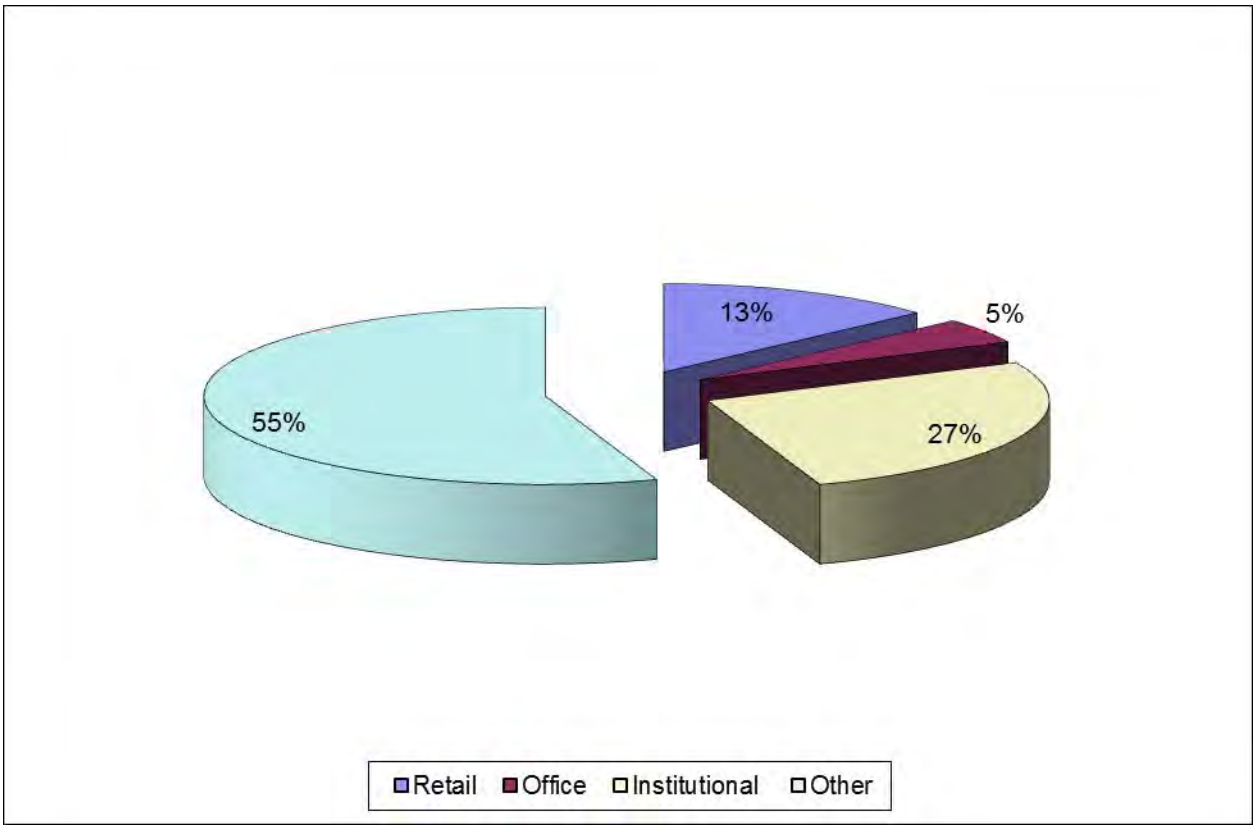
466/301 Mixed Use District

The CR 466 and US 301 vicinity offered an opportunity to provide for and encourage infill development and redevelopment in and around Oxford and The Villages. Due to the parcelization of many of the properties located within this area, the potential for projects of adequate acreage to support a true mixed use is compromised. Parcelization may also prove problematic for high density residential projects. While the aggregation of parcels will be encouraged, the intent was to analyze the parcels within the area as an aggregated mixed use district. An inventory of the existing built environment for the properties designated as 466/301 Mixed Use on **Map 1-12** was conducted (see **Appendix B**) to determine the current distribution of residential and nonresidential uses.

The current ratio of nonresidential square footage for every dwelling unit equates to approximately 5,300 square feet for every 1 dwelling unit. Warehousing, storage and other similar uses (categorized as "Other" in the chart below) account for over half of the built square footage within the area inventoried. The area also contains a number of churches,

accounting for approximately 27% of the square footage. The **Figure 2** was derived from **Appendix B** and is provided to illustrate the current mix of nonresidential uses with the 466/301 mixed use district.

Figure 2: Current Inventory of the Built Environment
466/301 Mixed Use District



Commercial retail and office uses within this area are lacking which forces residents to travel to areas such as The Villages to seek goods and services. In conformance with the goals of the comprehensive plan, if additional retail and office uses are located in the immediate area, the need to travel long distances will likely be minimized thereby reducing vehicle miles traveled and energy demands.

The City will monitor and control development approvals through the planned development rezoning process in this area to ensure a targeted mix of 50% nonresidential and 50% residential is followed. Additionally, a ratio of 1 dwelling unit for every 1,800 square feet of non-residential uses is targeted, with an emphasis on providing retail and office uses. While the aggregation of parcels is encouraged, smaller projects may be permitted to develop. The City's Land Development Regulations shall list specific controls to ensure the targeted mix within the district is not compromised. For purposes of

analyzing the impacts on public facilities in conformance with the City's Comprehensive Plan and targeted mix, a 50% nonresidential and 50% residential factor was employed with an average of .5 FAR and 12 dwelling units per acre across the district.

Lake Deaton Mixed Use Designation

The Lake Deaton Mixed Use designation includes slightly over 400 acres and is located within the Employment Sub-District in the eastern portion of the City. The emphasis within this area will be to provide uses consistent with the intent of the Sub-District. It is anticipated this district is of sufficient size to contain multiple neighborhoods that compliment and support the non-residential uses. CR 44A, Lake Deaton, and The Villages provide noticeable edges to this district providing an attractive area for development due to its location.

Allowable uses will include residential, commercial retail, office, medical, civic, recreational, and institutional. Minimum and maximum percentages have been established to ensure a mix of uses. A maximum of of 4 units per acre 0.25 FAR have been established. The mix of non-residential uses shall be determined by the planned development zoning process.

With a minimum open space requirement of 40%, it is anticipated that cluster development within this area will occur. Neighborhoods will be required to provide an interconnected system of infrastructure including a linked open space system that augments Lake Deaton Park. In addition to providing linkage to Lake Deaton Park, neighborhoods will also be required to provide linkages to neighborhood centers and substantial nonresidential uses. The intent is to create a healthy community that provides mobility choices, recreational opportunities, and creates a safe and attractive environment for residents and shoppers.

V. Land Use Changes within the City Limits

City Boundary Corrections

Through the ISBA/JPA process, the City learned that minor discrepancies existed in the municipal limits. It has come to the City's attention there were three parcels that had been annexed into the City but were not included within the 2035 Comprehensive Plan. Two of the parcels contain churches (permissible under the County's regulations), and the other is a 25 acre tract of land along CR 209. In two other instances the City's GIS database misinterpreted how much of a parcel was actually annexed into the City. These five omissions have been rectified through the JPA amendment process and are summarized on **Table 7.**

Table 7: City Boundary Corrections

Parcel Number	Acreage Difference	FLUM Designation	Issue	Action Taken
D32=047	8.3	Public Facilities	Inadvertently omitted from 2035 Comp Plan	Added to FLUM, Modify City limits accordingly
D32=072	6.5	Public Facilities	Inadvertently omitted from 2035 Comp Plan	Added to FLUM, Modify City limits accordingly
C36=003	25	Low Density Residential	Inadvertently omitted from 2035 Comp Plan	Added to FLUM, Modify City limits accordingly
G33=105	-20	SWNMU	Too much acreage assigned within City limits	Modify FLUM and City limits accordingly
G23=052	-63.8	CMU	Too much acreage assigned within City limits	Modify FLUM and City limits accordingly

Increase in FAR for Commercial and Industrial FLUM Designations

The JPA amendment increases the floor area ratio (FAR) from .25 to .5 for parcels that are designated as Commercial or Industrial on the Future Land Use Map. The existing .25 FAR exhibits an inefficient use of land. Furthermore, the .25 FAR is less intense than the FAR permitted in the County. Establishing a maximum FAR that is less than the County would be contradictory to goals of the ISB and the JPA which is intended to direct growth inside the boundary. **Table 8** shows the potential increase in development as a result of the FAR increase. **Appendix C** provides a parcel by parcel analysis for each parcel subject to the FAR increase.

Table 8: Summary of FAR Increase

FLUM Designation	Acreage	Potential SF @.25 FAR	Potential SF @ .5 FAR	Total Increase in SF
Commercial	885.35	6,749,023	13,498,046	6,749,023
Industrial	1377.7	10,502,207	21,004,414	10,502,207

U-Joint Acquisition Parcels

U-Joint Acquisitions, associated with CSX, owns property located along the CSX railroad that is currently designated as Low Density Residential. Through coordination with CSX, the U-Joint property has been designated as Industrial (**see Table 5**) to take advantage of the railroad for industrial and manufacturing uses in the hopes of spurring economic development. Please see **Appendix A** for a further breakdown of these parcels.

VI. Summary of Total Increased Development Potential

Table 9 summarizes the total maximum development potential as a result of the JPA amendment. **Table 10** has been provided to illustrate the overall change in land uses as result of the JPA amendment. Parcels located within the JPA in unincorporated Sumter County that are not subject to a land use change are intended to maintain their existing County Future Land Use Map designation.

Table 9: Summary of Total Maximum Development Potential As a Result of the Joint Planning Area Amendment

Use	Existing	Total Development Capacity with the JPA	Increase in Development Capacity
Residential (DU)	2,171	7,016	**4,845**
Commercial (SF)	1,372,659	17,785,153	**16,412,494**
Industrial (SF)	0	14,805,238	**14,805,238**

Table 10: Joint Planning Area Land Use Change Matrix

Land Use	Existing (County and City)	Proposed (City) (Table 5)	Change (+/-)
County			
Agriculture	2,715	0	(2,715)
Commercial	64	0	(64)
Low Density Residential	221	0	(221)
Recreation	5	0	(5)
Rural Residential	494	0	(494)
City			
Recreation	7	5	(2)
Public Facilities	0	247	247
Rural Residential	0	50	50
Estate Residential	0	483	483
Low Density Residential	255	1,099	844
Low-Medium Density Residential	0	260	260
Medium Density Residential	0	53	53
Lake Deaton Mixed Use	0	408	408
466/301 Mixed Use District	0	134	134
Oxford Neighborhood Mixed Use	0	190	190
Industrial	0	282	282
Commercial	0	550	550
Total	**3,762**	**3,762**	**0**

VII. Transportation Facilities

As previously stated, the Joint Planning Area Land Use plan was developed in conjunction with the Lake-Sumter MPO. City and County staff worked together to develop the model data in preparation of the Lake-Sumter MPO's 2035 Long Range Transportation Plan (LRTP). Population and employment figures were assigned to each Traffic Analysis Zone within the County based on the project buildout within Sumter County. The Joint Planning Area mirrors those projections. In essence, the Lake-Sumter MPO's LRTP is the data and analysis for the Joint Planning Area amendment.

The Community Planning Act of 2011 eliminated the mandate for local governments to maintain transportation concurrency. Local governments now have the option of whether or not they choose to implement transportation concurrency. The County has successfully amended their comprehensive plan to eliminate transportation. Subsequently, the City Commission directed staff to eliminate transportation concurrency as well. On June 11, 2012, the City Commission moved to adopt the comprehensive plan amendments necessary to eliminate to concurrency to the Department of Economic Opportunity.

Eliminating the concurrency requirement for transportation facilities (especially within the JPA) is logical. One of the unanticipated consequences of concurrency is urban sprawl. Often times, it was more cost effective for developers to propose projects outside of urban areas of higher roadway capacities, such as rural areas along an arterial roadway. This is contradictory to what the City and County are trying to accomplish with the Joint Planning Area. A primary purpose of the JPA is to encourage development in the appropriate areas of the County. By promoting growth in areas of Sumter County that have the necessary infrastructure to support urban development, such as the City of Wildwood JPA, the County can protect important rural and agricultural areas.

The elimination of concurrency or the existence of the LRPT does not negate the need to continue to monitor traffic conditions within Sumter County. Yearly traffic counts will continue to be collected, and Traffic Impact Studies will still be required within the City. The City, County and Lake-Sumter MPO have agreed to develop a unified methodology for Traffic Impact Studies for development applications within the JPA. The studies will continue to be reviewed and will be utilized in the decision making process for development applications.

VIII. Potable Water and Sanitary Sewer

The City's water and wastewater service area encompasses the incorporated City limits and extends five (5) miles beyond the City limits, as allowed for by Chapter 180, Florida Statutes. The MSA/JPA is located within this geographic area.

In order to project future water and wastewater demands for the JPA (not accounted for by the 2035 comprehensive plan) it is first necessary to project the number of "Equivalent Residential Units" (ERUs) also referred to as "Equivalent Residential Connections" (ERCs). ERUs provide a basis for converting both residential and nonresidential connections to the utility systems to a common factor of system capacity needed to provide service. The comprehensive plan has established a level of service (LOS) standard of 300 gallons per day (GPD) average daily flow (ADF) for water and 250 GPD average daily flows for wastewater for each single family residential (SFR) unit. Nonresidential demands are converted to ERUs using industry standard conversions which determine the capacity required to serve the nonresidential connections in terms of ERUs. **Table 11** converts the anticipated JPA buildout into ERUs.

Table 11 also includes known projects located along the SR 44 West corridor. Representatives from Lee Capital, Sumter LLC, and Monarch Ranch have approached the City regarding potential water and wastewater services. While these projects are outside the JPA and are not going to develop in the foreseeable future, they are located within the City's water and wastewater service area. As such, the City felt it prudent they be included in the projections. It is worth noting, these projections are based on the total development capacity demonstrated in **Table 10**, not simply the increase in development potential as a result of this amendment.

Table 11: Equivalent Residential Units Projection

Residential - JPA

Total Units	Single Family Units	ERUs	Multi-family Units	ERUs	Total ERUs
7,016	2,105	2,105	4,911	2,456	**4,560**

Commercial/Industrial - JPA

Square Footage	Employees	SF Units	ERUs	Multi-family Units	ERUs	Total ERUs
32,590,391	12,487	1,498	1,498	3,496	1,748	**3,247**

Known Projects - SR 44 West Area

Project	Total ERUs
Monarch Ranch	2,249
Sumter LLC	528
Lee Capital	865
Total	**3,642**

A summary of the total ERU projections is provided in **Table 12**. As shown, there are 11,449 ERU's projected.

Table 12: Equivalent Residential Units Projection Summary

Residential	4,560
Commercial/Industrial	3,247
Other Commitments	3,642
Total:	**11,449**

Table 13 provides a linear demand projection of ERUs through the planning timeframe and assumes a total buildout by 2035. While unlikely to develop as rapidly as forecasted under this method, it is important for the City to prepare for the growth in this manner to ensure adequate water and wastewater facilities are planned for and operational when the needed.

Table 13: Equivalent Residential Units Demand Projections

Joint Planning Area

Year	***2013***	***2014***	***2015***	***2016***	***2017***	***2020***	***2025***	***2030***	***2035***	***Total Demand***
Residential	207	415	622	829	1,036	1,658	2,695	3,731	4,560	4,560
Nonresidential	141	282	424	565	706	1,129	1,835	2,541	3,247	3,247
Total	*348*	*697*	*1,045*	*1,394*	*1,742*	*2,788*	*4,530*	*6,272*	*7,807*	***7,807***
Water (GPD)	**104,534**	**209,068**	**313,602**	**418,136**	**522,670**	**836,272**	**1,358,942**	**1,881,612**	**2,342,100**	**2,342,100**
Water (MGD)	**0.105**	**0.209**	**0.314**	**0.418**	**0.523**	**0.836**	**1.359**	**1.882**	**2.342**	**2.342**
Sewer (GPD)	**87,112**	**174,223**	**261,335**	**348,447**	**435,558**	**696,893**	**1,132,452**	**1,568,010**	**1,951,750**	**1,951,750**
Sewer (MGD)	**0.087**	**0.174**	**0.261**	**0.348**	**0.436**	**0.697**	**1.132**	**1.568**	**1.952**	**1.952**

Known Projects: SR 44 West

Year	*2013*	*2014*	*2015*	*2016*	*2017*	*2020*	*2025*	*2030*	*2035*	*Total Demand*
SR 44 West	166	331	497	662	828	1,324	2,152	2,980	3,642	3,642
Water (GPD)	**49,664**	**99,327**	**148,991**	**198,655**	**248,318**	**397,309**	**645,627**	**893,945**	**1,092,600**	**1,092,600**
Water (MGD)	**0.050**	**0.099**	**0.149**	**0.199**	**0.248**	**0.397**	**0.646**	**0.894**	**1.093**	**1.093**
Sewer (GPD)	**41,386**	**82,773**	**124,159**	**165,545**	**206,932**	**331,091**	**538,023**	**744,955**	**910,500**	**910,500**
Sewer (MGD)	**0.041**	**0.083**	**0.124**	**0.166**	**0.207**	**0.331**	**0.538**	**0.745**	**0.911**	**0.911**

Notes:

Water ERU: 300 gallons per day

Wastewater ERU: 250 gallons per day

The data contained in **Table 13** was utilized in conjunction with existing water and wastewater flow levels, permitted capacity, and the 2035 Comprehensive Plan data to develop **Table 14** which analyzes water and wastewater capacity. The City's current water demand is approximately 2.34 MGD leaving a current capacity of almost 2 MGD. The City's current wastewater demand is approximately 1.63 MGD leaving a current capacity of 1.92 MGD. The flow projections generated in **Table 13** were added to the flow projections included in the 2035 Comprehensive Plan to ensure all potential development has been reasonably accounted for.

Table 14: Water and Wastewater Capacity Analysis

Water	Current (MGD)	Projected (MGD)								
	2012	*2013*	*2014*	*2015*	*2016*	*2017*	*2020*	*2025*	*2030*	*2035*
Water Supply Well Capacity	4.30	4.30	4.30	7.80	7.80	7.80	7.80	11.30	13.80	15.80
2012 Demand	2.34									
Comprehensive Plan Projections	3.16	3.46	3.75	4.04	4.44	4.85	6.06	8.79	10.45	12.31
Additional Demand - JPA		0.10	0.21	0.31	0.42	0.52	0.84	1.36	1.88	2.34
Additional Demand - SR 44 West		0.05	0.10	0.15	0.20	0.25	0.40	0.65	0.89	1.09
Remaining Capacity	**1.96**	**0.69**	**0.24**	**3.30**	**2.74**	**2.18**	**0.51**	**0.51**	**0.57**	**0.06**

Wastewater	Current (MGD)	Projected (MGD)								
	2012	*2013*	*2014*	*2015*	*2016*	*2017*	*2020*	*2025*	*2030*	*2035*
FDEP Permitted Capacity	3.55	3.55	3.55	3.55	3.55	6.55	6.55	9.55	9.55	9.55
2012 Demand	1.63									
Comprehensive Plan Projections	2.06	2.22	2.37	2.52	2.74	2.95	3.60	5.04	5.92	6.09
Additional Demand - JPA		0.09	0.17	0.26	0.35	0.44	0.70	1.13	1.57	1.95
Additional Demand - SR 44 West		0.04	0.08	0.12	0.17	0.21	0.33	0.54	0.74	0.91
Remaining Capacity	**1.92**	**1.20**	**0.92**	**0.64**	**0.30**	**2.96**	**1.92**	**2.84**	**1.32**	**0.60**

Key:

Champagne Farms WTP (Phase 1) online (3.5 MGD)
Champagne Farms WTP (Phase 2) online (3.5 MGD)
DeGroen Plant potential (4.5 MGD need to satisfy demand)
WWTP Expansion Phase 1 (3 MGD)
WWTP Expansion Phase 2 (3 MGD)

Potable Water

The scenario of rapidly increasing water supply demand in the short term of the planning period (as forecasted in the 2035 comprehensive plan) is unlikely due to the slowed recovery from the "Great Recession." Nonetheless, **Table 14** demonstrates how the City's plans to meet the potential demand within the JPA in the short and long term planning periods. As shown on **Table 14**, the City's existing water system is sufficient to

provide service under the proposed scenario through 2014 without the need for capital improvements. However, more accurate projections are prepared by City staff on an annual basis in conjunction with the update to the 5-Year Schedule of Capital Improvements.

Planning is currently underway for the construction of a water treatment plant and transmission system associated with the well located on the Champagne Farms property. The well accesses the lower Floridian aquifer and provides the City with an alternative water supply. The City anticipates meeting long term water supply needs through the expansion of the Champagne Farms well and water treatment plant as demand warrants and may seek another well site on the DeGroen property as a long term solution.

The first phase of the Champagne Farms facility (3.5 MGD) will be sufficient to meet the City's projected water supply well capacity through 2020. The City will need to investigate expansion of their raw water resources and treatment & storage facilities in order to have adequate water for the anticipated development through the current planning horizon of 2035.

Wastewater

As shown in **Table 14**, the City's current wastewater treatment plant's total capacity is sufficient to meet potential demand through 2016. The update to the Master Plan investigated the feasibility if expanding the current facility in a phased approach could accommodate future demands. The results indicate the City can provide wastewater service for 2035 demands through expansion of the existing facility in the center of town rather than the previous plan of constructing a new facility on the Landstone Communities property. One centralized wastewater treatment plant facility has less operation and maintenance costs than two facilities thereby making this scenario economically beneficial to City residents.

The first expansion of 3 MGD will be needed around 2016, yielding a total wastewater treatment capacity of 6.55 MGD that will not be exceeded until after 2024. The facility will need to be designed so that it can accommodate an additional 3.0 MGD expansion. The expansions of this facility will be sufficient to meet demands through the long term planning timeframe.

IX. Public Schools

Over the last several years, the Sumter County School Board has witnessed stagnant growth of student population, due largely in part to the rapid growth of The Villages retirement community. No new school capacity projects have occurred during the timeframe of the approval of the City's comprehensive plan and the preparation of this report. The City expects the student demand to begin to increase over the next few years as The Villages approaches buildout and growth expands into the City with the proposed large developments of the Landstone, Wildwood Springs, and Southern Oaks Developments of Regional Impact. As the student population increases, coordination with the School Board and the City will be critical to ensure adequate school facilities.

All local governments are required to coordinate land planning efforts within their comprehensive plans with the school planning efforts of local school districts. The City's Comprehensive Plan contains a Public Schools Facility Element (originally adopted in 2008) and Intergovernmental Coordination Element that facilitates coordination of public school issues.

In addition, the City has an adopted Interlocal Agreement with the Sumter School Board that further specifies procedures for coordination. Proposed comprehensive plan amendments, rezonings, and development projects are provided to the School Board for their review and comment. The Agreement provides mechanisms for the City and the School Board to monitor and meet the existing and future needs of the County's public school system.

Appendix A

Parcel by Parcel Analysis

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D30=014	3961	35.00	CR 462 MUC	AG	4	0	ONMU	103	128,066	99	128,066
D30=030	3961	9.70	CR 462 MUC	AG	1	0	ONMU	29	35,493	28	35,493
D30=031	3961	9.70	CR 462 MUC	AG	1	0	ONMU	29	35,493	28	35,493
D30=036	3961	66.45	CR 462 MUC	AG	7	0	ONMU	195	243,143	189	243,143
D31=004	3966	5.01	CR 462 MUC	RUR	5	0	ONMU	15	18,332	10	18,332
D31=005	3966	2.50	CR 462 MUC	AG	1	0	ONMU	7	9,148	6	9,148
D31=016	3966	14.20	CR 462 MUC	RUR	14	0	ONMU	42	51,958	28	51,958
D31=020	3966	5.00	CR 462 MUC	RUR	5	0	ONMU	15	18,295	10	18,295
D31=021	3966	5.00	CR 462 MUC	RUR	5	0	ONMU	15	18,295	10	18,295
D31=025	3966	2.50	CR 462 MUC	AG	1	0	ONMU	7	9,148	6	9,148
D31=026	3966	2.50	CR 462 MUC	AG	1	0	ONMU	7	9,148	6	9,148
D31=027	3966	2.50	CR 462 MUC	AG	1	0	ONMU	7	9,148	6	9,148
D31=034	3966	10.00	CR 462 MUC	RUR	10	0	ONMU	29	36,590	19	36,590
D31=036	3966	5.01	CR 462 MUC	RUR	5	0	ONMU	15	18,332	10	18,332
D31=037	3966	10.00	CR 462 MUC	RUR	10	0	ONMU	29	36,590	19	36,590
D31=038	3966	5.20	CR 462 MUC	RUR	5	0	ONMU	15	19,027	10	19,027
Subtotal		*190.27*			*76*	*0*		*559*	*696,206*	*484*	*696,206*
D07A020	3953	1.84	466 and 301	RUR	2	0	466/301 MUD	8	14,026	6	14,026
D07A021	3953	0.62	466 and 301	RUR	1	0	466/301 MUD	3	4,726	2	4,726
D07A023	3953	0.38	466 and 301	RUR	1	0	466/301 MUD	2	2,897	1	2,897
D07A025	3953	0.23	466 and 301	RUR	1	0	466/301 MUD	1	1,753	0	1,753
D07A026	3953	1.11	466 and 301	RUR	1	0	466/301 MUD	5	8,489	4	8,489
D17=009	3954	1.27	466 and 301	COM	0	27,660	466/301 MUD	5	9,681	5	-17,979
D17=010	3954	1.08	466 and 301	COM	0	23,523	466/301 MUD	5	8,233	5	-15,290
D17=011	3954	0.94	466 and 301	COM	0	20,473	466/301 MUD	4	7,166	4	-13,307
D17=012	3954	1.81	466 and 301	COM	0	39,422	466/301 MUD	8	13,798	8	-25,624
D17=014	3954	0.42	466 and 301	COM	0	9,148	466/301 MUD	2	3,202	2	-5,946
D17=015	3954	0.27	466 and 301	COM	0	5,881	466/301 MUD	1	2,058	1	-3,822
D17=016	3954	0.43	466 and 301	COM	0	9,365	466/301 MUD	2	3,278	2	-6,088
D17=017	3954	1.49	466 and 301	COM	0	32,452	466/301 MUD	6	11,358	6	-21,094
D17=018	3954	9.95	466 and 301	COM	0	216,711	466/301 MUD	42	75,849	42	-140,862
D17=026	3954	0.26	466 and 301	COM	0	5,663	466/301 MUD	1	1,982	1	-3,681
D17=033	3957	2.23	466 and 301	COM	0	48,570	466/301 MUD	9	16,999	9	-31,570

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D17=042	3957	0.51	466 and 301	COM	0	11,078	466/301 MUD	2	3,877	2	-7,200
D17=044	3957	0.18	466 and 301	COM	0	3,920	466/301 MUD	1	1,372	1	-2,548
D17=045	3957	0.28	466 and 301	COM	0	6,100	466/301 MUD	1	2,135	1	-3,965
D17=047	3957	0.18	466 and 301	COM	0	3,920	466/301 MUD	1	1,372	1	-2,548
D17=061	3957	0.93	466 and 301	COM	0	20,255	466/301 MUD	4	7,089	4	-13,166
D17=063	3957	5.00	466 and 301	AG	1	0	466/301 MUD	21	38,115	21	38,115
D17=064	3957	9.00	466 and 301	AG	1	0	466/301 MUD	38	68,607	37	68,607
D17=071	3954	0.27	466 and 301	COM	0	5,881	466/301 MUD	1	2,058	1	-3,822
D17=078	3957	1.50	466 and 301	AG	1	0	466/301 MUD	6	11,435	5	11,435
D17=108	3954	0.46	466 and 301	COM	0	10,019	466/301 MUD	2	3,507	2	-6,512
D17=113	3957	1.84	466 and 301	COM	0	40,075	466/301 MUD	8	14,026	8	-26,049
D17=123	3957	0.42	466 and 301	COM	0	9,148	466/301 MUD	2	3,202	2	-5,946
D17A001	3957	0.25	466 and 301	COM	0	5,445	466/301 MUD	1	1,906	1	-3,539
D17A002	3957	0.06	466 and 301	COM	0	1,307	466/301 MUD	0	457	0	-850
D17A003	3957	0.18	466 and 301	COM	0	3,920	466/301 MUD	1	1,372	1	-2,548
D17A004	3957	1.05	466 and 301	COM	0	22,869	466/301 MUD	4	8,004	4	-14,865
D17A005	3957	1.00	466 and 301	COM	0	21,780	466/301 MUD	4	7,623	4	-14,157
D17A006	3957	10.00	466 and 301	COM	0	217,800	466/301 MUD	42	76,230	42	-141,570
D17A019	3957	0.28	466 and 301	COM	0	6,098	466/301 MUD	1	2,134	1	-3,964
D17A021	3957	0.30	466 and 301	COM	0	6,534	466/301 MUD	1	2,287	1	-4,247
D17A022	3957	0.03	466 and 301	COM	0	653	466/301 MUD	0	229	0	-425
D17A025	3957	0.07	466 and 301	COM	0	1,525	466/301 MUD	0	534	0	-991
D17A026	3957	0.07	466 and 301	COM	0	1,525	466/301 MUD	0	534	0	-991
D17A027	3957	0.07	466 and 301	COM	0	1,525	466/301 MUD	0	534	0	-991
D17A028	3957	0.23	466 and 301	COM	0	5,009	466/301 MUD	1	1,753	1	-3,256
D17A031	3957	0.40	466 and 301	COM	0	8,712	466/301 MUD	2	3,049	2	-5,663
D17A034	3957	0.55	466 and 301	COM	0	11,979	466/301 MUD	2	4,193	2	-7,786
D17A040	3957	0.36	466 and 301	COM	0	7,841	466/301 MUD	2	2,744	2	-5,097
D17A043	3957	0.28	466 and 301	COM	0	6,098	466/301 MUD	1	2,134	1	-3,964
D17A044	3957	0.21	466 and 301	COM	0	4,574	466/301 MUD	1	1,601	1	-2,973
D18=001	3957	1.65	466 and 301	COM	0	35,937	466/301 MUD	7	12,578	7	-23,359
D18=002	3953	2.00	466 and 301	RUR	2	0	466/301 MUD	8	15,246	6	15,246
D18=003	3953	1.22	466 and 301	COM	0	26,571	466/301 MUD	5	9,300	5	-17,271
D18=004	3953	4.00	466 and 301	COM	0	87,120	466/301 MUD	17	30,492	17	-56,628
D18=005	3953	1.11	466 and 301	RUR	1	0	466/301 MUD	5	8,462	4	8,462
D18=006	3953	0.59	466 and 301	RUR	1	0	466/301 MUD	2	4,498	2	4,498
D18=007	3953	1.74	466 and 301	RUR	2	0	466/301 MUD	7	13,264	6	13,264
D18=009	3953	0.91	466 and 301	COM	0	19,820	466/301 MUD	4	6,937	4	-12,883

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D18=010	3953	1.31	466 and 301	COM	0	14,266	466/301 MUD	6	9,986	6	-4,280
D18=011	3953	3.57	466 and 301	COM	0	77,754	466/301 MUD	15	27,214	15	-50,540
D18=013	3953	3.10	466 and 301	RUR	3	0	466/301 MUD	13	23,631	10	23,631
D18=014	3953	2.27	466 and 301	RUR	2	0	466/301 MUD	10	17,304	7	17,304
D18=015	3953	1.46	466 and 301	COM	0	31,800	466/301 MUD	6	11,130	6	-20,670
D18=017	3953	1.27	466 and 301	RUR	1	0	466/301 MUD	5	9,681	4	9,681
D18=019	3956	0.26	466 and 301	RUR	1	0	466/301 MUD	1	1,982	0	1,982
D18=020	3953	0.26	466 and 301	RUR	1	0	466/301 MUD	1	1,982	0	1,982
D18=021	3953	0.26	466 and 301	RUR	1	0	466/301 MUD	1	1,982	0	1,982
D18=022	3956	0.26	466 and 301	RUR	1	0	466/301 MUD	1	1,982	0	1,982
D18=023	3953	1.21	466 and 301	COM	0	26,354	466/301 MUD	5	9,224	5	-17,130
D18=029	3956	0.48	466 and 301	RUR	1	0	466/301 MUD	2	3,659	1	3,659
D18=030	3956	0.60	466 and 301	COM	0	13,068	466/301 MUD	3	4,574	3	-8,494
D18=031	3956	0.60	466 and 301	RUR	1	0	466/301 MUD	3	4,574	2	4,574
D18=042	3953	1.29	466 and 301	COM	0	28,096	466/301 MUD	5	9,834	5	-18,262
D18=056	3956	0.43	466 and 301	RUR	1	0	466/301 MUD	2	3,278	1	3,278
D18=057	3953	1.37	466 and 301	COM	0	29,839	466/301 MUD	6	10,444	6	-19,395
D18=061	3953	0.13	466 and 301	COM	0	2,831	466/301 MUD	1	991	1	-1,840
D18=063	3953	0.13	466 and 301	COM	0	2,831	466/301 MUD	1	991	1	-1,840
D18=074	3953	2.10	466 and 301	RUR	2	0	466/301 MUD	9	16,008	7	16,008
D18=075	3953	1.45	466 and 301	RUR	1	0	466/301 MUD	6	11,053	5	11,053
D18=076	3953	0.38	466 and 301	RUR	1	0	466/301 MUD	2	2,897	1	2,897
D18=078	3953	1.45	466 and 301	RUR	1	0	466/301 MUD	6	11,053	5	11,053
D18=085	3956	0.31	466 and 301	COM	0	6,752	466/301 MUD	1	2,363	1	-4,389
D18=095	3953	0.90	466 and 301	COM	0	19,602	466/301 MUD	4	6,861	4	-12,741
D18=101	3953	1.62	466 and 301	RUR	2	0	466/301 MUD	7	12,349	5	12,349
D18=105	3953	0.97	466 and 301	COM	0	21,127	466/301 MUD	4	7,394	4	-13,732
D18=106	3953	0.63	466 and 301	COM	0	13,721	466/301 MUD	3	4,803	3	-8,919
D18=107	3953	1.06	466 and 301	COM	0	23,087	466/301 MUD	4	8,080	4	-15,007
D18=150	3953	5.00	466 and 301	RUR	5	0	466/301 MUD	21	38,115	16	38,115
D18=159	3953	0.11	466 and 301	COM	0	2,396	466/301 MUD	0	839	0	-1,557
D18=162	3953	0.24	466 and 301	COM	0	5,227	466/301 MUD	1	1,829	1	-3,398
C13=002	3955	3.00	466 and 209	AG	1	0	466/301 MUD	13	22,869	12	22,869
C13=101	3952	3.12	466 and 209	AG	1	0	466/301 MUD	13	23,784	12	23,784
C13=102	3952	2.74	466 and 209	AG	1	0	466/301 MUD	12	20,887	11	20,887
D18=038	3956	4.80	466 and 209	AG	1	0	466/301 MUD	20	36,590	19	36,590
D18=098	3956	4.10	466 and 209	AG	1	0	466/301 MUD	17	31,254	16	31,254
D18A004	3956	3.00	466 and 209	AG	1	0	466/301 MUD	13	22,869	12	22,869

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D18A005	3956	3.00	466 and 209	AG	1	0	466/301 MUD	13	22,869	12	22,869
Subtotal		*133.75*			*46*	*1,372,659*		*562*	*1,019,595*	*515*	*-353,064*
D17=032	3957	0.66	Oxford	REC	0	0	REC	0	0	0	0
D17=034	3957	1.26	Oxford	REC	0	0	REC	0	0	0	0
D17=038	3957	0.12	Oxford	REC	0	0	REC	0	0	0	0
D17=039	3957	2.20	Oxford	REC	0	0	REC	0	0	0	0
D17=040	3957	1.00	Oxford	REC	0	0	REC	0	0	0	0
D17=041	3957	0.23	Oxford	REC	0	0	REC	0	0	0	0
Subtotal		*5.47*			*0*	*0*		*0*	*0*	*0*	*0*
D18=045	3956	0.44	CR 207	AG	1	0	LDR	1	0	0	0
D18=046	3956	0.41	CR 207	AG	1	0	LDR	1	0	0	0
D18=047	3956	0.88	CR 207	AG	1	0	LDR	1	0	0	0
D18=048	3956	0.48	CR 207	AG	1	0	LDR	1	0	0	0
D18=049	3956	0.38	CR 207	AG	1	0	LDR	1	0	0	0
D18=050	3956	0.40	CR 207	AG	1	0	LDR	1	0	0	0
D18=051	3956	0.37	CR 207	AG	1	0	LDR	1	0	0	0
D18=052	3956	0.79	CR 207	AG	1	0	LDR	1	0	0	0
D18=053	3956	0.86	CR 207	AG	1	0	LDR	1	0	0	0
D18=054	3956	0.28	CR 207	AG	1	0	LDR	1	0	0	0
D18=058	3956	0.34	CR 207	AG	1	0	LDR	1	0	0	0
D18=059	3956	0.34	CR 207	AG	1	0	LDR	1	0	0	0
D18=060	3956	0.68	CR 207	AG	1	0	LDR	1	0	0	0
D18=090	3956	1.56	CR 207	AG	1	0	LDR	1	0	0	0
D18=120	3956	0.40	CR 207	AG	1	0	LDR	1	0	0	0
Subtotal		*8.61*			*15*	*0*		*15*	*0*	*0*	*0*
F01=016	3968	13.02	209 and 44A	AG	1	0	Commercial	0	198,503	-1	198,503
F01=100	3968	13.44	209 and 44A	AG	1	0	Commercial	0	204,906	-1	204,906
F01=101	3968	13.44	209 and 44A	AG	1	0	Commercial	0	204,906	-1	204,906
G06=004	3968	20.35	209 and 44A	LDR	41	0	Commercial	0	310,256	-41	310,256
G06=012	3971	11.41	209 and 44A	LDR	23	0	Commercial	0	173,957	-23	173,957
Subtotal		*71.66*			*68*	*0*		*0*	*1,092,528*	*-68*	*1,092,528*
D29=019	3962	19.37	462 Infill	RUR	19	0	LDR	54	0	35	0
D29=027	3962	2.00	462 Infill	RUR	2	0	LDR	6	0	4	0
D29=032	3962	18.45	462 Infill	RUR	18	0	LDR	52	0	33	0
D29=037	3962	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
D29=038	3962	10.00	462 Infill	RUR	10	0	LDR	28	0	18	0
D29=102	3962	1.74	462 Infill	RUR	2	0	LDR	5	0	3	0
D32=001	3962	1.09	462 Infill	RUR	1	0	LDR	3	0	2	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D32=003	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=004	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=005	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=006	3962	8.50	462 Infill	RUR	9	0	LDR	24	0	15	0
D32=008	3967	9.80	462 Infill	RUR	10	0	LDR	27	0	18	0
D32=010	3967	8.00	462 Infill	RUR	8	0	LDR	22	0	14	0
D32=012	3962	4.80	462 Infill	RUR	5	0	LDR	13	0	9	0
D32=041	3967	19.00	462 Infill	RUR	19	0	LDR	53	0	34	0
D32=043	3967	9.50	462 Infill	RUR	10	0	LDR	27	0	17	0
D32=044	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=045	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=052	3967	13.20	462 Infill	RUR	13	0	LDR	37	0	24	0
D32=053	3967	8.00	462 Infill	RUR	8	0	LDR	22	0	14	0
D32=057	3962	6.38	462 Infill	RUR	6	0	LDR	18	0	11	0
D32=058	3962	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
D32=059	3962	1.50	462 Infill	RUR	2	0	LDR	4	0	3	0
D32=069	3962	19.00	462 Infill	RUR	19	0	LDR	53	0	34	0
D32=073	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=074	3962	1.30	462 Infill	RUR	1	0	LDR	4	0	2	0
D32=077	3962	1.42	462 Infill	RUR	1	0	LDR	4	0	3	0
D32=078	3962	6.78	462 Infill	RUR	7	0	LDR	19	0	12	0
D32=079	3962	6.78	462 Infill	RUR	7	0	LDR	19	0	12	0
D32=083	3962	1.50	462 Infill	RUR	2	0	LDR	4	0	3	0
D32=085	3962	1.52	462 Infill	RUR	2	0	LDR	4	0	3	0
D32=087	3962	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=090	3967	3.00	462 Infill	RUR	3	0	LDR	8	0	5	0
D32=091	3967	6.20	462 Infill	RUR	6	0	LDR	17	0	11	0
D32=093	3967	3.00	462 Infill	RUR	3	0	LDR	8	0	5	0
D32=094	3967	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
D32=100	3962	4.80	462 Infill	RUR	5	0	LDR	13	0	9	0
D32=101	3967	4.83	462 Infill	RUR	5	0	LDR	14	0	9	0
D32=105	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=125	3962	4.80	462 Infill	RUR	5	0	LDR	13	0	9	0
D32=126	3962	1.25	462 Infill	RUR	1	0	LDR	4	0	2	0
D32=127	3962	1.25	462 Infill	RUR	1	0	LDR	4	0	2	0
D32=128	3967	0.45	462 Infill	RUR	1	0	LDR	1	0	0	0
D32=129	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32=130	3967	0.89	462 Infill	RUR	1	0	LDR	2	0	2	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D32=131	3967	0.71	462 Infill	RUR	1	0	LDR	2	0	1	0
D32=143	3962	13.91	462 Infill	RUR	14	0	LDR	39	0	25	0
D32=158	3962	0.12	462 Infill	RUR	1	0	LDR	1	0	0	0
D32A001	3962	0.70	462 Infill	RUR	1	0	LDR	2	0	1	0
D32A002	3962	0.70	462 Infill	RUR	1	0	LDR	2	0	1	0
D32A003	3962	0.70	462 Infill	RUR	1	0	LDR	2	0	1	0
D32A004	3962	0.70	462 Infill	RUR	1	0	LDR	2	0	1	0
D32C001	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D32C008	3967	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
D33=003	4030	2.00	462 Infill	RUR	2	0	LDR	6	0	4	0
D33=004	4030	0.75	462 Infill	AG	1	0	LDR	2	0	1	0
D33=005	4030	2.00	462 Infill	AG	1	0	LDR	6	0	5	0
D33=006	4030	0.64	462 Infill	AG	1	0	LDR	2	0	1	0
D33=009	4030	4.80	462 Infill	AG	1	0	LDR	13	0	12	0
D33=010	4030	10.00	462 Infill	AG	1	0	LDR	28	0	27	0
D33=011	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=012	4030	2.12	462 Infill	AG	1	0	LDR	6	0	5	0
D33=013	4030	1.88	462 Infill	AG	1	0	LDR	5	0	4	0
D33=014	4030	21.23	462 Infill	AG	2	0	LDR	59	0	57	0
D33=015	4030	5.42	462 Infill	AG	1	0	LDR	15	0	15	0
D33=016	4030	1.70	462 Infill	AG	1	0	LDR	5	0	4	0
D33=019	4030	0.20	462 Infill	AG	1	0	LDR	1	0	0	0
D33=020	4030	7.00	462 Infill	AG	1	0	LDR	20	0	19	0
D33=023	4030	3.00	462 Infill	AG	1	0	LDR	8	0	7	0
D33=024	4030	9.80	462 Infill	AG	1	0	LDR	27	0	26	0
D33=027	4030	2.00	462 Infill	AG	1	0	LDR	6	0	5	0
D33=035	4030	3.00	462 Infill	AG	1	0	LDR	8	0	7	0
D33=045	4030	8.13	462 Infill	AG	1	0	LDR	23	0	22	0
D33=046	4030	2.68	462 Infill	AG	1	0	LDR	8	0	7	0
D33=047	4030	1.94	462 Infill	AG	1	0	LDR	5	0	4	0
D33=053	4030	4.80	462 Infill	AG	1	0	LDR	13	0	12	0
G04=001	4030	3.10	462 Infill	AG	1	0	LDR	9	0	8	0
G04=049	4030	5.00	462 Infill	AG	1	0	LDR	14	0	14	0
G04=053	4030	1.90	462 Infill	AG	1	0	LDR	5	0	4	0
G05=003	3967	4.70	462 Infill	LDR	10	0	LDR	13	0	3	0
G05=004	3967	5.00	462 Infill	LDR	20	0	LDR	14	0	-6	0
G05=006	3967	10.00	462 Infill	LDR	28	0	LDR	28	0	0	0
G05=007	3967	14.00	462 Infill	LDR	12	0	LDR	39	0	27	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
G05=008	3967	6.00	462 Infill	LDR	12	0	LDR	17	0	5	0
G05=014	3967	6.00	462 Infill	LDR	10	0	LDR	17	0	7	0
G05=015	3967	4.91	462 Infill	LDR	1	0	LDR	14	0	13	0
G05=016	3967	0.43	462 Infill	LDR	1	0	LDR	1	0	1	0
G05=017	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=018	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=019	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=021	3967	0.21	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=022	3967	0.14	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=023	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=024	3967	0.14	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=027	3967	0.14	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=028	3967	0.23	462 Infill	LDR	11	0	LDR	1	0	-11	0
G05=029	3967	5.63	462 Infill	LDR	2	0	LDR	16	0	13	0
G05=030	3967	1.16	462 Infill	LDR	15	0	LDR	3	0	-12	0
G05=031	3967	7.40	462 Infill	LDR	1	0	LDR	21	0	20	0
G05=033	3967	0.28	462 Infill	LDR	1	0	LDR	1	0	0	0
G05=144	3967	0.63	462 Infill	LDR	10	0	LDR	2	0	-8	0
G05=160	3967	5.00	462 Infill	LDR	2	0	LDR	14	0	12	0
G05=171	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=181	3967	0.99	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=220	3967	0.96	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=232	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=239	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=241	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=242	3967	1.00	462 Infill	LDR	2	0	LDR	3	0	1	0
G05=243	3967	1.00	462 Infill	LDR	3	0	LDR	3	0	0	0
G05A001	3967	1.34	462 Infill	LDR	2	0	LDR	4	0	2	0
G05A002	3967	0.81	462 Infill	LDR	2	0	LDR	2	0	0	0
G05A003	3967	1.07	462 Infill	LDR	1	0	LDR	3	0	2	0
G05A004	3967	0.13	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A005	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A006	3967	0.13	462 Infill	LDR	2	0	LDR	1	0	-1	0
G05A007	3967	1.07	462 Infill	LDR	1	0	LDR	3	0	2	0
G05A008	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A009	3967	0.54	462 Infill	LDR	1	0	LDR	2	0	1	0
G05A010	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A011	3967	0.13	462 Infill	LDR	1	0	LDR	1	0	0	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
G05A012	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A013	3967	0.54	462 Infill	LDR	1	0	LDR	2	0	1	0
G05A014	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A015	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A017	3967	0.13	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A026	3967	0.27	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A027	3967	0.13	462 Infill	LDR	1	0	LDR	1	0	0	0
G05A028	3967	0.13	462 Infill	LDR	7	0	LDR	1	0	-6	0
G08=003	3973	3.65	462 Infill	LDR	11	0	LDR	10	0	0	0
G08=087	3973	5.29	462 Infill	LDR	1	0	LDR	15	0	14	0
G09=002	3974	0.65	462 Infill	AG	1	0	LDR	2	0	1	0
G09=003	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=004	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=005	3974	0.78	462 Infill	AG	1	0	LDR	2	0	1	0
G09=006	3974	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
G09=015	3974	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
G09=030	3974	3.22	462 Infill	AG	1	0	LDR	9	0	8	0
G09=031	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=032	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=033	3974	2.00	462 Infill	AG	1	0	LDR	6	0	5	0
G09=034	3974	1.50	462 Infill	AG	1	0	LDR	4	0	3	0
G09=036	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=037	3974	0.38	462 Infill	AG	1	0	LDR	1	0	0	0
G09=043	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=050	3974	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
G09=052	3974	0.50	462 Infill	AG	1	0	LDR	1	0	0	0
G09=055	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=072	3974	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
G09=075	3974	1.00	462 Infill	RUR	1	0	LDR	3	0	2	0
G09=076	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=077	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=078	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=085	3974	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
G09=090	3974	5.00	462 Infill	RUR	5	0	LDR	14	0	9	0
D33A007	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A008	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=008	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=022	4030	1.15	462 Infill	AG	1	0	LDR	3	0	2	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D33=052	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=042	4030	0.98	462 Infill	AG	1	0	LDR	3	0	2	0
D33=054	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A014	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A012	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A011	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A010	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A001	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A005	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=007	4030	1.31	462 Infill	AG	1	0	LDR	4	0	3	0
D33=021	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=063	4030	0.61	462 Infill	AG	1	0	LDR	2	0	1	0
D33A001	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A002	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A003	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A004	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=056	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A006	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33A009	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D33=026	4030	1.80	462 Infill	AG	1	0	LDR	5	0	4	0
D33=029	4030	1.18	462 Infill	AG	1	0	LDR	3	0	2	0
D33=057	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
D28K305	4030	1.00	462 Infill	AG	1	0	LDR	3	0	2	0
Subtotal		*519.84*			*535*	*0*		*1,462*	*0*	*926*	*0*
G08=016	3973	6.00	Brownwood	LDR	12	0	MDR	38	0	26	0
G08=017	3973	21.90	Brownwood	LDR	44	0	MDR	138	0	94	0
G08=024	3973	1.00	Brownwood	LDR	2	0	MDR	6	0	4	0
G08=037	3973	13.00	Brownwood	LDR	26	0	MDR	82	0	56	0
G08=070	3973	1.20	Brownwood	LDR	2	0	MDR	8	0	5	0
G08=071	3973	1.00	Brownwood	LDR	2	0	MDR	6	0	4	0
G08=075	3973	3.94	Brownwood	LDR	8	0	MDR	25	0	17	0
G08=098	3973	1.00	Brownwood	LDR	2	0	MDR	6	0	4	0
G08C001	3973	0.50	Brownwood	LDR	1	0	MDR	3	0	2	0
G08C002	3973	0.54	Brownwood	LDR	1	0	MDR	3	0	2	0
G08C004	3973	2.34	Brownwood	LDR	5	0	MDR	15	0	10	0
G08C007	3973	0.92	Brownwood	LDR	2	0	MDR	6	0	4	0
Subtotal		*53.34*			*107*	*0*		*336*	*0*	*229*	*0*
D17=037	3957	1.10	N of 472	LDR	2	0	LDR	3	0	1	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D17=057	3957	16.87	N of 472	RUR	17	0	LDR	47	0	30	0
D17=057	3957	41.69	N of 472	AG	4	0	LDR	117	0	113	0
D17=066	3957	24.00	N of 472	AG	2	0	LDR	67	0	65	0
D17=080	3957	0.88	N of 472	LDR	2	0	LDR	2	0	1	0
D17=096	3957	0.75	N of 472	LDR	2	0	LDR	2	0	1	0
D20=002	3957	60.30	N of 472	AG	6	0	LDR	169	0	163	0
D20=003	3957	8.00	N of 472	AG	1	0	LDR	22	0	22	0
D20=004	3957	1.30	N of 472	AG	1	0	LDR	4	0	3	0
D20=005	3957	2.00	N of 472	AG	1	0	LDR	6	0	5	0
D20=007	3957	9.80	N of 472	AG	1	0	LDR	27	0	26	0
D20=008	3957	40.00	N of 472	AG	4	0	LDR	112	0	108	0
D20=044	3957	9.81	N of 472	AG	1	0	LDR	27	0	26	0
D20=045	3957	2.00	N of 472	AG	1	0	LDR	6	0	5	0
D20=054	3957	2.00	N of 472	AG	1	0	LDR	6	0	5	0
D20=055	3957	8.17	N of 472	AG	1	0	LDR	23	0	22	0
D20=056	3957	6.27	N of 472	AG	1	0	LDR	18	0	17	0
D20=057	3957	1.70	N of 472	AG	1	0	LDR	5	0	4	0
Subtotal		*236.64*			*48*	*0*		*663*	*0*	*614*	*0*
G15=062	4036	20	LK Deaton	AG	2	0	LDMU	39	45,738	37	45,738
G15=001	4036	286	LK Deaton	AG	29	0	LDMU	561	654,053	532	654,053
G15=021	4036	10	LK Deaton	AG	1	0	LDMU	20	22,869	19	22,869
G15=025	4036	10	LK Deaton	AG	1	0	LDMU	20	22,869	19	22,869
G15=002	4036	73	LK Deaton	AG	7	0	LDMU	143	166,944	136	166,944
G15=008	4036	2.39	LK Deaton	AG	1	0	LDMU	5	5,466	4	5,466
G15=004	4036	2.14	LK Deaton	AG	1	0	LDMU	4	4,894	3	4,894
G15=020	4036	4.6	LK Deaton	AG	1	0	LDMU	9	10,520	8	10,520
Subtotal		*408.13*			*43*	*0*		*800*	*933,352*	*757*	*933,352*
D19=028	3956	5.4	S of 216	AG	1	0	LDR	15	0	15	0
D19=016	3956	5.4	S of 216	AG	1	0	LDR	15	0	15	0
D19=024	3958	20	S of 216	AG	2	0	LDR	56	0	54	0
D19=025	3958	9.6	S of 216	AG	1	0	LDR	27	0	26	0
D19=017	3958	10	S of 216	AG	1	0	LDR	28	0	27	0
D19=033	3958	1	S of 216	AG	1	0	LDR	3	0	2	0
D19=055	3958	10	S of 216	AG	1	0	LDR	28	0	27	0
D19=030	3958	5	S of 216	AG	1	0	LDR	14	0	14	0
D19=010	3958	5	S of 216	AG	1	0	LDR	14	0	14	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D19=011	3958	18.5	S of 216	AG	2	0	LDR	52	0	50	0
D19=019	3958	1	S of 216	AG	1	0	LDR	1	0	0	0
D19=071	3958	1	S of 216	AG	1	0	LDR	1	0	0	0
D19=075	3958	4.5	S of 216	AG	1	0	LDR	13	0	12	0
D19A001	3958	25.8	S of 216	AG	2	0	LDR	72	0	70	0
D19A006	3958	0.2	S of 216	AG	1	0	LDR	1	0	0	0
D19A008	3958	0.7	S of 216	AG	1	0	LDR	1	0	0	0
D19A002	3958	0.23	S of 216	AG	1	0	LDR	1	0	0	0
C13=050	3952	1.00	466 and 209	AG	1	0	LDR	1	0	1	0
C13=103	3952	3.80	466 and 209	AG	1	0	LDR	11	0	10	0
C13=105	3955	15.15	466 and 209	AG	2	0	LDR	42	0	41	0
C13=109	3955	9.51	466 and 209	AG	1	0	LDR	27	0	26	0
D18=066	3956	1.00	466 and 209	AG	1	0	LDR	1	0	1	0
D18=037	3956	15.90	466 and 209	AG	1	0	LDR	45	0	44	0
D18=065	3956	1.50	466 and 209	AG	1	0	LDR	4	0	3	0
D18=072	3956	15.40	466 and 209	AG	2	0	LDR	43	0	42	0
D18=130	3956	11.30	466 and 209	AG	1	0	LDR	32	0	31	0
D18=131	3956	2.00	466 and 209	AG	1	0	LDR	6	0	5	0
D18=138	3956	13.30	466 and 209	AG	1	0	LDR	37	0	36	0
D18=151	3956	1.00	466 and 209	AG	1	0	LDR	3	0	2	0
Subtotal		*214.19*			*31*	*0*		*592*	*0*	*563*	*0*
D17=078	3957	1.5	472 and 301	AG	1	0	LDR	4	0	3	0
D17=063	3957	5	472 and 301	AG	1	0	LDR	14	0	14	0
D17=064	3957	9	472 and 301	AG	1	0	LDR	25	0	24	0
D20=023	3957	4	472 and 301	AG	1	0	LDR	11	0	10	0
D20=114	3957	4	472 and 301	AG	1	0	LDR	11	0	10	0
D20=115	3957	4	472 and 301	AG	1	0	LDR	11	0	10	0
D20=116	3957	4	472 and 301	AG	1	0	LDR	11	0	10	0
D20=113	3957	4.25	472 and 301	AG	1	0	LDR	12	0	11	0
D20=050	3957	3.63	472 and 301	AG	1	0	LDR	10	0	9	0
D20=022	3957	1.4	472 and 301	AG	1	0	LDR	1	0	0	0
D20=011	3957	3.4	472 and 301	AG	1	0	LDR	10	0	9	0
D20=025	3957	2.14	472 and 301	AG	1	0	LDR	6	0	5	0
D20=037	3957	1.5	472 and 301	AG	1	0	LDR	4	0	3	0
D20=039	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20=046	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20=053	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20=038	3957	7	472 and 301	AG	1	0	LDR	20	0	19	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D20=049	3957	0.49	472 and 301	AG	1	0	LDR	1	0	0	0
D20=010	3957	3.4	472 and 301	AG	1	0	LDR	10	0	9	0
D20=021	3957	3.5	472 and 301	AG	1	0	LDR	10	0	9	0
D20=026	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D027	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20D026	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D025	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D024	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D023	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D022	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D018	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20D017	3957	1	472 and 301	AG	1	0	LDR	1	0	0	0
D20D016	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20=075	3957	2.5	472 and 301	AG	1	0	LDR	7	0	6	0
D20=014	3957	21.38	472 and 301	AG	2	0	LDR	60	0	58	0
D20D006	3957	6.5	472 and 301	AG	1	0	LDR	18	0	18	0
D20=012	3957	0.37	472 and 301	AG	1	0	LDR	1	0	0	0
D20=034	3957	0.73	472 and 301	AG	1	0	LDR	2	0	1	0
D20=018	3957	1.2	472 and 301	AG	1	0	LDR	3	0	2	0
D20=019	3957	1.2	472 and 301	AG	1	0	LDR	3	0	2	0
D20=032	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20=027	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20=029	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20=065	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20=028	3957	0.61	472 and 301	AG	1	0	LDR	2	0	1	0
D20=112	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20=033	3957	0.33	472 and 301	AG	1	0	LDR	1	0	0	0
D20D002	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20D003	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D007	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D008	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D009	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20D011	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
D20D013	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D014	3957	0.5	472 and 301	AG	1	0	LDR	1	0	0	0
D20D015	3957	1	472 and 301	AG	1	0	LDR	3	0	2	0
Subtotal		*115.35*			*53*	*0*		*311*	*0*	*258*	*0*
D20=043	3959	16.41	114 and 117	AG	2	0	ER	23	0	21	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
D20=006	3959	2	114 and 117	AG	1	0	ER	3	0	2	0
D20=042	3960	1.07	114 and 117	AG	1	0	ER	1	0	0	0
D20=016	3960	2.5	114 and 117	AG	1	0	ER	4	0	3	0
D20=052	3960	2.5	114 and 117	AG	1	0	ER	4	0	3	0
D20B015	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B014	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B013	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B012	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B011	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B010	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B009	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B008	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B007	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20=077	3960	0.61	114 and 117	AG	1	0	ER	1	0	0	0
D20B006	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B005	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B004	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B003	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B002	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B001	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B024	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B023	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B022	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B021	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B020	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B019	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B018	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B017	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B016	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B033	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B032	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B031	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B030	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B029	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B028	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B027	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B026	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0
D20B025	3960	0.5	114 and 117	AG	1	0	ER	1	0	0	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
Subtotal		*41.59*			*40*	*0*		*68*	*0*	*29*	*0*
G09=014	4035	4	SE of BVB	AG	1	0	ER	6	0	5	0
G09=020	4035	9.82	SE of BVB	AG	1	0	ER	14	0	13	0
G09=019	4035	3.6	SE of BVB	AG	1	0	ER	5	0	4	0
G09=018	4035	7.3	SE of BVB	AG	1	0	ER	10	0	9	0
G09=038	4035	3.47	SE of BVB	AG	1	0	ER	5	0	4	0
G09=024	4035	3.5	SE of BVB	AG	1	0	ER	5	0	4	0
G09=025	4035	2.5	SE of BVB	AG	1	0	ER	4	0	3	0
G09=040	4035	1	SE of BVB	AG	1	0	ER	1	0	0	0
G09=045	4035	1	SE of BVB	AG	1	0	ER	1	0	0	0
G09=027	4035	1.4	SE of BVB	AG	1	0	ER	2	0	1	0
G09=026	4035	1	SE of BVB	AG	1	0	ER	1	0	0	0
G09=022	4035	3.4	SE of BVB	AG	1	0	ER	5	0	4	0
G09=057	4035	1	SE of BVB	AG	1	0	ER	1	0	0	0
G09=023	4035	4	SE of BVB	AG	1	0	ER	6	0	5	0
G09=035	4035	0.5	SE of BVB	AG	1	0	ER	1	0	0	0
G09=012	4035	3	SE of BVB	AG	1	0	ER	4	0	3	0
G09=011	4035	1	SE of BVB	AG	1	0	ER	1	0	0	0
G09=051	4035	1	SE of BVB	AG	1	0	ER	1	0	0	0
G16=002	4035	10	SE of BVB	AG	1	0	ER	14	0	13	0
Subtotal		*62.49*			*19*	*0*		*88*	*0*	*69*	*0*
F01=083	3970	0.17	W of 213/209	AG	1	0	ER	1	0	0	0
F01=044	3970	0.22	W of 213/209	AG	1	0	ER	1	0	0	0
F01=099	3970	0.25	W of 213/209	AG	1	0	ER	1	0	0	0
G06=137	3971	0.27	W of 213/209	AG	1	0	ER	1	0	0	0
F01=043	3970	0.30	W of 213/209	AG	1	0	ER	1	0	0	0
F01=090	3970	0.34	W of 213/209	AG	1	0	ER	1	0	0	0
F01=048	3970	0.36	W of 213/209	AG	1	0	ER	1	0	0	0
F01=075	3970	0.38	W of 213/209	AG	1	0	ER	1	0	0	0
F01=091	3970	0.44	W of 213/209	AG	1	0	ER	1	0	0	0
F01=067	3970	0.45	W of 213/209	AG	1	0	ER	1	0	0	0
C36=004	3965	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
C36=023	3965	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
C36=003	3965	25.02	W of 213/209	AG	2	0	ER	35	0	33	0
F01=038	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=051	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=050	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=026	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
F01=025	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=024	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=023	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=022	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=021	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=019	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=041	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=049	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=046	3970	0.50	W of 213/209	AG	1	0	ER	1	0	0	0
F01=047	3970	0.67	W of 213/209	AG	1	0	ER	1	0	0	0
F01=071	3970	0.70	W of 213/209	AG	1	0	ER	1	0	0	0
F01=092	3970	0.75	W of 213/209	AG	1	0	ER	1	0	0	0
C36=024	3965	0.90	W of 213/209	AG	1	0	ER	1	0	0	0
G06=098	3971	0.92	W of 213/209	AG	1	0	ER	1	0	0	0
C36=021	3965	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
F01=042	3970	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
F01=037	3970	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
F01=062	3970	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
F01=098	3970	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
F01=045	3970	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
F01=039	3970	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=103	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=016	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=106	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=014	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=190	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=197	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=131	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=202	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=178	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=104	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=141	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
G06=182	3971	1.00	W of 213/209	AG	1	0	ER	1	0	0	0
F01=061	3970	1.12	W of 213/209	AG	1	0	ER	2	0	1	0
G06=199	3971	1.15	W of 213/209	AG	1	0	ER	2	0	1	0
G06=126	3971	1.23	W of 213/209	AG	1	0	ER	2	0	1	0
F01A001	3965	1.27	W of 213/209	AG	1	0	ER	2	0	1	0
G06=140	3971	1.50	W of 213/209	AG	1	0	ER	2	0	1	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
G06=017	3971	1.57	W of 213/209	AG	1	0	ER	2	0	1	0
F01=093	3970	1.70	W of 213/209	AG	1	0	ER	2	0	1	0
C36=015	3965	1.82	W of 213/209	AG	1	0	ER	3	0	2	0
F01=040	3970	1.90	W of 213/209	AG	1	0	ER	3	0	2	0
G06=200	3971	1.92	W of 213/209	AG	1	0	ER	3	0	2	0
G06=034	3971	1.93	W of 213/209	AG	1	0	ER	3	0	2	0
C36=095	3965	2.00	W of 213/209	AG	1	0	ER	3	0	2	0
C36=025	3965	2.00	W of 213/209	AG	1	0	ER	3	0	2	0
F01=018	3970	2.30	W of 213/209	AG	1	0	ER	3	0	2	0
F01=020	3970	2.45	W of 213/209	AG	1	0	ER	3	0	2	0
G06=018	3971	2.63	W of 213/209	AG	1	0	ER	4	0	3	0
C36=019	3965	2.75	W of 213/209	AG	1	0	ER	4	0	3	0
C36=016	3965	2.84	W of 213/209	AG	1	0	ER	4	0	3	0
G06=102	3971	3.00	W of 213/209	AG	1	0	ER	4	0	3	0
G06=013	3971	3.37	W of 213/209	AG	1	0	ER	5	0	4	0
C36=050	3965	3.50	W of 213/209	AG	1	0	ER	5	0	4	0
G06=015	3971	3.80	W of 213/209	AG	1	0	ER	5	0	4	0
C36=018	3965	4.50	W of 213/209	AG	1	0	ER	6	0	5	0
F01=028	3970	4.50	W of 213/209	AG	1	0	ER	6	0	5	0
F01=029	3970	4.73	W of 213/209	AG	1	0	ER	7	0	6	0
C36=020	3965	4.75	W of 213/209	AG	1	0	ER	7	0	6	0
D31=015	3966	4.78	W of 213/209	AG	1	0	ER	7	0	6	0
C36=012	3965	5.00	W of 213/209	AG	1	0	ER	7	0	6	0
C36=081	3965	5.14	W of 213/209	AG	1	0	ER	7	0	6	0
F01A006	3968	6.50	W of 213/209	AG	1	0	ER	9	0	8	0
F01=097	3970	6.83	W of 213/209	AG	1	0	ER	10	0	9	0
F01=027	3970	8.30	W of 213/209	AG	1	0	ER	12	0	11	0
C36=031	3965	9.60	W of 213/209	AG	1	0	ER	13	0	12	0
F01=108	3965	9.72	W of 213/209	AG	1	0	ER	14	0	13	0
C36=035	3965	10.00	W of 213/209	AG	1	0	ER	14	0	13	0
F01A007	3968	10.00	W of 213/209	AG	1	0	ER	14	0	13	0
F01A008	3968	10.00	W of 213/209	AG	1	0	ER	14	0	13	0
F01=069	3970	10.00	W of 213/209	AG	1	0	ER	14	0	13	0
F01=107	3970	10.55	W of 213/209	AG	1	0	ER	15	0	14	0
F01A003	3968	11.50	W of 213/209	AG	1	0	ER	16	0	15	0
F01=035	3970	17.50	W of 213/209	AG	1	0	ER	25	0	24	0
F01=106	3970	19.54	W of 213/209	AG	1	0	ER	27	0	26	0
G06=184	3968	20.52	W of 213/209	AG	2	0	ER	29	0	27	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
C36=005	3965	39.00	W of 213/209	AG	3	0	ER	55	0	52	0
G06=188	3968	39.50	W of 213/209	AG	3	0	ER	55	0	52	0
Subtotal		*378.85*			*101*	*0*		*534*	*0*	*433*	*0*
G14=002	4036	50	NE L. Deaton	AG	5	0	RUR	35	0	30	0
Subtotal		*50.00*			*5*	*0*		*35*	*0*	*30*	*0*
D18=044	3956	9.26	N 301 Infill	AG	1	0	Commercial	0	141,178	-1	141,178
D18=156	3956	2.98	N 301 Infill	AG	1	0	Commercial	0	45,433	-1	45,433
D18=158	3956	5.23	N 301 Infill	AG	1	0	Commercial	0	79,737	-1	79,737
D19=005	3956	5.00	N 301 Infill	AG	1	0	Commercial	0	76,230	-1	76,230
D20=015	3960	4	N 301 Infill	AG	1	0	Commercial	0	60,984	-1	60,984
D20=036	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20=040	3960	1.2	N 301 Infill	AG	1	0	Commercial	0	18,295	-1	18,295
D20=072	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20=073	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20=074	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20C001	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20C002	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D20C003	3960	1	N 301 Infill	AG	1	0	Commercial	0	15,246	-1	15,246
D21=004	3960	0.9	N 301 Infill	AG	1	0	Commercial	0	13,721	-1	13,721
D21=005	3960	1.21	N 301 Infill	AG	1	0	Commercial	0	18,448	-1	18,448
D21=006	3960	4	N 301 Infill	AG	1	0	Commercial	0	60,984	-1	60,984
D31=001	3966	7.00	N 301 Infill	RUR	7	0	Commercial	0	106,722	-7	106,722
D31=012	3966	3.01	N 301 Infill	RUR	3	0	Commercial	0	45,890	-3	45,890
Subtotal		*50.79*			*25*	*0*		*0*	*774,344*	*-25*	*774,344*
G26=003	3985	18.33	FTP/468	AG	2	0	Commercial	0	279,459	-2	279,459
G26=004	3985	11.26	FTP/468	AG	1	0	Commercial	0	171,670	-1	171,670
G27=003	3985	8	FTP/468	AG	1	0	Commercial	0	121,968	-1	121,968
G27=004	3985	1	FTP/468	AG	1	0	Commercial	0	15,246	-1	15,246
G27=009	3980	33.6	FTP/468	AG	3	0	Commercial	0	512,266	-3	512,266
G27=010	3981	16.5	FTP/468	AG	2	0	Commercial	0	251,559	-2	251,559
G27=011	3981	27.2	FTP/468	AG	3	0	Commercial	0	414,691	-3	414,691
G34=006	3985	0.8	FTP/468	AG	1	0	Commercial	0	12,197	-1	12,197
G34=007	3985	26.43	FTP/468	AG	3	0	Commercial	0	402,952	-3	402,952
G34=008	3985	4.91	FTP/468	AG	1	0	Commercial	0	74,858	-1	74,858
G34=009	3985	19.6	FTP/468	AG	2	0	Commercial	0	298,822	-2	298,822
G34=010	3985	1.36	FTP/468	AG	1	0	Commercial	0	20,735	-1	20,735
G34=041	3985	5.51	FTP/468	AG	1	0	Commercial	0	84,005	-1	84,005

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
Subtotal		*174.50*			*21*	*0*		*0*	*2,660,427*	*-21*	*2,660,427*
F25=161	3975	68.00	CSX	City LDR	190	0	Industrial	0	1036728	-190	1036728
F24=005	3975	168.00	CSX	City LDR	470	0	Industrial	0	2561328	-470	2561328
G19=020	3975	18.85	CSX	City LDR	53	0	Industrial	0	287387	-53	287387
F25=261	3975	27.39	HH	LDR	77	0	Industrial	0	417588	-77	417588
Subtotal		*282.24*			*790*	*0*		*0*	*4,303,031*	*-790*	*4,303,031*
D09=022	4011	0.80	CR 101	AG	1	0	LDR	2	0	1	0
D09=023	4011	1.84	CR 101	AG	1	0	LDR	5	0	4	0
D09=021	4011	1.78	CR 101	AG	1	0	LDR	5	0	4	0
Subtotal		*4.42*			*3*	*0*		*12*	*0*	*9*	*0*
D09=020	3954	8.10	CR 101	AG	0	0	Public Facilities	0	0	0	0
D32=072	3967	6.42	Church Row	RUR	0	0	Public Facilities	0	0	0	0
D32=047	3967	9.31	Church Row	RUR	0	0	Public Facilities	0	0	0	0
D32=056	3967	8.50	Church Row	RUR	0	0	Public Facilities	0	0	0	0
D32=007	3967	9.50	Church Row	RUR	0	0	Public Facilities	0	0	0	0
Subtotal		*41.83*			*0*	*0*		*0*	*0*	*0*	*0*
K04=001	3982	59.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K04=006	3984	9.60	Prison	AG	0	0	Public Facilities	0	0	0	0
K04=002	3982	10.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A021	3984	20.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A018	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A017	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A025	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A026	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A027	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A028	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A029	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A031	3984	7.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A030	3984	7.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A016	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A015	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A013	3984	10.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A012	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A011	3984	7.24	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A017	3984	5.00	Prison	AG	0	0	Public Facilities	0	0	0	0
K09A021	3984	20.00	Prison	AG	0	0	Public Facilities	0	0	0	0
Subtotal		*204.84*			*0*	*0*		*0*	*0*	*0*	*0*

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
K09A020	3984	10.00	CR 470	AG	1	0	Commercial	0	152,460	-1	152,460
K09A019	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A003	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A002	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A004	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K10=002	3984	64.15	CR 470	AG	1	0	Commercial	0	978,031	-6	978,031
K09A009	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A008	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A007	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A006	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A004	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K09A005	3984	5.00	CR 470	AG	1	0	Commercial	0	76,230	-1	76,230
K10=005	3984	40	CR 470	AG	4	0	Commercial	0	609,840	-4	609,840
Subtotal		*164.15*			*16*	*0*		*0*	*2,502,631*	*-21*	*2,502,631*
G30=038	3980	1.05	CR 468	RUR	0	0	Public Facilities	0	0	0	0
G30=042	3980	12.1	CR 468	RUR	12	0	Commercial	0	184,477	-12	184,477
G30=100	3980	10.5	CR 468	RUR	11	0	Commercial	0	160,083	-11	160,083
G30=009	3980	40.1	CR 468	RUR	40	0	Commercial	0	611,365	-40	611,365
G30=050	3980	10	CR 468	RUR	10	0	Commercial	0	152,460	-10	152,460
G30=118	3980	0.6	CR 468	RUR	1	0	Commercial	0	9,148	-1	9,148
G08=021	3973	5.40	Brownwood	LDR	11	0	Commercial	0	82,328	-11	82,328
G08=023	3973	0.41	Brownwood	LDR	1	0	Commercial	0	6,251	-1	6,251
G08=105	3973	0.85	Brownwood	LDR	2	0	Commercial	0	12,959	-2	12,959
G08=018	3973	7.00	Brownwood	City REC	0	0	Commercial	0	106,722	0	106,722
G08=099	3973	1.00	Brownwood	LDR	2	0	Commercial	0	15,246	-2	15,246
Subtotal		*89.01001*			*89*	*0*		*0*	*1,357,047*	*-89*	*1,357,047*
G17=035	3981	1	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=005	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=006	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=052	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=053	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=054	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=055	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=056	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=057	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=058	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=059	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=060	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0

PIN	TAZ	Acreage	Area	Existing FLUM Designation	Existing Units	Existing SF	Proposed JPA FLUM Designation	Proposed Units	Proposed SF	Change (Units)	Change (SF)
G17=061	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=018	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=019	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=017	3981	14.7	S of CR 156	AG	1	0	LMDR	62	0	61	0
G17=020	3981	0.1	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=015	3981	18.5	S of CR 156	AG	1	0	LMDR	78	0	77	0
G17=021	3981	2	S of CR 156	AG	1	0	LMDR	1	0	0	0
G17=031	3981	6.3	S of CR 156	AG	1	0	LMDR	26	0	25	0
G17=032	3981	4.7	S of CR 156	AG	1	0	LMDR	20	0	19	0
G17=033	3981	4.7	S of CR 156	AG	1	0	LMDR	20	0	19	0
G17=040	3981	4.5	S of CR 156	AG	1	0	LMDR	19	0	18	0
G17=003	3981	5.7	S of CR 156	AG	1	0	LMDR	24	0	23	0
G17=004	3981	170	S of CR 156	AG	17	0	LMDR	714	0	697	0
Subtotal		*260.2*			*41*	*0*		*979*	*0*	*938*	*0*
Total		**3,762**			**2,171**	**1,372,659**		**7,016**	**15,339,161**	**4,843**	**13,966,502**

Appendix B

466/301 Mixed Use District

Inventory - Built Environment

Parcel Number	TAZ	Acreage	Dwelling Unit(s)	Retail	Office	Institutional	Other
D07A020	3953	1.84	1	0	0	0	0
D07A021	3953	0.62	1	0	0	0	0
D07A023	3953	0.38	1	0	0	0	0
D07A025	3953	0.23	1	0	0	0	0
D07A026	3953	1.11	0	0	3,521	0	0
D17=009	3954	1.27	1	0	0	0	0
D17=010	3954	1.08	1	0	0	0	0
D17=011	3954	0.94	0	560	0	0	0
D17=012	3954	1.81	1	0	0	0	0
D17=014	3954	0.42	0	0	1,128	0	0
D17=015	3954	0.27	0	0	0	0	0
D17=016	3954	0.43	0	1,080	0	0	0
D17=017	3954	1.49	0	7,040	0	0	0
D17=018	3954	9.95	0	0	0	0	74,700
D17=026	3954	0.26	0	0	0	0	0
D17=033	3957	2.23	0	0	0	0	9,000
D17=042	3957	0.51	0	0	0	0	0
D17=044	3957	0.18	0	0	0	0	0
D17=045	3957	0.28	0	0	2,220	0	0
D17=047	3957	0.18	0	2,520	0	0	0
D17=061	3957	0.93	0	0	0	0	0
D17=063	3957	5.00	0	0	0	0	0
D17=064	3957	9.00	1	0	0	0	0
D17=071	3954	0.27	0	0	0	0	0
D17=078	3957	1.50	1	0	0	0	0
D17=108	3954	0.46	0	0	0	0	0
D17=113	3957	1.84	0	14,500	0	0	0
D17=123	3957	0.42	0	0	0	0	5,000
D17A001	3957	0.25	0	0	0	0	0
D17A002	3957	0.06	1	0	0	0	0
D17A003	3957	0.18	0	0	0	5,500	0
D17A004	3957	1.05	0	0	0	0	0
D17A005	3957	1.00	0	0	0	0	0
D17A006	3957	10.00	0	0	0	12,500	0
D17A019	3957	0.28	0	0	0	0	0
D17A021	3957	0.30	0	0	0	0	8,819
D17A022	3957	0.03	0	0	0	0	0
D17A025	3957	0.07	0	792	0	0	0
D17A026	3957	0.07	0	0	0	0	1,820
D17A027	3957	0.07	0	0	0	0	2,187
D17A028	3957	0.23	1	0	0	0	0
D17A031	3957	0.40	0	0	0	0	4,084
D17A034	3957	0.55	0	0	0	14,275	0
D17A040	3957	0.36	0	0	0	2,035	0
D17A043	3957	0.28	1	0	0	0	0
D17A044	3957	0.21	0	0	0	0	0

D18=001	3957	1.65	1	0	0	0	0
D18=002	3953	2.00	1	0	0	0	0
D18=003	3953	1.22	1	0	0	0	0
D18=004	3953	4.00	0	0	0	12,000	0
D18=005	3953	1.11	1	0	0	0	0
D18=006	3953	0.59	1	0	0	0	0
D18=007	3953	1.74	1	0	0	0	0
D18=009	3953	0.91	0	0	0	0	0
D18=010	3953	1.31	0	0	0	0	0
D18=011	3953	3.57	1	0	0	0	0
D18=013	3953	3.10	0	0	0	0	0
D18=014	3953	2.27	1	0	0	0	0
D18=015	3953	1.46	0	0	0	0	0
D18=017	3953	1.27	1	0	0	0	0
D18=019	3956	0.26	1	0	0	0	0
D18=020	3953	0.26	1	0	0	0	0
D18=021	3953	0.26	1	0	0	0	0
D18=022	3956	0.26	0	0	0	0	0
D18=023	3953	1.21	1	0	0	0	0
D18=029	3956	0.48	1	0	0	0	0
D18=030	3956	0.60	0	0	2,290	0	0
D18=031	3956	0.60	1	0	0	0	0
D18=042	3953	1.29	0	0	0	0	0
D18=056	3956	0.43	1	0	0	0	0
D18=057	3953	1.37	0	0	0	7,000	0
D18=061	3953	0.13	0	0	0	0	0
D18=063	3953	0.13	1	0	0	0	0
D18=074	3953	2.10	1	0	0	0	0
D18=075	3953	1.45	1	0	0	0	0
D18=076	3953	0.38	1	0	0	0	0
D18=078	3953	1.45	1	0	0	0	0
D18=085	3956	0.31	1	0	0	0	0
D18=095	3953	0.90	0	0	0	0	4,440
D18=101	3953	1.62	0	0	0	0	0
D18=105	3953	0.97	1	0	0	0	0
D18=106	3953	0.63	0	0	0	0	0
D18=107	3953	1.06	1	0	0	0	0
D18=150	3953	5.00	1	0	0	0	0
D18=159	3953	0.11	0	0	0	0	0
D18=162	3953	0.24	0	0	0	0	0
Subtotal		*110*	*37*	*26,492*	*9,159*	*53,310*	*110,050*

Source: Sumter County Property Appraiser - October 4, 2010

Appendix C

FAR Increase for

Commercial and Industrial Properties within the City Limits

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3953	D07=002	29.16	COM	222,287	444,573	222,287
3953	D07=010	0.92	COM	7,013	14,026	7,013
3953	D07=014	20.83	COM	158,787	317,574	158,787
3953	D18=034	11.85	COM	90,333	180,665	90,333
3953	D18=062	22.43	COM	170,984	341,968	170,984
3953	D07A027	0.87	COM	6,632	13,264	6,632
3953	D18=008	0.72	COM	5,489	10,977	5,489
3956	D18=024	0.24	COM	1,830	3,659	1,830
3956	D18=025	2.61	COM	19,896	39,792	19,896
3956	D18=026	0.58	COM	4,421	8,843	4,421
3956	D18=027	0.30	COM	2,287	4,574	2,287
3956	D18=028	0.44	COM	3,354	6,708	3,354
3956	D18=032	32.10	COM	244,698	489,397	244,698
3956	D18=033	1.49	COM	11,358	22,717	11,358
3956	D18=035	8.74	COM	66,625	133,250	66,625
3956	D18=043	9.49	COM	72,342	144,685	72,342
3956	D18=062	0.66	COM	5,031	10,062	5,031
3956	D18=081	10.80	COM	82,328	164,657	82,328
3956	D18=084	1.52	COM	11,587	23,174	11,587
3956	D18=088	3.29	COM	25,080	50,159	25,080
3956	D18=089	1.51	COM	11,511	23,021	11,511
3956	D18=100	0.98	COM	7,471	14,941	7,471
3956	D18=110	0.94	COM	7,166	14,331	7,166
3956	D18=121	0.91	COM	6,937	13,874	6,937
3956	D18=123	0.93	COM	7,089	14,179	7,089
3956	D18=124	0.93	COM	7,089	14,179	7,089
3956	D18=155	8.39	COM	63,957	127,914	63,957
3956	D19=002	1.81	COM	13,798	27,595	13,798
3956	D19=003	5.75	COM	43,832	87,665	43,832
3956	D19=020	9.52	COM	72,571	145,142	72,571
3956	D19=043	2.77	COM	21,116	42,231	21,116
3956	D19=064	4.81	COM	36,667	73,333	36,667
3956	D18A001	0.17	COM	1,296	2,592	1,296
3956	D18=036	0.20	COM	1,525	3,049	1,525
3956	D18A003	0.10	COM	762	1,525	762
3956	D18A001	0.00	COM	0	0	0
3956	D18=073	1.26	COM	9,605	19,210	9,605
3956	D19=004	9.53	COM	72,647	145,294	72,647
3956	D19=062	1.99	COM	15,170	30,340	15,170
3956	D19=062	1.99	COM	15,170	30,340	15,170
3956	D18A001	1.18	COM	8,995	17,990	8,995
3956	D18A002	0.03	COM	229	457	229
3956	D18A002	0.03	COM	229	457	229
3956	D18A003	0.03	COM	229	457	229
3956	D18=036	1.56	COM	11,892	23,784	11,892
3956	D18=080	0.93	COM	7,089	14,179	7,089
3956	D18A002	1.08	COM	8,233	16,466	8,233
3956	D18A003	2.00	COM	15,246	30,492	15,246
3965	C36=056	0.96	COM	7,318	14,636	7,318

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3965	C36=082	4.99	COM	38,039	76,078	38,039
3954	D05=022	9.88	COM	75,315	150,630	75,315
3954	D06=044	3.26	COM	24,851	49,702	24,851
3954	D08=009	15.03	COM	114,574	229,147	114,574
3954	D17=013	1.84	COM	14,026	28,053	14,026
3954	D17=008	3.37	COM	25,690	51,379	25,690
3954	D17=043	0.60	COM	4,574	9,148	4,574
3954	D17C001	1.03	COM	7,852	15,703	7,852
3954	D17C002	0.08	COM	610	1,220	610
3954	D17=019	3.77	COM	28,739	57,477	28,739
3954	D17C002	0.94	COM	7,166	14,331	7,166
3954	D08=045	10.04	COM	76,535	153,070	76,535
3957	D20=009	1.24	COM	9,453	18,905	9,453
3957	D20=013	1.39	COM	10,596	21,192	10,596
3957	D20=051	0.28	COM	2,134	4,269	2,134
3957	D20=105	8.84	COM	67,387	134,775	67,387
3957	D17L001	0.00	COM	0	0	0
3957	D17L002	0.00	COM	0	0	0
3960	D20C005	1.07	COM	8,157	16,313	8,157
3960	D21=003	4.53	COM	34,532	69,064	34,532
3980	G31=041	1.37	COM	10,444	20,887	10,444
3980	G30=008	3.20	COM	24,394	48,787	24,394
3974	G09=042	0.86	COM	6,556	13,112	6,556
3974	G09=070	0.99	COM	7,547	15,094	7,547
3974	G09=071	0.90	COM	6,861	13,721	6,861
3974	G09=073	0.99	COM	7,547	15,094	7,547
3974	G09=074	0.87	COM	6,632	13,264	6,632
3970	F12=022	4.92	COM	37,505	75,010	37,505
3967	G05=119	1.52	COM	11,587	23,174	11,587
3967	G05=120	1.61	COM	12,273	24,546	12,273
3967	D32=014	8.14	COM	62,051	124,102	62,051
3967	D32=027	0.85	COM	6,480	12,959	6,480
3967	D32=031	5.22	COM	39,792	79,584	39,792
3967	D32=027	3.45	COM	26,299	52,599	26,299
3967	D32=034	5.11	COM	38,954	77,907	38,954
3967	D32=033	1.08	COM	8,233	16,466	8,233
3967	D32=049	2.99	COM	22,793	45,586	22,793
3967	D32=035	5.37	COM	40,936	81,871	40,936
3967	G05B013	0.12	COM	915	1,830	915
3967	G05B015	0.18	COM	1,372	2,744	1,372
3967	G05B016	0.13	COM	991	1,982	991
3967	G05B018	0.40	COM	3,049	6,098	3,049
3967	G06C041	0.49	COM	3,735	7,471	3,735
3967	G05D050	0.11	COM	839	1,677	839
3967	G06C047	0.39	COM	2,973	5,946	2,973
3967	G06C037	0.25	COM	1,906	3,812	1,906
3967	G05B017	0.19	COM	1,448	2,897	1,448
3967	G05B019	0.22	COM	1,677	3,354	1,677
3967	G05B023	0.54	COM	4,116	8,233	4,116
3967	G05B026	0.80	COM	6,098	12,197	6,098
3967	G05D041	0.48	COM	3,659	7,318	3,659
3967	G06C051	0.22	COM	1,677	3,354	1,677
3967	G06C054	0.29	COM	2,211	4,421	2,211
3967	G05D045	0.36	COM	2,744	5,489	2,744
3967	G05D046	0.15	COM	1,143	2,287	1,143

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3967	G05D047	0.46	COM	3,507	7,013	3,507
3967	G06C031	0.77	COM	5,870	11,739	5,870
3967	G06C070	0.09	COM	686	1,372	686
3967	G06C080	0.24	COM	1,830	3,659	1,830
3967	G06E001	0.23	COM	1,753	3,507	1,753
3967	G06C021	0.46	COM	3,507	7,013	3,507
3967	G06C029	0.34	COM	2,592	5,184	2,592
3967	G06C075	0.47	COM	3,583	7,166	3,583
3967	G06C014	0.98	COM	7,471	14,941	7,471
3967	G06C090	0.13	COM	991	1,982	991
3967	G06C083	0.25	COM	1,906	3,812	1,906
3967	G06C005	0.32	COM	2,439	4,879	2,439
3967	G05=038	4.29	COM	32,703	65,405	32,703
3967	G05=250	2.49	COM	18,981	37,963	18,981
3967	G06C087	0.30	COM	2,287	4,574	2,287
3967	G06C012	0.43	COM	3,278	6,556	3,278
3967	G06C010	0.16	COM	1,220	2,439	1,220
3967	G05=143	1.38	COM	10,520	21,039	10,520
3967	G05=169	1.43	COM	10,901	21,802	10,901
3967	G05=170	1.81	COM	13,798	27,595	13,798
3967	G06E010	0.94	COM	7,166	14,331	7,166
3967	G06C096	0.22	COM	1,677	3,354	1,677
3967	G06C027	0.17	COM	1,296	2,592	1,296
3967	G06=002	0.36	COM	2,744	5,489	2,744
3967	G06=001	0.49	COM	3,735	7,471	3,735
3967	G05=200	0.74	COM	5,641	11,282	5,641
3967	G06E003	0.20	COM	1,525	3,049	1,525
3967	G05=168	0.25	COM	1,906	3,812	1,906
3967	G05=161	0.30	COM	2,287	4,574	2,287
3967	G05=142	0.56	COM	4,269	8,538	4,269
3967	G06E004	0.01	COM	76	152	76
3967	G06E017	0.16	COM	1,220	2,439	1,220
3973	G05=119	1.52	COM	11,587	23,174	11,587
3973	G05=120	1.61	COM	12,273	24,546	12,273
3973	G05=121	1.76	COM	13,416	26,833	13,416
3973	G05=133	1.38	COM	10,520	21,039	10,520
3973	G05=140	7.00	COM	53,361	106,722	53,361
3973	G05=153	1.31	COM	9,986	19,972	9,986
3973	G05=124	7.70	COM	58,697	117,394	58,697
3977	G08=033	2.73	COM	20,811	41,622	20,811
3977	G08=034	2.00	COM	15,246	30,492	15,246
3977	G08=095	2.81	COM	21,421	42,841	21,421
3977	G07=257	2.90	COM	22,107	44,213	22,107
3977	G07A019	0.47	COM	3,583	7,166	3,583
3977	G07A018A	0.41	COM	3,125	6,251	3,125
3977	G07=023	0.02	COM	152	305	152
3977	G07D399	0.25	COM	1,906	3,812	1,906
3977	G07D400	0.30	COM	2,287	4,574	2,287
3977	G07D415	0.83	COM	6,327	12,654	6,327
3977	G07C011	0.13	COM	991	1,982	991
3977	G07A011	1.00	COM	7,623	15,246	7,623
3977	G07A001	1.23	COM	9,376	18,753	9,376
3977	G07A015	0.87	COM	6,632	13,264	6,632
3977	G07C035	0.16	COM	1,220	2,439	1,220
3977	G07=018	2.49	COM	18,981	37,963	18,981

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3977	G07C015	0.12	COM	915	1,830	915
3977	G07C019	0.33	COM	2,516	5,031	2,516
3977	G07=020	0.97	COM	7,394	14,789	7,394
3977	G07C013	0.38	COM	2,897	5,793	2,897
3977	G07=017	0.55	COM	4,193	8,385	4,193
3977	G07C017	0.24	COM	1,830	3,659	1,830
3977	G07=090	2.67	COM	20,353	40,707	20,353
3977	G07=091	0.51	COM	3,888	7,775	3,888
3977	G07=095	0.48	COM	3,659	7,318	3,659
3977	G07=019	0.40	COM	3,049	6,098	3,049
3977	G07D086	0.69	COM	5,260	10,520	5,260
3977	G07D098	0.40	COM	3,049	6,098	3,049
3977	G07=085	1.32	COM	10,062	20,125	10,062
3977	G07=269	1.13	COM	8,614	17,228	8,614
3977	G07=086	1.00	COM	7,623	15,246	7,623
3977	G07D071	0.37	COM	2,821	5,641	2,821
3977	G07D072	0.53	COM	4,040	8,080	4,040
3977	G07D078	0.35	COM	2,668	5,336	2,668
3977	G07D085	0.69	COM	5,260	10,520	5,260
3977	G07D112	0.58	COM	4,421	8,843	4,421
3977	G07D117	0.81	COM	6,175	12,349	6,175
3977	G07D155	0.29	COM	2,211	4,421	2,211
3977	G07D157	0.57	COM	4,345	8,690	4,345
3977	G07D167	0.46	COM	3,507	7,013	3,507
3977	G07D175	0.22	COM	1,677	3,354	1,677
3977	G07D179	0.22	COM	1,677	3,354	1,677
3977	G07D392	0.14	COM	1,067	2,134	1,067
3977	G07D391	0.12	COM	915	1,830	915
3977	G07D396	0.12	COM	915	1,830	915
3977	G07=089	0.44	COM	3,354	6,708	3,354
3977	G07=084A	0.77	COM	5,870	11,739	5,870
3977	G07=087	0.38	COM	2,897	5,793	2,897
3977	G07=251	0.44	COM	3,354	6,708	3,354
3977	G07=088	0.48	COM	3,659	7,318	3,659
3977	G07H004	0.23	COM	1,753	3,507	1,753
3977	G07=084	0.41	COM	3,125	6,251	3,125
3977	G07H014	0.11	COM	839	1,677	839
3977	G07H004	0.23	COM	1,753	3,507	1,753
3977	G07=083	0.57	COM	4,345	8,690	4,345
3977	G07=245	0.72	COM	5,489	10,977	5,489
3977	G07=081	3.19	COM	24,317	48,635	24,317
3977	G07=080	2.78	COM	21,192	42,384	21,192
3977	G07=082	1.12	COM	8,538	17,076	8,538
3977	G07H007	0.21	COM	1,601	3,202	1,601
3981	G16=009	17.45	COM	133,021	266,043	133,021
3981	G16=011	26.41	COM	201,323	402,647	201,323
3981	G16=012	1.67	COM	12,730	25,461	12,730
3981	G16=013	0.90	COM	6,861	13,721	6,861
3981	G16=025	9.20	COM	70,132	140,263	70,132
3981	G17=001	11.17	COM	85,149	170,298	85,149
3981	G07=114	1.36	COM	10,367	20,735	10,367
3981	G07=072	0.61	COM	4,650	9,300	4,650
3981	G07=072	0.31	COM	2,363	4,726	2,363
3981	G18=034	0.47	COM	3,583	7,166	3,583
3981	G18=069	0.26	COM	1,982	3,964	1,982

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3981	G18=029	4.66	COM	35,523	71,046	35,523
3981	G07=109	1.00	COM	7,623	15,246	7,623
3981	G07=250	1.83	COM	13,950	27,900	13,950
3981	G07=076	3.13	COM	23,860	47,720	23,860
3981	G07=075	1.43	COM	10,901	21,802	10,901
3981	G07=074	0.74	COM	5,641	11,282	5,641
3981	G07=073	7.94	COM	60,527	121,053	60,527
3981	G07=078	1.34	COM	10,215	20,430	10,215
3981	G07=077	0.59	COM	4,498	8,995	4,498
3981	G07=114	1.67	COM	12,730	25,461	12,730
3981	G07=072	3.54	COM	26,985	53,971	26,985
3981	G07=072	4.00	COM	30,492	60,984	30,492
3981	G07=072	5.67	COM	43,222	86,445	43,222
3981	G18=040	6.34	COM	48,330	96,660	48,330
3981	G17A006	2.25	COM	17,152	34,304	17,152
3981	G17A006	12.06	COM	91,933	183,867	91,933
3981	G18=027	4.77	COM	36,362	72,723	36,362
3981	G18=050	1.12	COM	8,538	17,076	8,538
3981	G18=061	0.38	COM	2,897	5,793	2,897
3981	G18=051	0.23	COM	1,753	3,507	1,753
3981	G18=067	0.23	COM	1,753	3,507	1,753
3981	G18=036	2.72	COM	20,735	41,469	20,735
3981	G18=028	1.56	COM	11,892	23,784	11,892
3981	G18=062	2.49	COM	18,981	37,963	18,981
3981	G18=060	5.93	COM	45,204	90,409	45,204
3975	G30=046	3.11	COM	23,708	47,415	23,708
3975	G18=018	0.53	COM	4,040	8,080	4,040
3975	G18=015	14.75	COM	112,439	224,879	112,439
3975	G18=030	13.64	COM	103,978	207,955	103,978
3975	G18=038	7.96	COM	60,679	121,358	60,679
3975	G19=002	51.33	COM	391,289	782,577	391,289
3975	G30=119	14.56	COM	110,991	221,982	110,991
3975	G30=119	14.56	COM	110,991	221,982	110,991
3971	G07=064	6.80	COM	51,836	103,673	51,836
3971	G07D144	0.50	COM	3,812	7,623	3,812
3971	G07D146	1.09	COM	8,309	16,618	8,309
3971	G07A026	0.15	COM	1,143	2,287	1,143
3971	G07A027	0.25	COM	1,906	3,812	1,906
3971	G07E001	0.41	COM	3,125	6,251	3,125
3971	G07E005	0.14	COM	1,067	2,134	1,067
3971	G07E007	0.10	COM	762	1,525	762
3971	G07E011	0.26	COM	1,982	3,964	1,982
3971	G07E013	0.71	COM	5,412	10,825	5,412
3971	G06=099	1.85	COM	14,103	28,205	14,103
3971	G06=111	0.40	COM	3,049	6,098	3,049
3971	G07A021	0.57	COM	4,345	8,690	4,345
3971	G07A024	0.44	COM	3,354	6,708	3,354
3971	G07A022	1.42	COM	10,825	21,649	10,825
3971	G07A028	0.39	COM	2,973	5,946	2,973
3971	G07A029	0.11	COM	839	1,677	839
3971	G07C001	0.28	COM	2,134	4,269	2,134
3971	G07E021	0.15	COM	1,143	2,287	1,143
3971	G07E023	0.11	COM	839	1,677	839
3971	G07E024	0.45	COM	3,430	6,861	3,430
3971	G07E022	0.17	COM	1,296	2,592	1,296

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3971	G07=052	1.67	COM	12,730	25,461	12,730
3971	G07=053	0.64	COM	4,879	9,757	4,879
3971	G07=128	1.32	COM	10,062	20,125	10,062
3971	G07=054	0.39	COM	2,973	5,946	2,973
3971	G07C003	0.14	COM	1,067	2,134	1,067
3971	G07=106	7.57	COM	57,706	115,412	57,706
3971	G07D101	0.66	COM	5,031	10,062	5,031
3971	G07D110	0.21	COM	1,601	3,202	1,601
3971	G07D112	0.58	COM	4,421	8,843	4,421
3971	G07D117	0.81	COM	6,175	12,349	6,175
3971	G07D123	1.17	COM	8,919	17,838	8,919
3971	G07D126	0.01	COM	76	152	76
3971	G07D130	0.51	COM	3,888	7,775	3,888
3971	G07D132	2.45	COM	18,676	37,353	18,676
3971	G07=055	2.98	COM	22,717	45,433	22,717
3971	G07=056	2.77	COM	21,116	42,231	21,116
3971	G07=058	1.81	COM	13,798	27,595	13,798
3976	G07=066	4.97	COM	37,886	75,773	37,886
3976	G07=268	1.17	COM	8,919	17,838	8,919
3976	G07=267	0.93	COM	7,089	14,179	7,089
3976	G18=017	9.02	COM	68,759	137,519	68,759
3976	G18=031	2.23	COM	16,999	33,999	16,999
3976	G07=057	16.42	COM	125,170	250,339	125,170
3976	G18=009	18.18	COM	138,586	277,172	138,586
3976	G07=105	0.29	COM	2,211	4,421	2,211
3976	G18=016	0.28	COM	2,134	4,269	2,134
3972	G06L071	0.06	COM	457	915	457
3972	G06L078	0.22	COM	1,677	3,354	1,677
3972	G06L092	0.25	COM	1,906	3,812	1,906
3972	G07=006	1.02	COM	7,775	15,551	7,775
3972	G07=010	0.33	COM	2,516	5,031	2,516
3972	G07=011	0.42	COM	3,202	6,403	3,202
3972	G06L138	0.83	COM	6,327	12,654	6,327
3972	G06E032	0.18	COM	1,372	2,744	1,372
3972	G06E030	0.24	COM	1,830	3,659	1,830
3972	G06L060	0.30	COM	2,287	4,574	2,287
3972	G06L088	0.17	COM	1,296	2,592	1,296
3972	G06L086	0.45	COM	3,430	6,861	3,430
3972	G06L090	0.09	COM	686	1,372	686
3972	G06E021	0.13	COM	991	1,982	991
3972	G06E025	0.32	COM	2,439	4,879	2,439
3972	G06E027	0.76	COM	5,793	11,587	5,793
3972	G06E036	0.19	COM	1,448	2,897	1,448
3972	G06E022	0.60	COM	4,574	9,148	4,574
3972	G06E039	0.12	COM	915	1,830	915
3972	G06L030	0.60	COM	4,574	9,148	4,574
3972	G06L025	0.26	COM	1,982	3,964	1,982
3972	G06L032	0.60	COM	4,574	9,148	4,574
3972	G06L034	0.37	COM	2,821	5,641	2,821
3972	G06L064	0.21	COM	1,601	3,202	1,601
3972	G06L062	0.21	COM	1,601	3,202	1,601
3972	G06L058	0.19	COM	1,448	2,897	1,448
3972	G06L068	0.21	COM	1,601	3,202	1,601
3972	G06L070	0.16	COM	1,220	2,439	1,220
3972	G06L056	0.42	COM	3,202	6,403	3,202

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3972	G06L164	0.14	COM	1,067	2,134	1,067
3972	G06K004	0.11	COM	839	1,677	839
3972	G06=055	0.15	COM	1,143	2,287	1,143
3972	G06L162	0.14	COM	1,067	2,134	1,067
3972	G06=058	0.37	COM	2,821	5,641	2,821
3972	G06=044	0.20	COM	1,525	3,049	1,525
3972	G06K003	0.02	COM	152	305	152
3972	G06=044	0.20	COM	1,525	3,049	1,525
3972	G06K002	0.12	COM	915	1,830	915
3972	G06=068	0.14	COM	1,067	2,134	1,067
3972	G06=060	0.38	COM	2,897	5,793	2,897
3972	G06=059	0.14	COM	1,067	2,134	1,067
3972	G06=061	0.45	COM	3,430	6,861	3,430
3972	G06K020	0.25	COM	1,906	3,812	1,906
3972	G06K022	0.27	COM	2,058	4,116	2,058
3972	G06=076	2.21	COM	16,847	33,694	16,847
3972	G06=063	9.11	COM	69,446	138,891	69,446
3972	G06K025	0.22	COM	1,677	3,354	1,677
3972	G06K024	0.11	COM	839	1,677	839
3972	G06=047	0.49	COM	3,735	7,471	3,735
3972	G06=079	0.39	COM	2,973	5,946	2,973
3972	G06G031	0.19	COM	1,448	2,897	1,448
3972	G07=002	1.02	COM	7,775	15,551	7,775
3972	G07=007	2.31	COM	17,609	35,218	17,609
3972	G06G013	0.17	COM	1,296	2,592	1,296
3972	G06=086	0.41	COM	3,125	6,251	3,125
3972	G06G034	0.11	COM	839	1,677	839
3972	G06G035	0.10	COM	762	1,525	762
3972	G06=080	0.29	COM	2,211	4,421	2,211
3972	G07=004	0.87	COM	6,632	13,264	6,632
3972	G07=005	0.58	COM	4,421	8,843	4,421
3972	G07=013	0.81	COM	6,175	12,349	6,175
3972	G07=108	0.31	COM	2,363	4,726	2,363
3972	G07=012	0.18	COM	1,372	2,744	1,372
3972	G07=014	2.88	COM	21,954	43,908	21,954
3972	G07=015	0.97	COM	7,394	14,789	7,394
3972	G07=016	0.27	COM	2,058	4,116	2,058
3968	G06=186	18.51	COM	141,102	282,203	141,102
3968	G06=187	10.11	COM	77,069	154,137	77,069
3968	G06F002	0.20	COM	1,525	3,049	1,525
3968	G06F001	0.27	COM	2,058	4,116	2,058
3968	G06F030	0.09	COM	686	1,372	686
3968	G06L140	0.02	COM	152	305	152
3968	G06L142	0.05	COM	381	762	381
3968	G06L143	0.12	COM	915	1,830	915
3968	G06F034	0.58	COM	4,421	8,843	4,421
3968	G06L145	0.06	COM	457	915	457
3968	G06L146	0.07	COM	534	1,067	534
3968	G06L148	0.07	COM	534	1,067	534
3968	G06F029	0.12	COM	915	1,830	915
3968	G06F032	0.13	COM	991	1,982	991
3968	G06F031	0.17	COM	1,296	2,592	1,296
3968	G06L014	0.09	COM	686	1,372	686
3968	G06L017	0.04	COM	305	610	305
3968	G06L016	0.02	COM	152	305	152

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3968	G06L018	0.05	COM	381	762	381
3968	G06L019	0.12	COM	915	1,830	915
3968	G06L020	0.09	COM	686	1,372	686
3968	G06L023	0.27	COM	2,058	4,116	2,058
3968	G06F004	0.31	COM	2,363	4,726	2,363
3968	G06F003	0.19	COM	1,448	2,897	1,448
3968	G06L150	0.07	COM	534	1,067	534
3968	G06L160	0.21	COM	1,601	3,202	1,601
3968	G06=077	0.28	COM	2,134	4,269	2,134
3968	G06L152	0.22	COM	1,677	3,354	1,677
3968	G06L154	0.06	COM	457	915	457
3968	G06L156	0.08	COM	610	1,220	610
3968	G06=069	0.18	COM	1,372	2,744	1,372
3968	G06=071	0.20	COM	1,525	3,049	1,525
3968	G06=072	0.16	COM	1,220	2,439	1,220
3968	G06=074	0.41	COM	3,125	6,251	3,125
3968	G06=075	0.60	COM	4,574	9,148	4,574
3968	G06=078	0.20	COM	1,525	3,049	1,525
3968	G06=081	0.12	COM	915	1,830	915
3968	G07A021	0.57	COM	4,345	8,690	4,345
3968	G06=187B	10.13	COM	77,221	154,442	77,221
Subtotal		*885.35*		*6,749,023*	*13,498,046*	*6,749,023*
3966	D31=009	75.23	I	573,478	1,146,957	573,478
3966	D31=035	1.36	I	10,367	20,735	10,367
3959	D20A001	13.20	I	100,624	201,247	100,624
3962	D29=014	0.80	I	6,098	12,197	6,098
3962	D29A001	0.38	I	2,897	5,793	2,897
3962	D29=097	24.05	I	183,333	366,666	183,333
3962	D29=002	3.87	I	29,501	59,002	29,501
3962	D29=093	5.91	I	45,052	90,104	45,052
3962	D29A021	0.22	I	1,677	3,354	1,677
3962	D29A008	5.72	I	43,604	87,207	43,604
3962	D29A001	3.63	I	27,671	55,343	27,671
3962	D29=090	4.68	I	35,676	71,351	35,676
3962	D29=094	7.80	I	59,459	118,919	59,459
3962	D29=060	4.58	I	34,913	69,827	34,913
3962	D29=092	5.11	I	38,954	77,907	38,954
3962	D29=095	0.06	I	457	915	457
3962	D29=051	12.19	I	92,924	185,849	92,924
3962	D29=052	29.26	I	223,049	446,098	223,049
3962	D29A001	3.25	I	24,775	49,550	24,775
3962	D29=013	12.96	I	98,794	197,588	98,794
3962	D29A001	2.47	I	18,829	37,658	18,829
3962	D29A001	1.60	I	12,197	24,394	12,197
3962	D29A008	1.13	I	8,614	17,228	8,614
3962	D29A008	2.77	I	21,116	42,231	21,116
3962	D29=070	28.13	I	214,435	428,870	214,435
3962	D29=138	3.97	I	30,263	60,527	30,263
3962	D29B001	4.83	I	36,819	73,638	36,819
3962	D29=089	5.28	I	40,249	80,499	40,249
3962	D29=089	0.45	I	3,430	6,861	3,430
3962	D29B001	1.74	I	13,264	26,528	13,264
3962	D32=013	41.00	I	312,543	625,086	312,543
3962	D32=120	0.07	I	534	1,067	534
3962	D32=100A	0.55	I	4,193	8,385	4,193

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3962	D32=048	2.80	I	21,344	42,689	21,344
3970	F12W00P2	1.55	I	11,816	23,631	11,816
3970	F12W00P2	4.20	I	32,017	64,033	32,017
3970	F12W00P	6.72	I	51,227	102,453	51,227
3970	F12=075	2.34	I	17,838	35,676	17,838
3970	F12=032C	4.83	I	36,819	73,638	36,819
3970	F12=032E	4.81	I	36,667	73,333	36,667
3970	F12W00P3A	6.43	I	49,016	98,032	49,016
3970	F12W00P4	3.38	I	25,766	51,531	25,766
3970	F12W00P3B	2.99	I	22,793	45,586	22,793
3970	F12=022	15.26	I	116,327	232,654	116,327
3970	F12W00P3	5.85	I	44,595	89,189	44,595
3970	F12=032D	7.30	I	55,648	111,296	55,648
3970	F12W00P	5.76	I	43,908	87,817	43,908
3970	F12W00P	2.80	I	21,344	42,689	21,344
3970	F12W00P4A	2.92	I	22,259	44,518	22,259
3970	F12=022	15.22	I	116,022	232,044	116,022
3967	D32=066	2.99	I	22,793	45,586	22,793
3967	D32=075	10.07	I	76,764	153,527	76,764
3967	D32=095	1.65	I	12,578	25,156	12,578
3967	D32=098	3.08	I	23,479	46,958	23,479
3967	D32=030	5.85	I	44,595	89,189	44,595
3967	D32=099	6.35	I	48,406	96,812	48,406
3967	D32=110	0.94	I	7,166	14,331	7,166
3967	D32=097	3.88	I	29,577	59,154	29,577
3967	D32=032	6.72	I	51,227	102,453	51,227
3967	D32=064	20.69	I	157,720	315,440	157,720
3967	D32=132	48.99	I	373,451	746,902	373,451
3967	D32=051	3.37	I	25,690	51,379	25,690
3967	D32=039	14.07	I	107,256	214,511	107,256
3967	D32=137	1.06	I	8,080	16,161	8,080
3967	D32=135	1.68	I	12,807	25,613	12,807
3967	D32=046	9.48	I	72,266	144,532	72,266
3978	G17=002	4.54	I	34,608	69,217	34,608
3978	G17A001	3.52	I	26,833	53,666	26,833
3978	G17A002	5.85	I	44,595	89,189	44,595
3978	G17A002	2.38	I	18,143	36,285	18,143
3978	G17A004	0.63	I	4,802	9,605	4,802
3981	G17=002	4.54	I	34,608	69,217	34,608
3981	G17=002	2.95	I	22,488	44,976	22,488
3981	G17=002	1.43	I	10,901	21,802	10,901
3981	G17=007	0.12	I	915	1,830	915
3981	G17=007	35.34	I	269,397	538,794	269,397
3981	G17=007	1.20	I	9,148	18,295	9,148
3981	G17=007	0.93	I	7,089	14,179	7,089
3981	G17=007	1.18	I	8,995	17,990	8,995
3981	G17=044	17.32	I	132,030	264,061	132,030
3981	G17=044	1.57	I	11,968	23,936	11,968
3981	G17=044	0.74	I	5,641	11,282	5,641
3981	G17=044	1.12	I	8,538	17,076	8,538
3981	G17A001	3.52	I	26,833	53,666	26,833
3981	G17A001	13.84	I	105,502	211,005	105,502
3981	G17A001	0.11	I	839	1,677	839
3981	G17A002	5.85	I	44,595	89,189	44,595
3981	G17A002	2.38	I	18,143	36,285	18,143

TAZ	Parcel Number	Acreage	Future Land Use	Existing SF (.25 FAR)	Potential SF (.5 FAR)	Increase in Development Potential
3981	G17A002	3.37	I	25,690	51,379	25,690
3981	G17A002	2.61	I	19,896	39,792	19,896
3981	G17A002	2.78	I	21,192	42,384	21,192
3981	G17A004	0.63	I	4,802	9,605	4,802
3981	G17A007	2.70	I	20,582	41,164	20,582
3981	G17A008	2.60	I	19,820	39,640	19,820
3981	G17A010A	1.27	I	9,681	19,362	9,681
3981	G17A010B	1.50	I	11,435	22,869	11,435
3981	G17A011	2.69	I	20,506	41,012	20,506
3981	G17A012	5.31	I	40,478	80,956	40,478
3975	G19=003	6.04	I	46,043	92,086	46,043
3975	G19=010	14.04	I	107,027	214,054	107,027
3975	G19=011	71.04	I	541,538	1,083,076	541,538
3975	G30=012	9.28	I	70,741	141,483	70,741
3975	G30=014	3.23	I	24,622	49,245	24,622
3975	G30=015	9.45	I	72,037	144,075	72,037
3975	G30=020	4.15	I	31,635	63,271	31,635
3975	G30=048	20.97	I	159,854	319,709	159,854
3975	G30=082	1.67	I	12,730	25,461	12,730
3975	G30=083	1.90	I	14,484	28,967	14,484
3975	G30=110	3.23	I	24,622	49,245	24,622
3975	G30=116	0.24	I	1,830	3,659	1,830
3975	G30=121	9.91	I	75,544	151,088	75,544
3975	G30=060	11.56	I	88,122	176,244	88,122
3975	G18=018	30.25	I	230,596	461,192	230,596
3975	F13=004	34.56	I	263,451	526,902	263,451
3975	G18=018	51.20	I	390,298	780,595	390,298
3975	F24=001	102.25	I	779,452	1,558,904	779,452
3975	G30=011	40.87	I	311,552	623,104	311,552
3975	G30=063	1.02	I	7,775	15,551	7,775
3975	G30=117	2.12	I	16,161	32,322	16,161
3975	G19=002	108.57	I	827,629	1,655,258	827,629
3975	G19=003	9.92	I	75,620	151,240	75,620
3975	G19=009	3.62	I	27,595	55,191	27,595
3975	G30=010	4.90	I	37,353	74,705	37,353
3975	G30=011	30.05	I	229,071	458,142	229,071
3971	G06=150	0.79	I	6,022	12,044	6,022
3971	G07=097	25.86	I	197,131	394,262	197,131
3971	G07=049	0.10	I	762	1,525	762
3971	G07W013	10.54	I	80,346	160,693	80,346
3971	G07W00P7	4.48	I	34,151	68,302	34,151
3976	G07=105	0.44	I	3,354	6,708	3,354
3976	G07=057	18.02	I	137,366	274,733	137,366
3976	G07=115	2.06	I	15,703	31,407	15,703
3976	G18=016	0.44	I	3,354	6,708	3,354
3976	G18=010	6.24	I	47,568	95,135	47,568
3976	G18=039	10.70	I	81,566	163,132	81,566
3976	G18=009	19.77	I	150,707	301,413	150,707
3968	G06A001	11.42	I	87,055	174,109	87,055
Subtotal		*1377.70*		*10,502,207*	*21,004,414*	*10,502,207*

Notes:
Duplicate parcel numbers exist

Ordinance O2009-10: Adopting the Joint Planning Area Agreement (Adopted)

Ordinance O2010-14: Modifying the Joint Planning Area Agreement (Adopted)

Ordinance O2012-18: Modifying the Joint Planning Area Agreement (Pending)

ORDINANCE NO. O2009-10

AN ORDINANCE OF THE CITY OF WILDWOOD; ADOPTING THE JOINT PLANNING AGREEMENT BETWEEN THE CITY OF WILDWOOD AND SUMTER COUNTY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and,

WHEREAS, the County possesses Home Rule powers pursuant to Article VIII, Section 1(g), Florida Constitution and Section 125.01, Florida Statutes: and,

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as annexation and joint planning; and,

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundaty Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and services, and protection of natural resources in advance of annexation; and,

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, requires that counties and cities include in their respective planning efforts intergovernmental coordination and particularly, mechanisms for identifying and implementing joint planning areas; and,

WHEREAS, the State Comprehensive Plan requires local governments to direct development to those areas which have in place the land and water resources, fiscal abilities and service capacities to accommodate growth in an environmentally acceptable manner; and,

WHEREAS, the State Comprehensive Plan requires local governments to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner; and,

WHEREAS, the City and the County wish to identify lands that are logical candidates for future annexations, the appropriate land uses and infrastructure needs and provider for such lands, and ensure protection of natural resources; and,

WHEREAS, the extension of the City and County facilities and services are most efficiently provided if the process and timing of long range planning, annexation, and development review processes for the City and County are clearly identified and part of a coordinated countywide planning in advance of the City and County capital planning, commitment, and expenditure; and,

WHEREAS, the City Commission and County Commission, after due consideration and deliberation, has determined that the lands included in the Municipal Service Area (MSA) described herein may be necessary to reasonably accommodate urban growth projected in the City, and the City is able to provide the appropriate supporting urban infrastructure during the term of this Agreement; and,

WHEREAS, the City and the County find that the benefits of intergovernmental communications and coordination will accrue to both Parties; and,

WHEREAS, the elected officials of the City and the County have met and negotiated in good faith to resolve issues relating to annexation and joint planning and coordinated provision of public services and infrastructure and wish to memorialize their understanding in this Agreement; and,

WHEREAS, the Agreement adopted pursuant to this ordinance is entered into pursuant to the authority of Article VIII of the Florida Constitution and Chapters, 125, 163, 166 and 171, Florida Statutes (2008); and,

WHEREAS, the City and Sumter County have found a necessity for a Joint Planning Agreement between the City and the County, a copy of the agreement is attached hereto and made a part of this ordinance.

NOW THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Joint Planning Agreement between the City of Wildwood and Sumter County, attached hereto, is hereby adopted and incorporated herein.

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

SECTION 3. If any section, subsection, sentence, clause, phrase of this ordinance, or any particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 4. This ordinance shall take effect upon final approval by the City Commission of the City of Wildwood and the final approval by the Sumter County Commission of an ordinance adopting the attached Joint Planning Agreement.

PASSED AND ORDAINED this 13th day of April, 2009, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

SEAL

ATTEST: Marena D. Roberts
Joseph Jacobs, City Clerk
by Marena D. Roberts, Assistant City Clerk

First Reading 3-23-09
Second Reading: 4-13-09

Approved as to form:

Jon A. Blair, City Attorney

H:\Clerk, Finance Department\Ordinance\Ordinance O2009\Ord O2009-19 adopting JPA.doc

Interlocal Service Boundary and Joint Planning Agreement

City of Wildwood and Sumter County

April 14, 2009

Prepared by: Sumter County Planning Department
Revised by County Attorney/City Attorney

[00152172]

April 14, 2009
Interlocal Service Boundary and Joint Planning Agreement
City of Wildwood and Sumter County

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ATTACHMENTS TO THIS AGREEMENT:

Map "1": Current boundaries of the MSA
Map "2": Current anticipated future land uses in the MSA
Map "3": City's Urban Services Area
Map "4": Major intersecting Roads, Regionally Significant and Emerging Regionally Significant Roads within the MSA

MASTER INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT BETWEEN THE CITY OF WILDWOOD AND SUMTER COUNTY

This Master Interlocal Service Boundary and Joint Planning Agreement (the "Agreement") is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City"), and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses Home Rule powers pursuant to Article VIII, Section 1(g), Florida Constitution and Section 125.01, Florida Statutes: and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as annexation and joint planning; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and services, and protection of natural resources in advance of annexation; and

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, requires that counties and cities include in their respective planning efforts intergovernmental coordination and particularly, mechanisms for identifying and implementing joint planning areas; and

WHEREAS, the State Comprehensive Plan requires local governments to direct development to those areas which have in place the land and water resources, fiscal abilities and service capacities to accommodate growth in an environmentally acceptable manner; and

WHEREAS, the State Comprehensive Plan requires local governments to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner; and

WHEREAS, the City and the County wish to identify lands that are logical candidates for future annexations, the appropriate land uses and infrastructure needs and provider for such lands, and ensure protection of natural resources; and

WHEREAS, the extension of the City and County facilities and services are most efficiently provided if the process and timing of long range planning, annexation, and development review processes for the City and County are clearly identified and part of a

coordinated countywide planning in advance of the City and County capital planning, commitment, and expenditure; and

WHEREAS, the agreement of the County to waive its rights to contest future annexations within a defined geographic area, pursuant to the conditions provided herein, and refrain from proposing or promoting any Charter form of governance, pursuant to Chapter 125.60, Florida Statutes, that negates the terms and conditions of this Agreement are a material inducement to the City to enter into this Agreement; and

WHEREAS, the agreement of the City to undertake annexation, joint planning efforts, and coordination of public services and infrastructure in a manner that is part of a countywide planning effort are a material inducement to the County to enter into this Agreement; and

WHEREAS, the City Commission and County Commission, after due consideration and deliberation, has determined that the lands included in the Municipal Service Area (MSA) described herein may be necessary to reasonably accommodate urban growth projected in the City, and the City is able to provide the appropriate supporting urban infrastructure during the term of this Agreement; and

WHEREAS, the City and the County find that the benefits of intergovernmental communications and coordination will accrue to both Parties; and

WHEREAS, the elected officials of the City and the County have met and negotiated in good faith to resolve issues relating to annexation and joint planning and coordinated provision of public services and infrastructure and wish to memorialize their understanding in this Agreement; and

WHEREAS, this Agreement is entered into pursuant to the authority of Article VIII of the Florida Constitution and Chapters, 125, 163, 166 and 171, Florida Statutes (2008).

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree as follows:

1. Incorporation of Preamble. The Preamble above is true and correct and incorporated into this Agreement as if fully set forth herein.

2. Incorporation of Sub-Agreements. The following sub-agreements, attached hereto, are fully incorporated as if fully set forth herein and address the issues within the City's initiating resolution and the County's responding resolution:

    a. Planning Services
    b. Water and Sewer Services
    c. Roads
    d. Building Services
    e. Parks and Recreation Services
    f. Fire Services

g. Library Services
h. Workforce Housing Services
i. Solid Waste Services
j. Stormwater Services
k. Geographic Information Systems
l. Law Enforcement
m. Mosquito Control
n. Animal Control

3. Uniformity of Master and Sub-Agreements. The County is negotiating similar Agreements and Sub-Agreements with other cities in the county. The County shall assure, to the greatest extent feasible, that benefits and responsibilities within the Agreements and Sub-Agreements related to consolidated, county managed local government services which were formerly managed by the cities prior to execution of the agreements shall be equal between each city. If the County grants a greater benefit to any other city, the City shall be given an opportunity to obtain an equivalent benefit. The County shall not deny the City such equivalent benefit unless it would be unreasonable to grant said benefit.

4. Term of Agreement. This Agreement and all attached subagreements shall take effect upon final adoption of the ordinances adopting this agreement enacted by the County and the City. The effective date shall be the date of final adoption by the City or County, whichever is later. The initial term of the Agreement and all subagreements shall be twenty(20) years from the effective date of the Agreement.

5. Renewal of Agreement. Pursuant to Chapter 171.203(12), Florida Statutes, the City and County shall initiate negotiations for the renewal and extension of this Agreement beyond the 20 year term no later than 18 months prior to the termination of the 20 year term.

6. Termination of Agreement.

a. Except as otherwise provided herein, the County or City may terminate this Agreement at anytime upon delivery of a notice of termination to the other Party at least 180 days prior to the proposed date of termination. A Party delivering such a notice of termination as aforesaid may, in such Party's sole discretion, revoke such notice of termination at any time prior to the termination date.

b. In spite of the parties' ability to terminate this agreement at any time without cause with 180 days notice, neither the County nor the City may terminate this Master Agreement and the Planning Services subagreement until after the City and County have amended their comprehensive plans as required in the Planning Services subagreement, the Department of Community Affairs has approved the respective amendments of the County and the City and the amendments are final. After these events have occurred, either the County or City may exercise their termination rights as indicated in subsection 6.a., if they wish to do so.

c. Neither the City nor the County may terminate this Master Agreement and the Park Services subagreement until any title issues as defined by the Park Services subagreement related to the Lake Deaton Park, Oxford Community Center, and the Oxford Park are resolved and the title to these parks have been transferred to the City. After these events have occurred, either the County or the City may exercise their termination rights as indicated in subsection 6.a., if they wish to do so.

d. Either the City or the County may terminate the subagreements other than the Park Services and Planning subagreements as provided herein even if the Park Services and/or Planning Services and Master Agreement remain in effect.

7. Dispute Resolution. The County and City agree to resolve any dispute related to the interpretation or performance of this Agreement in the manner described in this section. Either Party may initiate the dispute resolution process by providing written notice to the other Party. Initiation of the dispute resolution process shall operate as a stay of the action which is the subject of the dispute.

a. Notwithstanding the foregoing, in the event that either Party determines in its sole discretion and good faith that it is necessary to file a lawsuit or other formal challenge in order to meet a jurisdictional time deadline, to obtain a temporary injunction, or otherwise to preserve a legal or equitable right related to this Agreement, such lawsuit or challenge may be filed, but upon the filing and any other act necessary to preserve the legal or equitable right or to obtain the temporary injunction, the Parties shall thereafter promptly file a joint motion with the reviewing court or administrative law judge requesting that the case be abated in order to afford the Parties an opportunity to pursue the dispute resolution procedures set forth herein. If the abatement is granted, the Parties shall revert to and pursue the dispute resolution procedures set forth herein.

b. Within ten (10) days of the abatement order, the allegedly aggrieved party shall then effect the transmittal of a notice of conflict, in the form of a certified letter, to all governmental bodies involved in the dispute at issue. Upon receipt of the notice, which shall specify the areas of disagreement, the Parties agree to conduct a conflict assessment meeting at a reasonable time and place, as mutually agreed upon, within thirty (30) days of receipt of the notice of conflict.

c. If discussions between the Parties at the conflict resolution meeting fail to resolve the dispute, within forty (40) days of the receipt of the notice described in subparagraph a, above, the Parties shall conduct mediation in the presence of a neutral third party mediator. If the Parties are unable to agree upon a mediator, the County shall request appointment of a mediator by the Chief Judge of the Circuit Court in and for Sumter County, Florida. The mediation contemplated by this Section is intended to be an informal and non-adversarial process with the objective of helping the Parties reach a mutually acceptable and voluntary agreement. The decision-making shall rest solely with the Parties. The mediator shall assist the Parties in identifying issues, fostering joint problem-solving and exploring settlement alternatives.

d. If the Parties are unable to reach a mediated settlement, within fifty (50) days of the receipt of the initial notice of conflict, the parties shall hold a joint intergovernmental meeting. If the joint intergovernmental meeting does not successfully resolve the issues identified in the notice of conflict, the entities participating in the dispute resolution procedures described herein may avail themselves of any otherwise available rights, including the suspension of abatement of existing actions.

e. The Parties agree that this dispute resolution procedure satisfies the requirements of Chapter 164, Florida Statutes.

8. Duplication of Services. The Parties hereto agree that if any Party undertakes any action which will result in overlapping, competition, or duplication in the current service delivery arrangements or in the future service delivery strategy described in this Agreement, that Party shall notify the other Parties to this Agreement, in accordance with Florida law. Further, the transfers of any lands, transportation facilities (including roadways), parks, or any other public facilities under the terms of this Agreement shall not be reversed if this Agreement is terminated, except through a separate writing approved by both parties.

9. Noticing. All notices, consents, approvals, waivers, and elections that any Party requests or gives under this Agreement will be in writing and shall be given only by hand delivery for which a receipt is obtained, or certified mail, prepaid with confirmation of delivery requested. Notices will be delivered or mailed to the addresses set forth below or as either Party may otherwise designate in writing.

If to the County:

Sumter County
Attn: County Administrator
910 N. Main Street
Bushnell, FL 33513

If to the City:

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

Notices, consents, approvals, waivers, and elections will be deemed given when received by they Party for whom intended.

10. Sole Benefit. This Agreement is solely for the benefit of the County and City, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party. Nothing in this Agreement, either expressed or implied, is intended or shall be construed to confer upon or give any person, corporation or governmental entity other than the Parties any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provisions, representations, covenants, and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties and their respective representatives, successors and assigns.

11. Authority. The County and City each represent and warrant to the other its respective authority to enter into this Agreement, acknowledge the validity and enforceability of this Agreement,. The County and City hereby represents, warrants and covenants this Agreement constitutes a legal, valid and binding contract enforceable by the Parties in accordance with its terms, and that the enforceability hereof is not subject to any impairment by the applicability of any public policy or police powers.

12. Enforcement. This Agreement shall be enforceable by the Parties hereto by whatever remedies are available in law or equity, including but not limited to injunctive relief and specific performance.

13. Defense. If this Agreement or any portion hereof is challenged by any judicial, administrative, or appellate proceeding (each Party hereby covenanting with the other Party not to initiate or acquiesce to such challenge or not to appeal any decision invalidating any portion of this Agreement), the Parties collectively and individually agree, at their individual sole cost and expense, to defend in good faith its validity through to a final judicial determination, unless both Parties mutually agree in writing not to defend such challenge or not to appeal any decision invalidating any portion of this Agreement.

14. Periodic Review. Each month, during the term of this Agreement, the City Manager or City's designee and County Administrator shall meet to discuss and resolve any issues or concerns related to this Agreement.

15. Amendments. Amendments may be proffered by either Party at any time. Proposed amendments shall be in writing and must be approved by a majority of the governing boards of each Party or shall be considered not adopted.

16. Supremacy. The Parties agree and covenant, having given and received valuable consideration for the promises and commitments made herein, it is their desire, intent and firm agreement to be bound by and observe the terms of this Agreement wherever such terms are more stringent than those subsequently enacted by the Legislature. Should the terms of this Agreement conflict with previous agreements between the Parties, the terms of this Agreement shall control.

17. Entire Understanding. Except as otherwise set forth herein, this Agreement embodies and constitutes the entire understanding of the Parties with respect to the subject matters addressed herein, and all prior agreements, understandings, representations and statements, oral or written, are superseded by this Agreement.

18. Governing Law and Venue. The laws of the State of Florida shall govern this Agreement, and venue for any action to enforce the provisions of this Agreement shall only be in the Circuit Court in and for Sumter County, Florida. Federal Jurisdiction and venue, if applicable shall only be in the Middle District of Florida, Tampa Division. If circumstances arise which cause a conflict between this paragraph and paragraph 7 ("Dispute Resolution") paragraph 7 shall control.

19. Severability. Any term or provision of this Agreement that is invalid or unenforceable in any situation in any jurisdiction shall not affect the validity or enforceability of the remaining terms and provision hereof or the validity or enforceability of the offending term or provision in any other situation or in any other jurisdiction.

20. Compliance with Chapter 171, Part II, Florida Statutes. The Parties agree that this Agreement meets the requirements of Chapter 171, Part II, Florida Statutes,

21. Amendment of Intergovernmental Coordination Element of Comprehensive Plans. Consistent with Section 171.203(9), Florida Statutes, the Parties, within three (3) months of the effective date of this Agreement, shall amend their respective Intergovernmental Coordination Elements of their adopted Comprehensive Plans to establish consistency and compliance with this Agreement and the subagreements.

22. Future Charter Governance. The Parties agree that in the event the County pursues implementation of a Charter form of governance, pursuant to Section 125.60, Florida Statutes, that requires a joint planning agreement or similar agreement as a condition for future annexations or to otherwise provide restrictions or conditions on planning, design or regulatory functions and prerogatives currently within the authority of municipalities located in the County, that this Agreement shall constitute full compliance with such a requirement. The County agrees to provide the City with notice and an opportunity to provide Charter language sufficient to accomplish this purpose. During the term of this Agreement, the County shall not propose or adopt any Charter that negates the terms and conditions of this Agreement.

23. Adoption by County. As required by Section 171.203(14), Florida Statutes (2008), meetings of the County after final execution of this agreement and all subagreements by all parties, the County shall adopt this agreement by ordinance pursuant to Section 125.66, Florida Statutes at or before the next regular meeting.

24. Adoption by City. As required by Section 171.203(14), Florida Statutes, at or before the next regular meeting of the City after final execution of this agreement and all its subagreements by all parties, the City shall adopt this agreement by ordinance pursuant to Section 166.041, Florida Statutes.

IN WITNESS WHEREOF, each of the undersigned has executed this Agreement on behalf of the respective party set forth below, pursuant to the authority granted to each of the undersigned in the ordinance by which each party approved and adopted this Agreement.

BOARD OF COUNTY COMMISSIONERS, SUMTER COUNTY, FLORIDA

ATTEST:

SEAL

Gloria Hayward, Clerk of the Court

Garry Breeden, Chairman

CITY OF WILDWOOD

ATTEST:

Joseph Jacobs, Clerk

BY: Marena D. Roberts, Assistant City Clerk

Ed Wolf, Mayor

Planning Services
Service Delivery Sub-Agreement

This Planning Services Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and,

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes: and,

WHEREAS, The County and City each provide planning, zoning, and development review services within their respective jurisdictions. This independent approach to planning, zoning, and development review services often leads to inefficient and uncoordinated development. Currently, coordination of planning, zoning, and development review issues occur in an informal manner; and,

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as joint planning; and,

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and services, and protection of natural resources; and,

WHEREAS, Section 171.203(6), Florida Statutes (2008), allows an interlocal service boundary agreement to establish a process for land use decisions consistent with part II of Chapter 163, including those which may allow a municipality to adopt land use changes consistent with part II of Chapter 163 for areas that are scheduled to be annexed within the term of the interlocal agreement; and,

WHEREAS, Section 171.203, Florida Statutes (2008), provides that each local government that is a party to the interlocal service boundary agreement shall amend the intergovernmental coordination element of its comprehensive plan no later than six (6) months following entry of the interlocal service boundary agreement; and,

WHEREAS, Section 171.203, Florida Statutes (2008), provides that a municipality that is a party to an interlocal service boundary agreement that identifies an unincorporated area for

municipal annexation must adopt a municipal service area as an amendment to its comprehensive plan to address possible future annexations; and,

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, requires that counties and City include in their respective planning efforts intergovernmental coordination and particularly, mechanisms for identifying and implementing joint planning areas; and,

WHEREAS, Section 163.3171 Florida Statutes (2008), provides for joint planning agreements for the joint exercise of the planning authority of the County and the City within incorporated and unincorporated areas; and,

WHEREAS, Section 171.204, Florida Statutes (2008), allows a municipality to pursue annexation of land which is not contiguous to the municipality, creates an enclave or is not reasonably compact when a county and municipality enter into a joint planning agreement under Section 163.3171; and,

WHEREAS, the State Comprehensive Plan requires local governments to direct development to those areas which have in place the land and water resources, fiscal abilities and service capacity to accommodate growth in an environmentally acceptable manner; and,

WHEREAS, the State Comprehensive Plan requires local governments to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner; and,

WHEREAS, the City and the County wish to identify lands that are logical candidates for urbanized development, the appropriate land uses and infrastructure needs and provider for such lands, ensure protection of natural resources, and to establish coordinated countywide planning efforts; and,

WHEREAS, the extension of the City and County facilities and services are most efficiently provided if the process and timing of long range planning and development review processes for the City and County are clearly identified and part of a unified countywide planning organization in advance of the City and County capital planning, commitment, and expenditure; and,

WHEREAS, the City of Wildwood is currently in the process of a major amendment to its comprehensive plan which includes major changes to its future land use maps which may affect the future land uses to be included in the joint planning agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree to enter into this joint planning agreement pursuant to Sections 163.3171 and 171.204, Florida Statutes, and that a coordinated approach to planning, zoning, and development review will result in development patterns that protect and promote the health and welfare of all of the citizens of Sumter County. Therefore, the County and City agree as follows:

1. Planning Service Delivery.

   a. The City shall serve as the single point of service for planning, zoning, and development review issues including, but not limited to preparation and adoption of comprehensive plan amendments, amending land development regulations and issuing development orders, within the incorporated boundaries of the municipality; and

   b. The County shall serve as the single point of service for planning, zoning, and development review issues including, but not limited to, preparation and adoption of comprehensive plan amendments, amending land development regulatiosn and issuing development orders, within the unincorporated areas and within other cities that agree to consolidate.

2. Municipal Service Area.

   a. The Municipal Service Area (MSA) is defined as the area outside of the City's boundary that constitutes a logical area for urbanized development and serves as the Joint Planning Area (JPA), as more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes (2008).

   b. At the time of execution of this agreement, the current boundary of the MSA is reflected on Map "1" attached hereto and incorporated herein.

   c. The City shall demonstrate that public services are readily available or planned to be provided within a reasonable timeframe within the current boundaries of the MSA.

   d. Before any amendments to increase the size of the MSA, the City shall demonstrate that public services are readily available or plan to be provided within a reasonable timeframe for the proposed area.

   e. Consistent with Section 171.203(11) and Section 163.3171, Florida Statutes (2008), the County and City shall, prior to implementation of any of the benefits for annexations provided for within Section 171, Part II, Florida Statutes, and implementation of the Joint Planning Area and its benefits provided for within Chapter 163, Part II, Florida Statutes, within the MSA boundary as identified on Map "1" attached hereto and incorporated herein, seek amendment of their respective comprehensive plans as follows, subject to the statutory review authority of the Florida Department of Community Affairs:

      i. Within 3 months after finalization (including final approval by the Department of Community Affairs) of the City's 2009 Comprehensive Plan Amendment currently pending before the Department of Community Affairs, Case Number (City of Wildwood 09-1), the City and the County shall amend their respective comprehensive plans:

A. To incorporate the boundaries of the MSA and Joint Planning Area (JPA) as reflected in the attached Map "1" and the anticipated future land uses of the MSA/JPA as reflected in the attached Map "2" into the Future Land Use Maps of their respective Comprehensive Plans. These amendments will be transmitted to the Department of Community Affairs within 12 months of the date of execution of this agreement; and,

B. Amend the intergovernmental coordination element of the City and County Comprehensive Plans as described in Section 163.3177(6)(h)1., Florida Statutes (2008) as follows:

I. To allow for annexations of any areas within the MSA that would not otherwise be possible under Chapter 171, Florida Statutes, because they would create pockets, create enclaves, or would be noncontiguous and to require procedures for such annexations be implemented in the City and County Land Development Regulations, subject to the approval of the Department of Community Affairs of the required amendments to the City and County's Future Land Use Maps, which will be transmitted to the Department of Community Affairs within 12 months of the execution of this agreement.;

II. To require that the City and County implement a process for land use decisions within the MSA consistent with this agreement and Part II of Section 163; and,

III. To require that the City and County implement the procedures consistent with this agreement for preparing and adopting comprehensive plan amendments, administering land development regulations and issuing development orders within the MSA.

ii. The County and City shall also adopt this agreement into their comprehensive plans after finalization of the current City comprehensive plan if it is determined by the City and/or the Department of Community Affairs that it is necessary to do so to allow the City to annex within the MSA in situations where the proposed annexation is not contiguous to the City, creates an enclave or creates a pocket.

iii. Within 3 months of the effective date of this agreement, the City and County shall amend their respective intergovernmental coordination agreements to provide that they will work together and abide by an interlocal service boundary and joint planning agreement.

f. The City and County further agree that if approval of the Comprehensive Plan amendments by the Florida Department of Community Affairs exceeds any applicable time frames required by this Agreement or Statute for such approval, that this Agreement will remain in full force and effect and the Parties will continue to work together to seek approval of the required amendments and neither party shall have the right to terminate it as indicated in paragraph 6.a., of

the Master Agreement at least until the objectives provided for in this subagreement have been met and the City and County have amended the intergovernmental coordination elements of their respective comprehensive plans so that the requirements of this subagreement have been adopted into their respective comprehensive plans and their future land use maps have been amended to include boundaries of the MSA as it appears ion Map "1" and the anticipated future land uses as reflected on Map "2"; their respective comprehensive plan amendments have been approved by the Department of Community Affairs; and the comprehensive plan amendments have been finalized. Nothing herein shall be deemed to indicate that the parties should terminate this agreement after these objectives have been met, but neither party may terminate this agreement as provided for in the Master Agreement in paragraph 6.a., until these objectives have been met.

3. Termination of this Agreement. This Agreement may not be terminated pursuant paragraph 6 of the Master Interlocal Service Boundary and Joint Planning Agreement until the following has occurred:

a. The City and County comprehensive plans adopting the MSA as depicted in Maps "1" and "2" have been approved by the Department of Community Affairs;
b. The other Comprehensive Plan Amendments required by this planning agreement have been approved by the Department of Community Affairs; and,
c. All of the comprehensive plan amendments required by this Agreement have been finalized.

4. Global Changes to MSA Boundary. A "Global Change" shall be understood herein to mean any change to the MSA boundary as it is defined upon the effective date of this Agreement. Amendments to the MSA boundary shall be by amendment to the Comprehensive Plans of the County and City, and shall, not be effective unless jointly approved by both the County and City or determined through dispute resolution.

5. Future Land Use Pattern. The City and County agree to the generalized future land use pattern for the MSA shown on Map 2. The City and County shall amend their respective Comprehensive Plan's future land use maps to reflect the agreed future land use pattern. The Parties will cooperate with each other in the Comprehensive Plan amendment process. If the Florida Department of Community Affairs fails to approve the amendments, this Agreement will remain in full force and effect and the Parties will continue to work together to determine the proper future land uses and obtain approval by the Florida Department of Community Affairs or the Department of Community Affair's successor entity.

6. Annexation within the MSA.

a. Following approval from the Department of Community Affairs of the required comprehensive plan amendments to implement the MSA/JPA within the City's and County's Future Land Use Maps, the City may annex any property within the MSA including property that is not contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

i. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;

ii. Utilities are available or scheduled to be provided to the property within five (5) years;

iii. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, meets concurrency or concurrency deficiencies are mitigated through a binding agreement;

iv. All other municipal services are available to the site; and,

v. City has adopted the MSA as part of its Comprehensive Plan, as required by Section 171.203(11), Florida Statutes.

b. Property within the MSA that is contiguous to the City, does not create enclaves and does not create pockets may be annexed into the City without meeting the criteria of subsection 6a as long as the requirements of Part I of Chapter 171, Florida Statutes, have been met.

c. If property within the MSA abuts a segment of a roadway, then at the time of its annexation, the road right of way (including the road and adjacent right of way) of the entire road segment shall be deemed to be annexed simultaneously into the City if the annexation of the property (not including the roads) will result in 51% or more of the road segment as defined in the Roads subagreement to be annexed into the City.

7. Minor Amendments to MSA Boundary. Following approval by the Department of Community Affairs of the comprehensive plan amendments to implement the MSA/JPA within the City's and County's Future Land Use Maps, the MSA may be expanded to include a parcel or parcels of property for annexation following joint approval by the City and County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation within the MSA and there is no increase in density or intensity of development. If there is an impasse, the City and County will resolve through the dispute resolution process. The expanded MSA shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Department of Community Affairs to reflect the expanded boundary

8. Annexation of Properties Partially in the MSA.

Following approval by the Department of Community Affairs of the comprehensive plan amendments to implement the MSA/JPA within the City's and County's Future Land Use Maps :

a. If at least 50% of the area of the property proposed to be annexed is within the MSA, then the property shall be treated as if it were all within the MSA for purposes of this Agreement;

b. If less than 50% of the area of the property proposed to be annexed is within the MSA, then it shall be treated as outside the MSA for purposes of this Agreement;

c. The above provisions shall not be construed so that a property owner could not choose to annex a portion of a property inside the MSA;

9. Review of Applications Received by County. To assure concurrency and coordination of plans for City and County development:

a. County staff shall, within five (5) working days of receipt of development or land use related applications, inform City staff of all applications which may affect development within the MSA. The "development or land use related applications" or "applications", as described above, for purposes of this Agreement shall include amendments to the future land use map and amendments to the text of the comprehensive plan, rezonings, planned unit developments, commercial site plans and subdivisions of land which would create five (5) or more lots;

b. City staff will receive copies of the development or land use related applications, staff reports and minutes or records approving any such change or amendment, including notice of final approval of same;

c. The County will include the City as part of the County's Development Review Committee (DRC) for projects within the MSA and will afford an opportunity to the City to participate as an advisory non-voting member at the DRC meetings;

d. The City will provide the County its comments on proposed development and land use related applications at least one (1) business day before the DRC meeting or within ten (10) working days of receipt of a copy of applications for rezonings and comprehensive plan amendments; and

e. These comments will be presented to the County's Zoning and Adjustment Board and Board of County Commissioners by County staff.

10. Review of Development and Land Use Related Applications Received by City. To assure concurrency and coordination of plans for City and County development:

a. City staff shall, within five (5) working days of receipt, inform County staff of all applications which may affect development within municipal boundaries (annexed areas) of the MSA ;

b. County staff will receive copies of the applications, staff reports and minutes or records approving any such change or amendment, including notice of final approval of same;

c. The City will include the County as part of the City's staff review process for projects within the municipal boundaries of the MSA and will afford an opportunity

to the County to participate as an advisory non-voting member at the staff review meetings;

d. The County will provide the City its comments on proposed development applications at least one (1) business day before the staff review meeting or within ten (10) working days of receipt of a copy of applications for rezonings and comprehensive plan amendments; and

e. These comments will be presented to the City's respective Planning Board and City Commission by City staff.

11. Commercial Design Standards. Within the MSA, the County will adhere to the City's Commercial Design Standards along the following roadways: US 301, C-466, SR 44 and any other road which is designated as regionally significant or emerging regionally significant as defined in the Roads Service Delivery Subagreement. The City shall provide design standard review at no charge to the County.

End of Planning Service Sub-Agreement

Water and Sewer Services Delivery Sub-Agreement

This Water and Sewer Services Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County does not provide any water or sewer services and does intend to provide these services except for specific situations described within this Agreement, and the City provides water and sewer services within the city and in surrounding unincorporated areas; and

WHEREAS, the County and City recognize the most efficient approach to provide water and sewer services is a coordinated and unified approach between the County and the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as water and sewer services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as water and sewer services.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated and unified approach to water and sewer services results in a more efficient and effective method of service and promotes the health and welfare for all of the citizens of Sumter County. Therefore, the County and City agree a need exists to implement said service delivery arrangements in the following manner:

1. <u>Municipal Service Area (MSA) and Utility Service Area (USA).</u>

   a. The Municipal Service Area (MSA) is the area designated and defined within the Planning Services Sub-Agreement.
   b. The Utility Service Area (USA) is the area within which the City provides water,

wastewater, and reclaimed water services, consistent with Chapter 180, Florida Statutes.

c. The County will facilitate discussion with each city in Sumter County to create a USA for each city. The USA will be established pursuant to and comply with the requirements of Chapter 180, Florida Statutes.

d. The City's USA shall include all areas in the USA it has currently approved and established through Chapter 180, Florida Statutes, and any area approved by the County and City pursuant to this Agreement.

e. The City's USA is reflected on the attached Map "3".

2. Right of First Refusal.

a. The County shall require new development within the USA, which requires central water and/or sewer services, to connect, if available, to the City's water and/or sewer system.

b. Within its respective USA, each city has first right of refusal to provide water, wastewater, and reclaimed water services to a project.

c. If the city in whose USA the project is located cannot serve that project, the adjacent USA nearest to the project has the first right of refusal.

d. If no city can serve the project, the developer may construct a system approved by the city in whose USA they are located; and if agreed upon by the city and developer, turn the system over to that city.

3. Portion of Property in USA.

a. If at least 50% of the area of a property or combined contiguous properties under the same ownership or control, is within the USA, then the property shall be treated as if it were all within the USA for purposes of this Agreement.

b. If less than 50% of the area of a property or combined contiguous properties under the same ownership is within the USA, then it shall be treated as outside of the USA for purposes of this Agreement.

4. Abstention from County Public Water/Wastewater System The County shall abstain from the development and operation of public water and sewer services within the USA except in the following circumstances:

a. Failure of a private or municipal public water and/or sewer provider or the failure of a homeowner's association to provide for the service to its customers;

b. Failure of or obsolete private wells or septic tanks in an area that would result in a

significant negative impact to public health or environmental resources; and

c. The City shall have the right of first refusal to provide the services to the failed water and/or sewer system or areas with failed or obsolete private wells or septic tanks.

5. Fire Hydrants.

a. The City shall install fire hydrants when constructing new water lines of six (6) inches or more in diameter; and

b. The fire hydrants shall be spaced in a manner that will reasonably achieve the goals of the County and City. The City shall space the fire hydrants no further than 1,200 feet apart.

c. The City shall obtain, purchase or otherwise construct or require to be purchased or constructed all fire hydrants within the boundaries of the City or the boundaries of the USA, as well as any hydrant that is pressurized by water provided by City utilities. Sumter County Fire Rescue will perform its own fire flow tests and perform minor hydrant maintenance, limited to oiling, greasing, and painting. Sumter County Fire Rescue will provide proper street marking for the hydrants. The City water department will perform major repairs of the hydrants . The City shall be responsible for any maintenance of hydrants not categorized as "minor" herein.

End of Water and Sewer Service Sub-Agreement

Roads
Service Delivery Sub-Agreement

This Roads Services Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes: and

WHEREAS, the County provides for road construction and maintenance on all roads accepted into its system within unincorporated areas. The County also provides for the construction and maintenance of roads designated as "C" and "CR" roads regardless of its location within the unincorporated areas or within the City; and

WHEREAS, the City provides for road construction and maintenance on roads within its jurisdiction except for those within the County or State of Florida road systems; and

WHEREAS, the City's annexations have or have the potential to significantly increase impacts to County and City roads; and

WHEREAS, the County and City acknowledge that the County's and City's road systems improvements and maintenance can not be adequately funded with the existing funding sources (i.e. gas taxes, impact fees, grants, etc.); and

WHEREAS, the County and City acknowledge increased coordination in road system planning, construction, and maintenance will result in more efficient expenditure of funds and provide enhanced maintenance or capacity level of service for roads within the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as roads; and

WHEREAS, the State Comprehensive Plan requires local governments to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner; and

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated approach to road services will result in better and more efficiently maintained

roads for all of the citizens of Sumter County and a need exists to change said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

   a. Sumter County shall retain all roads currently designated as "Regionally Significant" by the Lake-Sumter Metropolitan Planning Organization (LSMPO) within the Municipal Service Area (MSA) as indicated on Map "4" attached hereto;

   b. Roads designated as "emerging Regionally Significant" by the LSMPO as indicated on the attached Map "4" will be maintained by the County for up to three (3) years after the City annexes 51% of the linear footage of the road in order to allow time for full consideration of the road to transition its classification to a "Regionally Significant" road. If the road is not classified as "Regionally Significant" after this three (3) year period, then the road shall be transferred to the jurisdiction and maintenance responsibility of the City. However, if at any time prior to or after the three (3) year period the road becomes classified as "Regionally Significant" by the LSMPO the County shall maintain, if prior to the three (3) year period, or be transferred, if after the (3) year period, jurisdiction and maintenance responsibility for the road;

      i.If prior to expiration fo the three (3) year period the County shall maintain; or,
      ii. If after the three (3) year period, jurisdiction and maintenance responsibility for the road shall be transferred;

   c. Roads designated in the future as "emerging Regionally Significant" by the LSMPO will be maintained by the County for up to three (3) years after the City annexes 51% of the linear footage of the road in order to allow time for full consideration of the road to transition its classification to a "Regionally Significant" road. If the road is not classified as "Regionally Significant" after this three (3) year period, then the road shall be transferred to the jurisdiction and maintenance responsibility of the City. However, if at any time prior to or after the three (3) year period the road becomes classified as "Regionally Significant" by the LSMPO the County shall maintain, if prior to the three (3) year period, or be transferred, if after the (3) year period, jurisdiction and maintenance responsibility for the road;

   d. Roads designated "Regionally Significant" shall become the permanent responsibility of the County under the procedures described herein.

   e. Road segment for purposes of this agreement shall mean the portion of a non-regionally significant road between two major intersecting roads. Major intersecting roads shall be those roads as identified on Map "4" and any other road which is not now designated

   f. On October 1 2009, all road segments of all non-"Regionally Significant" County roads within the existing City boundary shall become roads under the City's

jurisdiction, ownership and maintenance responsibility. If at least fifty-one percent (51%) of the linear footage of the on both sides of the road segment of a County non-regionally significant road is within the existing City boundary then the entire road segment shall be considered within the City;

g. All non-"Regionally Significant" County roads within the MSA shall become roads under the City's jurisdiction, ownership and maintenance responsibility by segment upon annexation of at least fifty-one percent (51%) of the linear footage on both sides of the road segment;

h. The 51% is calculated based on the frontage of annexed parcels on each side of the road segment between two major intersecting roads;

i. Once 51% or more of a segment is annexed, the t entire road segment between the two major intersecting roads will be deemed annexed into the City and under the City's jurisdiction, and ownership and the City will be fully responsible for all maintenance and other responsibilities of the road;

j. Any County or City agreements for road improvements with other governmental or private entities existing at the time of the approval of this Agreement shall remain in full force and effect except in the case of a conflict with this Agreement, in which case the terms of this Agreement shall prevail; and,

k. . The parties recognize that jurisdiction for purposes of all law enforcement issues shall be governed by the law enforcement subagreement. The ownership of the road shall mean that the party owning the road is responsible for maintenance, upgrades, ownership of the right of way and all of the other rights and responsibilities related to the roads other than those which fall within the purview of law enforcement.

2. Level of Service. Within the MSA, the City and County will establish the following Level of Service Standards (LOS):

Interstate, Limited Access Parkways	C
Principal Arterials	D
Minor Arterials	D
Major and Minor Collectors	D
Local Streets	D

If an LOS standard is to be established below what is stated, both City and County must approve the change.

For Strategic Intermodal System (SIS) Facilities and Transportation Regional Incentive Program (TRIP) Funded roadways, the LOS shall be established by the Florida Department of Transportation (FDOT).

3. Planning for Roads.

   a. Once adopted by the Lake-Sumter Metropolitan Planning Organization (LSMPO), the City and County agree to adopt the LSMPO 2035 Long Range Transportation Plan. The County shall assure the City has the opportunity to participate in the development of the LSMPO 2035 Long Range Transportation Plan;

   b. Within the MSA, the County and City will work together on the design of roads;

   c. The City and County agree to create a multi-modal transportation master plan with the LSMPO. This plan will include, but not be limited to, mass transit, pedestrian trails/sidewalks, bicycle trails, etc.;

   d. The City and County agree to maintain a Unified Concurrency Management System (CMS) through the LSMPO. The City and County agree to update the system when applicable including de-minimus trips. The City and County agree to share the cost of this system based upon the most recent University of Florida Bureau of Economic and Business Research (BEBR) population percentages; and

   e. The City and County agree to update the CMS with yearly traffic counts.

4. Review of Development within the MSA.

   a. Within the MSA, the City and County agree to contract with the LSMPO to review all traffic impact studies for development meeting a mutually acceptable threshold; and

   b. Within the MSA, the City and County agree to enter into Proportionate Share Agreements or other similar agreements, for development meeting a mutually acceptable threshold, with the City, County, developer, and other impacted jurisdictions to establish required traffic mitigation and responsibility for mitigation.

5. Funding.

   a. The County may establish a Municipal Services Benefit Unit (MSBU) or a Municipal Services Taxing Unit (MSTU) to fund improvements of County or City roads. If the County wishes to extend the MSTU into the City, it must obtain the agreement of the City Commission. The City may request that the County establish a MSTU in areas of the City and County to provide funding for improvements to interjurisdictional roads. If the City requests the establishment of MSTU, then the City shall fund and complete the necessary studies and analysis to establish MSTU. If a MSTU is pursued by the County, then the County shall fund the costs of the necessary studies and analysis to establish the countywide MSTU. If the County and City jointly pursue a MSTU, then the City shall fund their proportionate share of the costs of the necessary studies and analysis to establish the joint MSTU. The proportionate share shall be based on the percentage of the City's population compared to the total countywide population using the most recent population estimated by BEBR;

b. The City may establish a special assessment within the City limits to fund improvements of City roads as long as the City meets all of the requirements of Chapter 170, Florida Statutes.

c. The County shall collect 100% of the applicable County road impact fees within all areas of the City, to mitigate for impacts to County and State roadways;

d. The County and City acknowledge this Agreement terminates the "Intergovernmental Agreement Between Sumter County and Wildwood, Florida to Provide for the Imposition of District 1 Impact Fees Within the City of Wildwood", dated December 13, 2005;

e. Within the City limits, the City may also enact additional road impact fees that do not duplicate the County's road impact fee; and,

f. City and County will work together on funding sources for capital improvements relative to transportation within the MSA.

6. Maintenance.

a. "Regionally Significant" roads within the MSA: The City and County may enter into maintenance agreements for certain segments of "Regionally Significant" roads within the MSA. The County agrees that the City shall be justly compensated for any and all maintenance subjugated to the City through a maintenance agreement. These maintenance agreements shall include, but not be limited to:

i. Any mowing, edging, tree trimming, maintenance of shrubs, flowers, trees, special grasses, ornamentals, or irrigation of rights-of-ways outside the pavement or edge of curb and within medians;

ii. Jurisdiction for all stormwater drainage and retention systems associated with the "Regionally Significant" road systems; and

iii. The cost of maintenance shall be negotiated between the parties on an annual basis as part of the budgetary process.

b. The County will be responsible for all stormwater drainage retention systems associated with "Regionally Significant" roads. If the City agrees to mow these areas, the City will be justly compensated; and

c. All non-"Regionally Significant" whose jurisdiction is transferred to the City under the terms of this agreement shall be maintained by the City unless otherwise agreed to in a separate maintenance agreement.

7. LSMPO Representation. If and/or when Sumter County has two (2) or more voting representatives on the LSMPO Governing Board, then the County shall ask that one of

the voting members be an annually rotating Sumter County municipality. Once a municipality joins the LSMPO Board as an independent voting member, then they will not be eligible to participate on the rotation.

End of Roads Sub-Agreement

Building Permitting and Inspection Service Delivery Sub-Agreement

This Building Permitting and Inspection Services Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, The County and City each provide building permitting and inspection services within their respective jurisdictions; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as building permitting and inspection services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as building permitting and inspections.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a unified approach to building services will result in more efficient use of County and City services in a manner that protects and promotes the health and welfare of all of the citizens of Sumter County and a need exists to change said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

    a. The City shall serve as the single point of service for building, permitting, and inspections within the incorporated boundaries of the municipality;

    b. The County shall serve as the single point of service for building, permitting, and inspections within the unincorporated areas and other cities that agree to consolidate; and,

c. Through mutual agreements, the City and County may grant authorization to each other to perform inspections in their respective jurisdictions in certain situations (i.e. County facilities in City or City facilities in un-incorporated County).

2. Fire Inspections and Plan Review. Consistent with existing interlocal agreement(s), the County, through Sumter County Fire Rescue, shall, pursuant to Section 633.0215, Florida Statutes (2008), and Section 901 of Florida Building Code, utilize the Florida Fire Prevention Code in providing all fire prevention/safety inspections and complete all fire building plans reviews within the City and unincorporated areas.

End of Building Services Sub-Agreement

Parks and Recreation
Service Delivery Sub-Agreement

This Parks and Recreation Service Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses a Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County and the City strive to achieve a high level of cooperation and coordination in their provision of recreational facilities and/or programs to the residents of Sumter County; and

WHEREAS, the County and the City share the primary objective to efficiently provide the widest variety of recreational opportunities to any resident of Sumter County who wishes to take advantage of those opportunities; and

WHEREAS, the County and City recognize the most efficient approach to provide parks and recreation services is a coordinated approach between the County and the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as roads; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and services, and protection of natural resources; and

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated approach to parks and recreation services will protect and promote the health and welfare of all of the citizens of Sumter County and agree that a need exists to change said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

   a. The County shall provide regional passive park and recreational facilities and/or programs for all citizens of Sumter County. Regional passive park and recreational facilities and/or programs are parks that are 40 acres or larger and include natural areas, trails, boat launches, picnicking, camping, nature study, and other primary uses and activities that are based on the natural features of the park.

   b. The County shall abstain from the development or funding of active park or recreational facilities and/or programs except those funded via a municipal service benefit unit assessment (MSBU) or municipal service benefit taxing unit (MSTU) or other funding source approved by the voters of Sumter County (i.e. general obligation bonds). Active park and recreational facilities include baseball/softball fields, soccer fields, football fields, basketball courts, and other park or recreational facilities that are developed for primary uses other than open space and related activities based on the natural features of the park.

   The City shall take ownership, by quit claim deed, of any County park that does not meet the definition of a regional passive park, as defined above, upon the annexation of a parcel adjacent to the County park. Quit claim deeds to all non-passive parks currently eligible for transfer shall be executed by the County on or about October 1, 2009. The eligible parks which will be transferred to the City are Oxford Park, the Oxford Community Center and Lake Deaton Park as described on Exhibit A, attached hereto and incorporated as if fully stated herein.

2. Funding.

   a. The City shall maintain the ability to implement fee rates for park and recreation facilities and programs that differentiate between residents and non-residents of the City.

   b. The City shall maintain sole authority and funding responsibility of all parks and recreational facilities within its City limits or transferred to City's ownership under this agreement.

   c. The County shall not provide funding to the City for parks and recreational facilities and programs in the City unless the funding is provided through a MSBU or MSTU or other dedicated funding source approved by the voters of Sumter County (i.e. general obligation bonds).

   d. The City may request the County to establish a MSBU or MSTU for parks and recreation. If the City requests the establishment of a MSBU or MSTU, then the City shall fund and complete the necessary studies and analysis to establish the MSBU and MSTU.

   e. If a countywide MSBU or MSTU is pursued by the County, then the City shall fund their proportionate share of the costs of the necessary studies and analysis to

establish the countywide MSBU and MSTU. The proportionate share shall be based on the percentage of the City's population compared to the total countywide population using the most recent population estimated by BEBR.

3. Staff Support

Qualified staff members of the County currently responsible for County park support services for parks to be transferred to the City may, at the sole discretion of the City, be provided the opportunity by the City to become employees of the City upon the transfer of active or passive parks to the City.

End of Parks Services Sub-Agreement

Fire Service
Delivery Sub-Agreement

This Fire Services Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County provides fire prevention and suppression and non-transport emergency medical services in the unincorporated and incorporated areas of the county through the Sumter County Fire District; and

WHEREAS, the County provides funding for fire services through federal and state grants, County General Fund, Sumter County Fire Impact Fees, Sumter County Fire District Municipal Services Benefit Unit Assessment, and Sumter County Fire District Fees; and

WHEREAS, the County and City recognize the most efficient approach to assuring adequate fire protection is a coordinated and unified approach between the County and the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as fire services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as fire services.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated and unified approach to fire services results in a more efficient and effective method of service and promotes the safety and welfare for all of the citizens of Sumter County and agree a need exists to continue said service delivery arrangements in the following manner:

1. Service Delivery Agreement. The County shall continue to serve as the single, unified point of service for fire prevention and suppression and non-transport emergency medical service through the Sumter County Fire District.

2. Fire Inspections and Plan Review. Consistent with existing interlocal agreement(s), the County, through Sumter County Fire Rescue, shall, pursuant to Section 633.0215, Florida Statutes, and Section 901 of Florida Building Code, utilize the Florida Fire Prevention Code in providing all fire prevention/safety inspections and complete all fire building plans reviews within the City and unincorporated areas.

End of Fire Services Sub-Agreement

Libraries Service Delivery Sub-Agreement

This Libraries Services Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County provides library services in the unincorporated areas of the county and within other cities in the county; and

WHEREAS, the City also provides library services;

WHEREAS, the County and City recognize the most efficient approach to assuring library services is a coordinated and unified approach between the County and the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as library services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as library services.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated and unified approach to library services results in a more efficient and effective method of service and promotes the welfare for all of the citizens of Sumter County and agree a need exists to change said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

   a. On October 1, 2009, the County shall assume library services for the City, and the County shall serve as the single, unified point of service for libraries in unincorporated areas of the county and within the City;

b. The County shall construct a new library as part of the new County Service Center planned for construction in 2010 at the southeast corner of the intersection of CR 139 and C-466A;

c. From October 1, 2009 until the said new library is constructed, the County shall maintain operation of the existing City library facility on Huey Street;

d. No later than 90 days prior to October 1, 2009, the City shall provide the County an inventory of all equipment, fixtures, and furniture to be transferred at no cost to the County. The County shall review the inventory and reserves the right to accept or decline any or all of the items on the inventory or request additional items not included in the inventory for transfer; and

e. The City shall transfer at no cost to the County all books, periodicals, other media, equipment, fixtures, and furniture necessary to operate the library to the County.

2. Impact Fees.

a. The City will collect library impact fees until September 30, 2009, at 11:59 p.m., after which the City will no longer collect library impact fees; and

b. The City will transfer all library impact fees collected through September 30, 2009, at 11:59 pm. to the County for use in the development of the said new library or other future library construction or enhancements within the City.

3. Level of Service.

a. The County will continue to have an established goal to attain state level of service standards for library services; and

b. Library services shall also mean computer access and shall include copiers, computers, and other multi-media amenities.

4. Friends of the Library. The County will continue to maintain a defined relationship with the City of Wildwood Friends of the Library.

5. Director. The County agrees to hire the City's Library Director (Director) as of October 1, 2009 at the Director's rate of pay as of September 30, 2009.

6. Staff Support. Qualified staff members of the City currently responsible for City library support services may, at the sole discretion of the County, be provided the opportunity by the County to become employees of the consolidated Sumter County Library Service.

End of Library Services Sub-Agreement

Workforce Housing
Service Delivery Sub-Agreement

This Workforce Housing Services Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County is the current sole provider of workforce housing assistance in the county; and

WHEREAS, the County provides funding for workforce housing through grants from the Federal Housing and Urban Development Agency (Section 8 and Community Development Block Grant), Florida Department of Community Affairs, Florida Housing Finance Corporation (State Housing Initiatives Partnerships), and County's General Fund. This funding is applied in both unincorporated and incorporated areas of the county; and

WHEREAS, the County and City recognize the most effective approach to assuring adequate workforce housing opportunities is a coordinated and unified approach between the County and the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such workforce housing services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as workforce housing.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated and unified approach to workforce housing services will result in a more efficient and effective method of service and promote the adequate housing opportunities for all of the citizens of Sumter County and agree a need exists to continue said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

   a. The County shall serve as the single, unified point of service for workforce housing services in unincorporated areas of the county and within the City.

   b. The County shall provide the staffing and resources for promoting and facilitating the provision of workforce housing.

   c. The workforce housing services shall be provided consistent with the County's and City's local ordinances and State and Federal law.

   d. Funding for the Consolidated County/City Workforce Housing Services shall be generated from state and federal grants and County general fund. This does not preclude the use of other funding sources that may be implemented by the County, City, and state or federal governments for workforce housing in the future.

2. Workforce Housing Definition. The definition of "workforce housing" shall be based on State Housing Initiatives Program (SHIP) income guidelines.

3. Mitigation. The County or City will not unreasonably withhold development approval based on the provision or mitigation of affordable housing by a developer.

4. Strategy. The County and City agree to prepare a unified strategy to promote workforce housing.

End of Workforce Housing Services Sub-Agreement

Solid Waste Collection and Disposal Delivery Sub-Agreement

This Solid Waste Collection and Disposal Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County is required by Florida Statutes to provide a point of collection and disposal of solid waste for all of Sumter County; and

WHEREAS, the County provides a point of collection and disposal for solid waste for the City at the County's existing solid waste facility; and

WHEREAS, the City does not provide any solid waste collection or disposal services; and

WHEREAS, the County and City recognize the most efficient approach to provide solid waste collection and disposal services is a coordinated and unified approach between the County and the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as solid waste collection and disposal services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as solid waste collection and disposal services.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree a coordinated and unified approach to solid waste collection and disposal services result in a more efficient and effective method of service and promotes the health and welfare for all of the citizens of Sumter County and agree a need exists to continue said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

   a. The County shall continue to provide the City a point of collection and disposal at the County's solid waste facility and at any future facilities developed by the County.

   b. The City shall utilize the County's solid waste facility when economically feasible. However, if there is a more economic feasible solid waste service available to the City, the City may choose to use it.

2. Fees. The County shall continue to fund the solid waste collection and disposal services through fees by private collectors, tipping fees by the County, County recyclable revenues, and state grants. This does not preclude other future funding sources that may be implemented by the County or City.

End of Solid Waste Services Sub-Agreement

Stormwater Management
Service Delivery Sub-Agreement

This Stormwater Management Service Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County and the City strive to achieve a high level of cooperation and coordination in their management of stormwater for the residents of Sumter County; and

WHEREAS, the County and the City share the primary objective to efficiently provide stormwater management to all residents of Sumter County; and

WHEREAS, as the City continues to grow through annexation and other infill development, the City will trigger the need for compliance with the National Pollutant Discharge Elimination System (NPDES) regulations; and

WHEREAS, the City lacks the expertise or resources to effectively address the NPDES regulations; while the County has the expertise and resources to effectively address the NPDES regulations; and

WHEREAS, the City desires to implement a master stormwater system for the city; and

WHEREAS, the County is currently working with the Southwest Florida Water Management District (SWFWMD) to study drainage basins throughout the county that may assist in the development of a master stormwater system for the City;

WHEREAS, the County and City recognize the most efficient approach to provide stormwater management is a coordinated approach between the County and the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as stormwater management; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida

Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as stormwater management.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated and unified approach to stormwater management results in a more efficient and effective method of service and promotes the health and welfare for all of the citizens of Sumter County and agree a need exists to implement said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

    a. The City and County shall be responsible for their own NPDES compliance.

    b. The County shall require development within unincorporated areas of the defined Municipal Service Area (MSA) to coordinate their stormwater management design and facilities with the City's stormwater master planning efforts.

    c. The County and City shall include stormwater management coordination within the separate Road Service Delivery Sub-Agreement

2. Funding. The City shall be responsible for the capital and maintenance costs related to the infrastructure for compliance with NPDES regulations. However, for infrastructure that provides benefits for property outside of the City limits, the County and City shall prepare a separate funding agreement to share in the cost and maintenance of the mutually benefiting infrastructure.

3. Drainage Basin Studies. The County shall include the City as a participant in the drainage basin studies with the Southwest Florida Water Management District (SWFWMD) for those drainage basins that directly impact the City.

End of Stormwater Services Sub-Agreement

Geographic Information Systems Service Delivery Sub-Agreement

This Geographic Information Systems (GIS) Services Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County and City separately operate and maintain geographic information systems; and

WHEREAS, the County and City recognize the most effective approach to assuring efficient and effective geographic information system services is a coordinated approach between the County and the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as geographic information systems; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as geographic information systems.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated approach to geographic information systems services will result in a more efficient and effective method of service and promote the efficient and effective use of geographic information system data for all of the citizens of Sumter County and agree a need exists to continue said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

   a. The County shall provide and maintain a GIS base platform, which shall include database and mapping information. The City shall be responsible for any and all manipulation of the Sumter County GIS base platform information for the City's use;

b. The City shall retain its own GIS personnel/funding; and

c. If desired, the City shall be responsible for any/all physical connectivity to the County GIS in a manner acceptable to the County.

2. GIS Data Updates. The City and County shall send GIS data updates to each other, or any other agency requesting the data, on the first of every month or as requested. Updates shall be provided through the posting of the data to the County's ftp site or in another manner (CD-ROMs, email, direct connection, etc.) acceptable to both parties.

3. 911 Addressing. The County shall be responsible for all 911 addressing within the City.

End of GIS Services Sub-Agreement

Law Enforcement
Service Delivery Sub-Agreement

This Law Enforcement Services Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses a Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County provides funding for law enforcement services by the Sumter County Sheriff's Office; and

WHEREAS, the City provides funding for law enforcement services for the City Of Wildwood Police Department; and

WHEREAS, the County and City recognize the most efficient approach to providing adequate law enforcement protection is a coordinated approach between the County and the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as law enforcement services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and services, and protection of natural resources; and

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated and unified approach to law enforcement services results in a more efficient and effective method of service and promotes the safety and welfare of all of the citizens of Sumter County and agree that a need exists to continue said service delivery arrangements in the following manner:

1. Service Delivery Agreement. The County and City shall continue to utilize the current mutual aid agreement in place with the Sumter County Sheriff's Office. If that agreement should terminate without renewal, the City shall be solely

responsible for law enforcement within the incorporated boundaries of the City.

2. The incorporated boundaries of the City shall include those areas annexed into the City including those areas annexed pursuant to the Planning Services subagreement and the MSA as defined in the Planning Services subagreement.

3. Within the MSA, all law enforcement jurisdiction shall remain with the County in all areas which have not been annexed into the City.

4. For purposes of law enforcement jurisdiction, a road right of way and road contained in a road segment shall be considered annexed into the City at the time of annexation of at least 51% of the parcels on each side of a road segment between two major intersecting roads as defined in the Road Services subagreement.

End of Law Enforcement Services Sub-Agreement

Mosquito Control
Service Delivery Sub-Agreement

This Mosquito Control Service Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County and the City strive to preserve a high quality of life and public health for the residents of Sumter County; and

WHEREAS, mosquito overpopulation is a threat to public health, safety and welfare; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and services, and protection of natural resources; and

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated approach to mosquito control will protect and promote the health and welfare of all of the citizens of Sumter County, and therefore state:

1. <u>Service Delivery Agreement.</u>

Sumter County shall provide mosquito control service to the areas in and abutting the incorporated boundaries of the City. Mosquito control shall be implemented using generally accepted pesticide and prevention practices, consistent with all applicable state and federal regulations and applicable provisions of the Sumter County Code.

Animal Control
Service Delivery Sub-Agreement

This Animal Control Service Delivery Sub-Agreement is made and entered into this 14th day of April, 2009, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses a Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County and the City strive to preserve a high quality of life for all residents of Sumter County; and

WHEREAS, untended domesticated pets such as dogs or cats, and untended domesticated livestock such as cattle provide a public safety and health; and

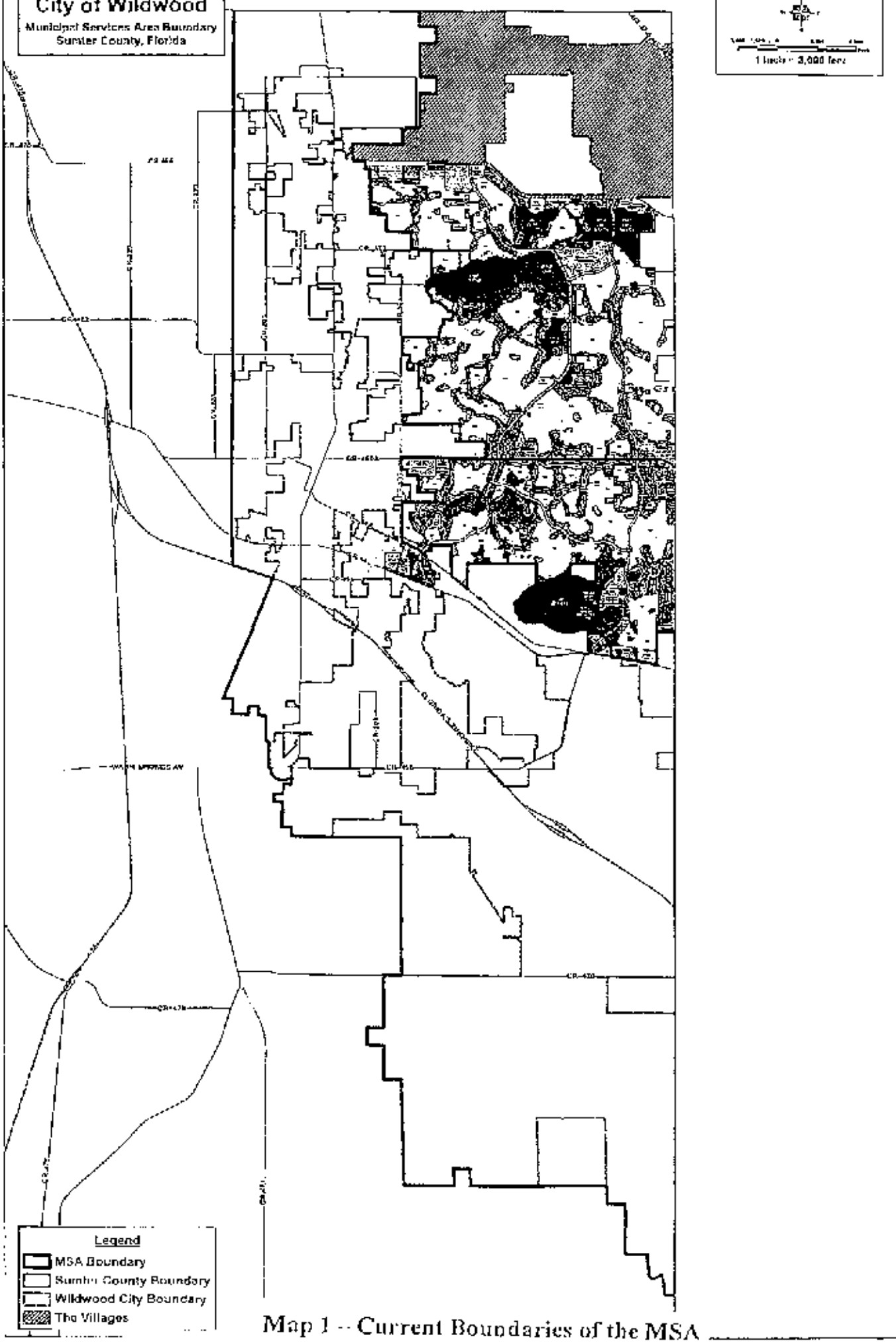
WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and services, and protection of natural resources; and

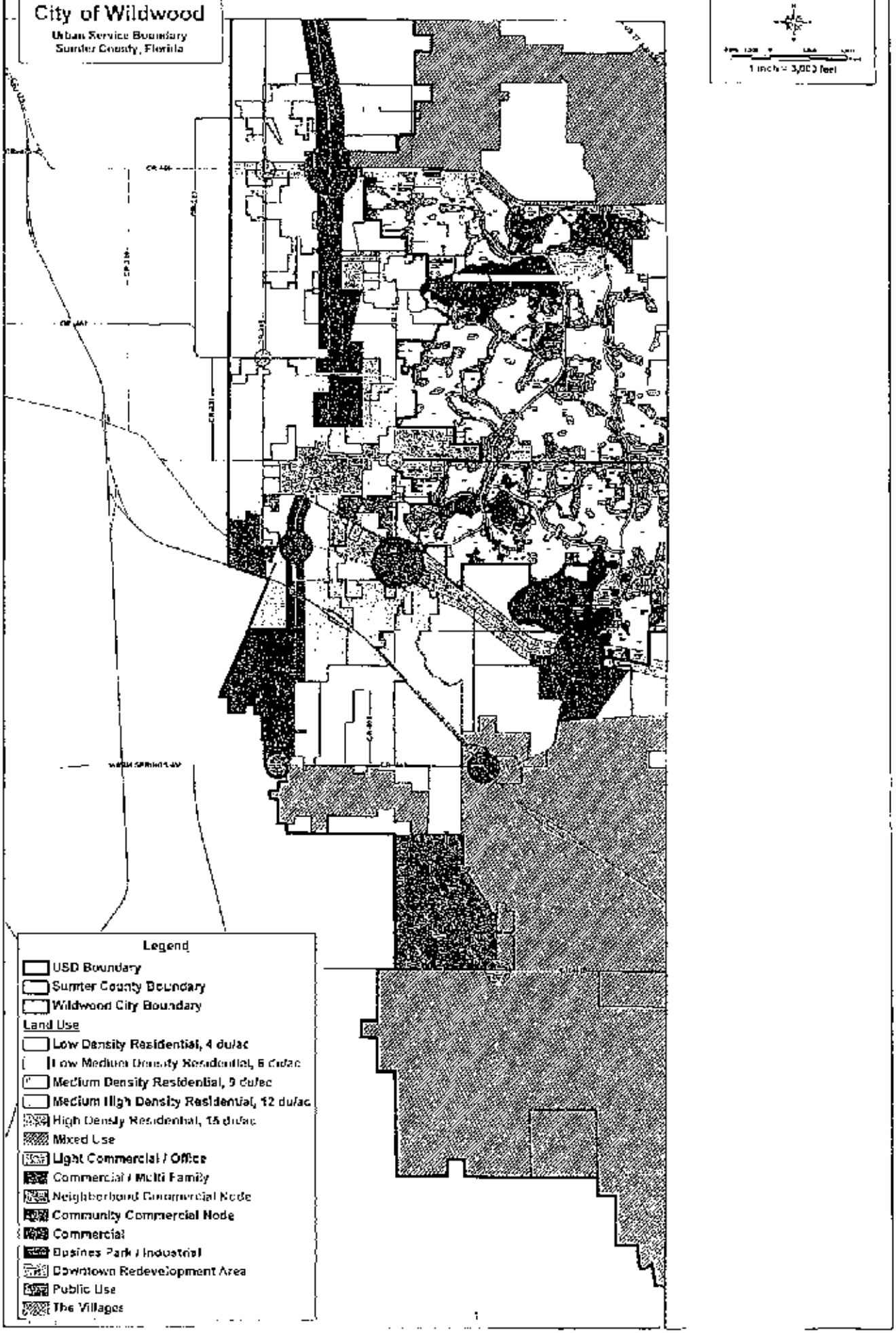
NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated approach to animal control will protect and promote the health and safety of all of the citizens of Sumter County, and therefore state:

1. <u>Service Delivery Agreement.</u>

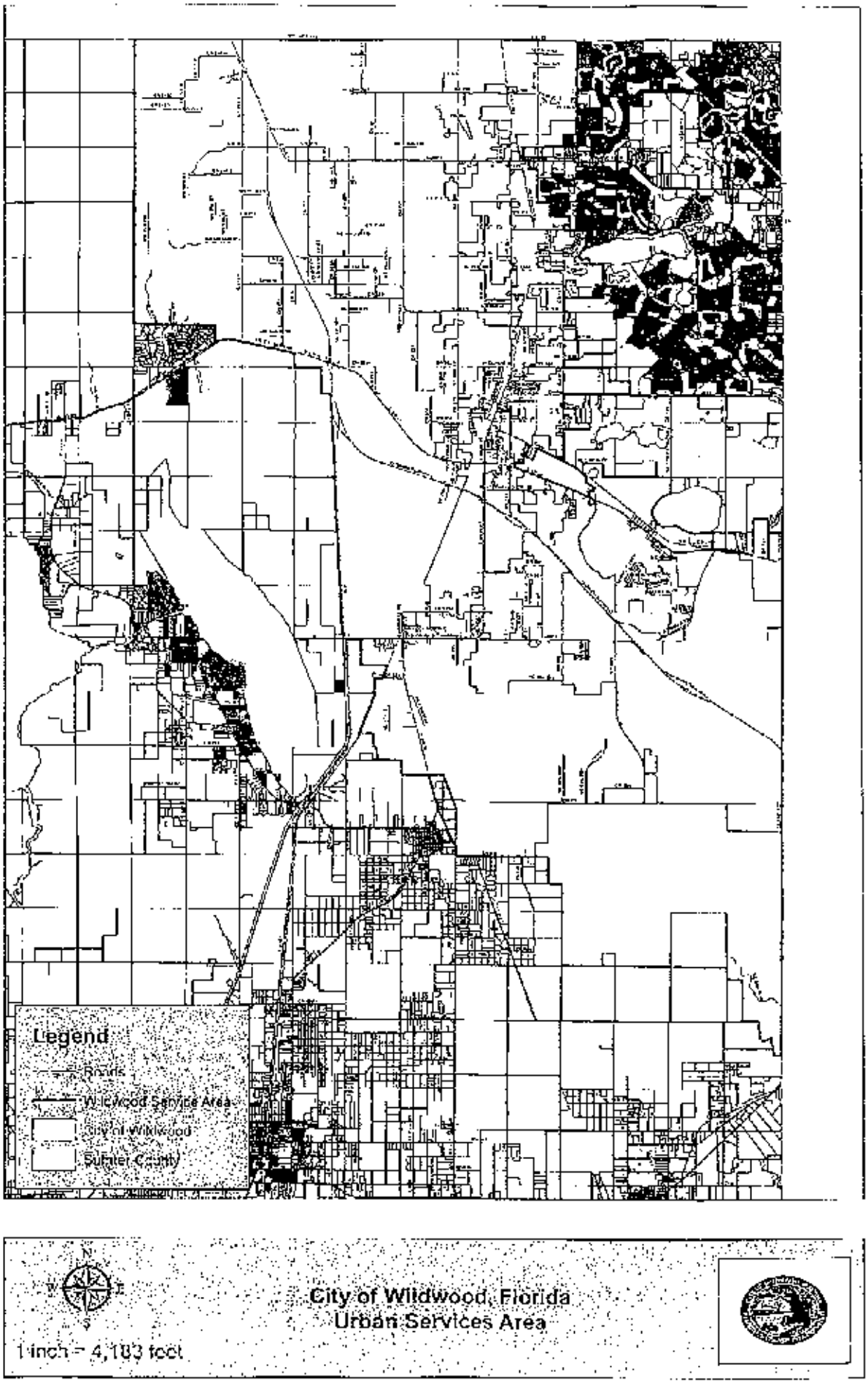
Sumter County shall provide animal control service to the areas in and abutting the incorporated boundaries of the City in the same manner that it does in the unincorporated areas of Sumter County, consistent with normal animal control practices, and consistent with all applicable state and federal regulations and the and the applicable provisions of the Sumter County Code.



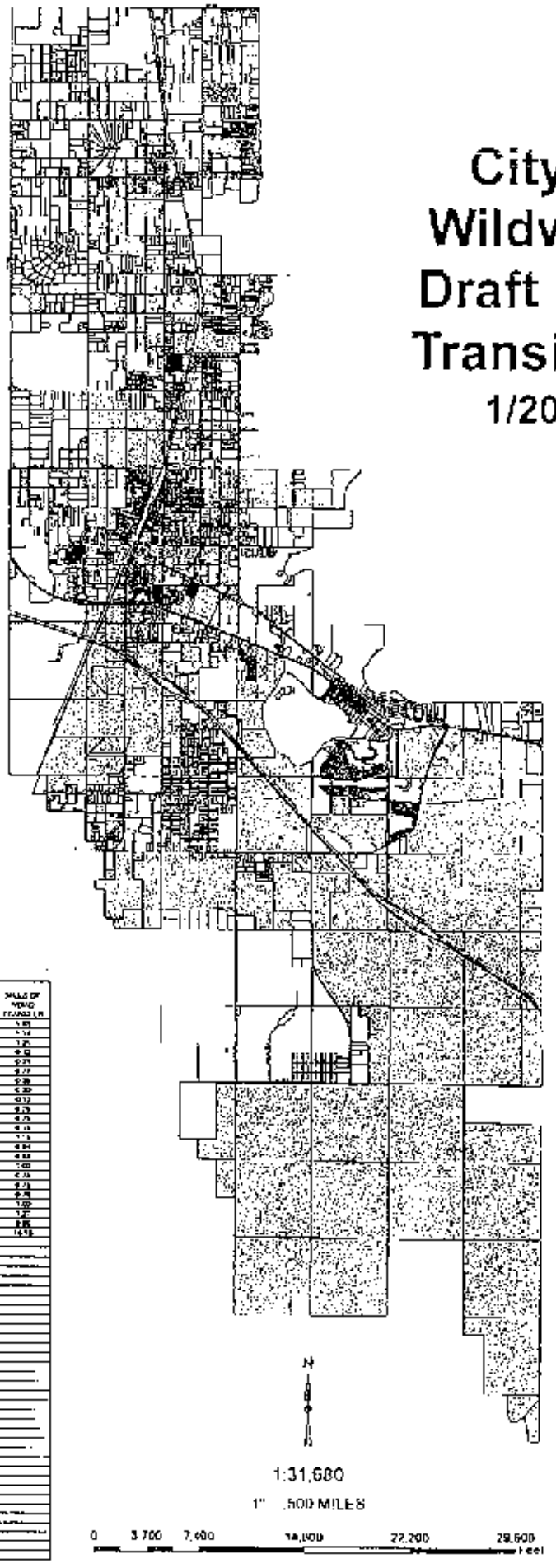
Map 1 -- Current Boundaries of the MSA



Map 2 – Current Anticipated Future Land Uses in the MSA



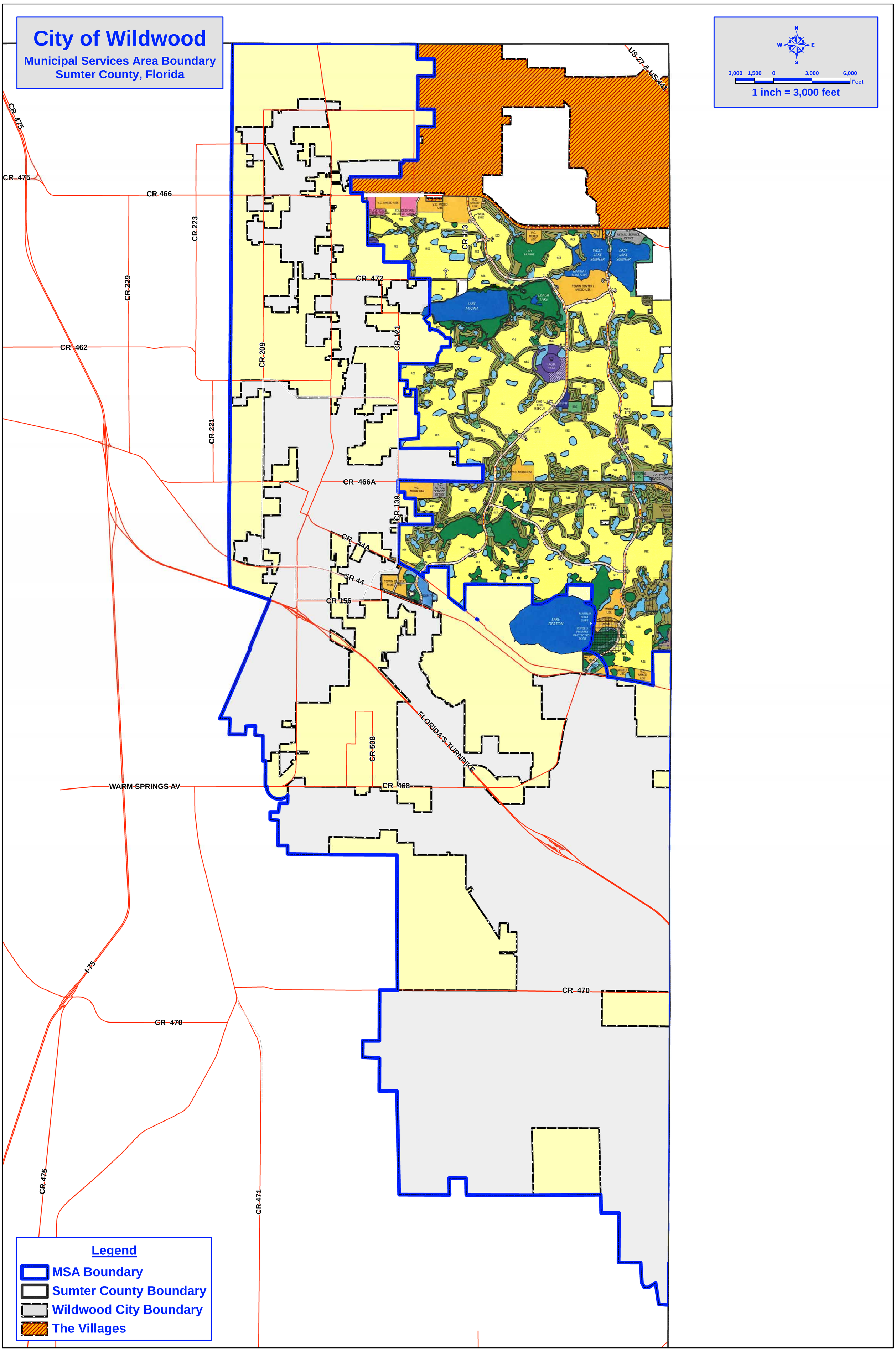
Map 3 - City's Urban Services Area



Map 4 – Major Intersecting Roads, Regionally Significant and Emerging Regionally Significant Roads within the MSA

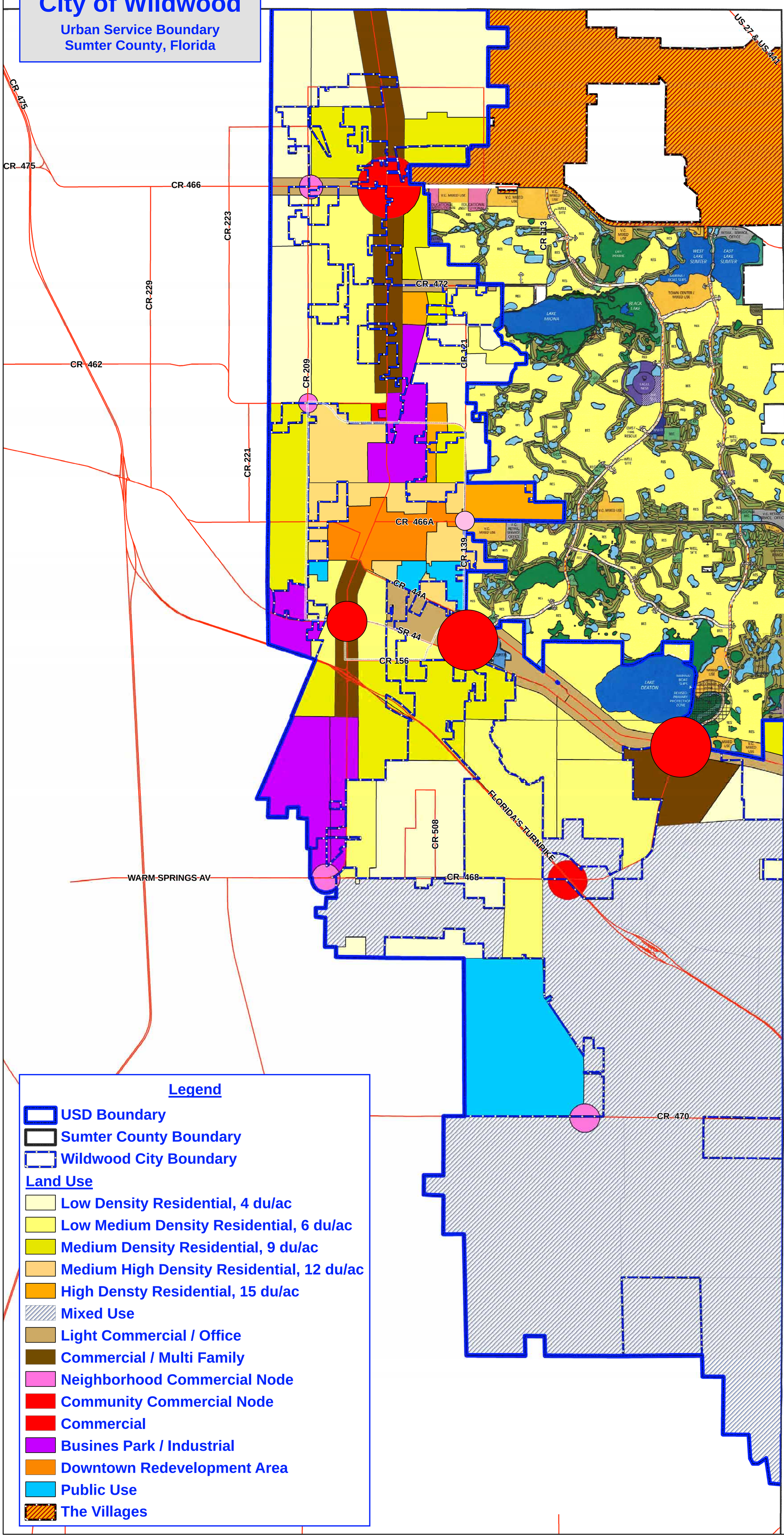
City of Wildwood

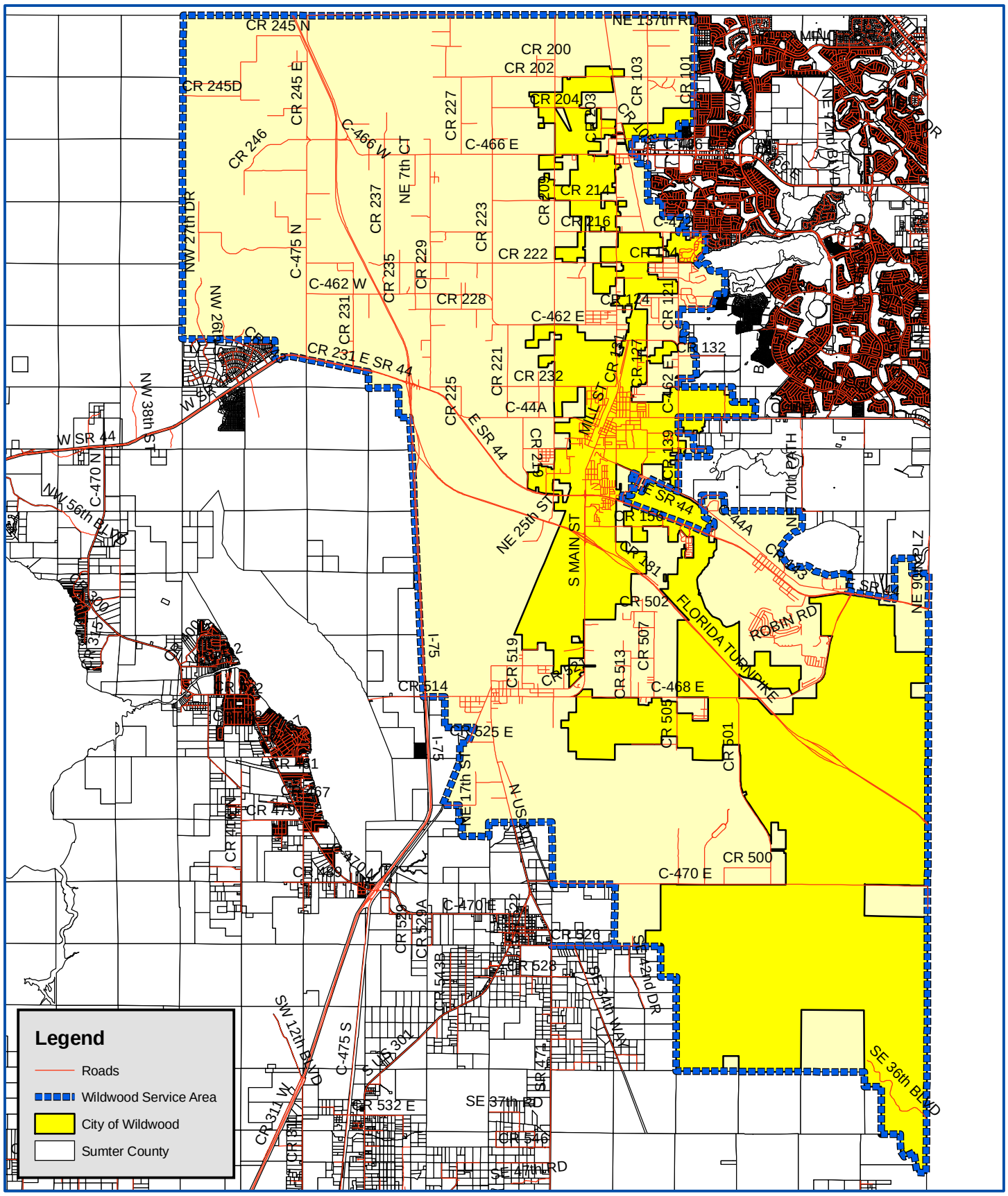
Municipal Services Area Boundary
Sumter County, Florida



City of Wildwood

Urban Service Boundary
Sumter County, Florida



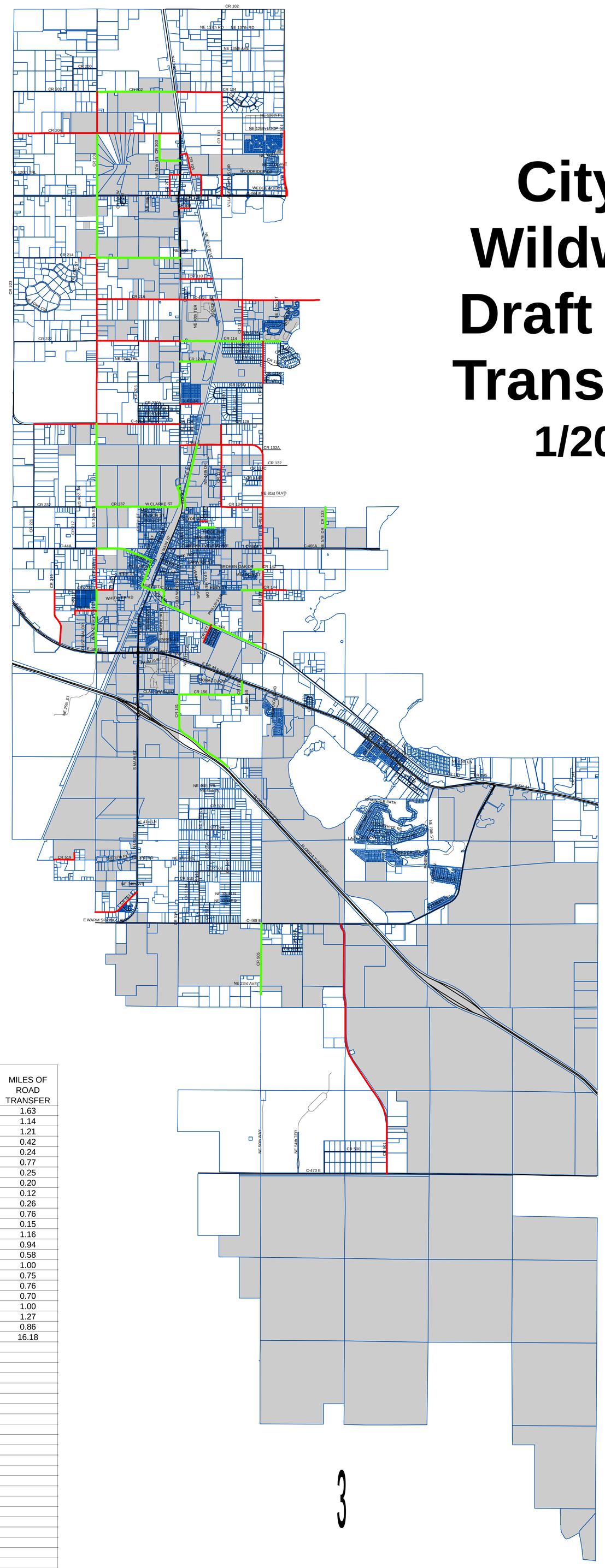


1 inch = 11,395 feet

City of Wildwood, Florida
Urban Services Area

City of Wildwood Draft Road Transitions

1/20/09



COUNTY ROAD NUMBER	FROM	TO	ROAD SEGMENT LENGTH (FEET)	PARCEL FRONTAGE WITHIN CITY	ROAD %	TRANSFER JURISDICTION	MILES OF ROAD TRANSFER
C-44A E	US 301	CR 139	17205	11079	64.4%	Y	1.63
C-44A W	US 301	CR 213	12056	9704	80.5%	Y	1.14
CR 114	US 301	CR 114A	12812	7241	56.5%	Y	1.21
CR 124A	US 301	END	4435	3628	81.8%	Y	0.42
CR 128	C-462 E	CR 128 CURVE	2535	1286	50.7%	Y	0.24
CR 131	C-462 E	E CLARK ST	8180	8180	100.0%	Y	0.77
CR 133	NE 57TH DR	END	2642	1971	74.6%	Y	0.25
CR 140	STANLEY AVE	END	2087	1171	56.1%	Y	0.20
CR 142	CR 139	WILDWOOD AVE	1282	1214	94.6%	Y	0.12
CR 144	HUEY ST	CR 139	2735	2685	98.0%	Y	0.26
CR 156	CR 179	CR 181	7988	4228	52.9%	Y	0.76
CR 179	E SR 44	CR 156	1544	1403	90.8%	Y	0.15
CR 181	CR 156	NE 49TH BLVD	12255	6485	52.9%	Y	1.16
CR 202	US 301	CR 209	9959	6170	62.0%	Y	0.94
CR 203	US 301	CR 204	6074	4914	80.9%	Y	0.58
CR 209	CR 232	C-462 E	10608	5610	52.8%	Y	1.00
CR 209	CR 214	C-466 E	7899	4996	63.2%	Y	0.75
CR 209	C-466 E	CR 204	7980	5328	66.7%	Y	0.76
CR 213	E SR 44	CR 238	7437	4967	66.7%	Y	0.70
CR 214	US 301	CR 209	10600	7548	71.2%	Y	1.00
CR 232	US 301	CR 209	13404	10905	81.7%	Y	1.27
CR 505	C-468 E	TO END	9057	5988	66.1%	Y	0.86
TOTALS			170774	116701			16.18
C-462 E	US 301	C-466A	23392	9074	38.8%	N	
C-462 W	US 301	CR 221	18605	3747	20.1%	N	
C-472	US 301	MIONA SHORES DR	22071	6126	27.8%	N	
CR 101	C-466 E	NE 125TH LOOP	8304	1320	15.8%	N	
CR 103	C-466 E	CR 104	13179	2628	19.9%	N	
CR 104	US 301	CR 103	2973	872	29.3%	N	
CR 105	C-466 E	CR 105	6577	2570	39.0%	N	
CR 108	US 301	CR 108 (N LEG)	1337	272	20.3%	N	
CR 110	US 301	NE 42ND BLVD	4098	228	5.5%	N	
CR 117	C-472	CR 114	4466	1851	41.4%	N	
CR 121	CR 114	CR 125	5356	1064	19.8%	N	
CR 124	US 301	END	2788	575	20.6%	N	
CR 127	C-462 E	CR 134	7919	2628	33.1%	N	
CR 134	C-462 E	CR 127	5302	640	12.1%	N	
CR 138	WALDEN ST	END	839	150	17.8%	N	
CR 139	C-466A	C-44A	12738	5896	46.2%	N	
CR 177	C-44A	END	2420	1126	46.5%	N	
CR 201	US 301	C-466 E	3999	471	11.8%	N	
CR 204	US 301	CR 209	10576	4768	45.1%	N	
CR 204	CR 209	CR 223	10696	3112	29.1%	N	
CR 209	C-462 E	CR 222	5303	0	0.0%	N	
CR 209	CR 222	CR 214	10600	1002	9.5%	N	
CR 209	CR 204	CR 202	5286	2664	50.3%	N	
CR 213	C-44A	CR 238	5294	888	16.7%	N	
CR 214	CR 209	NE 27TH ST	2134	544	25.4%	N	
CR 216	US 301	CR 209	10629	2971	28.0%	N	
CR 219	E SR 44	CR 238	7123	1402	19.6%	N	
CR 222	US 301	CR 209	10612	3552	30.6%	N	
CR 238	CR 213	CR 242	2106	1047	49.7%	N	
CR 244	CR 213	END	3247	504	15.5%	N	
CR 501	C-470 E	C-468 E	33363	17165	51.4%	N	
CR 519	COLEMAN CITY LIMITS	END	3430	1697	49.5%	N	
CR 521	US 301	COLEMAN CITY LIMITS	6351	2093	32.9%	N	
TOTALS			273113	84647			

1:31,680

1" = .500 MILES

0 3,700 7,400 14,800 22,200 29,600 Feet

WILDWOOD ROADS

ROADS WITHIN CITY LIMITS

TRANSFER JURISDICTION

Exhibit A

Deeds For
Oxford Park
Oxford Community Building
Lake Deaton Park

Oxford Park
Parcel 1 of 4
(Exclude Parcel D17=034 – Fire Station)

39634-RX

REC. 229 PAGE 08

THIS DEED, Made this 12th day of March, A.D., 1980 between SEABOARD COAST LINE RAILROAD COMPANY, a Virginia corporation, hereinafter called "Grantor"; and SUMTER COUNTY, a political subdivision of the State of Florida, whose mailing address is P. O. Box 8, Bushnell, Florida 33513, hereinafter called "Grantee";

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That Grantor, for and in consideration of the sum of Four Thousand One Hundred Thirty-Two and 00/100 Dollars ($4,132.00) to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto Grantee that certain tract or parcel of land situate, lying and being at Oxford, County of Sumter, State of Florida, and described as follows, to wit:

Commence at the intersection of the center line of S.R. 466 with the center line of Grantor's main line Baldwin-Wildwood track; thence N 89° 49' 49" W along the center line of S.R. 466, 91.18 feet to the Point of Beginning; from the Point of Beginning thus described run thence N 89° 49' 49" W along the center line of S.R. 466, 307.04 feet; thence S 12° 07' 59" E 300.00 feet; thence S 89° 49' 49" E 307.04 feet; thence N 12° 07' 59" W 300.00 feet to the Point of Beginning; containing 2.066 acres, more or less, and being shown on print of survey prepared by James D. Baker, dated September 17, 1979, which print is attached hereto and made a part hereof.

D17-032
D17-034

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD said premises unto Grantee in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record including, but not limited to (i) a fence along the westerly boundary of the above described land (ii) paved basketball and tennis courts located along the westerly boundary of the above described land (iii) street right of ways located along the northerly and southerly boundaries of the above described land, all as shown on said attached print. Except as to the matters referred to in the preceding paragraph, Grantor hereby binds itself that the premises are free from encumbrances, that it is seized of said premises in fee and that it will fully warrant and forever defend all and singular said premises unto Grantee against Grantor and all other persons lawfully claiming or to claim the same or any part thereof by, through or under Grantor.

This instrument was prepared by
William C. Barney
Attorney
500 Water Street, Jacksonville, Fla.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
6.00
MAR 17 1980

04623

BKL: 223 PAGE 09

IN WITNESS WHEREOF Grantor has caused these presents to be duly signed and sealed, the day and year first above written.

Signed, sealed and delivered in the presence of:

SEABOARD COAST LINE RAILROAD COMPANY

By _____
Vice President

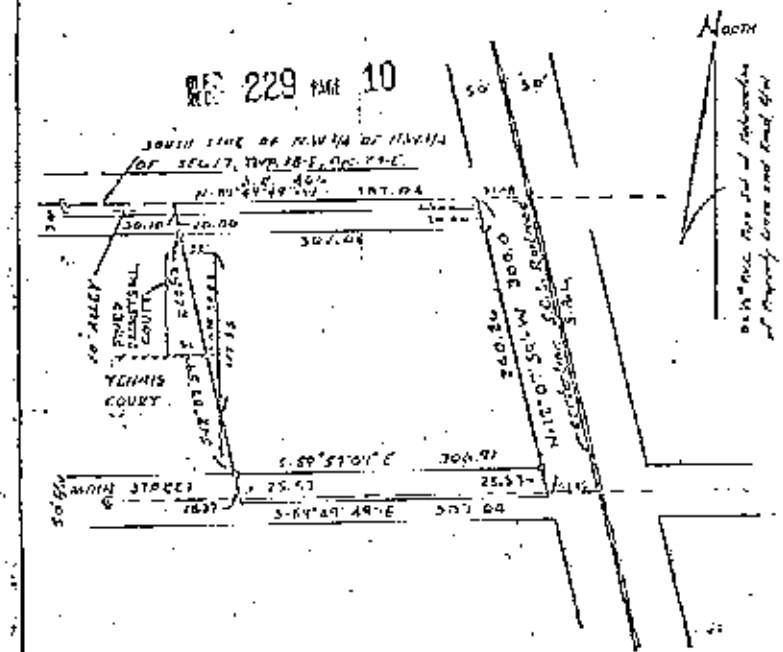
Attest _____
Assistant Secretary

147507

FILED AND RECORDED IN PUBLIC RECORDS OF SUMTER COUNTY, FLA. RECORD VERIFIED

MAR 21 8 46 AM '80

C. DUERTON HARSH
CLERK OF CIRCUIT COURT
BY _____ D.C.



2.10 acre approx.

Description

An irregular parcel approximately 105 feet by 300 feet situated on East side S&L R/W in North ½ of Southwest ¼ of Northwest ¼, Section 17, Township 18 South, Range 23 East, Deed Book V Page 132 Super Lot V2-1.11-27-P10.3. As recorded in the Public Records of Sumter County, Florida.

I hereby certify this survey was made by me and this plat is a true representation thereof.

DRAWN FOR

County Comm. of Sumter Co.
Orange Recreation Park

JAMES D. BAKER - F.L.S. REG. SURVEYOR 1930

DATE: 4-12-74
DRAWN: Kelly Kinney
CHECKED:

SCALE: 1" = 100'
TRACE:
JOB NO.

Form 3519-B Fla.

FLORIDA FORM

OFF. REC. 229 PAGE 11

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this day before me, an officer duly authorized to take acknowledgments in the State and County above set forth, personally appeared Richard D. Sanborn and C. T. Rice respectively Vice President and Assistant Secretary of SEABOARD COAST LINE RAILROAD COMPANY, a corporation under the laws of the State of Virginia to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged before me the execution thereof as such officers, by virtue of due and proper corporate authority in them vested, and that the said instrument is the act and deed of said corporation.

And the said C. T. Rice Assistant Secretary as aforesaid, also acknowledged before me that he affixed to said instrument the corporate seal of said corporation, by like authority in him vested.

WITNESS my signature and official seal in the County and State above set forth, this 12th day of March 1980.

Caroline H. Atkins
Notary Public

My commission Expires

Notary Public, State of Florida at Large
My Commission Expires Nov. 5, 1983
Bonded by American Fire & Casualty Company

Oxford Park
Parcels 2 & 4 of 4

REC. 195 PG. 453

REC. 200 PG. 775

BANCO FORM 5

approved 1-4-78

This Quit-Claim Deed, Executed this 7th day of July, A. D. 197[illegible], by MARY YORK, C.C. PERRY, JUDDY PERRY, JAKEY PERRY, and CECIL PERRY, constitutes all of the heirs at law of GEORGE C. PERRY, SR.

30 S

50 Sect

first party, to

SUMTER COUNTY, FLORIDA, a political subdivision of the State of Florida, whose postoffice address is Post Office Box B, Bushnell, Florida 33513

second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of SUMTER State of FLORIDA, to-wit:

D17-041

Parcel I Begin on N line of Main Street 487 feet E from center of Nice Road at intersection of Main Street with cont. of 2nd Street and run N. 100 feet E. 100 feet, S. 100 feet, W. 100 feet to beginning, lying and being in Oxford, Sumter County, Florida.

D17-038

Parcel II Begin at intersection of W. right-of-way line of SAL railroad and S. line of NW 1/4 of NW 1/4, run E 5 feet, W 305 feet for P.O.B., continue W. 30 feet M/L, S. 120 feet, M/L, E. 60 feet M/L, thence northwesterly to P.O.B.

PARCEL I AND II LYING AND BEING IN SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST.

DOCUMENTARY SURTAX $0.55

THIS DEED IS RE-RECORDED TO CORRECT A TYPOGRAPHICAL ERROR UNDERSCORED ABOVE.

FILED AND RECORDED IN PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA JAN 5 1 15 PM '78 CLERK OF CIRCUIT COURT

DOCUMENTARY STAMP TAX $0.30

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Witness As to Mary York

Mary York L.S.

C.C. Perry L.S.

Judy Perry L.S.

Jakey Perry L.S.

Cecil Perry L.S.

STATE OF FLORIDA
COUNTY OF SUMTER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

MARY YORK

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of July, A. D. 1977.

Notary Public, State of Florida
My commission expires:

Notary Public, State of Florida at Large
My Commission Expires Jan. 11, 1979
Bonded by American Fire & Casualty Co.

This Instrument prepared by:

Address THIS INSTRUMENT PREPARED BY
RANDALL H. THOMPSON
ATTORNEY AT LAW
P.O. Box 98, Lake Panasoffkee, Fla. 33513

unto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in presence of

Cecil W. Perry	Geo. C. Perry (L.S.)
Inez Tompkins	Victoria Perry (L.S.)

STATE OF FLORIDA

COUNTY OF SUMTER

I HEREBY CERTIFY, That on this day before me, an officer duly authorized to take acknowledgements, personally appeared George C. Perry and Victoria Perry to me well known to be the individuals described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

AND I FURTHER CERTIFY, That the said Victoria Perry known to me to be the wife of the said George C. Perry on a separate and private examination, taken and made by and before me, separately and apart from her said husband, did acknowledge that she executed said instrument freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Bushnell, County of Sumter, and State of Florida, this 10th day of February, A. D. 1948.

(NOTARIAL SEAL)

James W. West
Notary Public, State of Florida
My commission expires 1/14/50

Filed and recorded this 11th day of February, A. D. 1948 at 4:20 o'clock P. M. I certify the foregoing to be a true and correct copy of the original.

Roy Carruthers, Clerk Circuit Court
By _____ D.C.

RECORD VERIFIED

Oxford Community Building

WARRANTY DEED 38860

OFFICIAL RECORD 19 PAGE 125

This Indenture, Made this 24th day of February A. D. 1960.

Between WILLARD CARUTHERS and his wife, VERNA MAE CARUTHERS, and ELLA DEAN, a widow; the said VERNA MAE CARUTHERS and ELLA DEAN constituting the sole surviving heirs of G. H. PERRY and ANNIE PERRY, his wife, both deceased.
of the County of Sumter and State of Florida
part ies of the first part, and: SUMTER COUNTY, FLORIDA,
whose mailing address is Bushnell

of the County of Sumter and State of Florida
part y of the second part, Witnesseth, that the said part ies of the first part, for and in consideration of the sum of Ten ($10.00) Dollars, and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, ha ve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part y of the second part and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Sumter and State of Florida more particularly described as follows:

Lots 1, 2, 3 and 4, Block 10, Bogue's Subdivision,

Oxford, Section 17, Township 18 South, Range 23 East.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining. To Have and to Hold the same in fee simple forever.

And the said part ies of the first part do covenant with the said part y of the second part that they are lawfully seized of the said premises, that they are free from all encumbrances whatsoever and that they have good right and lawful authority to sell the same and the said part ies of the first part do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part ies of the first part have hereunto set their hand s and seal s the day and year above written.

Signed, sealed and delivered in our presence:

Willard Caruthers
Verna Mae Caruthers
Ella Dean

Oxford Commun Bldg
D17B001

Witness Johnnie Thompson
Witness Alan Dell Walton
re to G. C. Perry

STATE OF Florida
COUNTY OF Duval

OR. REC. 195 PAGE 454

OR. REC. 200 PAGE 776

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared G. C. PERRY, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of December, 1977.

Notary Public, State of Florida
My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires April 4, 1980
Bonded by American Fire & Casualty Co.

Witness Johnnie Thompson
Witness Alan Dell Walton
re to Buddy Perry

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared BUDDY PERRY, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of December, 1977.

Notary Public, State of Florida
My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires April 4, 1980
Bonded by American Fire & Casualty Co.

Witness Johnnie Thompson
Witness Alan Dell Walton
re to Jackie Perry

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared JACKIE PERRY, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of December, 1977.

Notary Public, State of Florida
My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires April 4, 1980
Bonded by American Fire & Casualty Co.

FILED AND RECORDED
PUBLIC RECORDS OF
DUVAL COUNTY, FLA.
May 12 2 21 PM '15
C. DUNTON MARSH
CLERK OF CIRCUIT COURT
BY D.C.

Quit Claim Deed

Witness Johnnie Thompson
Witness Alan Dell Walton
re to Cecil Perry

I HEREBY CERTIFY that on this day before me, an officer duly authorized to take acknowledgments, personally appeared CECIL PERRY, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of December, 1977.

Notary Public, State of Florida
My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires April 4, 1980
Bonded by American Fire & Casualty Co.

Oxford Park
Parcel 3 of 4

Pg 51

STATE OF OREGON,
COUNTY OF WASHINGTON

BE IT REMEMBERED, That on this 10th day of January, A. D. 1948, before me, a Notary Public in and for said County and State, personally appeared the within named Frederick H. Holzapfel, and Anna Holzapfel, husband and wife, Hollis G. Holzapfel, a widow, and Dorothy J. Holzapfel, a single woman who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

[NOTARIAL SEAL]

Bruce V. McMahan
Notary Public for Oregon
My commission expires 2-13-51

Filed and recorded this 11th day of February, A. D. 1948 at 1:30 o'clock P. M. I certify the foregoing to be a true and correct copy of the original.

Roy Carothers, Clerk Circuit Court
By [illegible] D.C.

RECORD VERIFIED

QUIT CLAIM DEED

THIS DEED, Executed this 10th day of February, A. D. 1948, by George C. Perry and wife, Victoria Perry, of the County of Sumter and State of Florida, parties of the first part, and Board of County Commissioners of Sumter County, Florida, of the County of Sumter, and State of Florida, party of the second part,

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten ($10.00) dollars and other good and valuable considerations in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said party of the second part, and its heirs, successors and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Sumter, State of Florida, to-wit:

Begin at S^E cor of Lot 2 Oxford, Run W.160 ft. N. 150 ft. E.160 ft. S. 150 ft. to Beg. and Beg. at a point on N. side of Main Street 587 ft. E. from middle of Wire road run N. 160 ft. E. 90 ft. N. 150 ft. to Pomroy's land W. Parallel with said line 303 ft. S. 200 ft. E. 100 ft. S. 100 ft. E. 115 ft. to beg.
Oxford, being in Section 17, Twp. 18 South Range 23 East.

It is fully understood and stipulated herein that the above described property shall be used always for a public benefit, and in the event that this said property ever fails to be used for a public benefit then it shall in its entirety revert at once to the grantors herein, their heirs, representatives and assigns.
Further, it is hereby stipulated that in the event that the City of Oxford, Sumter County, Florida, ever becomes an active municipality then in such case the said grantee is hereby authorized to deed and convey the said property to the said City or town of Oxford, Sumter County, Florida.

(STATE DOCUMENTARY STAMP 10¢)

OFFICIAL RECORD 19 PAGE 126

State of Florida
County of Sumter

I Hereby Certify, That on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared WILLARD CARUTHERS and his wife, VERNA MAE CARUTHERS and ELLA DEAN, a widow, to me known to be the persons described in and who executed the foregoing instrument and have acknowledged before me that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 25th day of February, A. D. 1960.

Notary Public State of Florida at Large
My commission expires 1/18/64

Warranty Deed

To

Date

Abstract of Description

State of Florida
County of Sumter

On this 12th day of March A. D. 1960 at 9:10 o'clock A.M. this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on page 126 of Book 19 in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Fifth Judicial Circuit of the State in and for said County.

Ruth Pennell Clerk

Rec 2.00
Ex 1.20
Ed 1.10
Int .30

James M. Cox
Circuit Clerk

MAR 12 1960

TRUE & CERTIFIED COPY

Lake Deaton Park
Parcel 1 of 3

Rec $10

M. 263 PG. 67

This instrument was prepared by:

RANDALL N. THORNTON
Attorney at Law
Post Office Box 58
LAKE PANASOFFKEE, FLORIDA 33538

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 27th day of August 19 82, Between

BAKERS PROPERTIES INC.

of the County of Sumter, State of Florida grantor*, and

SUMTER COUNTY, FLORIDA, a political subdivision of the state of Florida

whose post office address is P. O. Box 8, Bushnell, Florida 33513

of the County of Sumter, State of Florida grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of ---------- gift ---------- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

Commence at the southeast corner of the SW-1/4 of the SE-1/4, Section 35, Township 19 South, Range 23 East, run thence 434.76 feet; thence North 56°26'30" West 175.87 feet to the Point of Beginning; thence North 17°30' East 416.09 feet to a point on southerly shore of Lake Deaton; thence North 56°26'30" West 130 feet with said lake shore; thence South 33°33'30" West 400 feet; thence South 56°26'30" East 245 feet to the Point of Beginning.

This is a corrected deed which is executed and recorded to correct the legal description contained in that certain special Warranty Deed dated August 3, 1961 and recorded August 10, 1961 in the official records book 32 page 291-292 of the public records of Sumter County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Witness

Witness

Witness

BAKERS PROPERTIES, INC.

Mary Benson, President (Seal)

June Beaumont, Secretary (Seal)

STATE OF Florida
COUNTY OF Sumter

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Mary Benson, President, June Beaumont, Secretary, BAKERS PROPERTIES to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of August 19 82.

Terri N. Powell
Notary Public, State of Florida

My commission expires

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 10 1984
BONDED THRU GENERAL INS. UNDERWRITERS

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

COUNTY PROPERTY

A corrected Warranty Deed from Bakers Properties Inc. to Sumter County recorded in OR Book 263, Page 67 for Lake Deaton Park was noted and filed.

Commissioner Lovett left the meeting at 11:03 a.m.

AUDITS - GRANTS

A Financial Report on Community Care for the Elderly, contract no. 02-A-2101-9-CCE by Charles Rice, CPA, was noted and filed.

MILLAGE

A notice of millage levy for Southwest Florida Water Management District and the Withlacoochee River Basin was noted and filed.

LICENSES & PERMITS - COMMUNICATIONS

FCC license for the Board's Public Works Department and Animal Control radio equipment was noted and filed.

UTILITIES

Attorney Thornton reported on information received on opposition to a request by Florida Power for a rate increase. No action was taken.

ROADS, COUNTY

Attorney Thornton reported that Mr. Nichols had indicated that he was not in favor of his property being split for 44A realignment. No action was taken.

ACCOUNTS ALLOWED

Mr. Bernard Dew, Clerk's Office, advised that a bill had been received for the last three quarters of 1981-82 budgeted funds for the District III Mental Health Board. No action was taken.

RELIEF

Mr. Bernard Dew, Clerk's Office, presented information gathered from surrounding counties as to the amounts paid to funeral homes on indigent burials. No action was taken at this time.

Lake Deaton Park
Parcel 2 of 3

400 Ac/St
78.75 S/St
82.75 0.15=0.75

OFF. REC. 255 PAGE 792

This instrument was prepared by:

RANDALL N. THORNTON
Attorney at Law
Post Office Box 56
LAKE PANASOFFKEE, FLORIDA 33538

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 10th day of March, 1982, Between

BAKERS PROPERTIES, INC.

of the County of Sumter, State of Florida, grantor*, and

SUMTER COUNTY RECREATION AND WATER CONSERVATION AND CONTROL AUTHORITY

whose post office address is P. O. Box 446, Bushnell, Florida 33513

of the County of Sumter, State of Florida, grantee*

Witnesseth, That said grantor, for and in consideration of the sum of ---------- Ten and No/100---------- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to-wit:

Commence 148.35 feet North of the SE corner of the SW-1/4 of SE-1/4 of Section 15, Township 19 South, Range 23 East for a Point of Beginning. (1) Thence N. 52°05'30"W. 154.29 feet along the Northerly right-of-way of S.C.L. Railroad; (2) thence N. 4°58'N. 290.45 feet, along Easterly right-of-way of paved county road; (3) thence N. 17°30'E. 487.24 feet to a point in Lake Deaton; (4) thence South 90.61 feet along the East line of said SW 1/4 of SE-1/4 to a 6" CM set 10 feet South of Lake Deaton waters edge; (5) continue South 757.64 feet along the East line of said SW-1/4 of SE-1/4 to the P. O. B.

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE = 78.75

FILED AND RECORDED
PAUL C. RECTOR, JR.
SUMTER COUNTY, FL.
RECORDED VERIFIED

MAR 11 1:20 PM '82

RECORDED & RECORD VERIFIED
CLERK OF CIRCUIT COURT

1 8 3 1 8

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 1982 and subsequent years.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

BAKERS PROPERTIES, INC.

Janet B. Beaumont
Janet B. Beaumont, Secretary

By: Mary B. Benson (Seal)
Mary B. Benson, Pres.

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF SUMTER

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared MARY B. BENSON, as President and JANE BEAUMONT, as Secretary of BAKERS PROPERTIES, INC.

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10th day of March, 1982.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 14 1984
BONDED THRU GENERAL INS., UNDERWRITERS

State of Florida

Notary Public

Tract 3 South Parcel
Parcel 3 of 3

Bk. 534 Pg. 656

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
FUNDALL & THORNTON
Attorneys at Law
P.O. Box 98
Lake Panasoffkee, Florida 33538
(904-793)

Pt. 4

5.00
1.60 TF
387.60 DOC
333.60

WARRANTY DEED

This Indenture, made this 31st day of October, 1994, between

Mary B. Brown, as Personal Representative of the Estate of Mary B. Benson

whose post office address is 7903 Longmeadow Drive, Frederick, Maryland, 21701-3265, hereinafter called the Grantor, and

Sumter County, Florida, a political subdivision of the State of Florida

whose post office address is 209 N. Florida Street, Bushnell, Florida 33513, hereinafter called the grantee:

WITNESSETH: That said grantor, for and in consideration of the sum of $46725.00 and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

Property Folio No. : G15-045

Commence at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 15, Township 19 South, Range 23 East, Sumter County, Florida, thence North 424.76 feet; thence North 56°26'30" W 249.72 feet for a Point of Beginning 1) Continue N 56°26'30" W 181.30 feet; along Southerly boundary of County Park; 2) Thence N 33°33'30" E 400 feet to a 6 inch C.M. on Westerly boundary of County Park; 3) Continue N 33°33'30" E 44 feet to the waters edge of Lake Deaton, 4) Thence along said waters edge N 28°23'23" W 324.0 feet; 5) Thence S 38°06'25" W 20 feet to a 4 inch C.M.; 6) Continue S 38°06'25" W 745.60 feet, to the Northerly right-of-way line of S.C.L. Railroad; 7) Thence S 51°55'51" E 707.01 feet along said railroad right-of-way; 8) Thence N 4°50' W 204.31 feet; along Westerly right-of-way of County Park Road to the Point of Beginning and closure.

Subject to a 50 foot easement and/or right-of-way along the South side of the above described property, which is for the personal use of Baker Properties, Inc. and is non-assignable or transferrable by Baker Properties, Inc.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Sign: Thomas E. Brown
Print: Thomas E. Brown

Sign: Linda L. Keefer
Print: LINDA L. KEEFER

Mary B. Brown, P.R.

$312.60
Clerk of Circuit Court, Sumter County, Florida

STATE OF MARYLAND
COUNTY OF Frederick

The foregoing instrument was acknowledged before me this 31st day of October, 1994, by Mary B. Brown, as Personal Representative of the Estate of Mary B. Benson.

NOTARY PUBLIC
[signature] (sign)
TIFFANY JANE SHIELDS (print)
State of Maryland at Large (Seal)
My Commission Expires: 1-14-95

Personally known ___ or Produced Identification ✓
Type of Identification Produced Tifa Dr. Lic

TAX IDENTIFICATION NUMBER INFORMATION
Sumter County Florida — TIN # REQ.
Mary B. Benson — TIN # [redacted]

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
09/10/2010 12:23:37PM
GOVERNMENT RELATED

B-2229 P-157
2010 24212

Return to: City of Wildwood
100 N Main Street
Wildwood FL 34785

ORDINANCE NO. 2010-14

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING THE ADOPTED INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT BETWEEN THE CITY OF WILDWOOD AND SUMTER COUNTY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City passed Ordinance O2009-04 on or about February 9, 2009, adopting the Interlocal Service Boundary and Joint Planning Agreement between Sumter County (the "County") and the City of Wildwood ("City").

WHEREAS, the City and County have found it necessary to add a Transit Sub-agreement, Economic Development Sub-agreement, an amended Building Permitting and Inspection Services Sub-agreement and an amended Law Enforcement Sub-agreement to the Interlocal Service Boundary and Joint Planning Agreement ("ISBA"), and;

WHEREAS, the City wishes to clarify the codification instructions so that the ordinance is properly codified for public review and access.

NOW THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. AGREEMENT The ISBA between the City of Wildwood and Sumter County, attached hereto, is hereby amended to include the Transit Sub-agreement and Economic Development Sub-agreement, attached hereto and included herein as composite Exhibit "A". Additionally, the Law Enforcement Sub-agreement and Building Permitting and Inspection Sub-agreement included as part of Ordinance No. 2009-07 are hereby stricken in their entirety and replaced by the Law Enforcement Sub-agreement and Building Permitting and Inspection Services Sub-agreement attached hereto and included herein as part of composite Exhibit "A".

SECTION 2. CONFLICT: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY: If any section, subsection, sentence, clause, phrase of this ordinance, or any particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 4. CODIFICATION The ISBA and JPA, as amended by this ordinance, shall be codified as a new Chapter 24 of the Sumter County Code, which shall be entitled "Interlocal Service Boundary Agreements".

SECTION 5. EFFECTIVE DATE This ordinance shall take effect upon final approval by the City Commission of the City of Wildwood and the final approval by the Sumter County Commission of the aforementioned subagreements, and the date upon which the last entity passes an ordinance approving the amendment. If a specific effective date is included in a provision of one of the subagreements adopted by this ordinance, the date stated in the subagreement shall apply.

DONE AND ORDAINED this 9th day of August 2010, in Regular Session by the City Commission of the City of Wildwood, Florida.

City Commission
City of Wildwood, Florida

Ed Wolf, Mayor

ATTEST: Joseph Jacobs City Clerk
BY: Marenia D. Roberts, Assistant City Clerk

First Reading: July 26, 2010

Second Reading: August 9, 2010

Approved as to form:

Jerry A. Blair, City Attorney

Return to: City of Wildwood
100 N Main Street
Wildwood FL 34785

Transit
Service Delivery Agreement

This Transit Services Delivery Agreement (the "Agreement") is made and entered into this 27th day of July, 2010, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possess Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, The County provides transit services countywide; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as transit services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as building permitting and inspections.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree a unified approach to transit services will result in a more efficient and cost effective method of service to all of the citizens of Sumter County and agree a need exists to maintain said service delivery in the following consolidated manner:

1. Service Delivery Agreement:

a. The County shall serve as the single, unified point of service for transit services in unincorporated areas of the county and within the City. This service shall be known for purposes of this Agreement as the "Consolidated County/City Transit Services". The Consolidated County/City Transit Services shall provide the staffing and resources for all transit operations.

b. The Consolidated County/City Transit Services will function and be funded as a Subdivision under Sumter County Board of County Commissioners.

c. The County shall be responsible for funding of the staff and operational costs of the Consolidated County/City Transit Services. All funding for the Consolidated County/City Transit Services shall be generated from fare box receipts, grants, contracts, and other fees for services for transit purposes.

d. The County and City agree to prepare and adopt a unified transit plan by 2014 with support from the Lake-Sumter Metropolitan Planning Organization

e. The County will coordinate with City for future bus stops in City serviced by rapid transit and fixed bus routes in order to meet both the City and Unincorporated Area transit needs.

f. The City will provide non-monetary support for grant applications for transit that may be necessary.

2. The County and City agree to resolve any dispute related to the interpretation or performance of this Agreement in the manner described in this section. Either Party may initiate the dispute resolution process by providing written notice to the other Party. Initiation of the dispute resolution process shall operate as a stay of the action which is the subject of the dispute.

    a. Notwithstanding the foregoing, in the event that either Party determines in its sole discretion and good faith that it is necessary to file a lawsuit or other formal challenge in order to meet a jurisdictional time deadline, to obtain a temporary injunction, or otherwise to preserve a legal or equitable right related to this Agreement, such lawsuit or challenge may be filed, but upon the filing and any other act necessary to preserve the legal or equitable right or to obtain the temporary injunction, the Parties shall thereafter promptly file a joint motion with the reviewing court or administrative law judge requesting that the case be abated in order to afford the Parties an opportunity to pursue the dispute resolution procedures set forth herein. If the abatement is granted, the Parties shall revert to and pursue the dispute resolution procedures set forth herein.

    b. Within ten (10) days of the abatement order, the allegedly aggrieved party shall then effect the transmittal of a notice of conflict, in the form of a certified letter, to all governmental bodies involved in the dispute at issue. Upon receipt of the notice, which shall specify the areas of disagreement, the Parties agree to conduct a conflict assessment meeting at a reasonable time

Return to: City of Wildwood
100 N Main Street
Wildwood FL 34785

and place, as mutually agreed upon, within thirty (30) days of receipt of the notice of conflict.

c. If discussions between the Parties at the conflict resolution meeting fail to resolve the dispute, within forty (40) days of the receipt of the notice described in subparagraph A, above, the Parties shall conduct a mediation in the presence of a neutral third party mediator. If the Parties are unable to agree upon a mediator, the County shall request appointment of a mediator by the Chief Judge of the Circuit Court in and for Sumter County, Florida. The mediation contemplated by this Section is intended to be an informal and non-adversarial process with the objective of helping the Parties reach a mutually acceptable and voluntary agreement. The decision-making shall rest solely with the Parties. The mediator shall assist the Parties in identifying issues, fostering joint problem-solving, and exploring settlement alternatives.

d. If the Parties are unable to reach a mediated settlement, within fifty (50) days of the receipt of the initial notice of conflict, the parties shall hold a joint intergovernmental meeting. If the joint intergovernmental meeting does not successfully resolve the issues identified in the notice of conflict, the entities participating in the dispute resolution procedures described herein may avail themselves of any otherwise available rights, including the suspension of abatement of existing actions.

End of Tranist Services Sub Agreement

Economic Development Service Delivery Sub-Agreement

This Economic Development Service Delivery Sub-Agreement is made and entered into this 27th day of July, 2010, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses a Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exereised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County and the City strive to preserve a high quality of life for all residents of Sumter County; and

WHEREAS, economic development should be a countywide focus for marketing, recruiting, and providing consulting assistance to existing and new businesses; and

WHEREAS, the cities of Sumter County should focus their efforts of economic development on their utility and infrastructure to support the expansion of existing and the location of new businesses and industry; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and services, and protection of natural resources; and

WHEREAS, the City and County adopted an Interlocal Service Boundary Agreement to promote the efficient and effective delivery of public services and to promote positive economic development throughout the county;

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, and accepting the above whereas clauses as true and incorporating the same as if stated herein, the City and the

Return to: City of Wildwood
100 N Main Street
Wildwood FL 34785

County agree that a coordinated approach to economic development will promote and guide the development of existing and new businesses to the benefit of all of the citizens of Sumter County, and therefore state:

1. Service Delivery Agreement.

Sumter County shall, in a manner and volume of its sole discretion, based on analysis of what strategy will result in the best results for both the City and the County as a whole, provide the economic development marketing and consultation services to existing and new businesses in the effort to retain and promote the growth of jobs within Sumter County and its municipalities. Sumter County may provide such marketing and consultation through utilization of independent third party contractors already under contract with the County, or through other governmental or private sector relationships at its disposal, or through whatever other means the aforementioned analysis determines will be most effective.

2. Costs.

Sumter County will bear all costs of such economic development and marketing consultation services and the City shall not incur costs for such services.

3. Input from City.

County shall consider input from the City in determining what strategy will result in best results for both the City and the County as a whole.

4. If the City at any time determines that it is in the best interest of the City to obtain additional consultation services for specific projects, it shall coordinate with Sumter County.

Law Enforcement
Service Delivery Sub-Agreement

This Law Enforcement Services Delivery Sub-Agreement is made and entered into this 27th day of July, 2010, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses a Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, the County provides funding for law enforcement services by the Sumter County Sheriff's Office; and

WHEREAS, the County provides funding for code enforcement services by the Sumter County Board of County Commissioners; and

WHEREAS, the City provides funding for law enforcement services and code enforcement services for the City, by the City's police department; and

WHEREAS, the County and City recognize the most efficient approach to providing adequate law enforcement protection is a coordinated approach between the County and the City; and

WHEREAS, the City provides the backup 911 Public Safety Answering Point ("PSAP") to the primary 911 PSAP provided by Sumter County; and

WHEREAS, the County recognizes and desires to resolve the financial inequities that may exist through the City's performance of code enforcement and acting as the backup 911 PSAP; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as law enforcement services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and

Return to: City of Wildwood
100 N Main Street
Wildwood FL 34785

services, and protection of natural resources; and

NOW, THEREFORE, accepting the above WHEREAS clauses as true and incorporating same as if stated herein, and in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated and unified approach to law enforcement services results in a more efficient and effective method of service and promotes the safety and welfare of all of the citizens of Sumter County and agree that a need exists to continue said service delivery arrangements in the following manner:

1. Service Delivery Agreement. The County and City shall continue to utilize the current mutual aid agreement in place with the Sumter County Sheriff's Office. If that agreement should terminate without renewal, the City shall be solely responsible for law enforcement within the incorporated boundaries of the City.

2. The City shall utilize its own law enforcement agency to perform code enforcement within the City. The City shall also allow Sumter to utilize City as a backup 911 PSAP. The County agrees to make an annual payment of $100,000.00 to the City, beginning no earlier than October 1, 2010, said monies to be utilized strictly for the law enforcement aid and services described herein. The $100,000.00 annual contribution required herein shall be reevaluated by the City and County at the first meeting of each jurisdiction's governing body to occur after October 1, 2020.

3. The incorporated boundaries of the City shall include those areas annexed into the City including those areas annexed pursuant to the Planning Services subagreement and the MSA as defined in the Planning Services subagreement.

4. Within the MSA, all law enforcement jurisdiction shall remain with the County in all areas which have not been annexed into the City unless otherwise specified herein.

5. For purposes of law enforcement jurisdiction, a road right of way and road contained in a road segment shall be considered annexed into the City at the time of annexation. If at least fifty-one percent (51%) of the linear footage on both sides of the road segment of a County non-regionally significant road is within the existing City boundary then the entire road segment shall be considered within the City consistent with the Road Services subagreement.

End of Law Enforcement Services Sub-Agreement

Building Permitting and Inspection Service Delivery Agreement

This Building Permitting and Inspection Services Delivery Agreement (the "Agreement") is made and entered into this 27th day of July, 2010, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possess Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes; and

WHEREAS, The County and City each provide building permitting and inspection services within their respective jurisdictions. This independent approach to building permitting and inspections does not allow for the most efficient provision of this service. Currently, there is coordination of building permitting and inspection issues; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as building permitting and inspection services; and

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate public services such as building permitting and inspections.

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree a unified approach to building permitting and inspection services will result in a more efficient and cost effective method of service and promote safety and welfare of all of the citizens of Sumter County and agree a need exists to change said service delivery arrangements in the following manner:

1. Service Delivery Agreement:

a. The County shall serve as the single, unified point of service for building permitting

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100 N Main Street
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and inspections services in unincorporated areas of the county and within the City. This service shall be known for purposes of this Agreement as the "Consolidated County/City Building Permitting and Inspection Service". The Consolidated County/City Building Permitting and Inspection Service shall provide the staffing and resources for all building permit application processing, building permit plan review, building inspections, and building code enforcement. The Sumter County Building Official shall serve as the Building Official for the City. The building permit processing, review, inspection services, and building code enforcement shall be provided consistent with the City's local ordinances and State law.

b. The Consolidated County/City Building Permitting and Inspection Service will function and be funded as a Subdivision under Sumter County Board of County Commissioners.

c. The County shall be responsible for funding of the staff and operational costs of the Consolidated County/City Building Permitting and Inspection Service. Funding for the Consolidated County/City Building Permitting and Inspection Service shall be generated from fees collected for building permit applications, reviews, and inspections within unincorporated Sumter County and the City. Fees collected for building permits, reviews, and inspections within the City shall be based on the County's fee schedule. Annually, the City shall submit an invoice to the County for reimbursement for costs allowable under Florida Statutes. Under no circumstances shall invoiced costs exceed $60,000.00 per year for the first five (5) years of this agreement and not to exceed $60,000.00 excluding the annual adjustment based upon the change to be effective for the next ensuing County fiscal year and thereafter on the same annual increase in CPI through March, 2020. In March of 2021, the County and the City will reevaluate the monetary value of the consolidated Building Permitting and Inspection Service delivery. If the cost to the City of its coordinated services with the County exceeds the $60,000.00 plus CPI increases, then a new value shall be agreed upon by the County and the City at that time or the consolidation of services shall be discontinued if there is no agreement. If the new value is agreed upon and consolidated services continue, the cost to be reimbursed to the City may be increased by CPI annually throughout the remainder of the agreement.

d. The County and City agree to prepare and adopt unified operational procedures for building permit processing, review, and inspections to assure a high level of service to customers without undue delay.

e. The County shall provide for a building, permitting and inspection customer interface location within the incorporated boundaries of the City.

2. The County and City agree to resolve any dispute related to the interpretation or performance of this Agreement in the manner described in this section. Either Party

may initiate the dispute resolution process by providing written notice to the other Party. Initiation of the dispute resolution process shall operate as a stay of the action which is the subject of the dispute.

a. Notwithstanding the foregoing, in the event that either Party determines in its sole discretion and good faith that it is necessary to file a lawsuit or other formal challenge in order to meet a jurisdictional time deadline, to obtain a temporary injunction, or otherwise to preserve a legal or equitable right related to this Agreement, such lawsuit or challenge may be filed, but upon the filing and any other act necessary to preserve the legal or equitable right or to obtain the temporary injunction, the Parties shall thereafter promptly file a joint motion with the reviewing court or administrative law judge requesting that the case be abated in order to afford the Parties an opportunity to pursue the dispute resolution procedures set forth herein. If the abatement is granted, the Parties shall revert to and pursue the dispute resolution procedures set forth herein.

b. Within ten (10) days of the abatement order, the allegedly aggrieved party shall then effect the transmittal of a notice of conflict, in the form of a certified letter, to all governmental bodies involved in the dispute at issue. Upon receipt of the notice, which shall specify the areas of disagreement, the Parties agree to conduct a conflict assessment meeting at a reasonable time and place, as mutually agreed upon, within thirty (30) days of receipt of the notice of conflict.

c. If discussions between the Parties at the conflict resolution meeting fail to resolve the dispute, within forty (40) days of the receipt of the notice described in subparagraph A, above, the Parties shall conduct a mediation in the presence of a neutral third party mediator. If the Parties are unable to agree upon a mediator, the County shall request appointment of a mediator by the Chief Judge of the Circuit Court in and for Sumter County, Florida. The mediation contemplated by this Section is intended to be an informal and non-adversarial process with the objective of helping the Parties reach a mutually acceptable and voluntary agreement. The decision-making shall rest solely with the Parties. The mediator shall assist the Parties in identifying issues, fostering joint problem-solving, and exploring settlement alternatives.

d. If the Parties are unable to reach a mediated settlement, within fifty (50) days of the receipt of the initial notice of conflict, the parties shall hold a joint intergovernmental meeting. If the joint intergovernmental meeting does not successfully resolve the issues identified in the notice of conflict, the entities participating in the dispute resolution procedures described herein may avail

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themselves of any otherwise available rights, including the suspension of abatement of existing actions.

2. Fire Inspections and Plan Review: Consistent with existing interlocal agreements, the County, through Sumter County Fire Rescue, shall, pursuant to Section 633.0215, Florida Statutes, and Section 901 of the Florida Building Code, utilize the Florida Fire Prevention Code in providing all fire prevention/safety inspections and complete all fire building plan reviews within the City and unincorporated areas.

End of Building Permitting and Inspection Service Sub Agreement

ORDINANCE NO. O2012-18

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING THE ADOPTED INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT BETWEEN THE CITY OF WILDWOOD AND SUMTER COUNTY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City passed Ordinance O2009-10 on or about April 13, 2009, adopting the Interlocal Service Boundary and Joint Planning Agreement between Sumter County (the "County") and the City of Wildwood ("City").

WHEREAS, the City passed Ordinance O2010-14 on or about August 9, 2010 amending the Interlocal Service Boundary (ISBA) and Joint Planning Agreement (JPA) between the County and the City;

WHEREAS, the City's Comprehensive Plan rewrite was approved by the state land planning agency on or about April 12, 2010 in which no petition challenging the amendment was filed;

WHEREAS, the City and the County wish to update the Planning Service Delivery Sub-Agreement to reflect current planning conditions; and

WHEREAS, the City and the County wish to amend the boundary of the Interlocal Service Boundary and the future land uses within the boundary.

NOW THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. AGREEMENT: The Planning Service Delivery Sub-Agreement included as part of Interlocal Service Boundary and Joint Planning Area Agreement between the City of Wildwood and Sumter County adopted by Ordinance O2010-14 is hereby stricken in its entirety and replaced by the "Planning Service Delivery Sub-Agreement" attached hereto and included herein as Exhibit "A."

SECTION 2. INTERLOCAL SERVICE BOUNDARY MAP: The Interlocal Service Boundary Map, referred in the Interlocal Service Boundary Agreement as "Map 1," is hereby amended and included herein as Exhibit "B."

SECTION 3. LAND USE MAP: The Current Anticipated Future Land Uses in the MSA map, referred to in the Interlocal Service Boundary Agreement as "Map 2," is hereby deleted and replaced with the Joint Planning Area Future Land Use Map included herein as Exhibit

"C."

SECTION 4. CONFLICT: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY: If any section, subsection, sentence, clause, phrase of this Ordinance, or any particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 6. CODIFICATION: The ISBA and JPA, as amended by this ordinance, shall be codified as a new Chapter 24 of the Sumter County Code, which shall be entitled "Interlocal Service Boundary Agreements".

SECTION 7. EFFECTIVE DATE This Ordinance shall take effect upon final approval by the City Commission of the City of Wildwood and the final approval by the Sumter County Commission of the aforementioned sub-agreement, and the date upon which the last entity passes an ordinance approving the amendment. If a specific effective date is included in a provision of one of the sub-agreements adopted by this ordinance.

DONE AND ORDAINED this _____ day of_____ 2012, in Regular Session by the City Commission of the City of Wildwood, Florida.

City Commission
City of Wildwood, Florida

_____
Ed Wolf, Mayor

ATTEST:_____
Joseph Jacobs City Clerk

First Reading:_____

Second Reading:_____

Approved as to form:

_____
Jerri A. Blair, City Attorney

Ordinance O2012-18

Exhibit A

Planning Service Delivery Sub-Agreement

Planning
Service Delivery Sub-Agreement

This Planning Service Delivery Sub-Agreement is made and entered into this 25th day of June, 2012, by and between the City of Wildwood ("City") and Sumter County ("County").

WHEREAS, the City possesses Municipal Home Rule Powers pursuant to Article VIII, Section 2(b), Florida Constitution and Section 166.021, Florida Statutes; and,

WHEREAS, the County possesses powers of self government as provided by general or special law, so long as such acts are in the common interest of the people of the County, said powers being held and exercised pursuant to Article VIII, Section 1(f), Florida Constitution and Section 125.01, Florida Statutes: and,

WHEREAS, The County and City each provide planning, zoning, and development review services within their respective jurisdictions. This independent approach to planning, zoning, and development review services often leads to inefficient and uncoordinated development. Currently, coordination of planning, zoning, and development review issues occur in an informal manner; and,

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate with one another on matters of mutual interest and advantage, and provides for interlocal agreements between local governments on matters such as joint planning; and,

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Interlocal Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of interlocal service boundary agreements and joint planning agreements as a means to coordinate future land use, public facilities and services, and protection of natural resources; and,

WHEREAS, Section 171.203(6), Florida Statutes (2011), allows an interlocal service boundary agreement to establish a process for land use decisions consistent with part II of Chapter 163, including those which may allow a municipality to adopt land use changes consistent with part II of Chapter 163 for areas that are scheduled to be annexed within the term of the interlocal agreement; and,

WHEREAS, the City and County have amended the Intergovernmental Coordination Element of their respective comprehensive plans to reference the Interlocal Service Boundary Agreement pursuant to Section 171.203, Florida Statutes (2011).,

WHEREAS, Section 171.203, Florida Statutes (2011), provides that a municipality that is a party to an interlocal service boundary agreement that identifies an unincorporated area for

municipal annexation must adopt a municipal service area as an amendment to its comprehensive plan to address possible future annexations; and,

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, requires that counties and City include in their respective planning efforts intergovernmental coordination and particularly, mechanisms for identifying and implementing joint planning areas; and,

WHEREAS, Section 163.3171 Florida Statutes (2011), provides for joint planning agreements for the joint exercise of the planning authority of the County and the City within incorporated and unincorporated areas; and,

WHEREAS, Section 171.204, Florida Statutes (2011), allows a municipality to pursue annexation of land which is not contiguous to the municipality, creates an enclave or is not reasonably compact when a county and municipality enter into a joint planning agreement under Section 163.3171; and,

WHEREAS, the State Comprehensive Plan requires local governments to direct development to those areas which have in place the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner; and,

WHEREAS, the State Comprehensive Plan requires local governments to protect the substantial investment in public facilities that already exist and to plan for and finance new facilities in a timely, orderly, and efficient manner; and,

WHEREAS, the City and the County wish to identify lands that are logical candidates for urbanized development, the appropriate land uses and infrastructure needs and provider for such lands, ensure protection of natural resources, and to establish coordinated countywide planning efforts; and,

WHEREAS, the extension of the City and County facilities and services are most efficiently provided if the process and timing of long range planning and development review processes for the City and County are clearly identified and part of a unified countywide planning organization in advance of City and County capital planning, commitment, and expenditure;

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree to enter into this joint planning agreement pursuant to Sections 163.3171 and 171.204, Florida Statutes, and that a coordinated approach to planning, zoning, and development review will result in development patterns that protect and promote the health and welfare of all of the citizens of Sumter County. Therefore, the County and City agree as follows:

1. <u>Planning Service Delivery.</u>

a. The City shall serve as the single point of service for planning, zoning, and development review issues including, but not limited to preparation and adoption of comprehensive plan amendments, amending land development regulations and issuing development orders, within the incorporated boundaries of the municipality; and

b. The County shall serve as the single point of service for planning, zoning, and development review issues including, but not limited to, preparation and adoption of comprehensive plan amendments, amending land development regulations and issuing development orders, within the unincorporated areas and within other cities that agree to consolidate.

2. Municipal Service Area.

a. The Municipal Service Area (MSA) is defined as the area outside of the City's boundary that constitutes a logical area for urbanized development and serves as the Joint Planning Area (JPA), as more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes (2011).

b. At the time of execution of this agreement, the current boundary of the MSA is reflected on Map "1" attached hereto and incorporated herein.

c. The City has demonstrated that public services are readily available or planned to be provided within a reasonable timeframe within the current boundaries of the MSA.

d. Before any amendments to increase the size of the MSA, the City shall demonstrate that public services are readily available or plan to be provided within a reasonable timeframe for the proposed area.

e. Consistent with Section 171.203(11) and Section 163.3171, Florida Statutes (2011), the County and City shall, prior to implementation of any of the benefits for annexations provided for within Section 171, Part II, Florida Statutes, and implementation of the Joint Planning Area and its benefits provided for within Chapter 163, Part II, Florida Statutes, within the MSA boundary as identified on Map "1" attached hereto and incorporated herein, seek amendment of their respective comprehensive plans as follows, subject to the statutory review authority of the Florida Department of Economic Opportunity:

i. The City and the County shall amend their respective comprehensive plans:

A. To incorporate the boundaries of the MSA and Joint Planning Area (JPA) as reflected in the attached Map "1" and the anticipated future land uses of the MSA/JPA as reflected in the attached Map "2" into the Future Land Use Maps of their respective Comprehensive Plans. These

amendments will be transmitted to the Department of Economic Opportunity within 2 months of the date of execution of this agreement; and,

B. Amend the intergovernmental coordination element of the City and County Comprehensive Plans as described in Section 163.3177(6)(h)1., Florida Statutes (2011) as follows:

I. To allow for annexations of any areas within the MSA that would not otherwise be possible under Chapter 171, Florida Statutes, because they would create pockets, create enclaves, or would be noncontiguous and to require procedures for such annexations be implemented in the City and County Land Development Regulations, subject to the approval of the required amendments to the City and County's Future Land Use Maps, which will be transmitted to the Department of Economic Opportunity within 2 months of the execution of this agreement.;

II. To require that the City and County implement a process for land use decisions within the MSA consistent with this agreement and Part II of Section 163; and,

III. To require that the City and County implement the procedures consistent with this agreement for preparing and adopting comprehensive plan amendments, administering land development regulations and issuing development orders within the MSA.

ii. The County and City shall also adopt this agreement into their comprehensive plans..

f. The City and County further agree that if approval of the Comprehensive Plan amendments exceeds any applicable time frames required by this Agreement or Statute for such approval, that this Agreement will remain in full force and effect and the Parties will continue to work together to seek approval of the required amendments and neither party shall have the right to terminate it as indicated in paragraph 6.a., of the Master Agreement at least until the objectives provided for in this sub-agreement have been met and the City and County have amended the intergovernmental coordination elements of their respective comprehensive plans so that the requirements of this sub-agreement have been adopted into their respective comprehensive plans and their future land use maps have been amended to include boundaries of the MSA as it appears on Map "1" and the anticipated future land uses as reflected on Map "2"; their respective comprehensive plan amendments have been approved; and the comprehensive plan amendments have been finalized. Nothing herein shall be deemed to indicate that the parties should terminate this agreement after these objectives have been met, but neither party may terminate this agreement as provided for in the Master Agreement in paragraph 6.a., until these objectives have been met.

3. Termination of this Agreement. This Agreement may not be terminated pursuant paragraph 6 of the Master Interlocal Service Boundary and Joint Planning Agreement until the following has occurred:

a. The City and County comprehensive plans adopting the MSA as depicted in Maps "1" and "2" have been approved and the amendments become effective as described in Section 163.3184(3)(c)4, Florida Statutes (2011);
b. The other Comprehensive Plan Amendments required by this planning agreement have been approved and the amendments become effective as described in Section 163.3184(3)(c)4, Florida Statutes (2011) ; and,
c. All of the comprehensive plan amendments required by this Agreement have been finalized.

4. Global Changes to MSA Boundary. A "Global Change" shall be understood herein to mean any change to the MSA boundary as it is defined upon the effective date of this Agreement. Amendments to the MSA boundary shall be by amendment to the Comprehensive Plans of the County and City, and shall, not be effective unless jointly approved by both the County and City or determined through dispute resolution.

5. Future Land Use Pattern. The City and County agree to the generalized future land use pattern for the MSA shown on Map 2. The City and County shall amend their respective Comprehensive Plan's future land use maps to reflect the agreed future land use pattern. The Parties will cooperate with each other in the Comprehensive Plan amendment process. If the Florida Department of Economic Opportunity challenges the amendments and request a hearing with the Division of Administrative Hearings, this Agreement will remain in full force and effect and the Parties will continue to work together to determine the proper future land uses and obtain a compliance agreement with the Florida Department of Economic Opportunity.

6. Annexation within the MSA.

a. Following the effective date as described in Section 163.3184(3)(c)4, Florida Statutes (2011) of the required comprehensive plan amendments to implement the MSA/JPA within the City's and County's Future Land Use Maps, the City may annex any property within the MSA including property that is not contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

i. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;

ii. Utilities are available or scheduled to be provided to the property within five (5) years;

iii. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, meets concurrency or concurrency deficiencies are mitigated through a binding agreement;

iv. All other municipal services are available to the site; and,

v. City has adopted the MSA as part of its Comprehensive Plan, as required by Section 171.203(11), Florida Statutes.

b. Property within the MSA that is contiguous to the City, does not create enclaves and does not create pockets may be annexed into the City without meeting the criteria of subsection 6a as long as the requirements of Part I of Chapter 171, Florida Statutes, have been met.

c. If property within the MSA abuts a segment of a roadway, then at the time of its annexation, the road right of way (including the road and adjacent right of way) of the entire road segment shall be deemed to be annexed simultaneously into the City if the annexation of the property (not including the roads) will result in 51% or more of the road segment as defined in the Roads sub-agreement to be annexed into the City.

7. Minor Amendments to MSA Boundary. Following the effective date as described in Section 163.3184(3)(c)4, Florida Statutes (2011) of the comprehensive plan amendments to implement the MSA/JPA within the City's and County's Future Land Use Maps, the MSA may be expanded to include a parcel or parcels of property for annexation following joint approval by the City and County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation within the MSA and there is no increase in density or intensity of development. If there is an impasse, the City and County will resolve through the dispute resolution process. The expanded MSA shall not take effect until the City's and County's Future Land Use Maps are amended.

8. Annexation of Properties Partially in the MSA.

Following the effective date as described in Section 163.3184(3)(c)4, Florida Statutes (2011) of the comprehensive plan amendments to implement the MSA/JPA within the City's and County's Future Land Use Maps :

a. If at least 50% of the area of the property proposed to be annexed is within the MSA, then the property shall be treated as if it were all within the MSA for purposes of this Agreement;

b. If less than 50% of the area of the property proposed to be annexed is within the MSA, then it shall be treated as outside the MSA for purposes of this Agreement;

c. The above provisions shall not be construed so that a property owner could not choose to annex a portion of a property inside the MSA;

9. Review of Applications Received by County. To assure coordination of plans for City and County development:

a. County staff shall, within five (5) working days of receipt of development or land use related applications, inform City staff of all applications which may affect development within the MSA. The "development or land use related applications" or "applications", as described above, for purposes of this Agreement shall include amendments to the future land use map and amendments to the text of the comprehensive plan, rezonings, planned unit developments, commercial site plans and subdivisions of land which would create five (5) or more lots;

b. City staff will receive copies of the development or land use related applications, staff reports and minutes or records approving any such change or amendment, including notice of final approval of same;

c. The County will include the City as part of the County's Development Review Committee (DRC) for projects within the MSA and will afford an opportunity to the City to participate as an advisory non-voting member at the DRC meetings;

d. The City will provide the County its comments on proposed development and land use related applications at least one (1) business day before the DRC meeting or within ten (10) working days of receipt of a copy of applications for rezonings and comprehensive plan amendments; and

e. These comments will be presented to the County's Zoning and Adjustment Board and Board of County Commissioners by County staff.

10. Review of Development and Land Use Related Applications Received by City. To assure coordination of plans for City and County development:

a. City staff shall, within five (5) working days of receipt, inform County staff of all applications which may affect development within municipal boundaries (annexed areas) of the MSA;

b. County staff will receive copies of the applications, staff reports and minutes or records approving any such change or amendment, including notice of final approval of same;

c. The City will include the County as part of the City's staff review process for projects within the municipal boundaries of the MSA and will afford an opportunity to the County to participate as a member of the City's Project Review Committee meetings;

d. The County will provide the City its comments on proposed development applications at least one (1) business day before the staff review meeting or within ten (10) working days of receipt of a copy of applications for rezonings and comprehensive plan amendments; and

e. These comments will be presented to the City's respective Planning Board and City Commission by City staff.

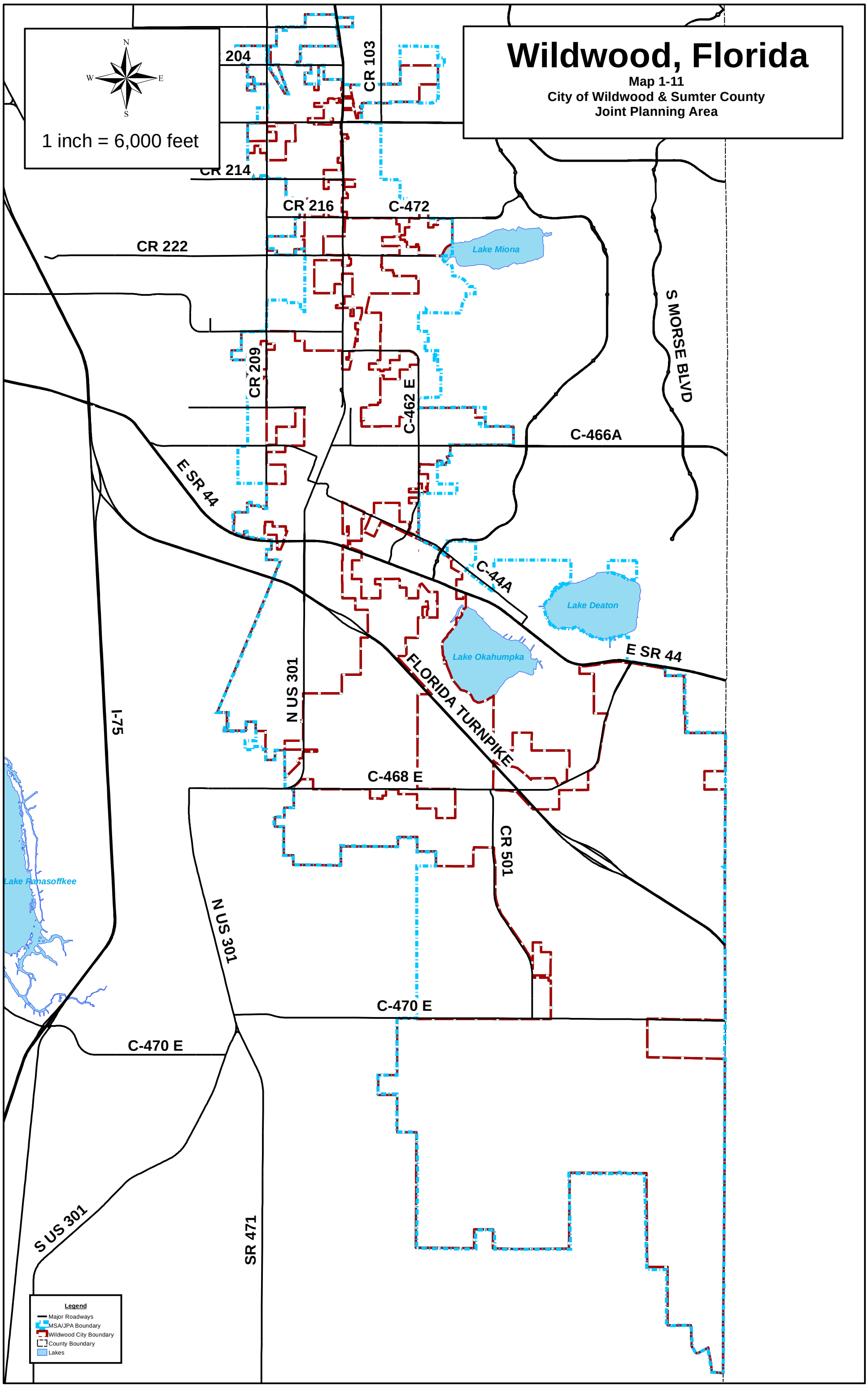
11. Commercial Design Standards. Within the MSA, the County will adhere to the City's Design District Standards,. The City shall provide design standard review at no charge to the County.

End of Planning Service Sub-Agreement

Ordinance O2012-18

Exhibit B

Interlocal Service Boundary Map (Map 1)


Wildwood, Florida
Map 1-11
City of Wildwood & Sumter County
Joint Planning Area
N
W
E
S
1 inch = 6,000 feet
204
CR 103
CR 214
CR 216
C-472
CR 222
Lake Miona
S MORSE BLVD
CR 209
C-462 E
C-466A
E SR 44
C-44A
Lake Deaton
Lake Okahumpka
E SR 44
FLORIDA TURNPIKE
N US 301
I-75
C-468 E
CR 501
Lake Panasoffkee
N US 301
C-470 E
C-470 E
S US 301
SR 471
Legend
Major Roadways
MSA/JPA Boundary
Wildwood City Boundary
County Boundary
Lakes

Ordinance O2012-18

Exhibit C

Joint Planning Area Future Land Use Map (Map 2)

Wildwood, Florida

Map 2
City of Wildwood & Sumter County
Joint Planning Area
Future Land Use Map

N
W E
S

1 inch = 6,000 feet

204
CR 103
CR 214
CR 216
C-472
CR 222
Lake Miona
S MORSE BLVD
CR 209
C-462 E
C-466A
E SR 44
C-44A
Lake Deaton
Lake Okahumpka
E SR 44
N US 301
FLORIDA TURNPIKE
I-75
C-468 E
CR 501
Lake Panasoffkee
N US 301
C-470 E
C-470 E

Legend

- Major Roadways
- MSA/JPA Boundary
- Wildwood City Boundary
- County Boundary
- Lakes

JPA Parcels - Proposed Designations

- 466/301Mixed Use District
- Estate Residential
- Commercial
- Industrial
- Lake Deaton Mixed Use
- LDR
- LMDR
- MDR
- Oxford Neighborhood Mixed Use
- Public Facilities
- Recreation
- Rural Residential

JPA Parcels - Existing Designations

- Agricultural: one unit per ten acres
- Conservation
- Rural Residential: one unit per acre
- Low Density Residential: Two units per acre
- Medium Density Residential: Four units per acre
- High Density Residential: Six units per acre
- Commercial
- Industrial
- Public, Institutional, Educational
- Recreation

Wildwood FLU Designations

- Agricultural - 5
- Agricultural - 10
- Conservation
- Recreation
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Medium High Density Residental
- High Density Residental
- Residential, Institutional, Office
- Residential Mixed Use
- Mobile Home Park
- Public Facilities
- Commercial
- Industrial
- Oxford Neighborhood Mixed Use
- Oxford Residential Mixed Use
- Oxford Neighborhood Commercial
- Central Mixed Use
- Commercial Center Mixed Use
- Employment Center Neighborhood Mixed Use
- Business Park Mixed Use
- South Wildwood Neighborhood Mixed Use
- Wildwood Springs DRI
- Landstone DRI
- The Villages of Wildwood DRI

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1203-01

Owner: Bobby Leatherman (Danny Smith as Authorized Representative)

Applicant: John Winkle

Engineer: Jeff Head, Farner, Barley, and Associates

Parcel No: D08=046

The applicant seeks plat approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to subdivide parcel D08=046 into three lots.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The project meets the minimum requirements of the Land Development Regulations, and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

Staff recommends approval of the site plan, subject to approval, exemption or permitting of the project by all agencies of competent jurisdiction.

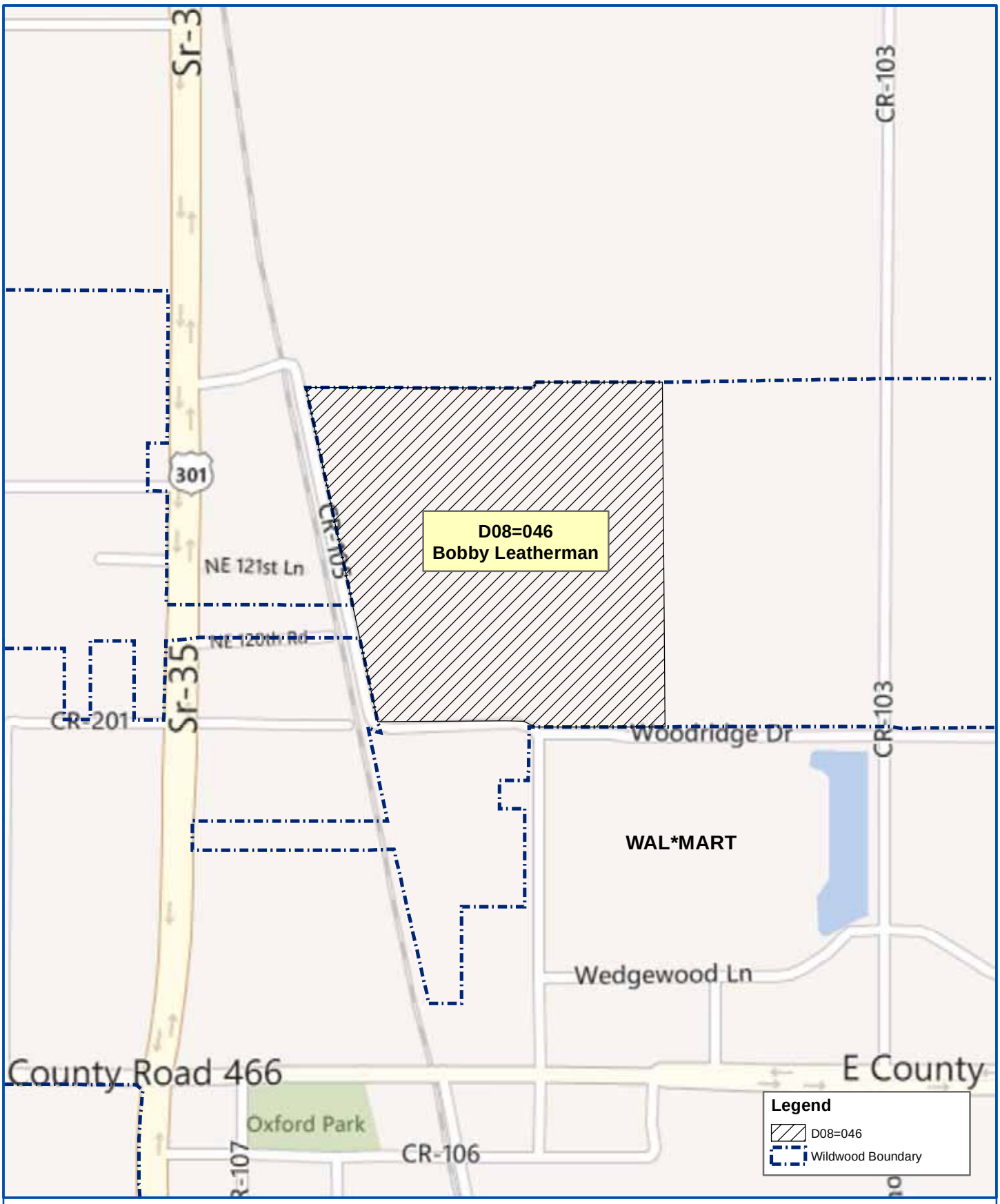
The Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed subdivisions.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on May 25, 2012.

M. Peavy

DATED: May 30, 2012

Melanie Peavy, Director
Development Services Department



N
W E
S

1 inch = 500 feet

D08=046 Parcel Location

N
W E
S

1 inch = 500 feet

D08=046 Parcel Location

SHEET 2 OF 2

PLAT BOOK _____
PAGE _____

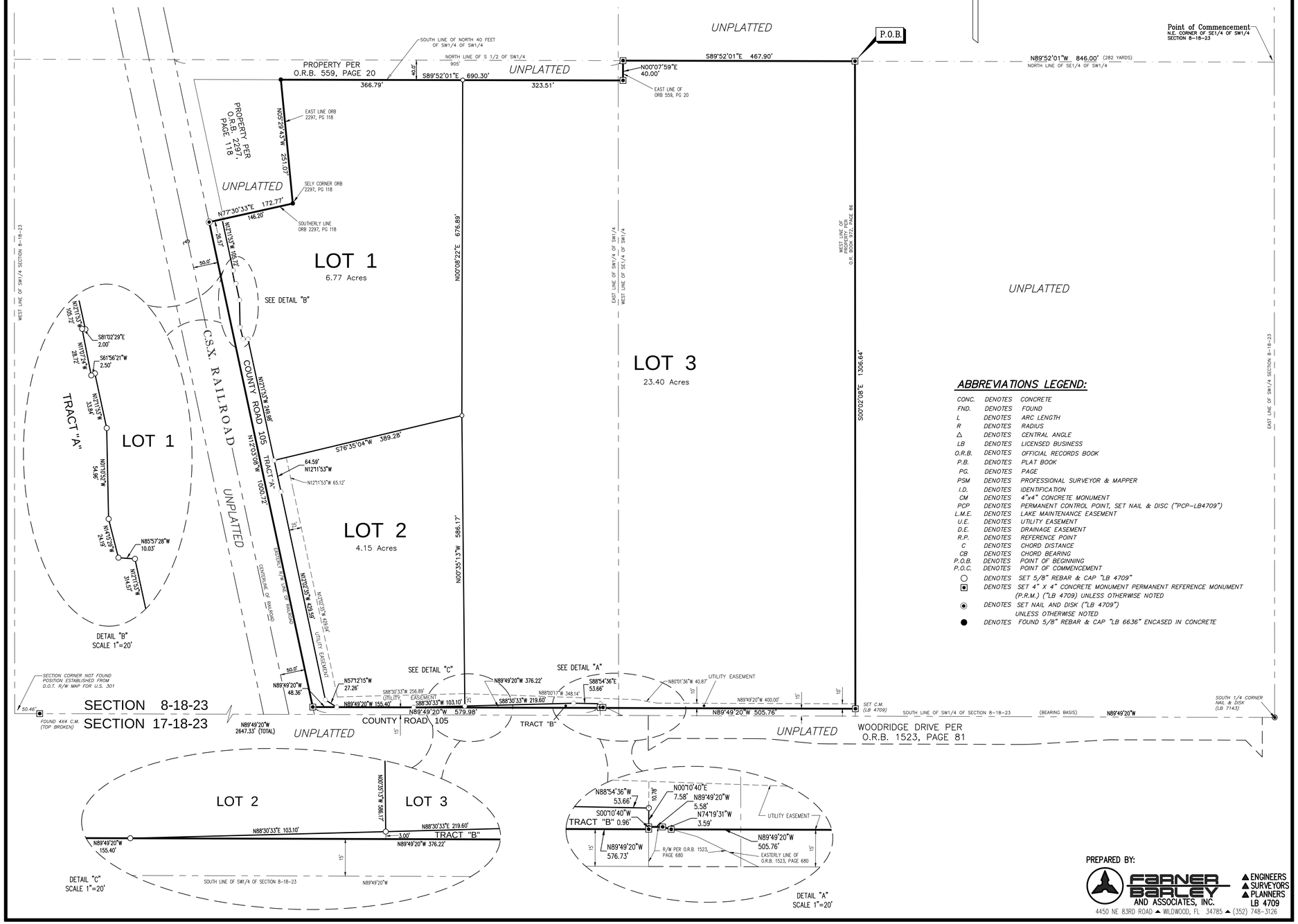
LEATHERMAN SUBDIVISION

BEING A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

N

100' 0' 100' 200' 300'

SCALE: 1 inch = 100 feet



ABBREVIATIONS LEGEND:

CONC.	DENOTES	CONCRETE
FND.	DENOTES	FOUND
L	DENOTES	ARC LENGTH
R	DENOTES	RADIUS
Δ	DENOTES	CENTRAL ANGLE
LB	DENOTES	LICENSED BUSINESS
O.R.B.	DENOTES	OFFICIAL RECORDS BOOK
P.B.	DENOTES	PLAT BOOK
PG.	DENOTES	PAGE
PSM	DENOTES	PROFESSIONAL SURVEYOR & MAPPER
I.D.	DENOTES	IDENTIFICATION
CM	DENOTES	4"x4" CONCRETE MONUMENT
PCP	DENOTES	PERMANENT CONTROL POINT, SET NAIL & DISC ("PCP-LB4709")
L.M.E.	DENOTES	LAKE MAINTENANCE EASEMENT
U.E.	DENOTES	UTILITY EASEMENT
D.E.	DENOTES	DRAINAGE EASEMENT
R.P.	DENOTES	REFERENCE POINT
C	DENOTES	CHORD DISTANCE
CB	DENOTES	CHORD BEARING
P.O.B.	DENOTES	POINT OF BEGINNING
P.O.C.	DENOTES	POINT OF COMMENCEMENT
○	DENOTES	SET 5/8" REBAR & CAP "LB 4709"
▣	DENOTES	SET 4" X 4" CONCRETE MONUMENT PERMANENT REFERENCE MONUMENT (P.R.M.) ("LB 4709) UNLESS OTHERWISE NOTED
◉	DENOTES	SET NAIL AND DISK ("LB 4709") UNLESS OTHERWISE NOTED
●	DENOTES	FOUND 5/8" REBAR & CAP "LB 6636" ENCASED IN CONCRETE

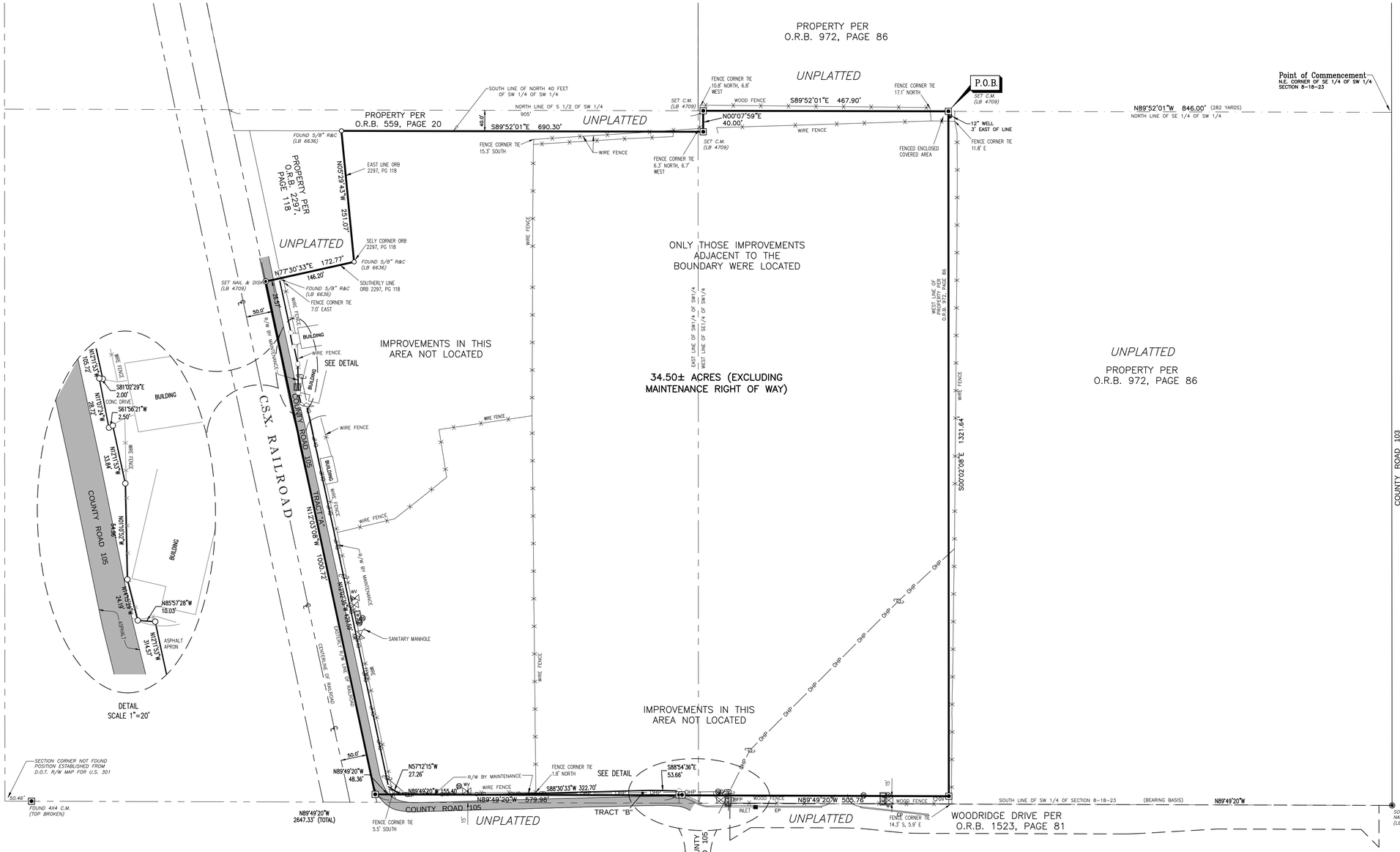
PREPARED BY:

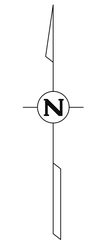
FARNER BARLEY AND ASSOCIATES, INC.

▲ENGINEERS
▲SURVEYORS
▲PLANNERS
LB 4709

4450 NE 83RD ROAD ▲ WILDWOOD, FL 34785 ▲ (352) 748-3126

BOUNDARY SURVEY





100 50 0 100 200 300

SCALE IN FEET
1" = 100'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 8; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 RUN N89°52'01"W A DISTANCE OF 846.00 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE WEST BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 972, PAGE 86, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF SOUTHWEST 1/4 AND ALONG SAID WEST BOUNDARY RUN S00°02'08"E A DISTANCE OF 1306.64 FEET TO A POINT THAT IS FIFTEEN (15) FEET NORTH (BY PERPENDICULAR MEASUREMENT) OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°49'20"W A DISTANCE OF 505.76 FEET TO THE EASTERLY LINE OF PROPERTY DESCRIBED IN RIGHT-OF-WAY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 1523, PAGE 680, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG AFORESAID RIGHT-OF-WAY WITH THE FOLLOWING COURSES: N74°19'31"W A DISTANCE OF 3.59 FEET; THENCE N89°49'20"W A DISTANCE OF 5.58 FEET; THENCE S00°10'40"W A DISTANCE OF 0.96 FEET TO AFORESAID LINE THAT IS FIFTEEN (15) FEET NORTH OF THE SOUTH LINE OF SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°49'20"W A DISTANCE OF 579.98 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CSX RAILROAD; SAID RIGHT-OF-WAY LINE BEING 50 FEET (AS MEASURED AT RIGHT ANGLES) FROM CENTERLINE OF TRACKS; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N12°03'08"W A DISTANCE OF 1000.72 FEET TO A POINT ON THE SOUTHWESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2297, PAGE 118, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID PROJECTION LINE AND SOUTHERLY PROPERTY BOUNDARY, RESPECTIVELY, RUN N77°30'33"E A DISTANCE OF 172.77 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID PROPERTY; THENCE ALONG THE EAST LINE OF SAID PROPERTY RUN N05°29'43"W A DISTANCE OF 251.07 FEET TO A POINT THAT IS FORTY (40) FEET SOUTH (BY PERPENDICULAR MEASUREMENT) OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°52'01"E A DISTANCE OF 690.30 FEET TO A POINT ON THE EAST BOUNDARY OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 559, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY RUN N00°07'59"E A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF SOUTHWEST 1/4 OF SECTION 8; SAID POINT ALSO BEING 905 FEET EAST OF THE EASTERLY RAILROAD RIGHT-OF-WAY LINE; THENCE ALONG AFORESAID NORTH LINE OF SOUTH 1/2 OF SOUTHWEST 1/4 RUN S89°52'01"E A DISTANCE OF 467.90 FEET TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY FOR COUNTY ROAD 105 ALONG THE WESTERLY LINE AND SOUTH LINE THEREOF.

LEGEND

▣	INDICATES 4" X 4" CONCRETE MONUMENT SET, (LB # 4709) UNLESS OTHERWISE NOTED.
◉	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) FOUND, UNLESS OTHERWISE NOTED.
○	INDICATES 5/8" REBAR AND CAP SET, (LB # 4709) UNLESS OTHERWISE NOTED.
CM	INDICATES CONCRETE MONUMENT
PRM	INDICATES PERMANENT REFERENCE MARKER
PCP	INDICATES PERMANENT CONTROL POINT
(M)	INDICATES MEASURED
(D)	INDICATES DESCRIPTION
FD	INDICATES FOUND
I.D.	INDICATES IDENTIFICATION
℄	INDICATES CENTERLINE
PSM	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
PLS	INDICATES PROFESSIONAL LAND SURVEYOR
RLS	INDICATES REGISTERED LAND SURVEYOR
(R)	INDICATES RADIAL LINE
LB.	INDICATES LICENSED BUSINESS
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.B.	INDICATES OFFICIAL RECORD BOOK
R/W	INDICATES RIGHT-OF-WAY
PG	INDICATES PAGE
OHP	INDICATES OVERHEAD LINES
AC	INDICATES AIR CONDITIONER
	INDICATES UTILITY POLE
	INDICATES GUY ANCHOR
	INDICATES LIGHT POLE
	INDICATES ELECTRICAL RISER
	INDICATES TELEPHONE RISER
	INDICATES WATER METER
	INDICATES SANITARY SEWER VALVE
WV	INDICATES WATER VALVE
W	INDICATES WELL

NOTES:

1. THIS SURVEY IS ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.

3. BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE WEST ZONE, CHECKED TO NGS STATION "SUMTER 41" AND REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS BEING N89°49'20"W.

4. THE LEGAL DESCRIPTION WAS PREPARED FOR THIS SURVEY AND IS BASED UPON INSTRUMENTS FOUND IN THE PUBLIC RECORDS.

5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.

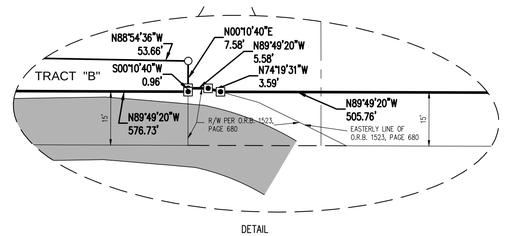
6. UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.

7. LANDS SHOWN HEREON LIE IN FLOOD ZONE "C" (AREAS OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120296 0075 B EFFECTIVE DATE: MARCH 15, 1982.

8. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN RULE 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.

9. DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.

10. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER.



DETAIL
SCALE 1"=20'

RIGHT-OF-WAY NOTE

RIGHT-OF-WAY FOR COUNTY ROAD 105 IS BY MAINTENANCE. ACCORDING TO INFORMATION PROVIDED BY SUMTER COUNTY ROAD AND BRIDGE DEPARTMENT, MAINTENANCE IS 20 FEET FROM THE CENTERLINE OF ASPHALT WITH THE EXCEPTION OF THOSE AREAS WHERE IMPROVEMENTS EXIST (AS SHOWN HEREON).

CERTIFIED TO:

JOHN WRINKLE
BOBBY LEATHERMAN

_____ DATE

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

SHEET 1 OF 1		
CLIENT	JOHN WRINKLE	
JOB NO.	111115.0000	
DATE	02/07/12	
DRAWN BY	JH	CHECKED BY KMJ
ACAD FILE	BATTING CAGES BDY-R1.DWG	
REVISIONS		DATE
CHANGE BOUNDARY PER TITLE WORK		4/19/12

BOUNDARY SURVEY

IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LEATHERMAN PROPERTY

FARNER BARLEY AND ASSOCIATES, INC.

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE 83RD ROAD – WILDWOOD, FL 34785 – (352) 748-3126

TITLE CERTIFICATE

Randall N. Thornton, Attorney at Law, duly admitted to the practice of law in the State of Florida, certifies that absolute fee simple title to the land described in Exhibit A attached hereto is vested in BOBBY LEATHERMAN, subject to the following exceptions:

1. Taxes for the year 2012 and all subsequent years, which are not yet due and payable.

2. Easement in favor of Sumter Electric Cooperative, Inc. recorded in OR Book 160, Page 587 Public Records of Sumter County, Florida.

3. Terms, covenants, conditions, easement(s) and matters contained in Agreement recorded May 15, 1998, in OR Book 686 Page 123 Public Records of Sumter County, Florida.

4. Terms, covenants, conditions, easement(s) and matters contained in the Lease made by Bobby Leatherman and Iona Leatherman and Lone Oak Golf Club, a Memorandum/Short Form Notice recorded March 31, 2008, in OR Book 1925, Page 186, revised by Memorandum/Short Form Notice recorded August 16, 2009, in OR Book 2111, Page 93 Public Records of Sumter County, Florida.

5. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.

6. Matters disclosed on this plat as to rights-of-way and utilities.

This certificate of title extends through April 11 2012, @ 5:00 p.m.

Randall N. Thornton
Attorney at Law
Post Office Box 58
Lake Panasoffkee, Florida 33538

EXHIBIT "A "

A PARCEL OF LAND LYING WITHIN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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LESS RIGHT OF WAY FOR COUNTY ROAD 105 ALONG THE WESTERLY LINE AND SOUTH LINE THEREOF.

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No:	RZ1203-01
Parcel Number(s):	D18=041, D18=067, D18=068, D18=069, D18=040, and D18=064
Property Location:	Northwest of the CR 214 and US 301 intersection
Owner/Developer:	301/466, LLC - Albert Peek and Kirk Boone
Applicant:	301/466, LLC – Albert Peek and Kirk Boone

The applicant seeks a zoning map amendment from "Neighborhood Mixed Use -7 (NMU-7)" to "Low Density Residential (R-1)" on the 222 +/- acre subject property. The zoning map amendment is intended to bring the property into compliance with the Future Land Use Map designation.

Staff recommends approval of Ordinance #02012-21 to be forwarded to the City Commission for approval.

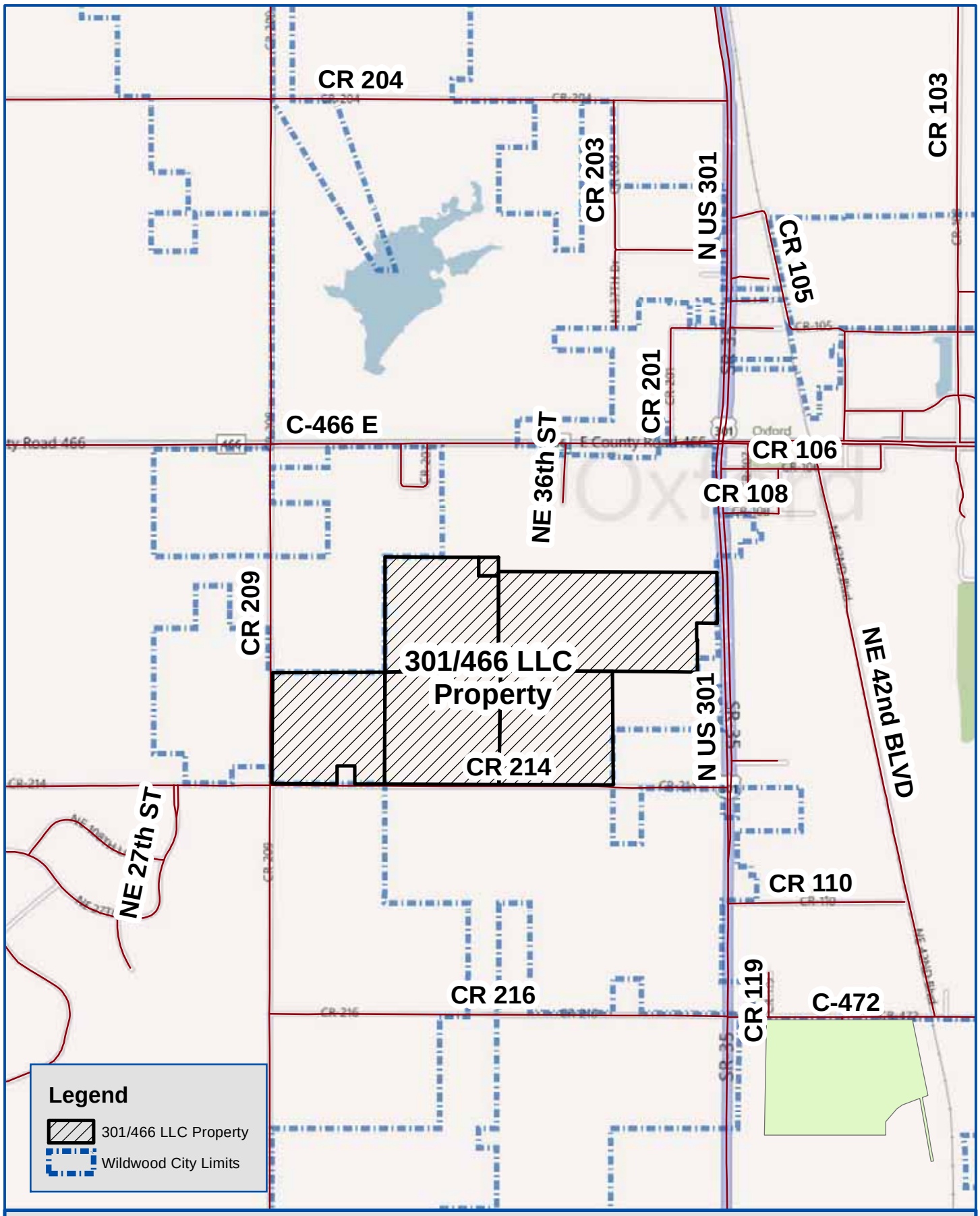
The Planning and Zoning Board/Special Magistrate has a duty to review all proposed rezonings and make recommendations to the City Commission.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on May 25, 2012.

DATED: May 30, 2012

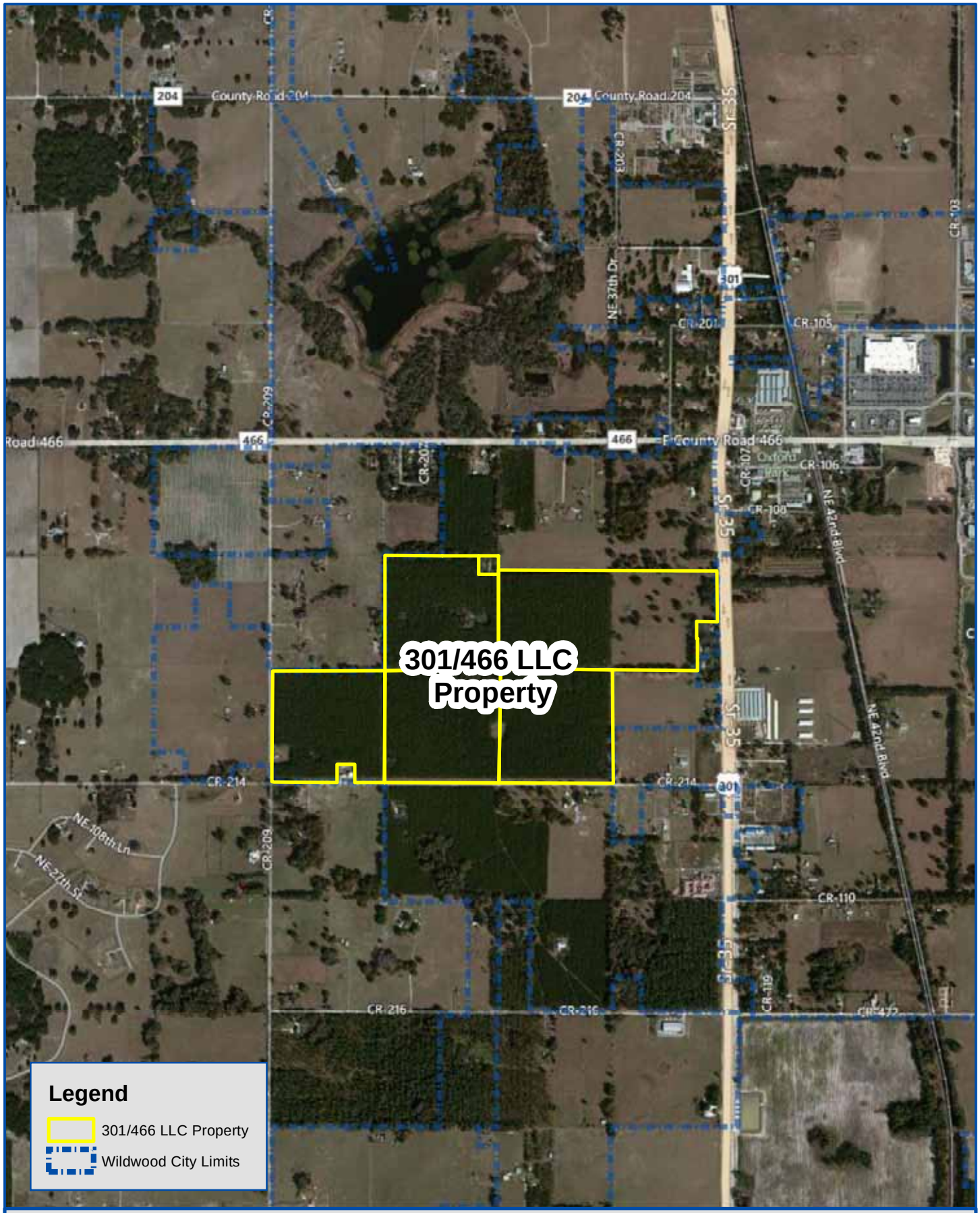
M. Peavy

Melanie Peavy
Development Services Director



1 inch = 1,500 feet

City of Wildwood, Florida
301/466 LLC Property



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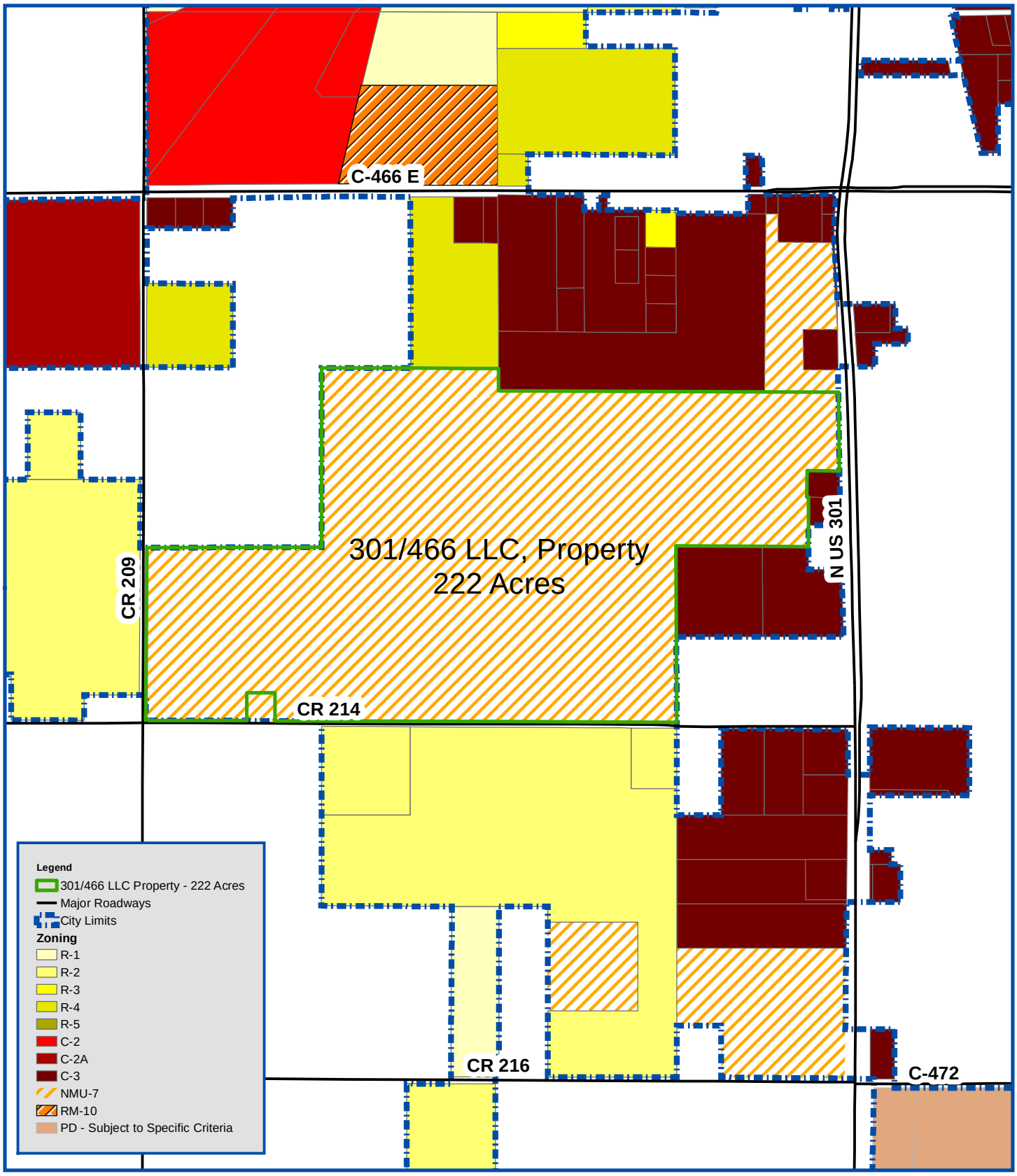
City of Wildwood, Florida
301/466 LLC Property



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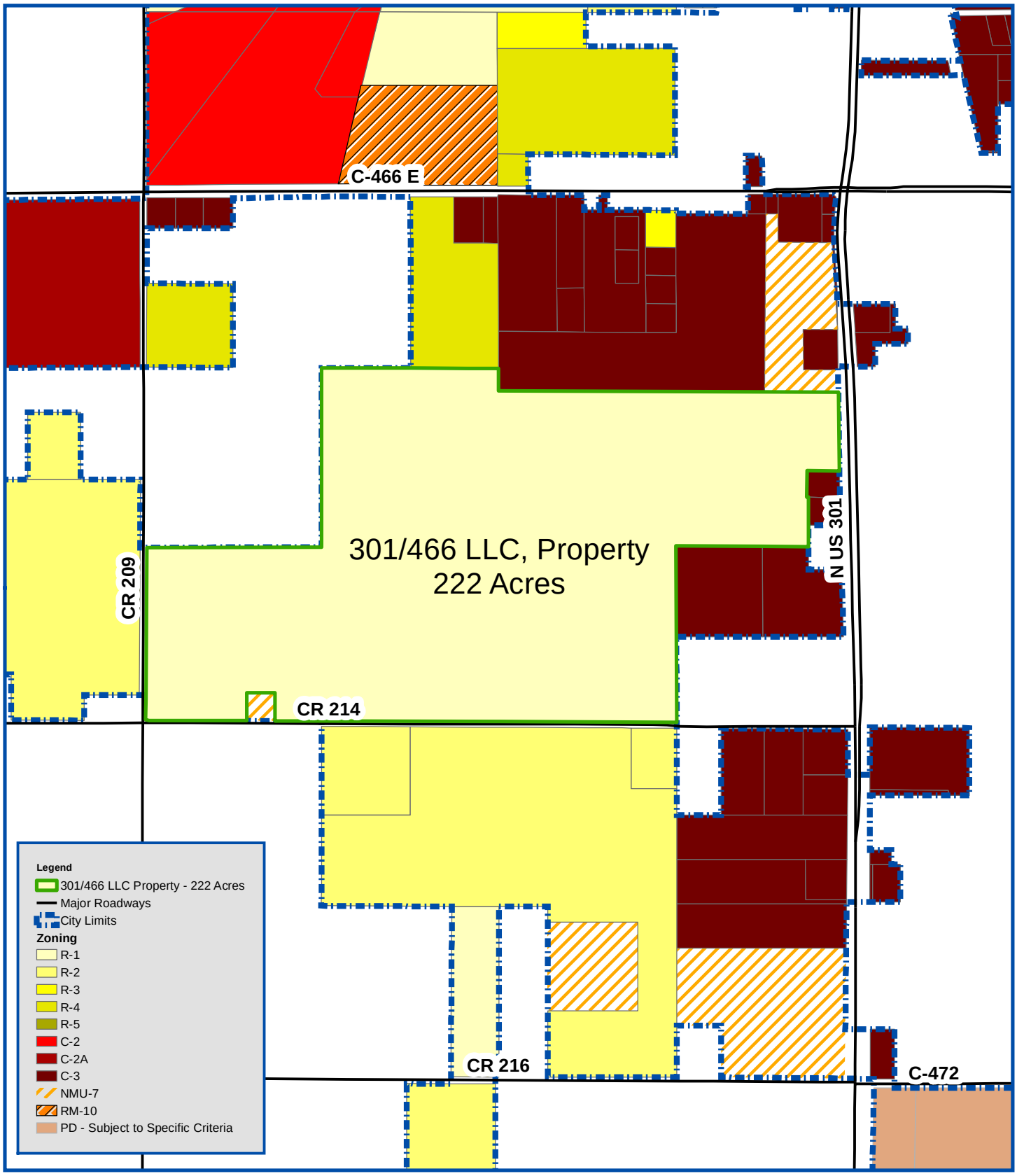
1 inch = 1,000 feet

301/466 LLC
Existing Zoning Map



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1 inch = 1,000 feet

301/466 LLC
Proposed Zoning Map

ORDINANCE NO. O2012-21

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; REZONING CERTAIN REAL PROPERTY IN COMPLIANCE WITH THE ADOPTED LOCAL COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, has made a determination that certain real property located within the City of Wildwood should be zoned or rezoned in compliance with the City of Wildwood Comprehensive Plan and Future Land Use Map.

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

SECTION 1. The following property which was zoned "NMU-7: Neighborhood Mixed Use - 7", shall be rezoned to "R-1: Low Density Residential", pursuant to the City of Wildwood Land Development Regulations and official Zoning Map;

301/466 LLC
Parcel Numbers: D18=069, D18=040, D18=064, D18=041, D18=067,& D18=068
Containing 222 acres +/-

PARCEL 1
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 2
NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT OF WAY OF U.S. HIGHWAY 301, AND LESS THE NORTH 165 FEET THEREOF, AND LESS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18, BEING A FLORIDA DEPARTMENT OF TRANSPORTATION NAIL IN THE PAVEMENT OF U.S. HIGHWAY NO. 301; THENCE S00°24'17"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 2,662.14 FEET TO THE EAST 1/4 SECTION CORNER OF SAID SECTION 18; THENCE S00°24'17"W ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, A DISTANCE OF 756.54 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°22'39"W A DISTANCE OF 111.98 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 35 (U.S. HIGHWAY NO. 301) PER ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 156, PAGE 570, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S00°57'08"E ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 3.66 FEET TO THE POINT OF BEGINNING; THENCE N89°22'32"W, A DISTANCE OF 240.25 FEET; THENCE S00°36'51"W, A DISTANCE OF 204.69 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 155, PAGE 73 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S89°20'28"E ALONG SAID NORTH LINE A DISTANCE OF 245.84 FEET TO THE SAID WEST RIGHT OF WAY LINE OF STATE ROAD NO. 35 (U.S. HIGHWAY NO. 301); THENCE N00°57'08"W ALONG SAID WEST RIGHT

OF WAY 204.92 FEET TO THE POINT OF BEGINNING. AND LESS ANY PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 155, PAGE 73 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST RIGHT OF WAY LINE OF WIRE ROAD (NOW KNOWN AS U.S. HIGHWAY 301) AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN THENCE NORTH 120 YARDS, THENCE WEST 100 YARDS, THENCE RUN SOUTH 180 YARDS, THENCE RUN EAST 100 YARDS, THENCE RUN NORTH 60 YARDS TO THE POINT OF BEGINNING.

PARCEL 3
THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 4
BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 208.71 FEET WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THENCE RUN SOUTH 208.71 FEET, THENCE RUN EAST 208.71 FEET, THENCE RUN NORTH ALONG EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 TO POINT OF BEGINNING.

PARCEL 5
NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LESS 1 ACRE SQUARE IN NORTHEAST CORNER, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND, THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 6
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

SECTION 2. The official zoning map for the City of Wildwood, Florida, is hereby amended to include the above-referenced property. The amendment to the official zoning map is attached hereto and incorporated herein by reference.

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

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

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

PASSED AND ORDAINED this _____ day of _____, 2012, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

_____
Ed Wolf, Mayor

ATTEST:_____
Joseph Jacobs, City Clerk

First Reading:_____

Second Reading:_____

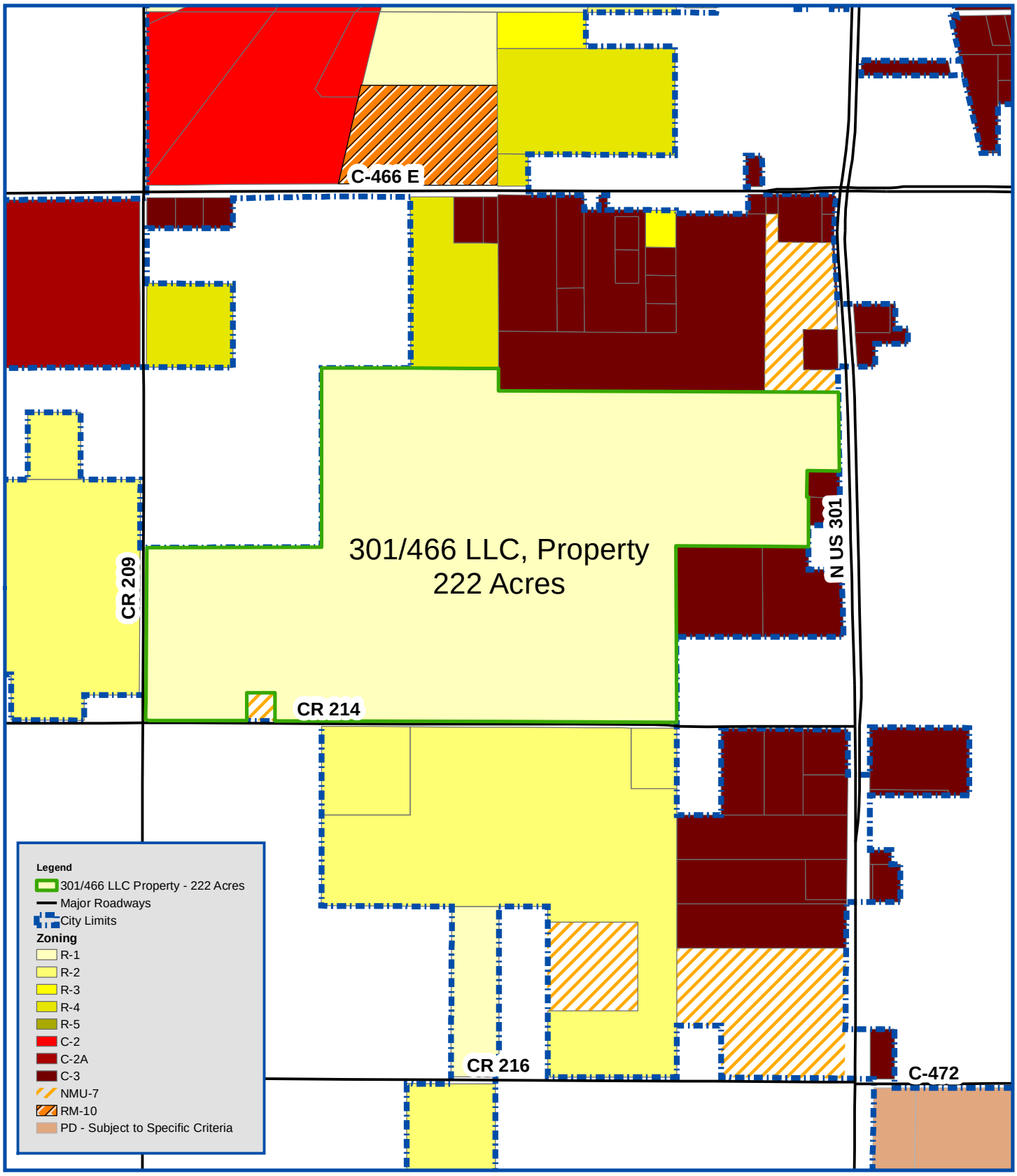
Approved as to form:

_____
Jerri A. Blair, City Attorney

Ordinance O2012-21

Exhibit A

301/466 LLC Zoning Map



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1 inch = 1,000 feet

301/466 LLC
Proposed Zoning Map

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ1204-01

Parcel Number(s): G07A001

Property Location: 400 Roy Street

Owner/Developer: City of Wildwood

Applicant: City of Wildwood

The City seeks approval of a Commercial/Industrial Planned Development (CIPD) on the 1.32 acre subject property. The property is currently zoned "General Commercial – Downtown (C-1)." The property is currently used as a communications tower utilized by the City of Wildwood Police Department and the Sumter County Fire and Emergency Management Services. Improvements are necessary to the tower site, and a Planned Development is proposed so the Project will be conforming use under the Land Development Regulations.

The Project Review Committee has determined the project meets or exceeds the minimum requirements of the Comprehensive Plan and the Land Development Regulations and recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

Staff recommends approval of Ordinance #02012-19 to be forwarded to the City Commission for approval.

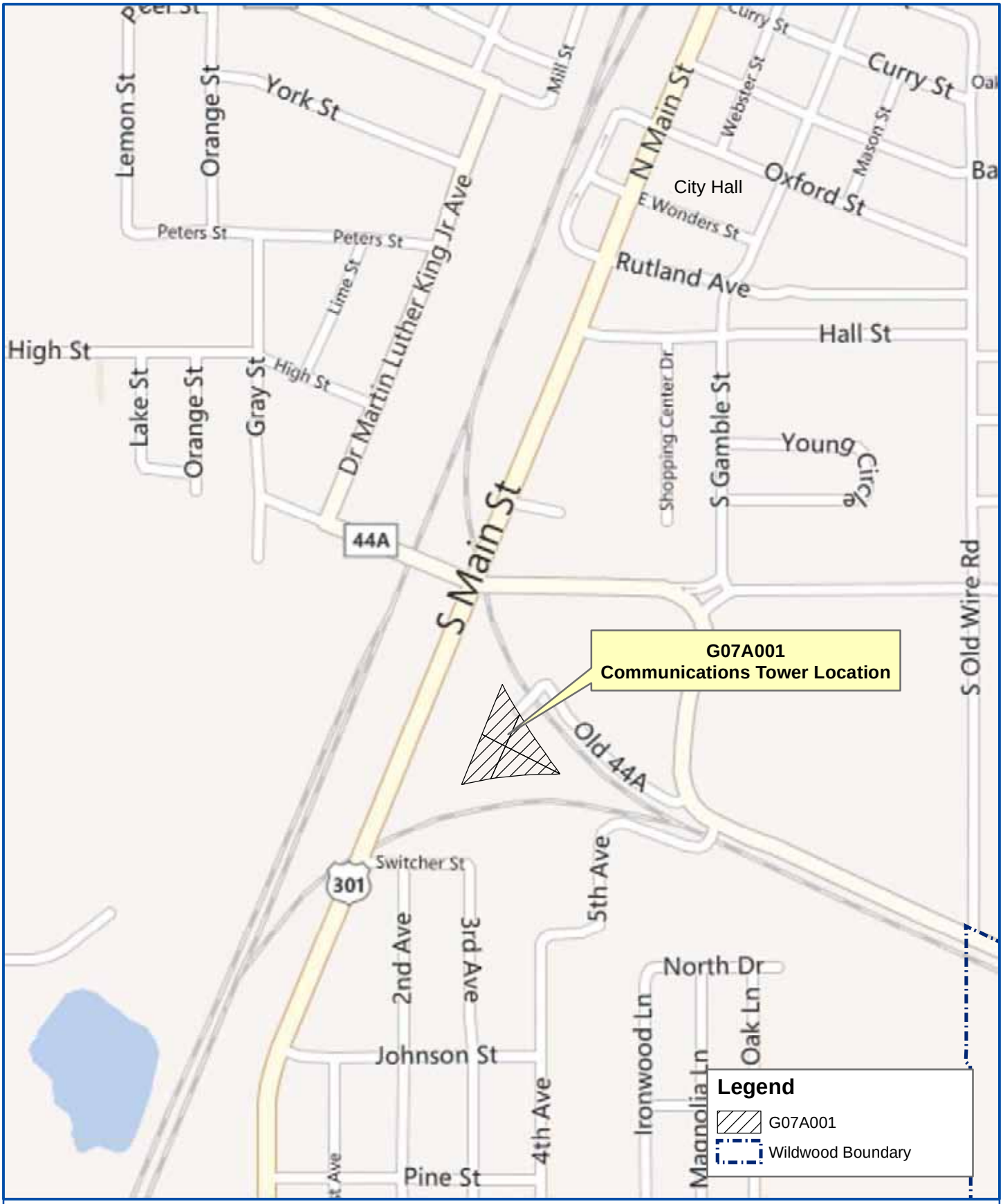
The Planning and Zoning Board/Special Magistrate has a duty to review all Planned Developments and make recommendations to the City Commission.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on May 25, 2012.

DATED: May 30, 2012

M. Peavy

Melanie Peavy
Development Services Director



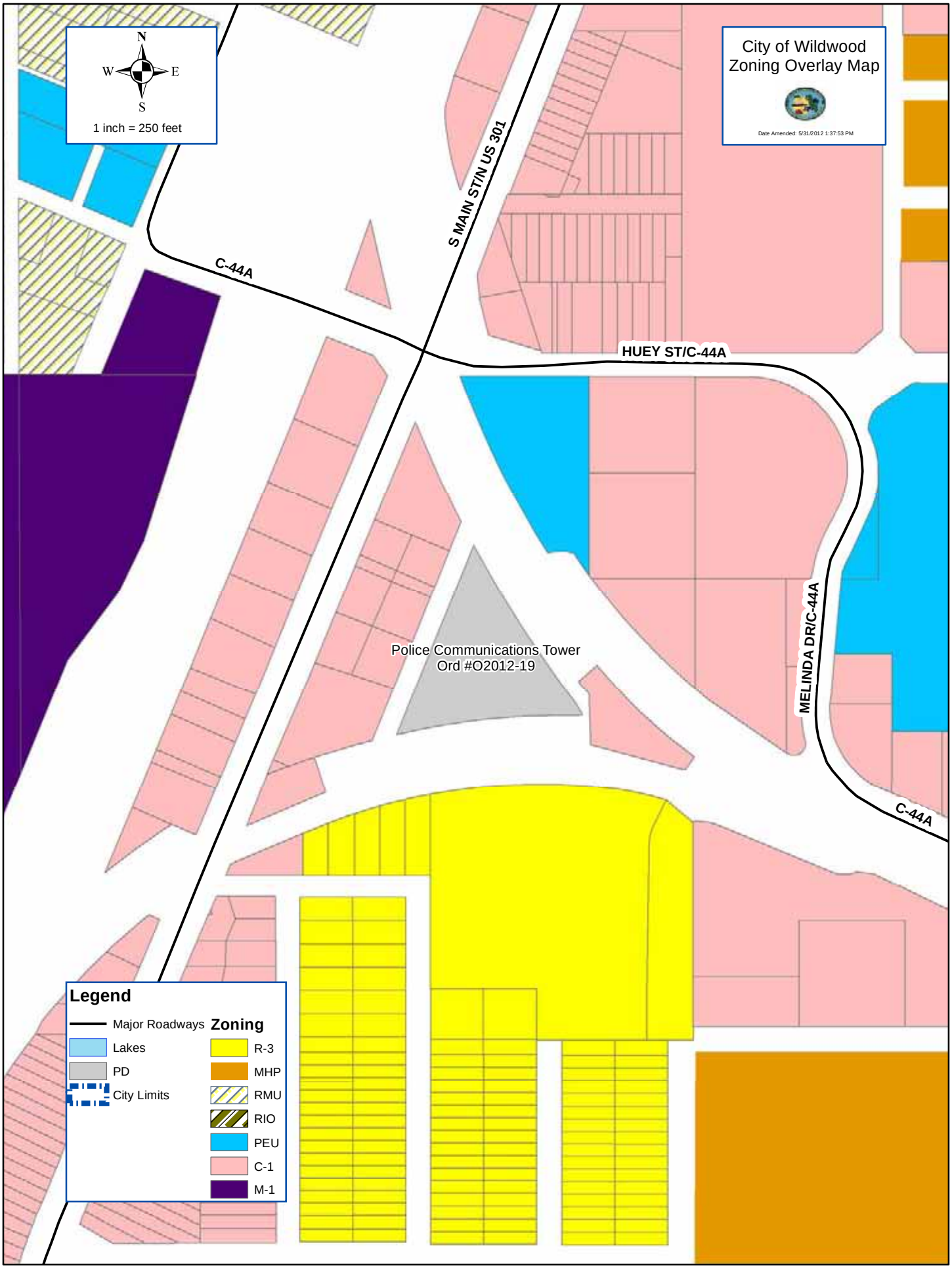
N
W E
S
1 inch = 500 feet

G07A001
Communications Tower Location
City of Wildwood, Florida

N
W E
S

1 inch = 500 feet

G07A001
Communications Tower Location
City of Wildwood, Florida


City of Wildwood
Zoning Overlay Map
Date Amended: 5/31/2012 1:37:53 PM
N
W
E
S
1 inch = 250 feet
S MAIN ST/N US 301
C-44A
HUEY ST/C-44A
MELINDA DR/C-44A
C-44A
Police Communications Tower
Ord #O2012-19
Legend
Major Roadways
Lakes
PD
City Limits
Zoning
R-3
MHP
RMU
RIO
PEU
C-1
M-1

ORDINANCE NO. 2012-19

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

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

The application for a Commercial/Industrial Planned Development was heard by and before the City Commission, Wildwood, Florida, on this _____ day of _____ 2012. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on June 5, 2012; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

A. That the Wildwood Police Department Communications Tower and Equipment Shelter Planned Development Application (herein referred to as the "Project") was duly and properly filed on April 19, 2012.

B. The Project is located at 400 Roy Street in Wildwood, Florida and is legally described in "Exhibit A."

C. That the Project is currently utilized by the City of Wildwood Police Department and Sumter County Fire and Emergency Management Services as a communications tower.

D. That improvements to the site and are necessary to protect the public's health, safety and welfare.

E. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.

F. That the Project has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.

G. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

A. That the Project has applied for a Commercial/Industrial Planned Development (CIPD) of the lands described in "Exhibit A".

B. That the zoning district of the subject land described in "Exhibit A" is classified as Commercial (C-1) on the City of Wildwood Zoning Map.

C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern.

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

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

A. Development Concept. The Project encompasses 1.32 acres and shall be developed in accordance with this Ordinance. The Project includes improves to the existing City of Wildwood Police Department's communication tower site which are necessary to protect the public's health, safety, and welfare.

B. Site Plan. The Project includes a site plan that meets or exceeds the requirements of the conceptual development plan as stated in Section 8.4 of the Land Development Regulations. The site plan prepared by AMEC Environment & Infrastructure, Inc. dated May 17, 2012 (revision date) is incorporated into this Ordinance as "Exhibit B" attached hereto. The site plan identifies the existing conditions and all proposed improvements to the site.

C. Phasing. The Project shall be developed in one (1) phase in accordance with the site plan.

D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the site plan without a public hearing. The determination of what constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Site Plan Approval Required. Prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations. The site plan shall be substantially consistent with this Ordinance. The Project is exempt from submitting the following analyses and applications which are normally required by Section 4.4:

1) Landscaping plan;
2) Tree survey;
3) Traffic impact study;
4) Environmental assessment; and
5) Preliminary concurrency determination.

F. Principal Uses. The Project is currently used as and shall primarily remain to be used as a communications tower for emergency management purposes by the City of Wildwood and Sumter County. Ancillary uses needed to support the communication tower are permissible. The City recognizes the Project is an existing communications tower. Therefore, the Project is not required to seek a Special Exception Use permit or required to meet the requirements of subsections 3.11(17)(b) through 3.11(17)(e) concerning wireless communication towers.

G. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this ____ day of _____, 2012.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

_____
ED WOLF, MAYOR

ATTEST:_____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

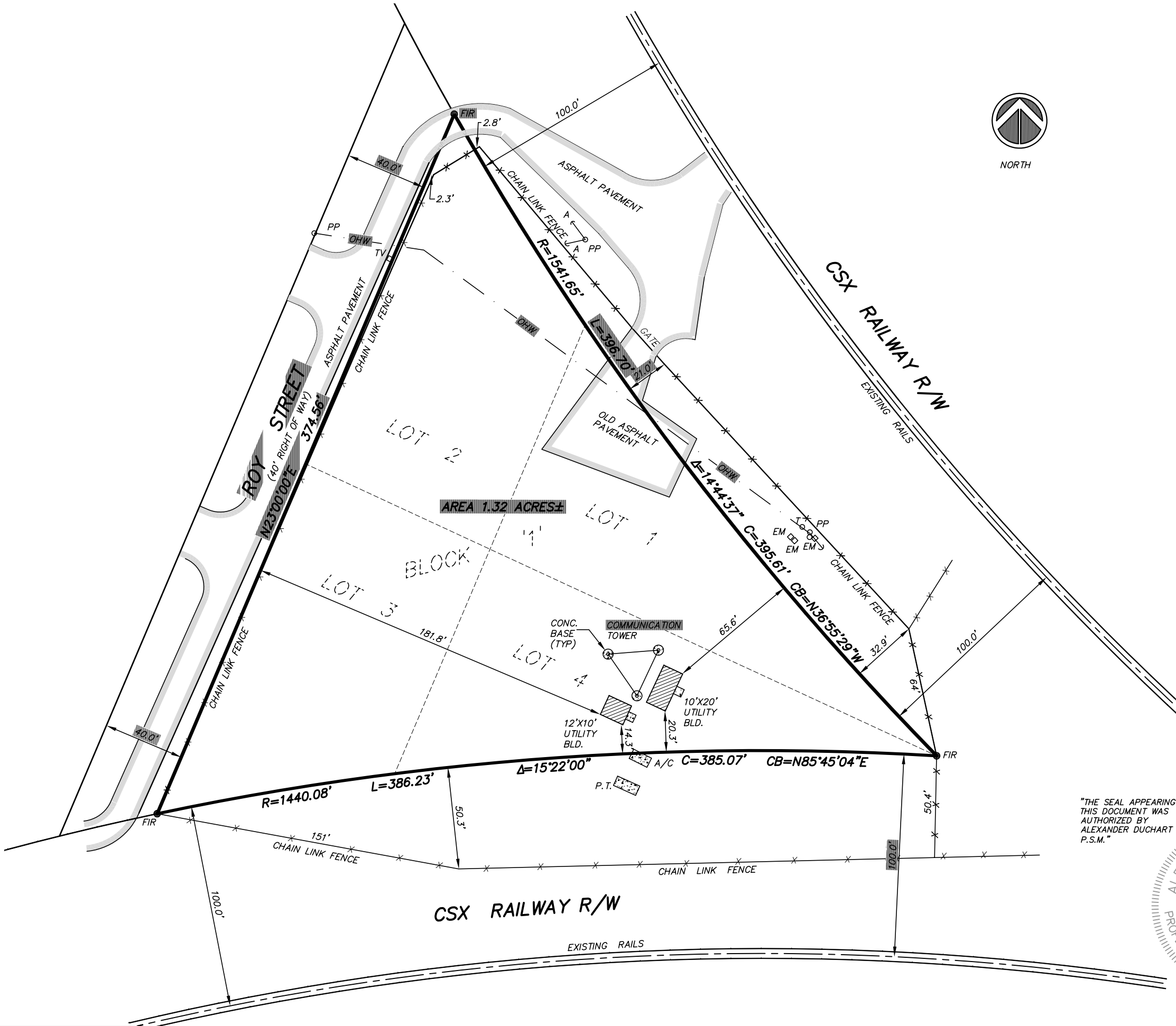
_____
Jerri A. Blair, City Attorney

Ordinance O2012-19

Exhibit A

Boundary Survey with Legal Description

BOUNDARY SURVEY



SCALE: 1" = 50'

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK 'I', R.D. GRAY SUBDIVISION OF LOT 4 OF THE 'Y', AS PER PLAT BOOK 1, PAGE 70, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED, REFERRED TO THE EAST LINE OF ROY STREET, HAVING A BEARING OF N23°00'00"E, ASSUMED.

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. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.

6. 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.

ABBREVIATIONS:

Δ	=	CENTRAL ANGLE
LB	=	LICENSED BUSINESS
OHW	=	OVERHEAD WIRES
PP	=	POWER POLE
FIR	=	FOUND 5/8" IRON ROD & CAP "NO.I.D."
R	=	RADIUS
L	=	ARC LENGTH
C	=	CHORD DISTANCE
A/C	=	AIR CONDITIONER
A	=	POLE ANCHOR
CB	=	CHORD BEARING
I.D.	=	IDENTIFICATION
BLD.	=	BUILDING
P.T.	=	PROPANE TANKS
T	=	TELEPHONE BOX
EM	=	ELECTRIC METER
TV	=	CABLE TELEVISION BOX

CERTIFIED TO:

CITY OF WILDWOOD

APRIL 25, 2012

ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

"THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALEXANDER DUCHART P.S.M."

ALEXANDER G. DUCHART LICENSE NUMBER 5998 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CLIENT WILDWOOD			
JOB NO.	04-23-12		
ACAD FILE	WHITESTONE		
FIELD DATE	04-25-12	CHECKED BY:	SD
DRAWN BY:	SD	FLD. BOOK:	AGD03-PG03
REVISIONS		DATE	

"UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID"

A.DUCHART LAND SURVEYING, INC.

2403 VERMONT AVENUE EAST
BRADENTON, FL 34208
aduchart@gmail.com
1-800-402-8768

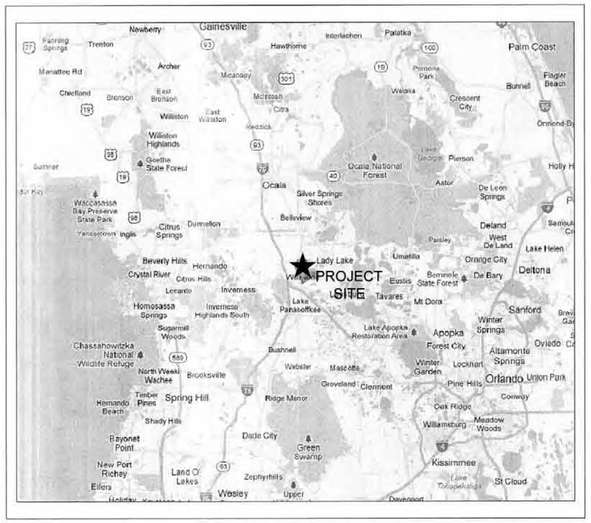
- Boundary
- Construction
- Platting
- ALTA
- Topographic

Reliable, On-Time Surveys. www.legaldescriptions.net

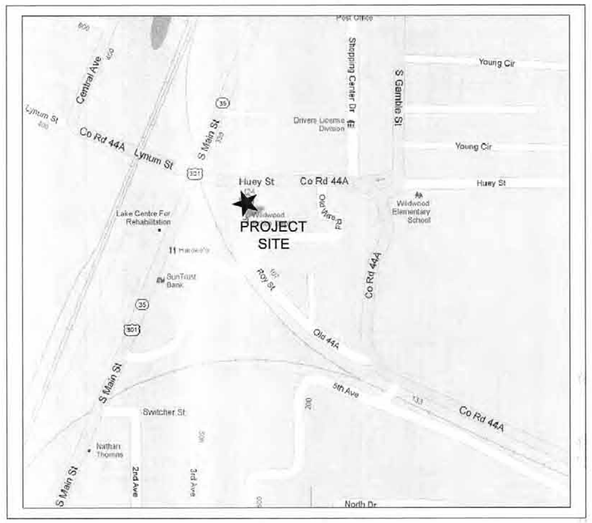
Ordinance O2012-19

Exhibit B

Site Plan



SITE VICINITY MAP



LOCAL MAP

MOTOROLA

WILDWOOD PD

400 ROY STREET
WILDWOOD, FL 34785

LAT: 28° 51' 23.04" N
LONG: 82° 02' 32.64" W

PROPOSED EQUIPMENT SHELTER

PROJECT CONTACTS:

PROJECT MANAGER:
BILL BLOOM
MOTOROLA
(904) 264-2782

CONSTRUCTION MANAGER:
KIM GLANER
MOTOROLA
(321) 235-9811

PROPERTY OWNER CONTACT:

JASON McHUGH
CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FL 34785
352-330-1330 x123

UTILITY CONTACTS:

ELECTRIC:

PROGRESS ENERGY

TELEPHONE:

AT&T

ZONING DESIGNATION:

C-1 WITH PUD OVERLAY

USE:

UNMANNED TELECOMMUNICATIONS RELAY EQUIPMENT IN AN PROPOSED SINGLE (1) STORY PRE-FABRICATED EQUIPMENT SHELTER.

NOTES:

CONTRACTOR SHALL NOTIFY OWNER FOR ACCESS TO SITE.

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

PROPERTY LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK 1, R.D. GRAY SUBDIVISION OF LOT OF THE 'Y', AS PER PLAT BOOK 1, PAGE 70, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

INDEX OF DRAWINGS

T1	COVER SHEET
T2	GENERAL NOTES
T3	GENERAL NOTES
SR1	SITE TOPOGRAPHICAL SURVEY
SR2	AERIAL MAP SURVEY
C1	OVERALL SITE LAYOUT PLAN
C1A	SITE LAYOUT PLAN
C2	TOWER ELEVATION
C3	FOUNDATION DETAILS
C4	GRADING PLAN
C5	EROSION CONTROL DETAILS
C5A	EROSION CONTROL DETAILS

NO.	DATE	REVISION
A	03/23/12	LEASE EXHIBIT
0	04/17/12	ISSUED FOR PRELIMINARY
1	04/25/12	ISSUED FOR ZONING
2	05/17/12	RE-ISSUED FOR ZONING

amec
AMEC Environment & Infrastructure, Inc.
3200 TOWN POINT DRIVE, SUITE 100
KENNESAW, GEORGIA 30144
(770) 421-3400

MOTOROLA
1700 BELLE MEADE COURT
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 673-5087
FAX: (770) 333-9690

WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785

MACTEC PROJECT NO: 6152-12-0107
DRAWN: J. GILMER
CHECKED: F.D. SHIVER
APPROVED: F.D.SHIVER
DATE: 03/09/12

SHEET NO. & NAME

T1
COVER SHEET

FRANCIS D. SHIVER
LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5-17-12

GENERAL REQUIREMENTS

1. GENERAL

1.1. SUMMARY OF WORK

A. THE WORK SHALL CONSIST OF, BUT NOT BE LIMITED TO, THE INSTALLATION OF AN EQUIPMENT SHELTER, GENERATOR, ANTENNAS AND LINES, GROUNDING, ELECTRICAL WORK, ETC., ASSOCIATED WITH THE MOTOROLA EQUIPMENT AS INDICATED ON DRAWINGS AND AS SPECIFIED HEREIN. CONTRACTOR SHALL SUPPLY ALL PERMANENT MATERIALS/EQUIPMENT REQUIRED AND ALL LABOR, EQUIPMENT, TOOLS, UTILITIES, MINOR HARDWARE/MATERIALS, TRANSPORTATION AND FACILITIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF SERVICES AND INSTALL WORK, WHETHER TEMPORARY OR PERMANENT. CONTRACTOR SHALL BE OBLIGATED TO PERFORM ALL THE WORK OUTLINED IN THESE DRAWINGS IN ACCORDANCE WITH THE CONTRACT AGREEMENT, FEDERAL REGULATIONS, STATE REQUIREMENTS, LOCAL CODES, COMMERCIAL/INDUSTRY STANDARDS, DETAILED SCOPE OF WORK AND THE DOCUMENTS IDENTIFIED BELOW. IN CASE OF A CONFLICT BETWEEN THE ABOVE LISTED DOCUMENTS REGARDING STANDARDS OF WORK, THE MORE STRINGENT CRITERIA SHALL APPLY. ANY ADDITIONAL COSTS OR DELAYS RESULTING FROM CORRECTION OF THE WORK TO COMPLY WITH THE ABOVE REQUIREMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

1.2. SITE VISIT

CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE ITSELF WITH THE SCOPE OF WORK REQUIRED PER THE DRAWINGS AND ALL LOCAL CONDITIONS AND LAWS AND REGULATIONS THAT MAY IN ANY MANNER AFFECT THE PRICE, PROGRESS AND PERFORMANCE OF WORK, INCLUDING ANY COSTS ASSOCIATED WITH IT. THE CONTRACTOR SHALL ALSO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND NOTIFY THE MOTOROLA REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCES WHICH AFFECT THE WORK OF THIS CONTRACT.

1.3. STANDARDS AND CODES

THE FOLLOWING DOCUMENTS (LATEST REVISION) SHALL BE CONSIDERED TO BE SPECIFICATION AND ARE INCORPORATED HEREIN BY REFERENCE. IN THE EVENT OF CONFLICT BETWEEN THE REQUIREMENTS OF THIS SPECIFICATION AND THE REQUIREMENTS OF THE REFERENCED DOCUMENTS, THE STRICTER SPECIFICATION SHALL GOVERN. WHERE PROVISIONS OF THE CODES AND STANDARDS ARE IN CONFLICT WITH THE BUILDING CODE IN FORCE FOR THIS PROJECT, THE BUILDING CODE SHALL GOVERN.

A. AMERICAN CONCRETE INSTITUTE:
* ACI 301 – "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
* ACI 305 "HOT WEATHER CONCRETING".
* ACI 306 "COLD WEATHER CONCRETING".
* ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
* ACI 614 "RECOMMENDED PRACTICE FOR MEASURING, MIXING AND PLACING CONCRETE".
* ACI 311 "RECOMMENDED PRACTICE FOR CONCRETE INSPECTION".
* ACI 315 "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES".
* ACI 613 "RECOMMENDED PRACTICE FOR SELECTING PROPORTIONS FOR CONCRETE".

B. AMERICAN NATIONAL STANDARDS INSTITUTE:
* ANSI Z359 REQUIREMENTS FOR PERSONAL FALL ARREST SYSTEMS, SUBSYSTEMS AND COMPONENTS
* ANSI Z87.1 OCCUPATIONAL AND EDUCATIONAL EYE AND FACE PROTECTION
* ANSI Z89.1 PROTECTIVE HEADWEAR FOR INDUSTRIAL WORKERS –REQUIREMENTS
* ANSI/IEEE C95.1 SAFETY LEVELS WITH RESPECT TO HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY
* ANSI/TIA/EIA STANDARD 222: STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES.

C. AMERICAN INSTITUTE OF STEEL CONSTRUCTION"
* AISC MANUAL OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION: LATEST EDITION

D. AMERICAN SOCIETY FOR TESTING AND MATERIALS:
* ASTM A615/A615M-08 – "SPECIFICATION FOR DEFORMED AND PLAIN BILLET STEEL BARS FOR CONCRETE REINFORCEMENT".
* ASTM C94/C94M-07 – "SPECIFICATION FOR READY-MIX CONCRETE".
* ASTM C39/C39M-05e1 – "SPECIFICATION FOR TEST FOR COMPREHENSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMEN".
* ASTM C33-07 – "SPECIFICATION FOR CONCRETE AGGREGATES".
* ASTM C150-07 – "SPECIFICATION FOR PORTLAND CEMENT".
* ASTM C172-07a – "SAMPLING FRESHLY MIXED CONCRETE".
* ASTM C143/C143M-08 – "SLUMP OF HYDRAULIC-CEMENT CONCRETE".
* ASTM D698-07e1 – "TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT".
* ASTM D1556-07 – "DENSITY AND UNIT WEIGHT OF SOIL IN PLACE BY THE SAND-CONE METHOD".
* ASTM D1557-07 – "STANDARD TEST METHODS FOR LABORATORY COMPACTION CHRACTERISTICS OF SOIL USING MODIFIED EFFORT (56,000 ft-lbf/ft3 (2,700 kN-m/m3))"
* ASTM D2487-06 – "STANDARD CLASSIFICATION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM)"
* ASTM D5195-02 – "STANDARD TEST METHOD FOR DENSITY OF SOIL AND ROCK IN-PLACE AT DEPTHS BELOW THE SURFACE BY NUCLEAR METHODS."
* ASTM D2940-03 – "STANDARD SPECIFICATION FOR GRADED AGGREGATE MATERIAL FOR BASES OR SUB-BASES FOR HIGHWAYS OR AIRPORTS"
* ASTM D558-04 – "STANDARD TEST METHODS FOR MOISTURE-DENSITY (UNIT WEIGHT) RELATIONS OF SOIL-CEMENT MIXTURES".

E. AMERICAN WELDING SOCIETY:
* ANSI/AWS D1.4-98 – "RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL, METAL INSERTS AND CONNECTIONS IN REINFORCED CONCRETE CONSTRUCTION".

F. CONCRETE REINFORCING STEEL INSTITUTE:
* "MANUAL OF STANDARD PRACTICE"

G. FEDERAL AVIATION ADMINISTRATION:
* DEPARTMENT OF TRANSPORTATION – FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, AC 70/7460-1G: OBSTRUCTION MARKING AND LIGHTING.
* DEPARTMENT OF TRANSPORTATION – FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, 150-5345-43, FAA/DOD SPECIFICATION L-856: HIGH INTENSITY OBSTRUCTION LIGHTING SYSTEMS.

H. FEDERAL COMMUNICATIONS COMMISSION:
* FEDERAL COMMUNICATIONS COMMISSION – RULES AND REGULATIONS PART 17: CONSTRUCTION, MARKING AND LIGHTING OF ANTENNA STRUCTURES.

I. STRUCTURAL STEEL PAINTING COUNCIL:
* SSPC-SP1-63: SPECIFICATION FOR PAINTING STEEL STRUCTURES.

J. MOTOROLA R56 STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES (B VERSION 2005).

K. MOTOROLA'S CIVIL WORKS BID SPECIFICATIONS

L. NATIONAL FIRE PROTECTION ASSOCIATION:
* NFPA 1 – FIRE PREVENTION CODE
* NFPA 70 – NATIONAL ELECTRICAL CODE
* NFPA 101 – LIFE SAFETY CODE
* NFPA 111 – STANDARD ON STORED ELECTRICAL ENERGY, EMERGENCY AND STANDBY POWER SYSTEMS
* NFPA 780 – STANDARD FOR THE INSTALLATION OF LIGHTNING PROTECTION SYSTEMS

M. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION:
* OSHA 1926
* OSHA DIRECTIVES CPL 2-1.29 – INTERIM INSPECTION PROCEDURES DURING COMMUNICATION TOWER CONSTRUCTION ACTIVITIES.

N. FLORIDA BUILDING CODE

* SECTION 1613 EARTHQUAKE LOADS. ASCE-7 MAP MAY BE USED IN DETERMINING COEFFICIENT VALUES FOR A.

1.4. NOTICE TO PROCEED

WHEN THE SITE IS READY FOR INSTALLATION, MOTOROLA SHALL ISSUE A NOTICE TO PROCEED TO THE CONTRACTOR. UPON RECEIPT OF THE NOTICE OF PROCEED, THE CONTRACTOR SHALL SUBMIT TO MOTOROLA A SCHEDULE REFLECTING THE WORK PLAN. THE CONTRACTOR SHALL ADVISE THE MOTOROLA REPRESENTATIVE IMMEDIATELY OF ANY SCHEDULE CHANGES. THE CONTRACTOR SHALL ADJUST HIS WORK, AS REQUIRED, TO COORDINATE WITH THE MOTOROLA INSTALLATION TEAM IF THE SCHEDULES OVERLAP.

1.5. MOTOROLA REPRESENTATIVE

MOTOROLA SHALL DESIGNATE A REPRESENTATIVE. THIS PERSON IS THE ONLY CONTACT POINT AUTHORIZED TO MAKE ANY CHANGES TO THE CONTRACT PROVISIONS OR THE PLANS AND SPECIFICATIONS. ANY CHANGES MADE BY THE CONTRACTOR ARE AT THE CONTRACTOR'S RESPONSIBILITY AND RISK.

1.6. CONTRACTORS FIELD REPRESENTATIVE

CONTRACTOR SHALL ASSIGN A FIELD REPRESENTATIVE WHO IS FAMILIAR WITH THESE SPECIFICATIONS AND WILL REPRESENT THE CONTRACTOR AND HAVE THE AUTHORITY TO ACT FOR THE CONTRACTOR AND SUPERVISE ALL CONSTRUCTION ACTIVITIES. THE FIELD REPRESENTATIVE SHALL BE AVAILABLE WHEN CONSTRUCTION ACTIVITIES BEGIN. THE FIELD REPRESENTATIVE SHALL BE THE PRIMARY POINT OF CONTACT FOR MOTOROLA DURING THE CONSTRUCTION PHASE OF THE WORK.

1.7. PROJECT MEETINGS

THE CONTRACTOR SHALL CONDUCT THE INITIAL (PRE-CONSTRUCTION) MEETING (INCLUDING ALL SUB-CONTRACTORS) WITH THE MOTOROLA REPRESENTATIVE WITHIN TWO WEEKS AFTER AWARD OF THE CONTRACT. SUBSEQUENTLY, THE CONTRACTOR SHALL PROVIDE PROGRESS SCHEDULE UPDATES TO MOTOROLA ON A WEEKLY BASIS.

1.8. MATERIALS

MOTOROLA TO SUPPLY GENERATOR AND AUTOMATIC TRANSFER SWITCH, AND HVAC. CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AS REQUIRED FOR COMPLETE SYSTEMS INCLUDING: ALL PARTS OBVIOUSLY OR REASONABLY INCIDENTAL TO A COMPLETE INSTALLATION, WHETHER SPECIFICALLY INDICATED OR NOT. ALL SYSTEMS SHALL BE COMPLETELY ASSEMBLED, TESTED, ADJUSTED AND DEMONSTRATED TO BE READY FOR OPERATION PRIOR TO MOTOROLA'S ACCEPTANCE.

MATERIALS AND WORKMANSHIP SHALL BE THE BEST OF THEIR RESPECTIVE KINDS (AS DEFINED BY INDUSTRY STANDARDS), FREE OF DEFECTS AND ALL MATERIALS SHALL BE NEW AND UNUSED IN ALL CASES, UNLESS OTHERWISE SPECIFIED. WHERE THE NAME OF A CONCERN OR MANUFACTURER IS MENTIONED ON DRAWINGS OR IN SPECIFICATIONS IN REFERENCE TO A REQUIRED SERVICE OR PRODUCT, AND NO QUALIFICATIONS OR SPECIFICATION OF SUCH IS INCLUDED, THEN THE MATERIAL SPECIFICATIONS, DETAILS OF MANUFACTURE, FINISH, ETC., SHALL BE IN ACCORDANCE WITH MANUFACTURER'S STANDARD PRACTICE, DIRECTION OR SPECIFICATIONS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S / VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

1.9. VERIFICATION OF EXISTING CONDITIONS

BEFORE STARTING ANY OPERATION, THE CONTRACTOR SHALL EXAMINE EXISTING WORK, OR WORK PERFORMED BY OTHERS, TO WHICH ITS WORK IS TO ADJOIN OR BE APPLIED, AND SHALL REPORT TO MOTOROLA PROJECT MANAGER ANY CONDITIONS THAT WILL PREVENT SATISFACTORY ACCOMPLISHMENT OF HIS WORK. PRIOR TO COMMENCING ANY EXCAVATION OR GRADING, THE CONTRACTOR SHALL SATISFY HIMSELF AS TO THE ACCURACY OF ALL SURVEY DATA AS INDICATED IN THE PLANS AND SPECIFICATIONS AND/OR AS PROVIDED BY MOTOROLA. SHOULD THE CONTRACTOR DISCOVER ANY INACCURACIES, ERRORS, OR OMISSIONS IN THE SURVEY DATA, HE SHALL IMMEDIATELY NOTIFY THE MOTOROLA REPRESENTATIVE IN ORDER THAT PROPER ADJUSTMENTS CAN BE ANTICIPATED AND ORDERED. FAILURE TO NOTIFY THE MOTOROLA REPRESENTATIVE OF DEFICIENCIES, ERRORS OR FAULTS PRIOR TO COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE THEREOF AND WAIVER OF ANY CLAIMS OF UNSUITABILITY, ERRORS, OMISSIONS OR INACCURACIES.

THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PRESERVING ALL ESTABLISHED SURVEY CONTROL POINTS. IF THE CONTRACTOR OR ANY OF HIS SUB-CONTRACTORS MOVE OR DESTROY ANY SURVEY CONTROL POINTS, THE COST INCURRED BY THE LAND OWNER OR MOTOROLA TO RE-ESTABLISH THEM WILL BE BORNE BY THE CONTRACTOR.

NO.	DATE	REVISION
A	03/23/12	LEASE EXHIBIT
0	04/17/12	ISSUED FOR PRELIMINARY
1	04/25/12	ISSUED FOR ZONING
2	05/17/12	RE-ISSUED FOR ZONING

amec
AMEC Environment & Infrastructure, Inc.
3200 TOWN POINT DRIVE, SUITE 100
KENNESAW, GEORGIA 30144
(770) 421-3400

MOTOROLA
1700 BELLE MEADE COURT
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 673-5087
FAX: (770) 333-9690

WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785

MACTEC PROJECT NO: 6152-12-0107
DRAWN: J. GILMER | CHECKED: F.D. SHIVER
APPROVED: F.D.SHIVER | DATE: 03/09/12

SHEET NO. & NAME
T2
GENERAL NOTES

SEAL
FRANCIS D. SHIVER
LICENSE
19398
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5-17-12

1.10. PERMITS

THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE WORK BY THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. THE CONTRACTOR SHALL MEET ALL OF THE REGULATORY REQUIREMENTS OF THE JURISDICTION GOVERNING CONSTRUCTION.

1.11. SITE INSPECTION BY MOTOROLA

THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR ARRANGING WITH MOTOROLA FOR AN INSPECTION PRIOR TO COVERING UP ALL WORK THAT WILL BE COVERED IN FINISHED CONDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE THE SEQUENCE OF WORK AND REQUEST THE INSPECTIONS IN A TIMELY MANNER. THE CONTRACTOR SHALL NOT REQUEST AN INSPECTION UNLESS ALL OF THE RELATED WORK HAS BEEN COMPLETED. WORK SHALL NOT PROCEED TO THE NEXT STEP UNTIL THE PREVIOUS STEP HAS BEEN INSPECTED AND APPROVED BY THE LOCAL INSPECTORS AND THE MOTOROLA REPRESENTATIVE. THE PRESENCE OF THE OWNER OR MOTOROLA REPRESENTATIVE ON THE JOB SITE IN NO WAY RELIEVES THE CONTRACTOR OF THE ASSOCIATED RESPONSIBILITIES OF THE JOB. ANY WORK WHICH DOES NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE CORRECTED OR REMOVED SOLELY AT THE CONTRACTOR'S EXPENSE.

THE FOLLOWING INFORMATION IS INCLUDED AS A GUIDE TO THE CONTRACTOR TO ASSIST IN DETERMINING THE TYPE AND FREQUENCY OF INSPECTIONS. THE LISTED INSPECTIONS REPRESENT THOSE REQUIRED FOR SMALL OR SIMPLE PROJECTS. LARGE OR COMPLEX PROJECTS MAY REQUIRE ADDITIONAL INSPECTIONS DEPENDING ON THE SEQUENCE OF WORK.

* FOUNDATIONS EXCAVATION AND REBAR: TO BE MADE AFTER TRENCHES ARE EXCAVATED AND FORMS ERECTED, REINFORCEMENT PLACED, COMPACTION TESTED, SOIL TREATED, VAPOR BARRIER PLACED, AND ESSENTIALLY READY FOR CONCRETE PLACEMENT
* GROUNDING: TO BE MADE AFTER THE BELOW GROUND CADWELD CONNECTIONS HAVE BEEN COMPLETED, PRIOR TO COVERING UP THE TRENCHES
* ELECTRICAL WORK WITHIN WALLS: TO BE MADE AFTER THE ROOF, FRAMING, FIREBLOCKING AND BRACING IS IN PLACE PRIOR TO THE INSTALLATION OF INSULATION OR WALL/CEILING MEMBRANES.

AS A GENERAL RULE, THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO MOTOROLA FOR INSPECTION OF ALL WORK PRIOR TO CONCEALMENT. THE CONTRACTOR HAS RESPONSIBILITIES RELATIVE TO ALL TYPES OF INSPECTIONS AND IS RESPONSIBLE FOR CONTACTING ALL OF THE INSPECTING ENTITIES TO DETERMINE HIS RESPONSIBILITIES. ALL OF THESE INSPECTING ENTITIES HAVE UNIQUE AND SEPARATE RESPONSIBILITIES. ONE INSPECTION FROM AN ENTITY WILL NOT SUBSTITUTE FOR AN INSPECTION FROM ANOTHER ENTITY.

1.12. SAFETY

THE CONTRACTOR, HIS EMPLOYEES, ANY SUB-CONTRACTORS, VENDORS, THEIR RESPECTIVE EMPLOYEES AND CONTRACTOR'S VISITORS SHALL COMPLY WITH ALL SAFETY STANDARDS, ACCIDENT PREVENTION REGULATIONS AND ENVIRONMENTAL REGULATIONS PROMULGATED BY FEDERAL, STATE OR LOCAL AUTHORITIES HAVING JURISDICTION AND SHALL AT ALL TIMES CONDUCT ALL OPERATIONS UNDER THE CONTRACT IN A MANNER TO AVOID THE RISK OF BODILY HARM TO ANY PERSONS AND THE RISK OF DAMAGE TO ANY PROPERTY, EQUIPMENT OR MATERIAL. SUCH PARTIES SHALL ALSO COMPLY WITH ANY SAFETY PROGRAMS AND/OR RULES PROMULGATED BY OWNER AND/OR MOTOROLA.

1.13. ELECTRO MAGNETIC EMISSIONS

THE CONTRACTOR SHALL ACKNOWLEDGE ALL OR PORTIONS OF THE WORK MAY INVOLVE POSSIBLE EXPOSURE OF CONTRACTOR, SUB-CONTRACTORS, AND THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES AND OTHER VISITORS TO THE JOBSITE AND/OR MOTOROLA PREMISES TO ELECTRO-MAGNETIC ENERGY ("EME") WHILE PERFORMING WORK UNDER THIS CONTRACT, ESPECIALLY IF WORK IS PERFORMED ON EXISTING ANTENNA TOWERS OR BUILDING TOPS WHERE ANTENNAS ARE LOCATED. THE CONTRACTOR REPRESENTS THAT CONTRACTOR, SUBCONTRACTORS, AND ALL OF THEIR RESPECTIVE EMPLOYEES, AGENTS, INVITEES, LICENSEES, AND OTHER AUTHORIZED REPRESENTATIVES WHO ARE PERFORMING SERVICES UNDER THIS AGREEMENT WILL COMPLY WITH ALL ANSI AND ANY OTHER APPLICABLE EME STANDARDS, RULES OR REGULATIONS, INCLUDING, BUT NOT LIMITED TO THOSE RULES OR REGULATIONS IMPOSED OR SUGGESTED BY MOTOROLA, IF ANY.

THE CONTRACTOR SHALL ADHERE TO ALL OSHA RULES, REGULATIONS AND ADOPTED POLICIES. ALL CONTRACTOR PERSONNEL SHALL HAVE UNDERGONE ELECTROMAGNETIC ENERGY (EME) TRAINING FOR PERSONNEL WORKING IN THE VICINITY OF ACTIVE ANTENNAS. AS SUCH IT IS RECOMMENDED THAT RF MONITORS BE USED BY THE TOWER PERSONNEL TO MONITOR EXPOSURE LEVELS. IF EME LEVELS AT THE SITE EXCEED THE MAXIMUM PERMISSIBLE EXPOSURE LIMITS, THE CONTRACTOR SHALL COORDINATE WITH THE INDIVIDUALS RESPONSIBLE FOR USE OF THE TRANSMITTER TO MAKE SURE THAT THE EQUIPMENT IS DEACTIVATED BEFORE WORK CAN BE RESUMED, WITHOUT CAUSING A SERIOUS DISRUPTION OF THE SERVICE.

1.14. SITE CLEANUP

THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, VEGETATION, AND RUBBISH, AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. WHENEVER THE WORK-SITE IS LEFT UNATTENDED, THE CONTRACTOR SHALL BLOCK THE OPENING WITH WARNING TAPE TO DISCOURAGE TRESPASSING. THE PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE AT THE CONCLUSION OF SITE WORK.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LANDSCAPE GRADING AND SEEDING OF THE DISTURBED SOIL. THE CONTRACTOR SHALL USE LOCAL GRASS SEED TO STABILIZE SOIL AND SHALL COVER DISTURBED AREAS WITH HAY MULCH TO REDUCE RUNOFF OF SEDIMENT TO DOWNSTREAM AREAS. THE CONTRACTOR SHALL RESTORE THE SITE TO ITS ORIGINAL CONDITION. ALL SLOPES AND DISTURBED AREAS NOT RECEIVING AGGREGATE SURFACING ARE TO BE PREPARED AND BROADCAST SEEDED AND FERTILIZED FOR EROSION PROTECTION. SEEDING FOR AREAS DISTURBED SHALL BE ESTABLISHED SEASONALLY AS REQUIRED BY LOCAL CODES.

THE CONTRACTOR SHALL EXERCISE ALL CARE TO AVOID DAMAGE OR INTERRUPTION OF EXISTING UNDERGROUND OR OVERHEAD ELECTRIC SERVICES, UNDERGROUND GROUNDING AND FUEL LINES, EQUIPMENT AND BUILDINGS ON THE SITE, PLUS OFF SITE SERVICES, BURIED OR OVERHEAD, SURROUNDING THE EXISTING OR EXPANDED COMPOUND. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY OWNER(S) AND MOTOROLA AT NO ADDITIONAL COST TO THE PROPERTY OWNER OR MOTOROLA.

1.15. FACILITY STARTUP & COMMISSIONING

THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL DEMONSTRATE TO MOTOROLA THAT ALL SYSTEMS AND SUB-SYSTEMS INSTALLED UNDER THIS CONTRACT, OPERATE PROPERLY PRIOR TO THE FINAL ACCEPTANCE INSPECTION. PROVIDE THE OPERATIONS AND MAINTENANCE MANUALS AT THIS TIME.

1.16. AS-BUILT DRAWINGS

THE CONTRACTOR SHALL KEEP UP-TO-DATE MARKED-UP PRINTS OF THE PROJECT DRAWINGS. UPON COMPLETION OF WORK AT THE SITE, THE CONTRACTOR SHALL REVIEW THE COMPLETED AS-BUILT DRAWINGS, AND ASCERTAIN THAT ALL DATA FURNISHED ON THE DRAWINGS IS ACCURATE AND TRULY REPRESENTS THE WORK AS ACTUALLY INSTALLED. MARKINGS INDICATING CHANGES TO THE DRAWINGS SHALL BE RED OR GREEN AND CLEARLY VISIBLE. TWO (2) SETS OF "AS-BUILT" DRAWINGS SHALL BE FURNISHED TO THE MOTOROLA REPRESENTATIVE AT THE COMPLETION OF THE PROJECT. THESE DRAWINGS SHALL ALSO SHOW THE FOLLOWING:

* MODIFICATIONS TO SITE LAYOUT.
* GROUNDING SYSTEM LAYOUT.
* UNDERGROUND FUEL LINE RUN.
* UNDERGROUND TELCO CABLE RUN.
* UNDERGROUND ELECTRICAL RUN.

WHERE THE CONTRACTOR IS RESPONSIBLE FOR SUPPLYING THE SITE EQUIPMENT (ISOLATION TRANSFORMER, ETC.) THAT REQUIRES PERIODIC MAINTENANCE, THE CONTRACTOR SHALL INCLUDE ALL OPERATION AND MAINTENANCE MANUALS AND ALL AS-BUILT DRAWINGS WHICH FULLY DESCRIBE THE ACTUAL INSTALLED EQUIPMENT.

1.17. TEST PROCEDURES AND RESULTS

THE CONTRACTOR IS REQUIRED TO SUBMIT THE RESULTS OF ALL TESTS REQUIRED BY THE PROJECT SPECIFICATIONS AND DRAWINGS THAT FALL WITHIN HIS SCOPE OF WORK TO THE MOTOROLA REPRESENTATIVE WITHIN FIVE (5) DAYS OF THE TEST. THE CONTRACTOR IS REQUIRED TO SUBMIT TEST PROCEDURES NINETY (90) DAYS PRIOR TO THE TESTS BEING CONDUCTED. IN GENERAL, THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TEST RESULTS:

* CONCRETE COMPRESSION TEST FOR ALL CONCRETE WORK.
* TIME DOMAIN REFLECTOMETER (TDR) / SWEEP TEST FOR ANTENNA AND TRANSMISSION LINE INSTALLATION WORK.
* FUEL LINE LEAKAGE TEST FOR FUEL TANK AND PIPING INSTALLATION WORK.
* SLUMP TEST FOR CONCRETE WORK.
* GROUNDING RESISTANCE TEST FOR GROUNDING WORK.
* ANY OTHER TEST THAT MAY BE REQUIRED.

1.18. CONTRACT CLOSEOUT

THE MOTOROLA REPRESENTATIVE WILL PROVIDE A CERTIFICATE OF COMPLETION AND APPROVE FINAL PAYMENT WHEN ALL PUNCH-LIST ITEMS HAVE BEEN CORRECTED AND ALL SYSTEMS ARE ACCEPTABLE. AFTER FINAL PAYMENT, CONTRACTOR WILL SIGN A RELEASE OF LIEN.

1.19. WARRANTY

ALL WORK PERFORMED BY THE CONTRACTOR IN COMPLETING THE SCOPE IDENTIFIED ON THE DRAWINGS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL COMPLETION OF THE PROJECT. THIS GUARANTEE SHALL COVER ALL MATERIALS, EQUIPMENT OR WORKMANSHIP WHICH IN THE OPINION OF MOTOROLA IS RENDERED DEFECTIVE OR INFERIOR OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT DURING THE GUARANTEE PERIOD. IF, WITHIN THE GUARANTEE PERIOD, REPAIRS OR CHANGES ARE REQUIRED TO CORRECT THE GUARANTEE WORK, THEN UPON RECEIPT OF NOTICE, THE CONTRACTOR SHALL PROMPTLY AND WITHOUT EXPENSE TO MOTOROLA OR COUNTY, PROCEED TO:

* PLACE IN SATISFACTORY CONDITION ALL OF SUCH GUARANTEED WORK AND CORRECT ALL DEFECTS THEREIN.
* MAKE GOOD ALL DAMAGES TO THE STRUCTURE OR SITE OR EQUIPMENT OR CONTENTS THEREOF, WHICH, IN THE OPINION OF THE MOTOROLA, IS THE RESULT OF THE USE OF MATERIALS, EQUIPMENT, OR WORKMANSHIP WHICH ARE INFERIOR, DEFECTIVE, OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT;
* MAKE GOOD ANY WORK, MATERIALS OR EQUIPMENT, AND ADJACENT STRUCTURES DISTURBED IN FULFILLING THE GUARANTEE.

NO.	DATE	REVISION
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1	04/25/12	ISSUED FOR ZONING
2	05/17/12	RE-ISSUED FOR ZONING

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PHONE: (770) 673-5087
FAX: (770) 333-9690

WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785

MACTEC PROJECT NO: 6152-12-0107
DRAWN: J. GILMER | CHECKED: F.D. SHIVER
APPROVED: F.D.SHIVER | DATE: 03/09/12

SHEET NO. & NAME

T3
GENERAL NOTES

SEAL
FRANCIS D. SHIVER
LICENSE
No. 19369
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

NOTES

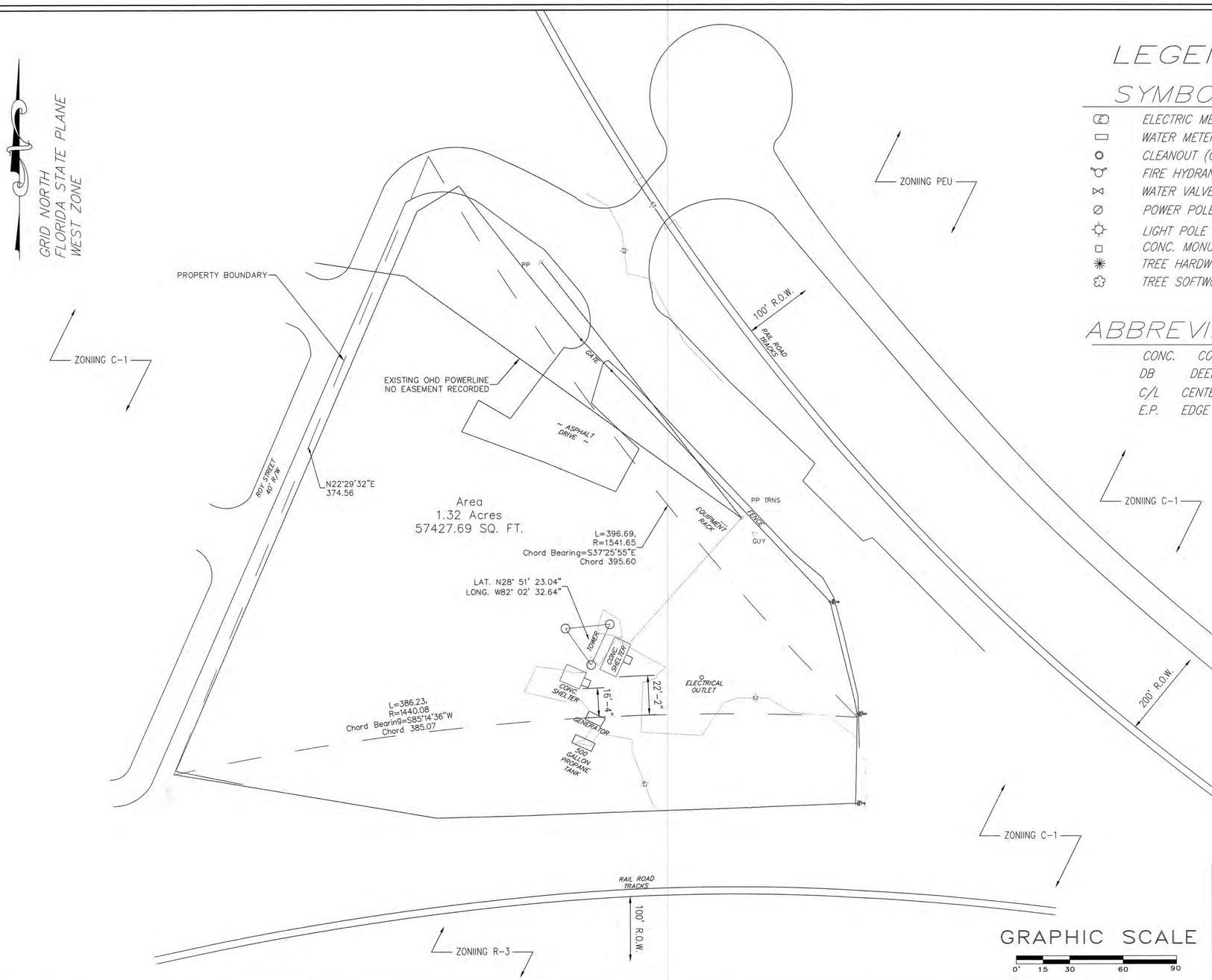
1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF MOTOROLA, AND EXCLUSIVELY FOR THE DEPICTION OF THE EXISTING SITE CONDITIONS. THIS MAP IS NOT INTENDED TO SHOW AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE OF OWNERSHIP, PROCESSION OR ANY OTHER TITLE OR LEASE INTEREST IN THE SUBJECT PROPERTY.

2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR ANY OTHER RESTRICTIONS WHICH WOULD BE DISCLOSED BY AN ACCURATE TITLE SEARCH, AND BOUNDARY SURVEY. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED 03/13/12 USING. A TOPCON GPT SERIES TOTAL STATION, AND TOPCON HIPER XT DUAL FREQUENCY GPS RECEIVERS

4. THE HORIZONTAL AND VERTICAL DATUM FROM WHICH THIS SURVEY WAS PREPARED WAS ESTABLISHED BY GPS STATIC OBSERVATIONS PERFORMED ON 03/13/12 AND PROCESSED BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (OPUS) ON 03/20/12 AND IS BASED ON THE NORTH AMERICAN DATUM 83 (NAD 83), AND THE VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88).

5. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND

SYMBOLS

- ELECTRIC METER (EM)
- WATER METER (WM)
- CLEANOUT (CO)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- POWER POLE (PP)
- LIGHT POLE (LP)
- CONC. MONUMENT FOUND (CMF)
- TREE HARDWOOD (TYPE – SIZE)
- TREE SOFTWOOD (TYPE – SIZE

ABBREVIATIONS

CONC.	CONCRETE
DB	DEED BOOK
C/L	CENTERLINE
E.P.	EDGE OF PAVEMENT

GRAPHIC SCALE

0' 15 30 60 90

SEAL
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LICENSE
No. 19380
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	REVISION
A		

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WILDWOOD PD
400 ROY STREET
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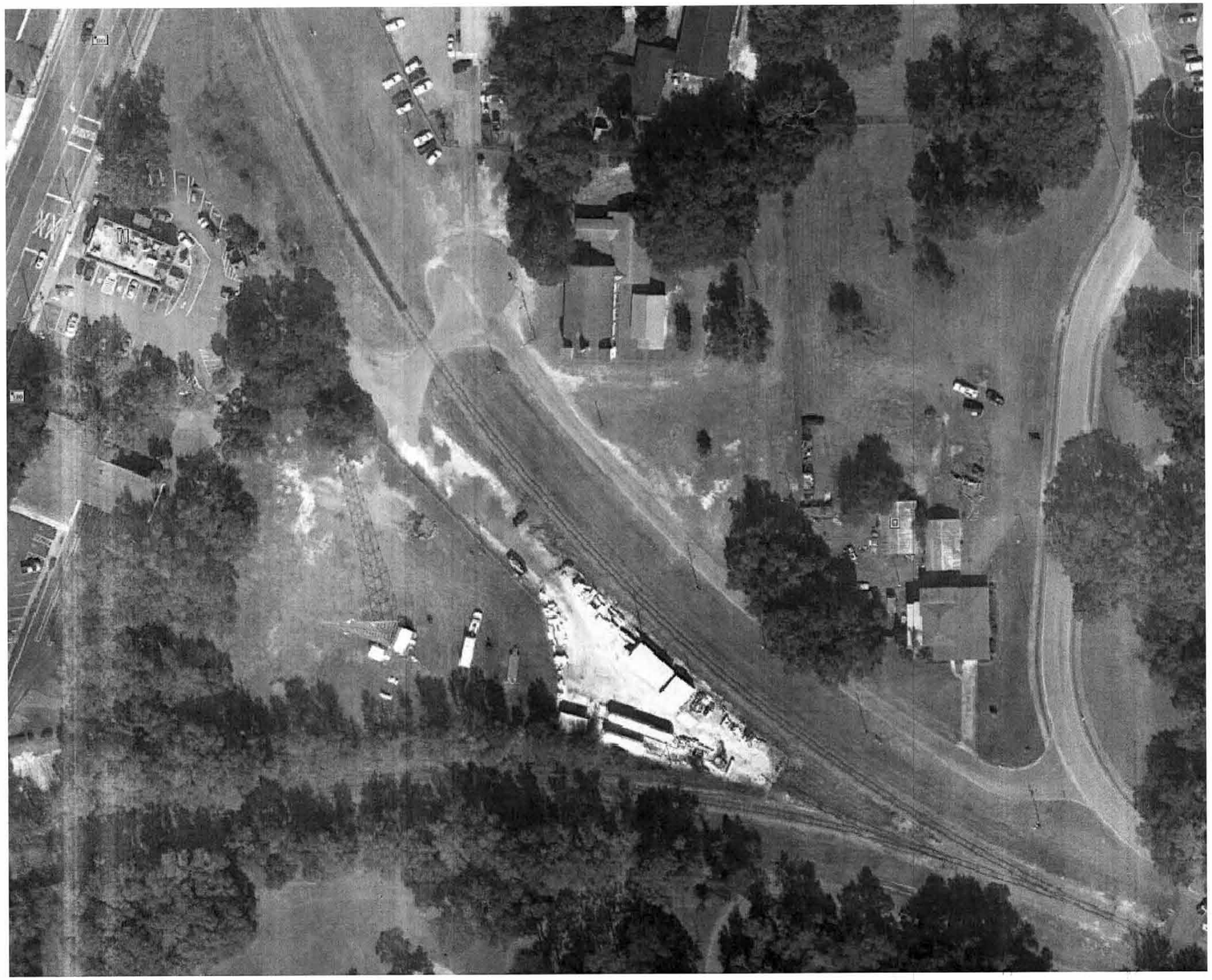
AMEC PROJECT NO: 6152-12-0107	
DRAWN: L.S.	CHECKED: T.S
APPROVED: D.S.	DATE: 03/20/12

SR1
SITE TOPOGRAPHICAL SURVEY

N:\Motorola Projects\Florida Projects\Sumter County\Wildwood PD\Wildwood PD Survey\dwg



LEGEND

SYMBOLS

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ABBREVIATIONS

CONC.	CONCRETE
DB	DEED BOOK
C/L	CENTERLINE
E.P.	EDGE OF PAVEMENT

GRID NORTH
FLORIDA STATE PLANE
WEST ZONE

AERIAL IMAGE BY GOOGLE EARTH
CAPTURED ON 4/25/2012.

GRAPHIC SCALE

0' 25 50 100 150

SEAL
FRANCIS D. SHIVER
LICENSE
19380
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	REVISION
A		

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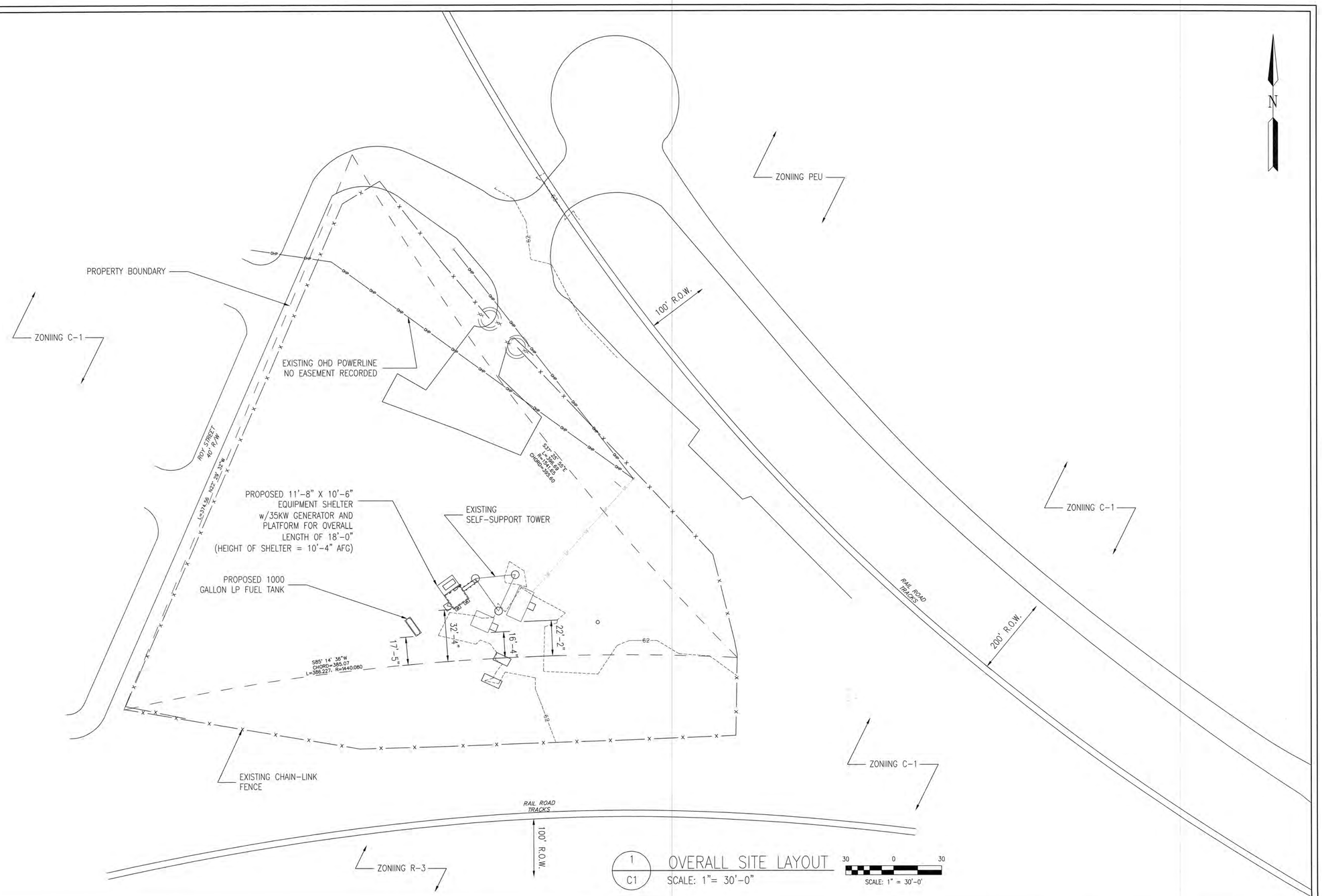
SR2
AERIAL MAP
SURVEY

N:\Motorola Projects\Florida Projects\Sumter County\Wildwood PD\Wildwood PD Survey\dwg



1 / C1 OVERALL SITE LAYOUT
SCALE: 1"= 30'-0"

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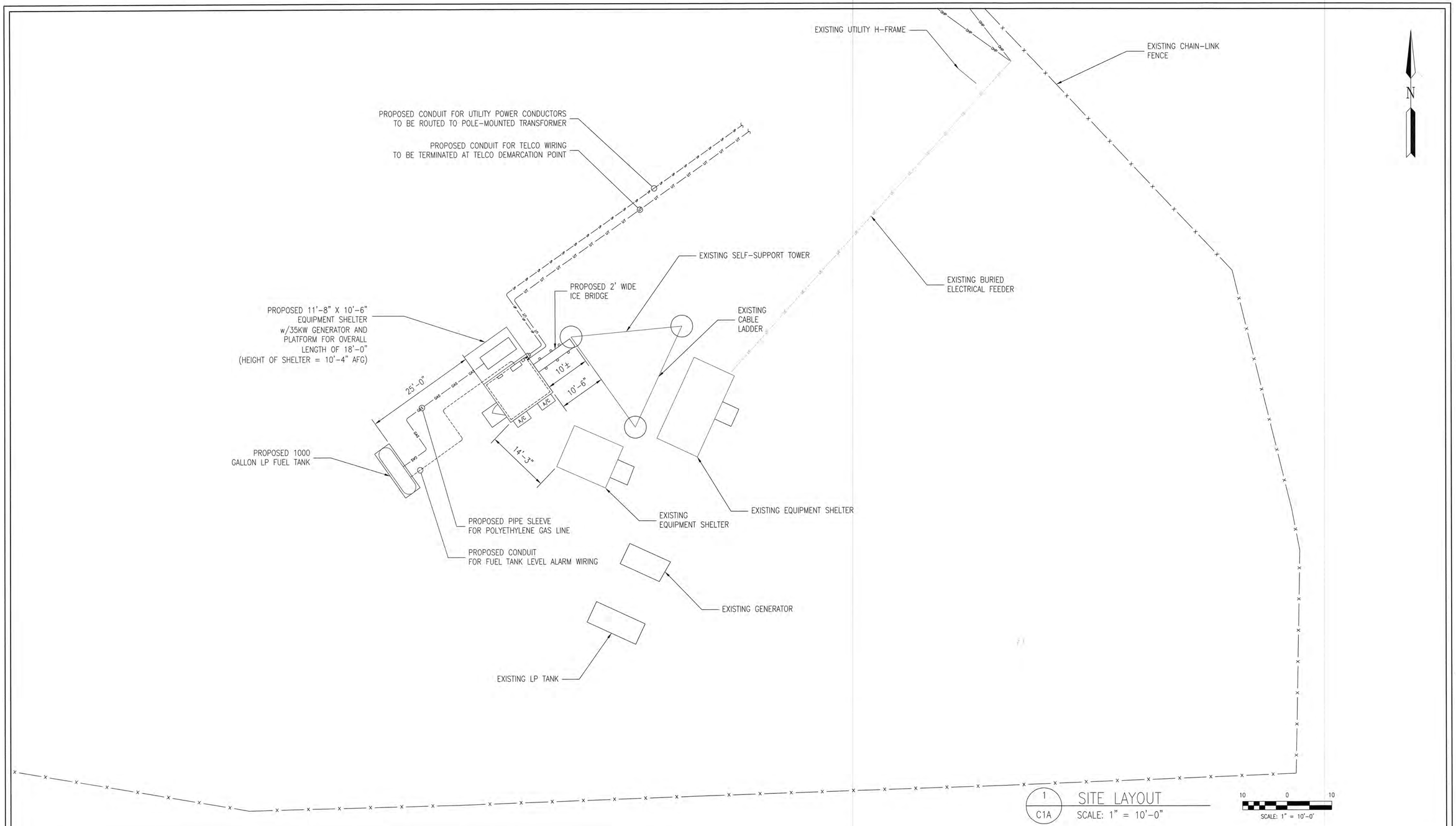
DRAWN: J. GILMER
CHECKED: F.D. SHIVER
APPROVED: F.D.SHIVER
DATE: 03/09/12

SHEET NO. & NAME
C1
OVERALL
SITE LAYOUT PLAN

SEAL
FRANCIS D. SHIVER
LICENSE
19399
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



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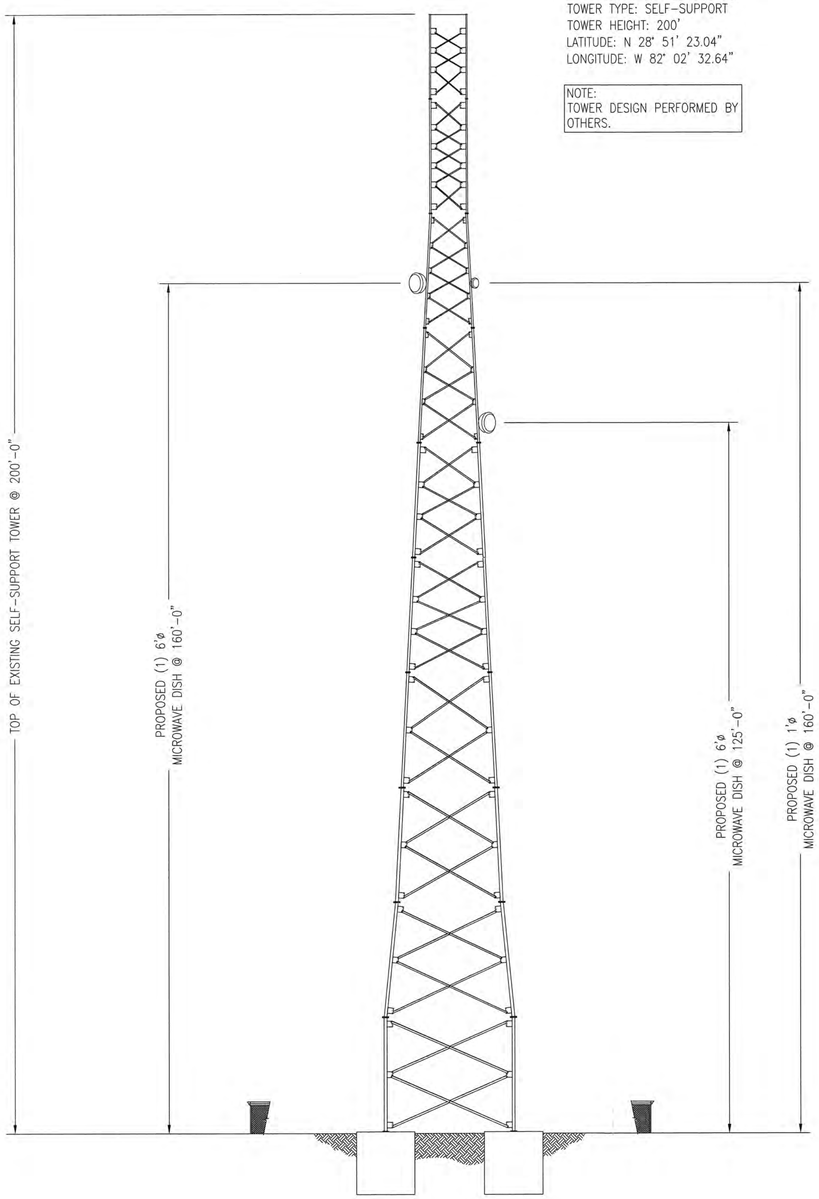
SHEET NO. & NAME

C1A
SITE LAYOUT PLAN

SEAL
FRANCIS D. SHIVER
LICENSE
No. 19399
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

MOTOROLA SITE: WILDWOOD PD
TOWER TYPE: SELF-SUPPORT
TOWER HEIGHT: 200'
LATITUDE: N 28° 51' 23.04"
LONGITUDE: W 82° 02' 32.64"

NOTE:
TOWER DESIGN PERFORMED BY OTHERS.



1 / C2 TOWER ELEVATION
SCALE: N.T.S.

EQUIPMENT AND COAXIAL CABLE SCHEDULE

ANTENNA	ACRONYM	BAND 1	BAND 2	BAND 3
RECEIVE ANTENNA 1	RX1	GREEN		
RECEIVE ANTENNA 2	RX2	GREEN	GREEN	
TRANSMIT ANTENNA 1	TX1	RED		
TRANSMIT ANTENNA 2	TX2	RED	RED	
TRANSMIT ANTENNA 3	TX3	RED	RED	RED
GPS	GPS	BLUE		
MOBILE TEST ANTENNA	TST	BROWN		
TRANSCEIVE ANTENNA 1	TR1	RED	GREEN	
TRANSCEIVE ANTENNA 2	TR2	RED	GREEN	GREEN
TRANSCEIVE ANTENNA 3	TR3	RED	RED	GREEN
STROBE CABLE MASTER	MLT	YELLOW		
STROBE CABLE SLAVE 1	SLT1	WHITE		
STROBE CABLE SLAVE 2	SLT2	WHITE	WHITE	
MAIN MW DISH PATH #1 – AZIMUTH 0–120	MW11	GREEN	WHITE	
MAIN MW DISH PATH #2 – AZIMUTH 0–120	MW21	GREEN	YELLOW	
MAIN MW DISH PATH #3 – AZIMUTH 0–120	MW31	GREEN	ORANGE	
DIVERSITY MW DISH PATH #1 – AZIMUTH 0–120	DM11	GREEN	WHITE	WHITE
DIVERSITY MW DISH PATH #2 – AZIMUTH 0–120	DM21	GREEN	YELLOW	YELLOW
DIVERSITY MW DISH PATH #3 – AZIMUTH 0–120	DM31	GREEN	ORANGE	ORANGE
MAIN MW DISH PATH #1 – AZIMUTH 121–240	MW12	BLUE	WHITE	
MAIN MW DISH PATH #2 – AZIMUTH 121–240	MW22	BLUE	YELLOW	
MAIN MW DISH PATH #3 – AZIMUTH 121–240	MW32	BLUE	ORANGE	
DIVERSITY MW DISH PATH #1 – AZIMUTH 121–240	DM12	BLUE	WHITE	WHITE
DIVERSITY MW DISH PATH #2 – AZIMUTH 121–240	DM22	BLUE	YELLOW	YELLOW
DIVERSITY MW DISH PATH #3 – AZIMUTH 121–240	DM32	BLUE	ORANGE	ORANGE
MAIN MW DISH PATH #1 – AZIMUTH 241–360	MW13	BROWN	WHITE	
MAIN MW DISH PATH #2 – AZIMUTH 241–360	MW23	BROWN	YELLOW	
MAIN MW DISH PATH #3 – AZIMUTH 241–360	MW33	BROWN	ORANGE	
DIVERSITY MW DISH PATH #1 – AZIMUTH 241–360	DM13	BROWN	WHITE	WHITE
DIVERSITY MW DISH PATH #2 – AZIMUTH 241–360	DM23	BROWN	YELLOW	YELLOW
DIVERSITY MW DISH PATH #3 – AZIMUTH 241–360	DM33	BROWN	ORANGE	ORANGE

2 / C2 EQUIPMENT AND COAXIAL CABLE SCHEDULE
SCALE: NONE

1. ALL VERTICAL TRANSMISSION LINE RUNS FROM THE ANTENNAS SHALL BE GROUNDED NEAR THE TOP AND BOTTOM OF THE TOWER (BEFORE THE CABLE MAKES HORIZONTAL TRANSITION AND NEAR THE ENTRY PORT ON THE SHELTER ADDITIONAL TRANSMISSION LINE GROUND KITS SHALL BE INSTALLED AS NEEDED TO LIMIT THE DISTANCE BETWEEN GROUND KITS TO 75 FT.

2. THE CONTRACTOR SHALL CONDUCT A SWEEP TEST ON ALL THE NEWLY INSTALLED TRANSMISSION LINES TO DETERMINE THE CABLE CONDUCTOR RESISTANCE, CABLE INSERTION LOSS, REFLECTION AND STIMULUS RESPONSE MEASUREMENTS.

3. DRIP LOOPS SHALL BE INCORPORATED IN CABLE RUNS TO PREVENT WATER FROM TRICKLING DOWN THE LINES INTO THE BUILDING.

4. ALL TRANSMISSION LINES SHALL BE MARKED WITH APPROPRIATE COLOR TAPE BANDS (ONE INCH WIDE COLOR TAPE) FOR IDENTIFICATION NEAR THE ANTENNA, JUST BEFORE ENTERING THE BUILDING AS WELL AS INSIDE THE BUILDING, BEFORE CONNECTING TO THE SURGE SUPPRESSORS. FOR COLOR CODING SCHEME SEE 2/C2.

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WILDWOOD, FL 34785

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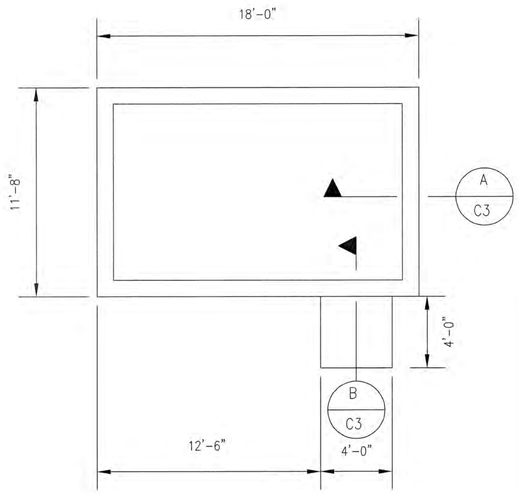
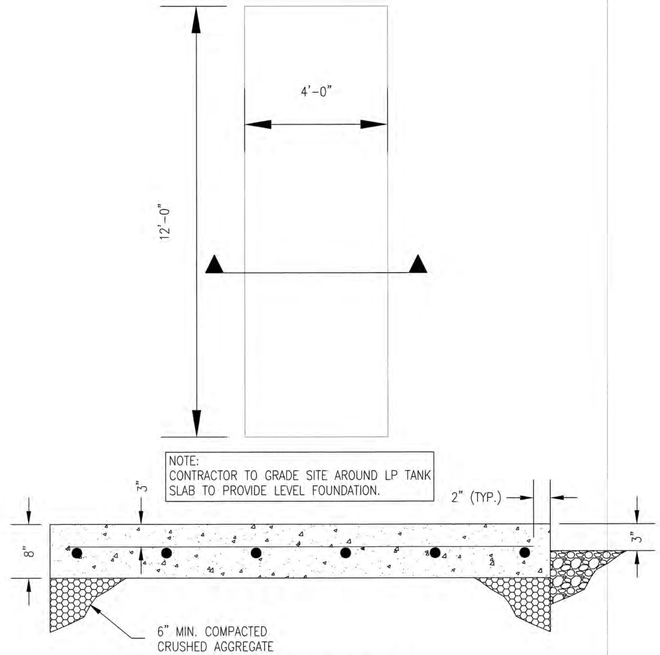
SHEET NO. & NAME
C2
TOWER ELEVATION

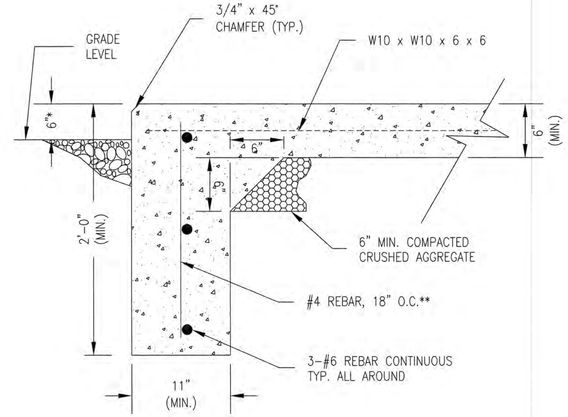
SEAL
FRANCIS D. SHIVER
LICENSE
5-17-12
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



1 / C3 EQUIPMENT SHELTER FOUNDATION
SCALE: N.T.S.



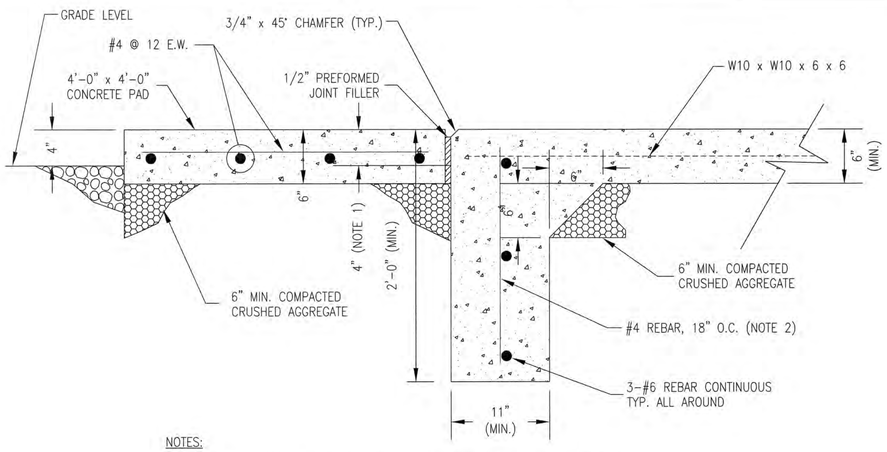
2 / C3 LP TANK FOUNDATION
SCALE: N.T.S.



* CONTRACTOR SHALL GRADE SITE TO PROVIDE LEVEL FOUNDATION FOR SHELTER.

** IF SOUND ROCK IS ENCOUNTERED, PREVENTING INSTALLATION OF SHELTER MAT PERIMETER FOOTING, CONTRACTOR MAY DRILL AND GROUT #4 REBAR AT 18" CENTER INTO ROCK. DRILL A MINIMUM OF 12" INTO SOUND ROCK AND ANCHOR REBAR WITH HIGH STRENGTH GROUT.

A / C3 SECTION
SCALE: N.T.S.

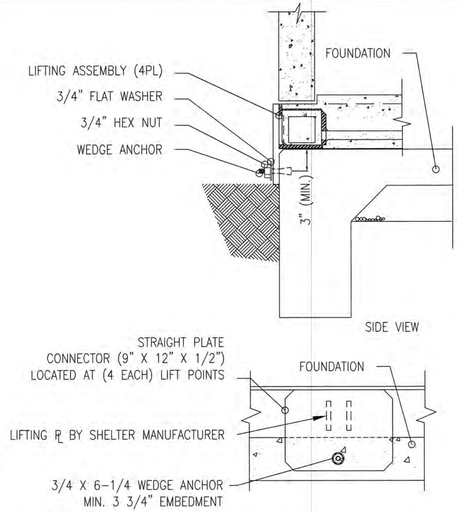


NOTES:

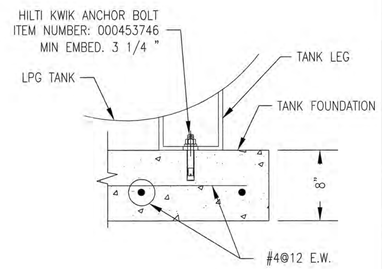
1. CONTRACTOR SHALL GRADE SITE TO PROVIDE LEVEL FOUNDATION FOR SHELTER.

2. IF SOUND ROCK IS ENCOUNTERED, PREVENTING INSTALLATION OF SHELTER MAT PERIMETER FOOTING, CONTRACTOR MAY DRILL AND GROUT #4 REBAR AT 18" CENTER INTO ROCK. DRILL A MINIMUM OF 12" INTO SOUND ROCK AND ANCHOR REBAR WITH HIGH STRENGTH GROUT.

B / C3 SECTION
SCALE: N.T.S.



3 / C3 SHELTER ATTACHMENT DETAIL
SCALE: N.T.S.



4 / C3 TANK LEG ATTACHMENT DETAIL
SCALE: N.T.S.

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A	03/23/12	LEASE EXHIBIT
0	04/17/12	ISSUED FOR PRELIMINARY
1	04/25/12	ISSUED FOR ZONING
2	05/17/12	RE-ISSUED FOR ZONING

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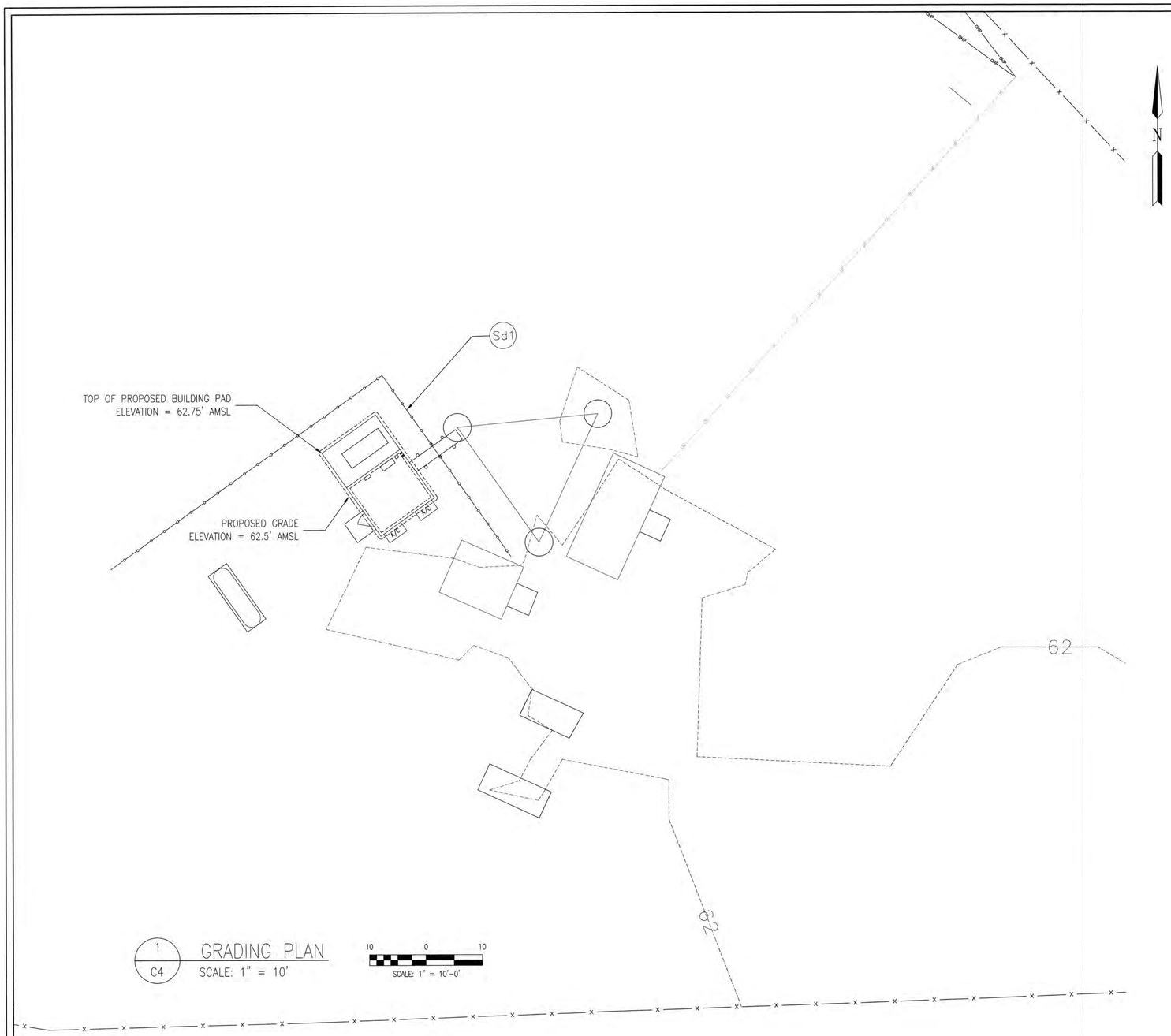
WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785

MACTEC PROJECT NO: 6152-12-0107
DRAWN: J. GILMER
CHECKED: F.D. SHIVER
APPROVED: F.D.SHIVER
DATE: 03/09/12

SHEET NO. & NAME
C3
FOUNDATION DETAILS

SEAL
FRANCIS D. SHIVER
LICENSE
No. 19390
5-17-12
STATE OF FLORIDA
PROFESSIONAL ENGINEER



1 / C4 GRADING PLAN
SCALE: 1" = 10'

10 0 10
SCALE: 1" = 10'-0"

GENERAL EROSION CONTROL NOTES

1. CONTRACTOR SHALL PROVIDE ALL EROSION AND SEDIMENTATION CONTROL MEASURES AS REQUIRED BY LOCAL CITY, COUNTY, AND STATE CODES AND ORDINANCES TO PROTECT EMBANKMENTS FROM SOIL LOSS AND TO PREVENT ACCUMULATION OF SOIL AND SILT IN STREAMS AND DRAINAGE PATHS LEAVING THE CONSTRUCTION AREA. THIS MAY INCLUDE SUCH MEASURES AS SILT FENCES, STRAW BALE, SEDIMENT BARRIERS, AND CHECK DAMS.

2. EROSION CONTROL MEASURES MAY BE REQUIRED IN ADDITION TO THOSE SHOWN ON DRAWINGS WHERE DETERMINED NECESSARY BY ACTUAL SITE CONDITIONS.

3. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT EACH ENTRY TO OR FROM THE SITE.

4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN-OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLE OFF SITE ONTO PUBLIC ROADWAY OR INTO STORM DRAINS MUST BE REMOVED.

5. IMMEDIATELY AFTER THE ESTABLISHMENT OF CONSTRUCTION ENTRANCES/EXITS, ALL PERIMETER EROSION CONTROL DEVICES AND STORMWATER MANAGEMENT DEVICES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION.

6. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED. SILT BARRIERS TO BE PLACED AT ALL DOWNSTREAM TOE OF CUT AND FILL SLOPES.

7. EROSION CONTROL DEVICES SHALL BE INSTALLED IMMEDIATELY AFTER GROUND DISTURBANCE OCCURS. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

8. THE CONSTRUCTION OF THE SITE WILL INITIATE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN COMPLETED.

9. CONTRACTOR SHALL REMOVE ACCUMULATED SILT WHEN THE SILT IS WITHIN 12" OF THE TOP OF THE SILT FENCE UTILIZED FOR EROSION CONTROL.

10. ALL OPEN SWALES MUST BE GRASSED, AND RIP-RAP MUST BE PLACED AS REQUIRED TO CONTROL EROSION. A MINIMUM OF 4.5 SQUARE YARDS OF 50 LB STONES SHALL BE PLACED AT ALL DOWNSTREAM HEAD-PLACED IMMEDIATELY UPON THE INSTALLATION OF PIPES AND DRAINAGE DITCHES.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING THE CONSTRUCTION SITE AND ROADWAY AREAS. THE CONTRACTOR SHALL COMPLY WITH THE RECOMMENDATIONS CONTAINED WITHIN THE GEOTECHNICAL REPORT PREPARED FOR THIS SITE FOR SITE WORK PREPARATION AND FOUNDATION WORK. AS A MINIMUM, THE TOP 6" OF GRADE SHALL BE REMOVED, THE EXPOSED SUBGRADE COMPACTED, GEOGRID FABRIC (MIRAFI 500X OR APPROVED EQUAL) AND SELECT COMPACTED FILL PLACED AS INDICATED.

12. ALL SELECT GRANULAR FILL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

Sd1	SEDIMENT BARRIER – TO PREVENT SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING SITE AND ENTERING NATURAL DRAINAGE WAYS OR STORM DRAINAGE SYSTEMS. SEE DETAIL 1, SHEET C5A.

NO.	DATE	REVISION
A	03/23/12	LEASE EXHIBIT
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(770) 421-3400

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FAX: (770) 333-9690

WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785

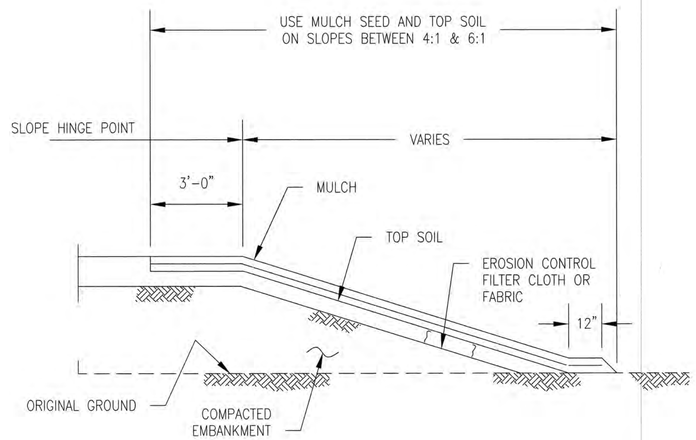
MACTEC PROJECT NO: 6152-12-0107
DRAWN: J. GILMER | CHECKED: F.D. SHIVER
APPROVED: F.D.SHIVER | DATE: 03/09/12

SHEET NO. & NAME
C4
GRADING PLAN

SEAL
FRANCIS D. SHIVER
LICENSE
19399
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

SOIL EROSION CONTROL NOTES:

1. ALL UNDERGROUND UTILITY STRUCTURES SHALL BE PROTECTED, UNTIL GRAVEL/PAVEMENT HAS BEEN INSTALLED, OR UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED.
2. CONTRACTOR SHALL INSPECT THE SILTATION FENCES, AND DIVERSION DITCHES PERIODICALLY AND MAINTAIN OR REPLACE AS NECESSARY, OR AS DIRECTED BY ENGINEER.
3. ALL OTHER SOIL EROSION CONTROL DEVICES AND MEASURES DEEMED NECESSARY BY THE ENGINEER SHALL BE IMPLEMENTED IMMEDIATELY UPON NOTIFICATION OF THE CONTRACTOR.
4. INSTALL STONE/GRAVEL CONSTRUCTION ENTRANCE TO THE SITE, WITH MINIMUM THICKNESS OF 6 INCHES PRIOR TO ANY WORK ON THE SITE. PERFORM PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, OR AS DIRECTED BY ENGINEER.
5. INSPECTION OF THE SITE SHALL BE AT LEAST ONCE A WEEK AND AFTER ANY SIGNIFICANT RAINFALL TO INSURE THE SOIL EROSION CONTROL MEASURES ARE WORKING PROPERLY.
6. IF ANY STOCKPILES ARE CONSTRUCTED, THEY SHALL HAVE AN 18-INCH DEEP TRENCH AROUND THE PERIMETER TO ACT AS A SEDIMENT TRAP, WITH SAID TRAP TO BE CLEANED PERIODICALLY AS REQUIRED.
7. DITCH CHECKS SHALL BE MAINTAINED UNTIL DRAINAGE AREA TRIBUTARY TO DITCH CHECKS HAS LIVE AND GROWING GRASS OR GROUNDCOVER. AFTER LIVE AND GROWING GRASS OR GROUNDCOVER HAS BEEN ESTABLISHED, DITCH CHECKS SHALL BE REMOVED.
8. STREETS ADJACENT TO THE SITE SHALL BE KEPT FREE OF DIRT, MUD AND DEBRIS.
9. MINIMIZE BARE EARTH SURFACES DURING CONSTRUCTION.
10. ALL DISTURBED AREAS SHALL BE SEEDED OR SODDED AS SOON AS IS PRACTICABLE.
11. WHENEVER DURING CONSTRUCTION OPERATIONS ANY LOOSE MATERIALS ARE DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.



1 / C5 SLOPE EROSION CONTROL (SEED)
SCALE: N.T.S.

NO.	DATE	REVISION
A	03/23/12	LEASE EXHIBIT
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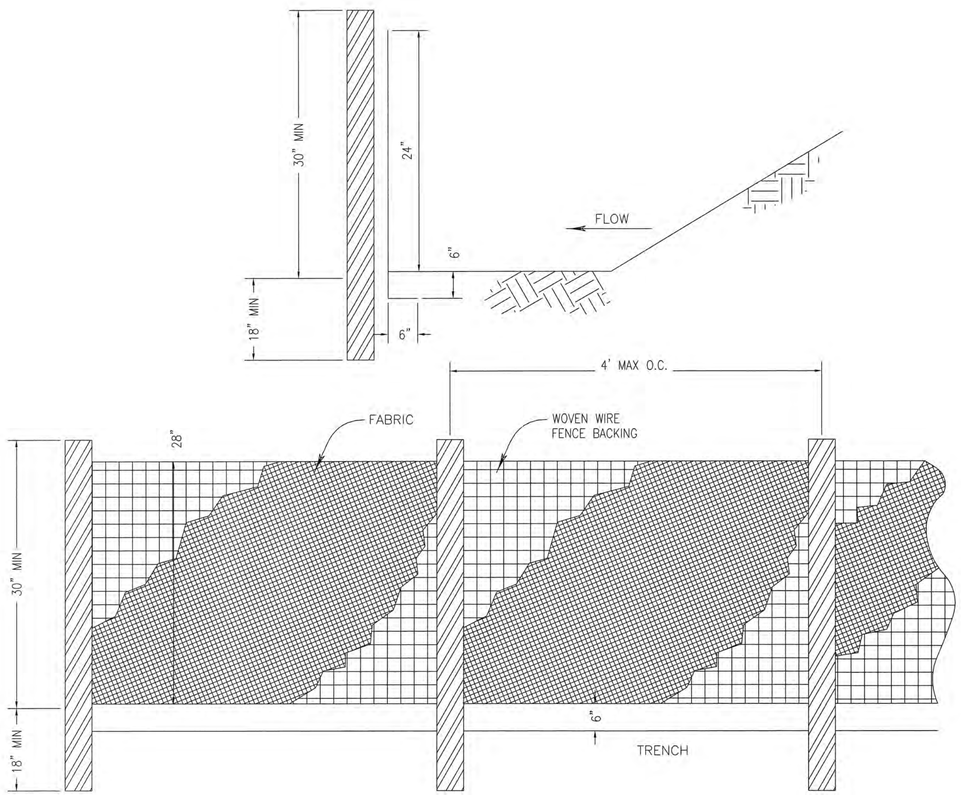
400 ROY STREET
WILDWOOD, FL 34785

MACTEC PROJECT NO: 6152-12-0107
DRAWN: J. GILMER | CHECKED: F.D. SHIVER
APPROVED: F.D.SHIVER | DATE: 03/09/12

SHEET NO. & NAME
C5
EROSION CONTROL DETAILS

SEAL
FRANCIS D. SHIVER
LICENSE
No. 19390
5-17-12
STATE OF
FLORIDA
PROFESSIONAL ENGINEER



NOTE:
USE 36" D.O.T. APPROVED FABRIC USE STEEL POSTS - ONLY

TYPE C (36") WITH WOVEN WIRE REINFORCEMENT

1. WHERE FILL SLOPES EXCEED A VERTICAL HEIGHT OF 10 FEET AND THE SLOPE GRADIENT IS STEEPER THAN 3:1
2. WHERE RUNOFF FLOWS VELOCITIES ARE PARTICULARLY HIGH

POST SIZE			
	MINIMUM LENGTH	TYPE OF POST	SIZE OF POST
TYPE C	4'	STEEL	1.3 LB/FT MIN

SEDIMENT SHALL BE REMOVED ONCE IT HAS ACCUMULATED TO ONE-HALF THE ORIGINAL HEIGHT OF THE BARRIER. FILTER FABRIC SHALL BE REPLACED WHENEVER IT HAS DETERIORATED TO SUCH AN EXTENT THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED (APPROXIMATELY SIX MONTHS). TEMPORARY SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE PERMANENTLY STABILIZED. ALL SEDIMENT ACCUMULATED AT THE BARRIER SHALL BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE BARRIER IS REMOVED.

1 / C5A STANDARD SILT FENCE (TYPE C) DETAIL
SCALE: N.T.S.

NO.	DATE	REVISION
A	03/23/12	LEASE EXHIBIT
0	04/17/12	ISSUED FOR PRELIMINARY
1	04/25/12	ISSUED FOR ZONING
2	05/17/12	RE-ISSUED FOR ZONING

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WILDWOOD, FL 34785

MACTEC PROJECT NO: 6152-12-0107
DRAWN: J. GILMER | CHECKED: F.D. SHIVER
APPROVED: F.D.SHIVER | DATE: 03/09/12

SHEET NO. & NAME
C5A
EROSION CONTROL DETAILS

SEAL: FRANCIS D. SHIVER LICENSE No. 19386 STATE OF FLORIDA PROFESSIONAL ENGINEER

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1204-02

Owner: City of Wildwood

Applicant: Brian Ely – BECC Contracting, Inc.

Engineer: AMEC Environmental and Infrastructure, Inc.

Parcel No: G07A001

The applicant seeks Site Plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to co-locate an existing antenna, including a shelter building, generator, and gas storage tank.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The project meets the minimum requirements of the Land Development Regulations, and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

Staff recommends approval of the site plan, subject to approval of the application for planned development (case number RZ 1204-01, presented at today's meeting), and approval, exemption or permitting of the project by all agencies of competent jurisdiction.

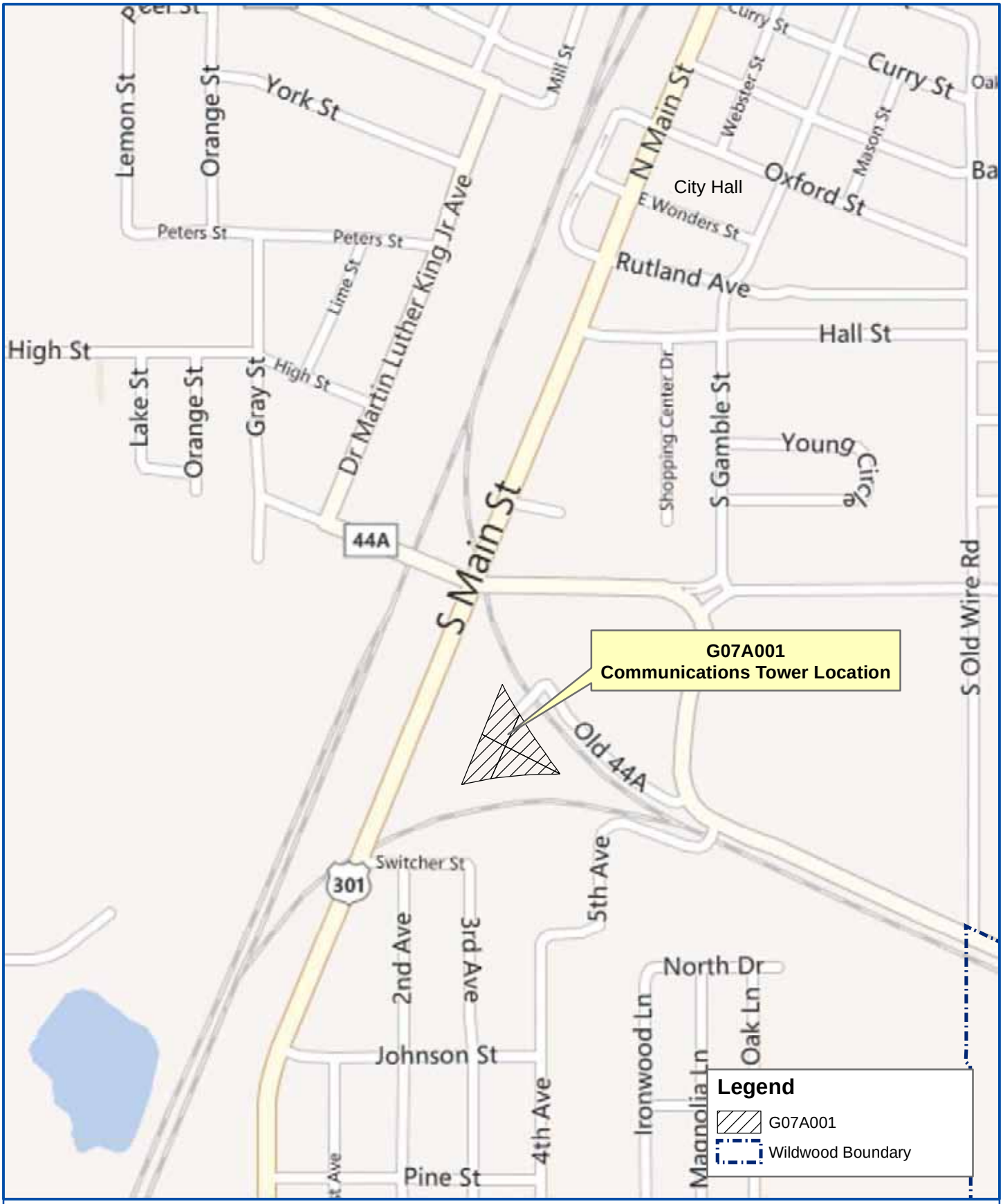
The Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on May 25, 2012.

M. Peavy

DATED: May 30, 2012

Melanie Peavy, Director
Development Services Department



N
W E
S
1 inch = 500 feet

G07A001
Communications Tower Location
City of Wildwood, Florida

NOTES

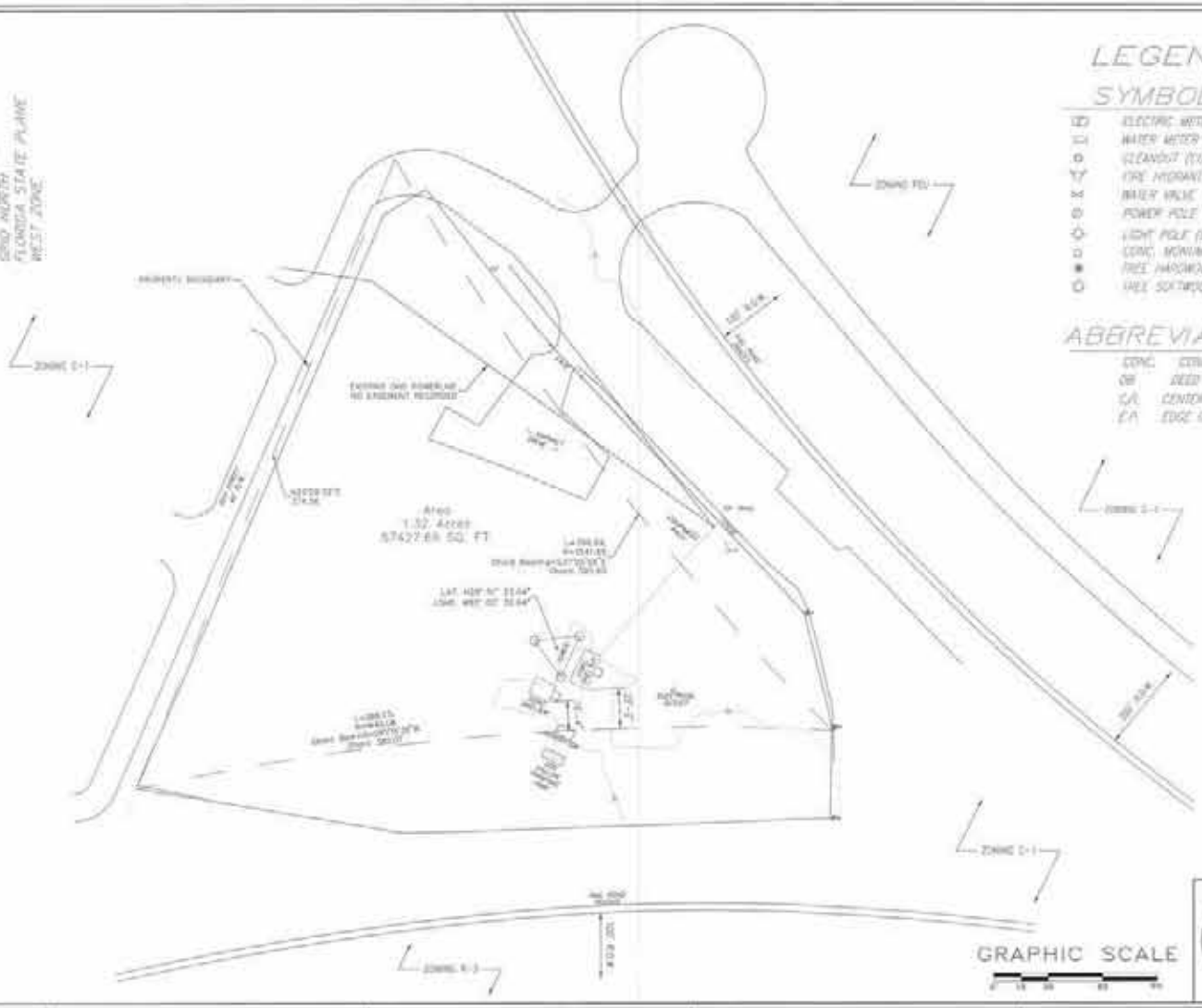
1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF MOTOROLA, AND EXCLUSIVELY FOR THE DEPICTION OF THE EXISTING SITE CONDITIONS. THIS MAP IS NOT INTENDED TO SHOW AND SHALL NOT BE USED AS AN EXHIBIT OR EVIDENCE OF OWNERSHIP, POSSESSION OR ANY OTHER TITLE OR LEASE INTEREST IN THE SUBJECT PROPERTY.

2. THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY OR ANY OTHER RESTRICTIONS WHICH WOULD BE DISCLOSED BY AN ACCURATE TITLE SEARCH, AND BOUNDARY SURVEY. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.

3. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED 03/13/12 USING A TOPCON GPT SERIES TOTAL STATION, AND TOPCON HIPER XT DUAL FREQUENCY GPS RECEIVERS.

4. THE HORIZONTAL AND VERTICAL DATUM FROM WHICH THIS SURVEY WAS PREPARED WAS ESTABLISHED BY GPS STATIC OBSERVATIONS PERFORMED ON 03/13/12 AND PROCESSED BY THE NATIONAL GEODETIC SURVEY ONLINE POSITIONING USER SERVICE (OPUS) ON 03/20/12 AND IS BASED ON THE NORTH AMERICAN DATUM 83 (NAD 83), AND THE VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM 88 (NAVD 88).

5. THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM ABOVE GROUND, VISIBLE EVIDENCE. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE ENGINEER HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



LEGEND

SYMBOLS

- ELECTRIC METER (EM)
- WATER METER (WM)
- CLEANOUT (CO)
- FIRE HYDRANT (FH)
- WATER VALVE (WV)
- POWER POLE (PP)
- LIGHT POLE (LP)
- CONC. MONUMENT FOUND (CM)
- TREE HARDWOOD (TYPE - SIZE)
- TREE SOFTWOOD (TYPE - SIZE)

ABBREVIATIONS

CONC.	CONCRETE
DB	DEED BOOK
C/L	CENTERLINE
E/P	EDGE OF PAVEMENT

NO.	DATE	REVISION

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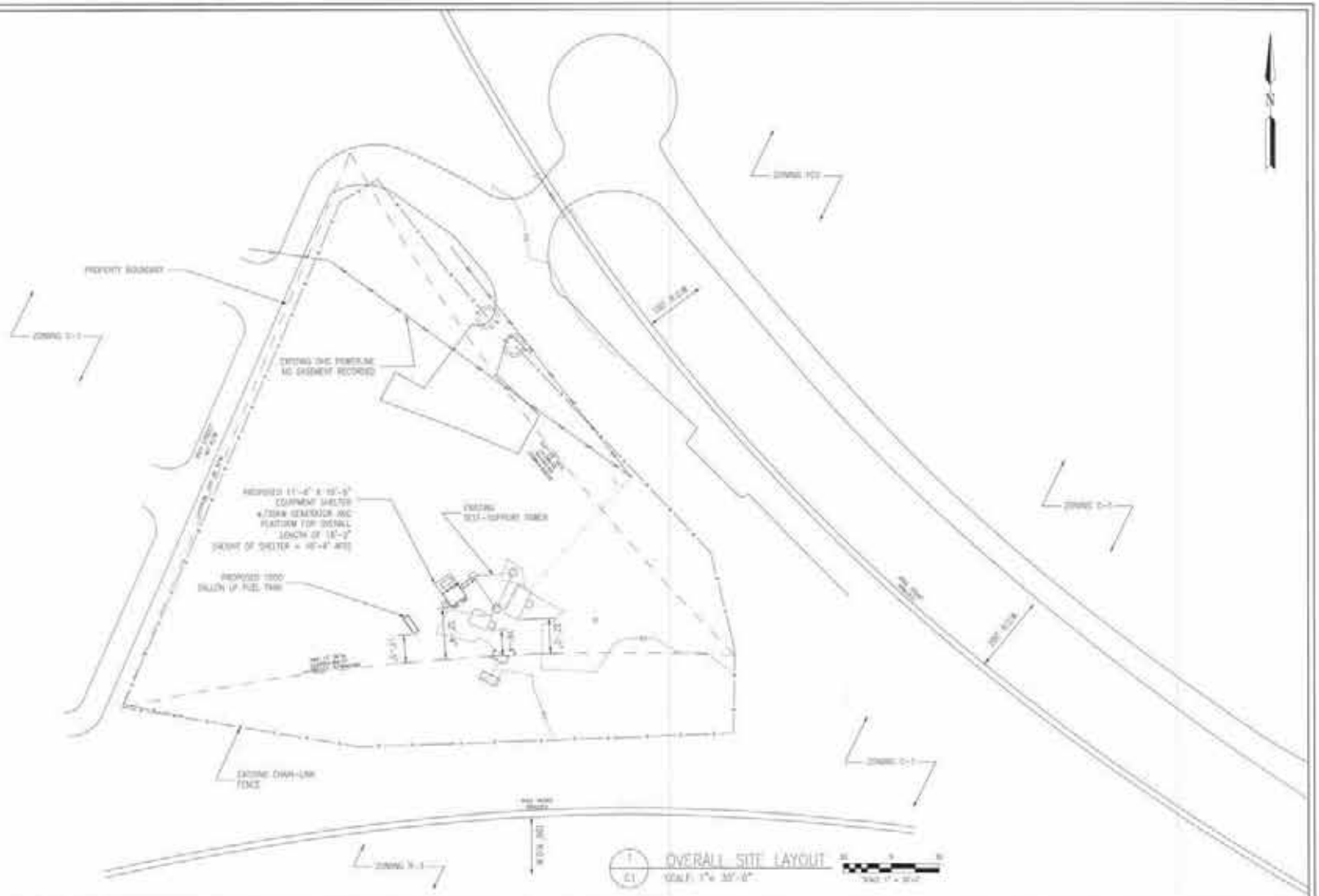
400 ROY STREET
WILDWOOD, FLORIDA 34785

AMEC PROJECT NO. 6152-12-0331
DRAWN: L.L. CHECKED: T.S.
APPROVED: S.S. DATE: 03/29/12

SR1
SITE TOPOGRAPHICAL SURVEY



NO.	DATE	REVISION
1	[illegible]	[illegible]
2	[illegible]	[illegible]
3	[illegible]	[illegible]
4	[illegible]	[illegible]

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AMEC Environment & Infrastructure, Inc.
[illegible]

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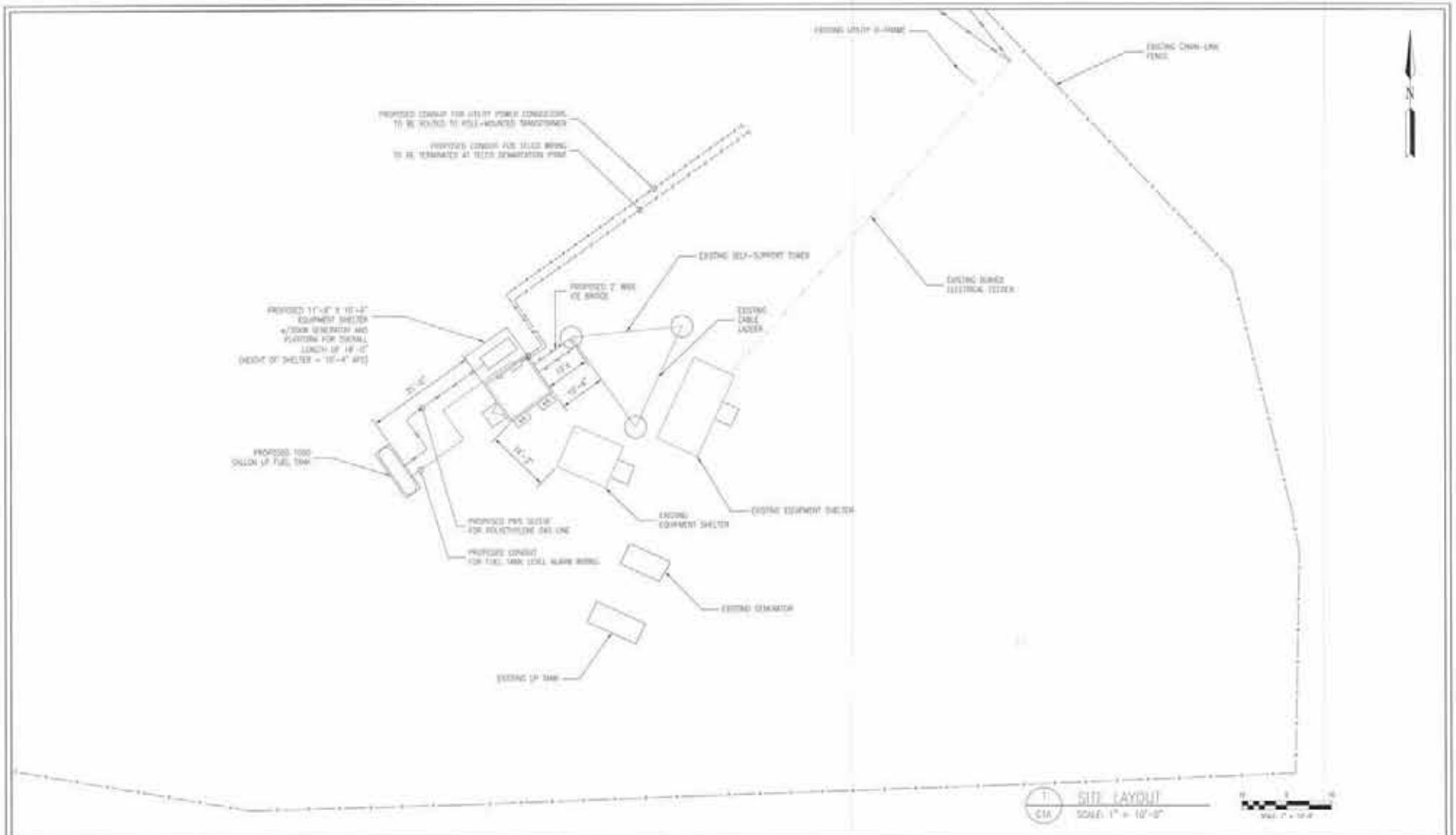
400 ROY STREET
WILDWOOD, FL 34785

C1
OVERALL
SITE LAYOUT PLAN



NO.	DATE	REVISION
4	02/07/12	[illegible]
3	08/09/11	[illegible]
2	07/07/11	[illegible]
1	06/17/11	[illegible]

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WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785

MOTOROLA WO NO. 4156-10-0001
DRAWN: J. SCHMIDT
CHECKED: T.LEDUC
DATE: 01/04/12

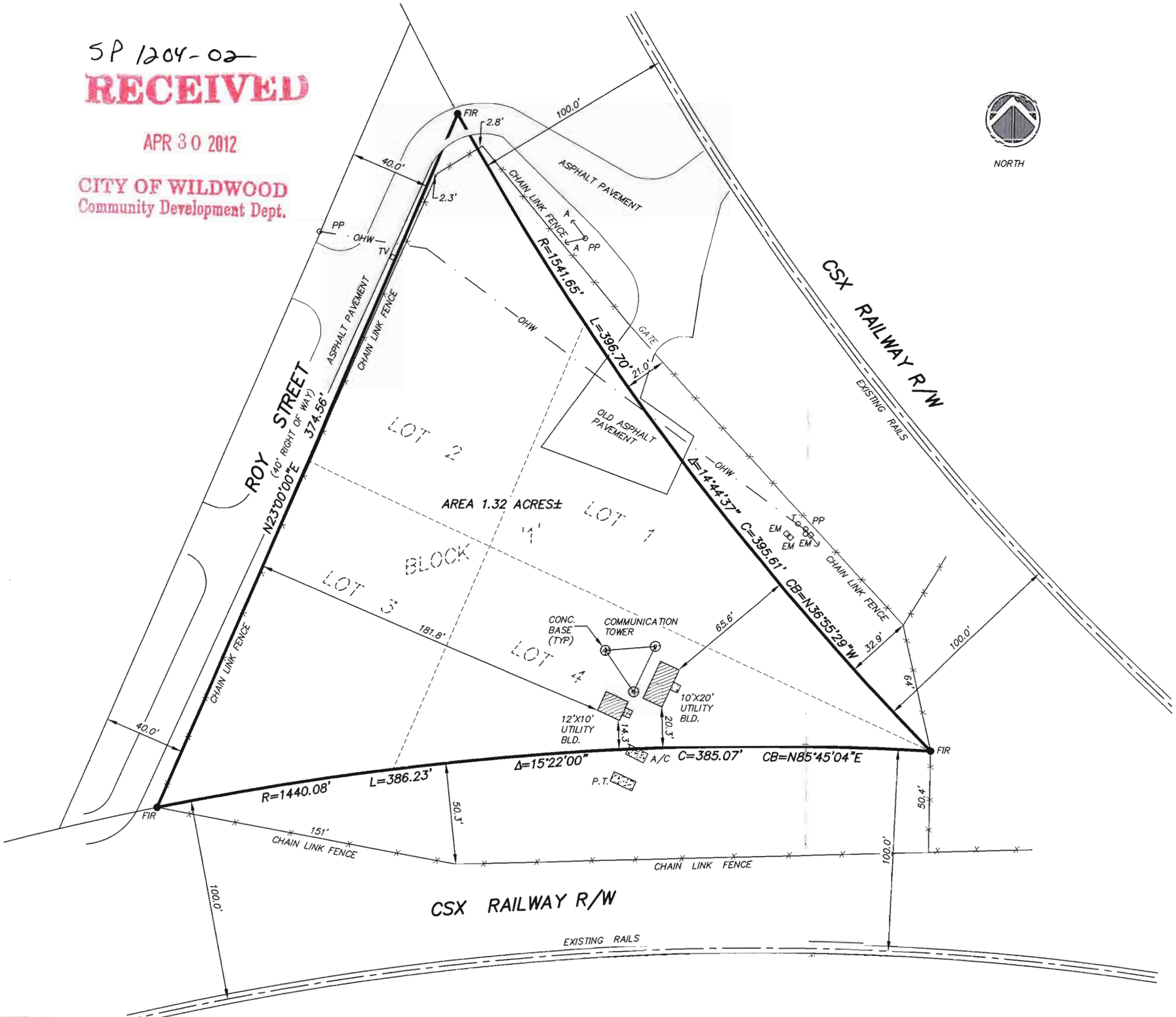
C1A
SITE LAYOUT PLAN

FRANCIS D. BRUCE
LICENSED
PROFESSIONAL ENGINEER

SP 1204-02

RECEIVED
APR 30 2012
CITY OF WILDWOOD
Community Development Dept.

BOUNDARY SURVEY



SCALE: 1" = 50'

LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK '1', R.D. GRAY SUBDIVISION OF LOT 4 OF THE 'Y', AS PER PLAT BOOK 1, PAGE 70, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED, REFERRED TO THE EAST LINE OF ROY STREET, HAVING A BEARING OF N23°00'00"E, ASSUMED.

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. UNDERGROUND IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.

6. 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.

ABBREVIATIONS:

Δ	=	CENTRAL ANGLE
LB	=	LICENSED BUSINESS
OHW	=	OVERHEAD WIRES
PP	=	POWER POLE
FIR	=	FOUND 5/8" IRON ROD & CAP "NO.I.D."
R	=	RADIUS
L	=	ARC LENGTH
C	=	CHORD DISTANCE
A/C	=	AIR CONDITIONER
A	=	POLE ANCHOR
CB	=	CHORD BEARING
I.D.	=	IDENTIFICATION
BLD.	=	BUILDING
P.T.	=	PROPANE TANKS
T	=	TELEPHONE BOX
EM	=	ELECTRIC METER
TV	=	CABLE TELEVISION BOX

CERTIFIED TO:

CITY OF WILDWOOD

ALEXANDER G. DUCHART
LICENSE NUMBER 5998
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

APRIL 25, 2012

ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

CLIENT WILDWOOD	
JOB NO. 04-23-12	
ACAD FILE WHITESTONE	
FIELD DATE 04-25-12	CHECKED BY: SD
DRAWN BY: SD	FLD. BOOK: AGD03-PG03
REVISIONS	DATE

"UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID"

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1-800-402-8768

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