

CITY COMMISSIONERS OF THE CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Mayor Pro-Tem/Commissioner – Ronald Allen – Seat 5

Pamala Harrison-Bivins – Seat 2

Don C. Clark – Seat 4

Robby Strickland – Seat 3

Bill Ed Cannon – City Manager

REGULAR MEETING

June 11, 2012

7:00 PM

PLEASE TURN OFF ALL CELL PHONES AND PAGERS

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

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

The City of Wildwood DOES NOT provide this verbatim record.

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

AGENDA

1. TIMED ITEMS AND PUBLIC HEARINGS

- a. **7:00 PM – PUBLIC HEARING – 2ND FINAL READING** – 2012 Comprehensive Plan Amendments for Final Adoption and Transmittal: **Ordinance No. O2012-13**, an ordinance modifying the Five-Year Capital Improvement Schedule of the Capital Improvements Element of the Comprehensive Plan (Attachments – Staff Recommends Approval)
- b. **7:00 PM – PUBLIC HEARING – 2ND FINAL READING** – 2012 Comprehensive Plan Amendment for Final Adoption and Transmittal: **Ordinance No. O2012-14** an ordinance proposing a Large Scale Future Land Use Map Amendment to the adopted Local Comprehensive Plan And Future Land Use Map in accordance with the Community Planning Act of 2011 (Attachments – Staff Recommends Approval)
- c. **7:00 PM – PUBLIC HEARING – 2ND FINAL READING** – 2012 Comprehensive Plan Amendment for Final Adoption and Transmittal: **Ordinance No. O2012-15**, an ordinance proposing text amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements of the Adopted Local Comprehensive Plan in accordance with the Community Planning Act of 2011 (Attachments – Staff Recommends Approval)
- d. **7:00 PM – PUBLIC HEARING – First Reading** – **Ordinance No. O2012-18**, an ordinance amending the adopted Interlocal Service Boundary and Joint Planning Agreement (ISB/JPA) Planning Services Sub-Agreement with Sumter County to reflect current planning conditions and to update the ISB Map and JPA Future Land Use Map to be consistent with the pending Comprehensive Plan Amendment (Attachments – Staff Recommends Approval)
- e. **7:00 PM - PUBLIC HEARING** – Final Plat Approval of Parcel D08=046, the Leatherman Subdivision containing three (3) lots without shared infrastructure based upon the favorable recommendation by the Special Magistrate subject to approval, exemption, or permitting by all agencies of competent jurisdiction (Attachments – Staff Recommends Approval)

* Quasi Judicial Hearing

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

- a. Proclamation – Request from Florida Water & Pollution Control Operators Association to proclaim the Week of August 13 – 17, 2012, as *Florida Water Professionals Week* (Attachments – Staff Recommends Approval)
- b. City Manager
 1. Budget Comparison Report for the month of May, 2012 (8th month of FY 11/12 (Attachment)
- c. City Attorney
 - 1.
- d. City Clerk
 - 1.
- e. Commission Members
 - 1.
 - 2.
- f. Public Forum (10 minute time limit)
 - 1.
- g. Notes and Reports
 1. FYI – Wildwood Springs Community Development District – Proposed Budget for Fiscal Year 2013 & Public Hearing scheduled for 8/16/12 @1PM at the Wildwood Community Center (Attachment)
 2. FYI – Growers’ Market Summer Hours (Attachment)
 3. FYI – Letter and photos to WMHS regarding this year’s Prom to address damages, alterations and other issues at the Wildwood Community Center building and surrounding grounds (Attachments-Jenny Hudson)
 4. FYI – Florida Dept. of Corrections (invitation to) series of Town Hall meetings: “Partnering for Fewer Crimes, Less Victims and Safer Communities” (Attachments)
 5. FYI – Status Update on what constitutes a “Change of Use” (from May 14, 2012 Agenda) under the Code of Ordinances of the City of Wildwood; Staff is still researching definitions and procedures used by neighboring jurisdictions in order to bring back a recommendation for a definition and procedure for the Commission’s consideration at the next regular meeting (Attachment)

3. **NEW BUSINESS – ACTION REQUIRED**

a. **MINUTES**

1. Minutes of Regular Meeting held on May 14, 2012 (Attachments – Staff recommends approval)

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

1. **Ordinance No. O2012-19**; an ordinance approving the rezoning of Parcel G07A001 from C-1 (Commercial) to CIPD (Commercial/Industrial Planned Development) for the Police Communications Tower Site to bring the use of the property into compliance with the current Land Development Regulations based upon a favorable recommendation by the P&Z Board/Special Magistrate (Attachments)
2. **Ordinance No. O2012-20**; Establishing the Brownwood Community Development District, the legal description of its boundaries and the initial five members of the board and the grant of special powers requested, which includes recreational powers, security powers and mosquito control powers. The CDD is comprised of approximately 239.8± acres within the City of Wildwood (Attachments)
3. **Ordinance No. O2012-21**; an ordinance rezoning 301/466 LLC Property; Parcel Numbers D18=069, D18=040, D18=064, D18=041, D18=067 and D18=068 containing 222 acres ± generally located to the NW of US 301 and CR 214, from Neighborhood Mixed Use-7 (NMU-7) to Low Density Residential (R-1) to bring the property into compliance with the Future Land Use Map of the Comprehensive Plan and based upon a favorable recommendation by the P&Z Board/Special Magistrate (Attachments)

c. RESOLUTIONS FOR APPROVAL

1. **Resolution No. R2012-07** (*TABLED 5/14/12 FOR FULL COMMISSION*) a Resolution Amending Chapters 4.3 and 5.1 of the City of Wildwood Personnel Rules (Attachments – Staff Recommends Approval)

d. APPOINTMENTS

1. None

e. CONTRACTS AND AGREEMENTS

1. Review/approval requested of the FDOT State Highway Lighting, Maintenance, and Compensation Agreement Work Order for FY2012-13 (Attachments – Staff Recommends Approval)
2. Review Carr, Riggs & Ingram, CPAs and Advisors proposal to continue providing audit services for the basic financial statements of the City for the years ending September 30, 2012, 2013 and 2014 (Attachments – Board Option)
3. Contract for Grant Feasibility Services between the City of Wildwood and Andy Easton & Associates to study the feasibility of using state/federal grants to fund public infrastructure that will serve a proposed ALF site to be located on the Word Family Trust Property; fee shall be a lump sum of \$2,500 (Attachments – Staff Recommends Approval)
4. Review/approval of Settlement Agreement Between the COW and Parkwood-Sumter Properties, Inc. and requiring execution of an Addendum to Developer's Agreement (Attachments – Staff Recommends Approval)
5. Review/approval of Addendum to Developer's Agreement Between the COW and Parkwood Sumter Properties, Inc. (Attachments – Staff Recommends Approval)

f. FINANCIAL

1. Bills for Approval (Attachments – Staff Recommends Approval)
2. Request approval to purchase training equipment for the police department (Chief Reeser to Address) (Attachments – Staff Recommends Approval)
3. Request approval to purchase budgeted Capital Improvement Items for the police department (Chief Reeser to Address) (Attachment – Staff Recommends Approval)
4. Request approval to purchase two new 2013 Ford Interceptor packaged patrol cars for the police department (Chief Reeser to Address) (Attachments – Staff Recommends Approval)
5. Request approval of CSX Utility Relocation Change Order No. 2, a decrease of \$1,490 to the contract amount (Dave Grimm to Address) (Attachments – Staff Recommends Approval)
6. Request approval of the low quote received from Don Ellis Painting and Pressure Cleaning in the amount of \$2,379 for City Hall Annex Improvements – Exterior Painting & Repair (Dave Grimm to Address) (Attachments – Staff Recommends Approval)
7. Request approval of the low quote received from Ro-Mac Supply in the amount of \$3,883.91 for City Hall Annex Improvements to remove and replace the rear steel security doors (Dave Grimm to Address) (Attachments – Staff Recommends Approval)
8. Request approval of the low quote received from Lake Glass and Mirror in the amount of \$3,375 for City Hall Annex Improvements to replace the front entrance (Dave Grimm to Address) (Attachments – Staff Recommends Approval)

9. Request acceptance of the quote from BB&T Bank for a three-year financing term at 1.79% for the purchase of four (4) Ford pickup trucks for the Water and Wastewater Departments and authorization to proceed with the closing process (Attachments – Staff Recommends Approval)
10. Request approval of Kimley-Horn and Associates, Inc. Individual Project Order (IPO) No. 15 in the amount of \$47,500 for architectural, electrical, and civil engineering services required to make repairs at the City's CR 501 (Prison) Water Treatment Plant necessitated by flooding which occurred on Oct. 24, 2010. Funding will be from the insurance settlement (Attachments – Staff Recommends Approval)
11. Request approval of Kimley-Horn and Associates, Inc. Individual Project Order (IPO) No. 17 to provide a Funding Analysis to identify funding resources (grants, loans, etc.) that will provide Mechanisms to fund needed capital improvement projects within the City limits; and as an Associate Consultant, Angie Brewer & Associates, Inc. will provide and submit a funding analysis described in the Scope of Services. Compensation shall be at an hourly fee not to exceed \$10,000 (Attachments – Staff Recommends Approval)
12. Request approval of Kimley-Horn and Associates, Inc. Individual Project Order (IPO) No. 18 to provide a Preliminary Engineering Report addressing needed off-site utility system improvements to the Word Property. Compensation shall be at an hourly fee not to exceed \$3,500 (Attachments – Staff Recommends Approval)

g. GENERAL ITEMS FOR CONSIDERATION

1. Adoption of the City of Wildwood Section 504 Compliance Policy, Evaluation Plan, Transition Plan and Grievance/Complaint Procedures as required by DEO for the CDBG programs and projects. (Attachments – Dave Grimm to present - Staff Recommends Adoption)
2. Discussion regarding recent vandalism and damages at MLK Park and request for direction on any actions to be taken by staff (Attachments – Jenny Hudson to Address)

4. ADJOURN

IMPORTANT DATES (No Attachments)

- a. **June 12, 2012 – (Tuesday)** – Wildwood Business Council (First Meeting of the Wildwood Business Community) – 5:30 PM – Wildwood Community Center – President's Hall (Upstairs)
- b. **June 12, 2012 – (Tuesday)** – Wildwood Area Historical Association Meeting – 6:30-8:00 PM – City Hall Conference Room #112
- c. **June 13, 2012 – (Wednesday)** – Sumter County Chamber of Commerce June Lunch Exchange – "State of the State" featuring Rep. Marlene O'Toole & Senator Alan Hays – 11:30 AM – 1:00 PM – Blueberry Hill RV Resort (next to Walmart), Bushnell (RSVP Required – assistant@sumterchamber.or or 352-793-3099)
- d. **June 19, 2012 – (Tuesday)** – Ribbon Cutting Ceremony for Repaving CR 209 – 4:00 PM - Intersection of C-462W and CR 209
- e. **June 25, 2012 – (Monday)** – City Commission Regular Meeting – 7:00 PM – City Commission Chamber – City Hall
- f. **July 4, 2012 – (Wednesday)** – **4TH OF JULY HOLIDAY** - City of Wildwood CLOSED Except Police Dept.

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EXECUTIVE SUMMARY

SUBJECT: 2012 Comprehensive Plan Amendments: Ordinance Nos. O2012-13, O2012-14, and O2012-15

Adoption of the Amendments

REQUESTED ACTION:

- Work Session (Report Only)
Regular Meeting

DATE OF MEETING: June 11, 2012
Special Meeting

CONTRACT:

N/A
Effective Date:
Managing Division / Dept:

Vendor/Entity:
Termination Date:

BUDGET IMPACT:

- Annual
Capital
N/A

FUNDING SOURCE:
EXPENDITURE ACCOUNT:

HISTORY/FACTS/ISSUES:

On April 4th, the City transmitted proposed amendments to the City's Comprehensive Plan to the appropriate state agencies for review as required by F.S. 163.3184. The amendments were proposed as three separate Ordinances:

- Ordinance O2012-13: Update the 5-Year Schedule of Capital Improvements of the Capital Improvements Element
Ordinance O2012-14: Future Land Use Map Amendment from "Oxford Neighborhood Mixed Use" to "Low Density Residential" for 301/466, LLC
Ordinance O2012-15: Text Amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Element to eliminate concurrency and lessen restrictions to allow greater flexibility for developers

Staff has coordinated with the Florida Department of Transportation to eliminate their concerns of the amendments. No other agency provided comments on the amendments.

Staff recommends the City Commission adopt Ordinance O2012-13, O2012-14, and O2012-15.

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Jason McHugh
Development Services Coordinator

City of Wildwood

2012 Comprehensive Plan Amendments

Summary of Proposed Amendments

The 2012 Comprehensive Plan Amendments have been divided into three separate ordinances. Ordinance O2012-13 updates the 5-Year Schedule of Capital Improvements; Ordinance O2012-14 concerns a Future Land Use Map Amendment for 301/466 LLC; and Ordinance O2012-15 proposes text amendments to the Future Land Use, Transportation, Capital Improvements, Intergovernmental Coordination, and Public Schools Facilities Element.

Ordinance O2012-13

The 5-year Schedule of Capital Improvements covers the period from FY 2011-2012 through 2015-2016 and has been adopted by Ordinance O2012-13. The Schedule is broken down to show project expenditures and the revenue sources associated with each project. Additionally, and although not required by the Statute, Tables 9.1A & 9.1B have been provided to demonstrate the financial feasibility of the projects contained in the Schedule.

The Schedule identifies transportation, water, wastewater and drainage projects that have commenced or are scheduled within the next 5 years. There have been no recreation, solid waste or public schools facilities projects identified within this period. All projects have been identified as funded or unfunded within the Tables provided.

The associated text amendments with the update to the Schedule are included in Ordinance O2012-15.

Ordinance O2012-14

Ordinance O2012-14 relates to the Future Land Use Map amendment from "Oxford Neighborhood Mixed Use" to "Low Density Residential" filed by 301/466 LLC. The potential development that could occur under the proposed future land use category is less than that which may have occurred under the current future land use category.

The applicant demonstrated in their application that the impacts to the City's public facilities (transportation, potable water, sanitary sewer, public schools) will decrease under the proposed future land use map designation.

Ordinance O2012-15

Over a year has passed since the City adopted the new Land Development Regulations to implement the 2035 Comprehensive Plan (adopted in July of 2011). Since adoption of the Comprehensive Plan, staff has had the opportunity to gauge the effectiveness of the policies in the Plan in guiding quality development within the City. Through meetings with numerous citizens, stakeholders, and potential developers within the City, staff has concluded that certain policy language in the Future Land Use Element inhibits growth and creativity and should be modified to allow for greater

market flexibility. The City believes the proposed modifications will not compromise the underlining intent of the Comprehensive Plan in promoting a balanced, equitable, efficient, and economically viable plan.

During the 2011 Florida Legislative Session, the Florida Legislature approved the Community Planning Act which provided a complete overhaul of Florida's growth management system. The focus of the Community Planning Act was to allow more local control of planning decisions. One of the significant components of the legislation was the elimination of mandatory concurrency requirements for transportation, parks and recreation, and public schools facilities.

Sumter County has eliminated the requirements for concurrency on transportation, parks and recreation, and public schools facilities. As recommended by City staff, the City Commission directed staff to eliminate concurrency requirements for transportation and public schools facilities and to maintain concurrency on parks and recreation facilities.

The City will still require traffic studies be included in certain development applications. The traffic study will be intended to analyze necessary operational and safety improvements (i.e. turn lanes, signalization, etc.) needed to accommodate the development. The City will also continue to monitor traffic conditions within the area by establishing a Congestion Management System.

The Congestion Management System is one of the mechanisms the City will utilize for transportation planning. The City has included a policy in the Transportation Element that adopts the Lake-Sumter MPO's "Transportation 2035 Long Range Transportation Plan (LRTP)" by reference and is incorporated as data and analysis for the City's comprehensive plan. City and County planning staff were integral in the preparation of the LRTP. City, County, and MPO staff worked together in creating employment and population model data within the County's Transportation Analysis Zones (TAZ). The buildout forecasts inputted into the model data was based on the City and County's anticipated development plans which are reflected on our Future Land Use Maps.

The LRTP projects intermodal deficiencies including adverse impacts to state roadways. The LRTP also identifies strategies intended to mitigate and plan for these deficiencies. The proposed changes to the mix of required uses within the mixed use future land use are insignificant and are consistent with the LRTP. Furthermore, the LRTP is not a static document and the MPO has started working on the update (due in 2015). The LRTP will be updated and fine-tuned to address the needs of all modes of transportation. This unified approach to transportation planning is consistent with the approach being utilized by Sumter County. The City is fortunate to have interlocal agreements and outstanding relationships with Sumter County and the Lake-Sumter Metropolitan Transportation Organization. These relationships facilitate the creation of a consistent process, both within unincorporated Sumter County and with the City, of managing transportation systems.

The City will still abide by the policies and procedures contained in the Interlocal Agreement for Public Schools Facility Planning to coordinate with the Sumter County School Board public school facility needs. This agreement provides a mechanism under which the City and School Board will be able to monitor and meet the existing and future needs of our public school system.

A number of changes within the Future Land Use Element are proposed to allow greater market flexibility and to enhance the economic competitiveness of the City as a place to develop.

The proposed amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements are attached to Ordinance O2012-15. Deletions shown as ~~strike throughs~~ and additions shown as underlined. As previously stated, the purpose of these amendments are to allow greater flexibility, eliminate concurrency, and provide further guidance on selected areas. The amendments are as follows:

Future Land Use Element:

- 1) Replaced “projects” with “developments” for consistency with the Land Development Regulations;
- 2) Renumbered Polices where appropriate;
- 3) Eliminate **Rule 9J-5** references;
- 4) Modify **Policy 1.1.2** to clarify density calculation;
- 5) Modify **Policy 1.2.2** (Development Standards within the Oxford Sub-District) to provide additional criteria and standards for single use developments, interconnectivity, and mix of housing types;
- 6) Modify **Policy 1.2.3 and 1.2.4** (Oxford Neighborhood Mixed Use FLUM category) to provide greater flexibility;
- 7) Modify **Policy 1.2.6** (Development Standards within the Oxford Residential Mixed Use FLUM category) to delete the prohibition of stand-alone commercial buildings;
- 8) Modify **Policy 1.2.8** (Development Standards within the Oxford Neighborhood Commercial FLUM category) to eliminate the requirement of commercial on uses on first two floors of a building;
- 9) Modify **Policy 1.3.2** (Development Standards within the Central Sub-District) to provide additional criteria and standards for single use developments, interconnectivity, and mix of housing types;
- 10) Modify **Policy 1.3.3 and Policy 1.3.4** (Central Mixed Use FLUM category) to provide greater flexibility;
- 11) Modify **Policy 1.3.8** (Downtown Commercial FLUM category) to reduce maximum FAR to 2.0 and to provide greater flexibility;
- 12) Modify **Policy 1.4.2** (Development Standards within the Employment Center Sub-District) to provide additional criteria and standards for single use developments, interconnectivity, and mix of housing types;
- 13) Modify **Policy 1.4.4** (Commercial Center Mixed Use FLUM category) to eliminate prohibition of stand-alone residential buildings;
- 14) Modify **Policy 1.4.7 and Policy 1.4.8** (Employment Center Neighborhood Mixed Use FLUM category) to provide greater flexibility;
- 15) Modify **Policy 1.5.2** (Development Standards within the Wildwood South Sub-District) to provide additional criteria and standards for single use developments, interconnectivity, and mix of housing types;

- 16) Modify **Policy 1.5.3 and Policy 1.5.4** (South Wildwood Neighborhood Mixed Use FLUM category) to provide greater flexibility;
- 17) Modify **Objective 1.6** to clarify the objective as a public facilities and infrastructure planning purpose;
- 18) Modify **Policy 1.6.1** to be consistent with the objective and to require the City to prepare reports on potential infrastructure demand forecasts and for the analyses to be utilized in the preparation of the 5-Year Schedule of Capital Improvements;
- 19) Modify **Policy 1.10.10, Policy 1.10.11, Policy 1.10.12, and Policy 1.10.13** (Mixed Use Centers) to provide greater flexibility by encouraging rather than requiring higher density and intensity; deletion of the NMUC at CR 209 and CR 466; relocate and reclassify the MUC at CR 468 and the FTP; and
- 20) Modify **Policy 1.14.8** (Wetland mitigation) to eliminate requirement of wetland mitigation to occur on-site.

Transportation Element

- 1) Renumbered Polices where appropriate;
- 2) Eliminate **Rule 9J-5** references;
- 3) Modify **Policy 1.1.1** to change reference from "Concurrency Management System" to "Congestion Management Plan" and change replace CR 139 with Powell Road;
- 4) Modify **Policy 1.1.3** to reference traffic impact analyses criteria to be contained in the Land Development Regulations;
- 5) Delete **Policy 1.1.4** to delete concurrency requirement;
- 6) Update **Policy 1.2.1 and 1.2.2** to include the project contained in the 5 Year Schedule of Capital Improvements;
- 7) Modify **Policy 1.3.1** to change reference from "Concurrency Management System" to "Congestion Management Plan;"
- 8) Delete **Policy 1.3.3** to remove level of service mandate;
- 9) Modify **Policy 1.7.1** to change reference from "Concurrency Management System" to "Congestion Management Plan;"
- 10) Modify **Policy 1.9.2** to delay completion date of the pedestrian and bicycle master plan to 2015;
- 11) Delete **Policy 1.9.10 and 1.9.11** to remove concurrency and multi-modal mobility fee references;
- 12) Modify **Policy 1.9.12** to encourage rather than require transit supportive densities along transit corridors;
- 13) Modify **Objective 1.10** (Transportation Map series) to remove reference to Rule 9J-5
- 14) Modify **Policy 2.1.1** (Transportation funding sources) to include mobility fees as a potential option; and
- 15) Delete **Policy 2.1.4** to remove concurrency mandate;

Intergovernmental Coordination Element

- 1) Modify **Policy 1.5.1** (Calendar of Events) to remove “school concurrency report”

Capital Improvements Element

- 1) Modify **Policy 1.1.5** to update the fiscal years of 5-Year Transportation Improvement Plan;
- 2) Modify **Policy 1.3.1** to remove level of service standards (concurrency) for transportation and public schools;
- 3) Modify **Policy 1.4.4** to delete the term “Concurrency Management System;”
- 4) Clarify **Policy 1.4.6** to pertain only to infrastructure with adopted level of service standards;
- 5) Delete **Objective 1.6 and its Policies** (School Concurrency) to remove school concurrency requirement; and
- 6) Modify the **5-Year Schedule of Capital Improvements** consistent with Ordinance O2012-13.

Public Schools Facilities Element

- 1) Modify **Objective 1.1** to remove level of service standards reference;
- 2) Modify **Policy 1.1.1** to remove concurrency reference and to clarify ability of Commission to deny development application based on lack of school capacity;
- 3) Modify **Policy 1.4.1** to remove statutory reference;
- 4) Delete **Objective 1.5 and its Policies** to eliminate school concurrency

Summary of Changes to the Comprehensive Plan Amendment
Post Agency Comments

After taking into consideration the Department of Transportation's review comments and through additional coordination with the Lake-Sumter MPO, the City has made the following changes to the amendment:

Future Land Use Element:

- 1) Deleted the proposed modifications to the required mix of land uses with the "Commercial Center Mixed Use" future land use map designation (**Policy 1.4.3**).

Transportation Element:

- 1) Renumbering where appropriate;
- 2) Changed reference to County roads from "CR" to "C-";
- 3) Changed reference from "Congestion Management Plan" to "Congestion Management System";
- 4) New **Policy 1.1.4** concerning improvements to public roads;
- 5) Added **Policy 1.2.5** concerning provision of a compact land use plan;
- 6) Added **Policy 1.2.6** which adopts the Lake-Sumter MPO's "Transportation 2035 Long Range Transportation Plan (LRTP)" by reference; and
- 7) Added **Policy 1.2.7** which directs the City to utilize the LRTP as data and analysis.

Ordinance O2012-13

Update to the 5-Year Schedule of Capital Improvements

CITY OF WILDWOOD

Planning and Zoning Board/Special Magistrate

Case No: CP 1202-01

Annual Update to the 5 Year Schedule of Capital Improvements

Section 163.3177(3)(b), Florida Statutes requires the City to annually review the 5-Year Schedule of Capital Improvements of the Capital Improvements Element of the City's Comprehensive Plan. This schedule is intended to demonstrate the City is able to maintain the adopted level of service for public facilities within the City's Comprehensive Plan throughout the next five years (FY 2011/2012 through 2015/2016).

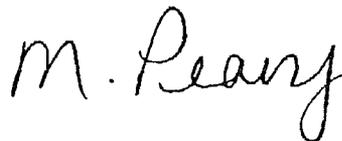
The City has adopted level of service standards for transportation, potable water, sanitary sewer, drainage, recreation, solid waste and public schools. The 5-Year Schedule of capital improvements only covers these facilities.

Staff recommends approval of Ordinance #O2012-13 (attached), to be forwarded to the City Commission and ultimately to the Department of Community Affairs.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to review all comprehensive plan amendments 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 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 February 24, 2012.

DATED: February 13, 2012



Melanie Peavy
Development Services Director

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

The case below was heard on Tuesday, March 6, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation to the City Commission of Ordinance O2012-13 modifying the five-year Capital Improvement Schedule of the Capital Improvement Element of the Comprehensive Plan as required by Section 163.3177(3)(b), Florida Statutes.

Case: CP 1202-01

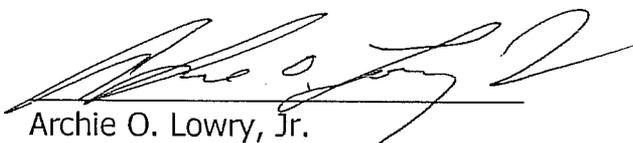
Parcel: N/A

Owner: N/A

Applicant: City of Wildwood

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of Ordinance #O2012-13 to the City Commission and submittal to the State of Florida.

Dated: March 6, 2012



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

ORDINANCE NO. O2012-13

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; MODIFYING THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS OF THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN AS REQUIRED BY SECTION 163.3177(3)(b), FLORIDA STATUTES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood proposes to update the 5-Year Schedule of Capital Improvements of the Capital Improvements Element of its Comprehensive Plan in accordance with Section 163.3177(3)(b), Florida Statutes; and,

WHEREAS, the modifications are not deemed to be an amendment to the local comprehensive plan.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida:

SECTION 1. The attached Exhibit "A" is the 5-Year Schedule of Capital Improvements of the Capital Improvements Element of the Comprehensive Plan amending the 5-Year Schedule of Capital Improvements as required by Section 163.3177(3)(b), Florida Statutes.

SECTION 2. The 5-Year Schedule of Capital Improvements is hereby amended.

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

SECTION 4. Effective Date. This Ordinance shall take effect immediately upon its second reading and final adoption by the City Commission.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2012-13

“Exhibit A”

5-Year Schedule of Capital Improvements
FY 2011/2012 – 2015/2016

City of Wildwood
5 - Year Schedule of Capital Improvements

Transportation						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants			\$95,946			
All Other Revenues						
Revenues Total:		\$0	\$95,946	\$0	\$0	\$0
Expenditures/ Projects:						
CR 232 Resurfacing from CR 209 to West of US 301			\$95,946			
Expenditures Total		\$0	\$95,946	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Sumter County Projects						
County Funded Projects:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
CR 466 from 209 to C-475	CON	\$1,200,000				
Resurface/Rebuild	CON		\$425,000			
C-470 Wetland Mitigation for future widening		\$157,000				
C-468 Interchange with Florida Turnpike Constructed by Villages	DES	\$1,000,000				
	CON			\$2,500,000	\$13,000,000	
C-462 Widening from US 301 to C-466A	DES	\$1,400,000				
	CON		\$5,500,000			
C-466 Widening from CR 209 to US 301*	DES	\$728,000				
	CON	Not yet funded				
C-466A Phase III - Widening from US 301 to Powell Road	DES	\$2,300,000				
	CON		\$2,500,000	\$2,000,000		
C-468 Widening from SR 44 to Turnpike	DES	\$3,700,000				
	CON			\$7,300,000	\$8,600,000	
Total		\$10,485,000	\$8,425,000	\$11,800,000	\$21,600,000	\$0
FDOT Projects						
FDOT Funded Projects:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
C-466W from C-209 to C-475	CON	\$1,625,000				
SR 35 (US 301) from CR 470 to SR 44	PD&E			\$1,000,000		
N of CR 204 to Marion County Line - Add lanes and reconstruct	AD	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870
	CON		\$65,650			
	PE	\$31,000				
CR 466 at US 301 - Add Turn Lane(s)	CON			\$504,691		
	CON-SUP			\$5,335		
SR 35 (US 301) N of CR 232 to N of NE 110 Road	PE	\$500				
	ROW	\$9,403,513				
	CON-SUP		\$272,712			
SR 44 from West of I-75 to East of Parkwood Oaks/Village Drive	CON	\$239,804				
	CON-SUP	\$272,946				
US 301 at SR 44 - Add turn lane(s)	PE	\$310,142				
	CON			\$123,606		
	CON-SUP			\$5,335		
Total		\$13,254,775	\$1,710,232	\$3,010,837	\$1,371,870	\$1,371,870
Potable Water						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees					\$456,340	\$2,287,000
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$456,340	\$2,287,000
Expenditures/ Projects:						
Water line extension Prison WTP to CR 470					\$243,340	
Champagne Farms Water Treatment Plant and Transmission System	DES				\$213,000	
	CON					\$2,287,000
Expenditures Total		\$0	\$0	\$0	\$456,340	\$2,287,000
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

City of Wildwood
5 - Year Schedule of Capital Improvements

Sanitary Sewer and Reuse Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees					\$0	\$928,800
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$0	\$928,800
Expenditures/ Projects:						
<i>Sewer line extension from Coleman Federal Prison to CR 501/ CR 470</i>						\$294,000
<i>Sewer line extension from CR 468 LS to S. Main St.</i>						\$634,800
Expenditures Total		\$0	\$0	\$0	\$0	\$928,800
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Drainage (Stormwater) Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants		\$658,860				
All Other Revenues						
Revenues Total:		\$658,860	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
Osceola Ave Drainage Improvement		\$204,430				
CR 232 Drainage Improvements		\$250,000				
Pitt/Stone Drainage Improvements		\$204,430				
Expenditures Total		\$658,860	\$0	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Recreation Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
Expenditures Total		\$0	\$0	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

Italics = Unfunded
*Partially Funded

Update to the 5-Year Schedule of Capital Improvements
Data and Analysis

City of Wildwood
Projects Contained Within the
Annual Update to the 5-Year Schedule of Capital Improvements
FY 2011/2012 – 2015/2016

Executive Summary

The 5-Year Schedule of Capital of Improvements covers the period from FY 2011-2012 through 2015-2016 and is scheduled to be adopted by Ordinance 02012-13. The Schedule is broken down to show project expenditures and the revenues sources associated with each project. Additionally, and although not required by the statute, Tables 9.1A & 9.1B have been provided to demonstrate the financial feasibility of the projects contained in the Schedule.

Transportation Projects

The Lake-Sumter Metropolitan Planning Organization maintains the City's Transportation Concurrency Management System (CMS). All roadways within the CMS are anticipated to operate within their adopted level of service within the next five years. However, there are planned improvements for roadway segments within the City's CMS. The City's schedule includes transportation projects identified within the Florida Department of Transportation's 5-Year Work Program, the Lake-Sumter MPO's Transportation Improvement Program and Sumter County's Capital Improvement Plan for road segments contained within the City's Concurrency Management System. There is only one City transportation project contained within the City's 5-Year Schedule, the resurfacing of CR 232 from CR 209 to US 301. The City has obtained a grant for this project.

Potable Water, Sanitary Sewer, and Reuse Projects

The City's potable water and sanitary sewer systems are anticipated to operate within their adopted level of service for the next five years. There are two projects identified in the Schedule that will be funded by TIE and Connection Fees. The water line extension from the Prison Water Treatment Plant to CR 470 is projected to commence in 2014/2015 and the Champagne Farms Water Treatment Plant has been pushed out to 2015/2016. Each of these projects will be funded by revenues collected through water and wastewater connection and TIE fees.

TIE and Connection Fees are secured when developers enter into Developer's Agreements with the City. At execution of the Agreement, the developer is required to pay their Connection and Transmission Infrastructure Extension (TIE) fees. This method is intended to enable the City to complete utility infrastructure projects without having to bond for payment.

The design and construction of the Champagne Farms Water Treatment Plant and transmission system are included in the Schedule. This system may add up to 3.5 MGD of additional capacity in the first phase of expansion. The anticipated completion date of this project is 2016.

Table 9.1B provides a balance sheet of the anticipated revenues and expenditures for potable water and sanitary sewer projects contained within the Schedule.

Drainage Projects

The Schedule includes three drainage/stormwater projects. The Osceola Avenue drainage improvement is intended to alleviate a flooding issue on Osceola Avenue. The CR 232 drainage improvements are in conjunction with the CR 232 resurfacing project. The Pitt/Stone drainage improvement is intended to alleviate a flooding issue in that area. The City has obtained a CDBG grant to fund these projects.

Recreation Projects

The Schedule does not include improvements to the City's recreation facilities. All recreation facilities are operating within their adopted level of service.

Solid Waste Projects

The Schedule does not include improvements to the solid waste facilities. The City has contracted with Waste Management to provide refuse services to its businesses and residents.

Public Schools Facilities Projects

Pursuant to the adopted Interlocal Agreement between the City and the Sumter County School Board, the Sumter County School Board maintains concurrency for public schools. The Sumter County School District 2011-2012 Work Plan does not include any capacity projects within the City's Concurrency Service Area (A).

Financial Feasibility

The 5-Year Schedule of Capital Improvements identifies six (6) projects that will be administered by the City. The City has the obligation, per Statute, to demonstrate whether the projects are funded or unfunded.

As previously stated, the City has financing mechanisms in place to fund the costs associated with potable water and sanitary sewer improvements. As demonstrated in Table 9.1B, the anticipated revenues generated from water and sewer connection and TIE fees will cover the costs to administer the projects identified in the Schedule.

The three drainage projects (Osceola drainage improvement, CR 232 drainage improvement and the Pitt/Stone drainage improvement) are funded by CDBG grants.

The resurfacing of CR 232 from CR 209 to West of US 301 has also been funded by the CDBG grant.

Table 9.1A
5-Year Capital Improvements FY2010/2011 – FY2014/2015
Revenue Sources

Transportation Facilities										
City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Funding Source(s) & Notes
TE 1.2.3	CR 232 - Resurfacing from US 301 to CR 209	City	NO			\$43,304				CDBG Grant - Application submitted by November 14, 2010
Total					\$0	\$43,304	\$0	\$0	\$0	
Sumter County and FDOT Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Funding Source(s) & Notes
TE 1.2.1 and 1.2.2	CR 468 widen to 4 lanes from SR 44 to FTP	Sumter County	YES	PE		\$507,000				Sumter County - ST and Road Impact Fees
				ROW	\$2,006,000					
TE 1.2.1 and 1.2.2	CR 468 PD&E Study from US 301 to FTP	Sumter County	YES	PD&E	\$150,000					Sumter County - CTT
TE 1.2.1 and 1.2.2	CR 466A widen from Powell Road to US 301 (Phase III)	Sumter County	YES	PE	\$500,000					Sumter County - Road Impact Fees
				ROW				\$2,068,438		
TE 1.2.1 and 1.2.2	CR 466 PD&E Study add lanes from CR 245 to US 301	Sumter County	YES	PD&E	\$80,000					Sumter County - Road Impact Fees
TE 1.2.1 and 1.2.2	CR 462 PD&E Study from US 301 to CR 466A	Sumter County	YES	PD&E	\$80,000					Sumter County - Road Impact Fees
TE 1.2.1 and 1.2.2	CR 468/FTP Interchange	Sumter County/FTE	NO	CON	\$2,000,000		\$2,500,000	\$10,200,000		Sumter County - Road Impact Fees (Agreement with The Villages)
TE 1.2.2	SR 44 - CSX Overpass	FDOT	YES	CON	\$2,714,870					FDOT 5 Year Work Program - Under Construction
TE 1.2.2	US 301 - CSX Overpass	FDOT	YES	CON	\$525,917					FDOT 5 Year Work Program - Under Construction
TE 1.2.2	US 301 widen to 4 lanes from CR 232 to NE 110th	FDOT	YES	PE	\$5,000					FDOT 5 Year Work Program - Under Construction
				ROW	\$9,570,400					
				CON	\$16,249,558					
				CEI	\$200,001		\$123,424			
TE 1.2.2	US 301 widen to 4 lanes from CR 204 to Marion Co. line	FDOT	YES	ROW	\$3,463,025					FDOT 5 Year Work Program - Under Construction
				R/U	\$9,690,243					
				CON	\$39,277					
				AD	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870	
				CEI	\$466,761			\$71,630		
TE 1.2.3	CR 466 - Resurfacing from US 301 to East of CR 475	Sumter County	NO					\$1,612,903	Project identified in FDOT 5 Year Work Program	
Total					\$49,112,922	\$1,878,870	\$3,995,294	\$11,643,500	\$5,053,211	

Table 9.1A
5-Year Capital Improvements FY2010/2011 – FY2014/2015
Revenue Sources

Potable Water Facilities - City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Funding Source(s) & Notes
PFE 1.2	Water line extension Prison WTP to CR 470	City	NO			\$243,340				City Water Connection Fees, TIE Fees and Developer Contributions (See Table 9.1B)
PFE 1.2	Champagne Farms Water Treatment Plant and Transmission System	City	YES	DES		\$213,000				City Water Connection Fees, TIE Fees and Developer Contributions (See Table 9.1B)
				CON			\$2,287,000			
Total					\$0	\$456,340	\$0	\$2,287,000	\$0	
Sanitary Sewer & Reuse Facilities - City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Funding Source(s) & Notes
PFE 1.2	Sewer line extension from Coleman Federal Prison to CR 501/ CR 470	City	NO			\$294,000				City Wastewater Connection Fees, TIE Fees and Developer Contributions (See Table 9.1B)
PFE 1.2	Sewer line extension from CR 468 LS to S. Main St.	City	NO			\$634,800				City Wastewater Connection Fees, TIE Fees and Developer Contributions (See Table 9.1B)
PFE 1.2	South Wildwood Wastewater Treatment Plant	City	YES	DES				\$500,000		City Wastewater Connection Fees, TIE Fees and Developer Contributions (See Table 9.1B)
Total					\$0	\$928,800	\$0	\$500,000	\$0	
(Drainage) Stormwater Facilities - City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Funding Source(s) & Notes
PFE 1.2	Osceola Ave Drainage Improvement	City	YES			\$408,859				CDBG Grant - Application submitted by November 14, 2010
PFE 1.2	CR 232 Drainage Improvements	City	YES			\$250,000				CDBG Grant - Application submitted by November 14, 2010
Total					\$0	\$658,859	\$0	\$0	\$0	
Recreation Facilities - City Projects										
Policy Number(s)	Project Description	Jurisdiction/ Maintaining Agency	Capacity/LOS Improvement?	Phase	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	Funding Source(s) & Notes
No Projects at This Time										
Total					\$0	\$0	\$0	\$0	\$0	

Table 9.1B
TIE and Connection Fee Revenue Projections
Potable Water and Sanitary Sewer Projects - Balance Sheet

Projected Revenues							
Known Projects:	Anticipated ERUs Reserved	TIE Fee Factor W/WW	Water		Wastewater		Anticipated Agreement Execution Date
			TIE Fee	Connection Fees	TIE Fee	Connection Fees	
Word Property	832	.49/.77	\$245,227	\$868,100	\$422,309	\$1,842,464	2012
Wildwood Springs	1000	.70/1.21	\$421,064	\$1,043,390	\$797,632	\$2,214,500	2012
Southern Oaks	400	.77/1.91	\$185,268	\$417,356	\$503,629	\$885,800	2012
Future Growth:							
FY 2012/2013	50	1	\$30,076	\$52,170	\$32,960	\$110,725	N/A
FY 2013/2014	75	1	\$45,114	\$78,254	\$49,440	\$166,088	N/A
FY 2014/2015	150	1	\$90,228	\$156,509	\$98,880	\$332,175	N/A
FY 2015/2016	200	1	\$120,304	\$208,678	\$131,840	\$442,900	N/A
Projected 5 - Year Total	2,707		\$1,137,281	\$2,824,456	\$2,036,690	\$5,994,652	

Revenue Summary					
Fiscal Year	Anticipated ERUs Reserved	Water		Wastewater	
		TIE Fee	Connection Fees	TIE Fee	Connection Fees
FY 2011/2012	2232	\$851,559	\$2,328,846	\$1,723,570	\$4,942,764
FY 2012/2013	50	\$30,076	\$52,170	\$32,960	\$110,725
FY 2013/2014	75	\$45,114	\$78,254	\$49,440	\$166,088
FY 2014/2015	150	\$90,228	\$156,509	\$98,880	\$332,175
FY 2015/2016	200	\$120,304	\$208,678	\$131,840	\$442,900
Projected 5-Year Total	2,707	\$1,137,281	\$2,824,457	\$2,036,690	\$5,994,652

Table 9.1B
TIE and Connection Fee Revenue Projections
Potable Water and Sanitary Sewer Projects - Balance Sheet

Balance Sheet						
Water	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	FY 2015-2016	Total
Balance Forward	\$562	\$3,180,967	\$2,806,873	\$2,930,241	\$889,978	\$1,218,960
Revenues						
TIE Fees	\$851,559	\$30,076	\$45,114	\$90,228	\$120,304	\$1,137,281
Connection Fees	\$2,328,846	\$52,170	\$78,254	\$156,509	\$208,678	\$2,824,457
Expenditures*	\$0	-\$456,340	\$0	-\$2,287,000	\$0	
Balance	\$3,180,967	\$2,806,873	\$2,930,241	\$889,978	\$1,218,960	
Wastewater	FY 2010-2011	FY 2011-2012	FY 2012-2013	FY 2013-2014	FY 2014-2015	Total
Balance Forward	\$32,504	\$6,698,838	\$6,842,523	\$6,129,251	\$6,060,306	\$6,635,046
Revenues						
TIE Fees	\$1,723,570	\$32,960	\$49,440	\$98,880	\$131,840	\$2,036,690
Connection Fees	\$4,942,764	\$110,725	\$166,088	\$332,175	\$442,900	\$5,994,652
Expenditures*	\$0	\$0	-\$928,800	-\$500,000	\$0	
Balance	\$6,698,838	\$6,842,523	\$6,129,251	\$6,060,306	\$6,635,046	

Notes

* See Table 9.1A for list of projects

**City of Wildwood
 Transportation
 Concurrency Management System
 Annual Update to the 5-Year Schedule of Capital Improvements
 FY 2011/2012 – 2015/2016**

Pursuant to Section 163.3180 F.S., transportation is no longer subject to concurrency on a statewide basis. Additionally, Section 163.3177(3)(b) F.S., requires local governments to review the 5-year Schedule of Capital Improvements within the Capital Improvements Element of the Comprehensive Plan, annually. Under separate amendment, the City will be eliminating the transportation concurrency requirement in accordance with F.S. and upon Commission approval. However, the City will still require roadways to operate within their adopted levels of service currently outlined in the Comprehensive Plan. The table below illustrates the adopted levels of service standards for roadways within the City’s Concurrency Management System (CMS).

Roadway	Level of Service Standard
FIHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
TRIP Projects	As determined by FDOT
All Other Roadways	LOS D

Currently, all roadway segments are operating within the adopted level of service standard. The Lake-Sumter Metropolitan Planning Organization maintains the City’s transportation CMS. The City’s CMS consists of roadways operated and maintained by the City, Sumter County, and the Florida Department of Transportation. The CMS includes committed capacity improvements for which construction currently occurring or funding has been secured.

With the exception of the Florida Turnpike, all of the road segments within the CMS have a level of service standard of “D”. The Florida Department of Transportation has adopted a level of service standard of “C” for the segment of the Turnpike from U.S. 301 to the Lake/Sumter County line.

As demonstrated in the CMS Tables, all roadways are anticipated to operate within the adopted level of service standard through 2016.



Transportation Improvement Program

**FISCAL YEARS
2011/12-2015/16**

**Approved – June 22, 2011
Amended – August 24, 2011
Amended – September 29, 2011**

Prepared by the
Lake-Sumter Metropolitan Planning Organization
1616 South 14th Street
Leesburg, FL 34748

The preparation of this report was financed in part by the Federal Highway Administration, Federal Transit Administration, U.S. Department of Transportation and local participating governments. The views and opinions of the report do not necessarily reflect the official views or policy of the U.S. Department of Transportation.

**LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
TRANSPORTATION IMPROVEMENT PROGRAM (TIP)
FISCAL YEARS 2011/12 - 2015/16**

TABLE OF CONTENTS

	PAGE #
RESOLUTION	1-4
MEMBERS LIST	5
PURPOSE	6
FINANCIAL PLAN	6
PROJECT SELECTION	6
CONSISTENCY WITH OTHER PLANS	7
PROJECT PRIORITY STATEMENT	7
IMPLEMENTED PROJECTS	7
PUBLIC INVOLVEMENT	7
CERTIFICATION	7
SUMMARY OF SIGNIFICANT PROJECTS	7
ABBREVIATIONS AND ACRONYMS	8-9
2011/12-2015/16 WORK PROGRAM	10-13
LAKE COUNTY 2011-2015 TRANSPORTATION CONSTRUCTION PROGRAM	APPENDIX A
SUMTER COUNTY 2011-2015 CAPITAL IMPROVEMENTS PROGRAM	APPENDIX B

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION

RESOLUTION 2011 - 28

A RESOLUTION OF THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION (MPO), AMENDING THE FY 2011/12-2015/16 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) BY ADJUSTING TRAIL FUNDING FOR LEESBURG/WILDWOOD TRAIL FROM SUMTER COUNTY LINE TO SR500/US441 IN FY 2011/2012; ADJUSTING AND PROGRAMMING FUNDS FOR SECTIONS 5310, 5311, 5316, AND 5317 IN LOCAL, STATE AND FEDERAL FUNDS FOR TRANSPORTATION GRANTS TOWARD CAPITAL AND OPERATING ASSISTANCE FOR LAKE COUNTY AND SUMTER COUNTY TRANSIT IN FY 2011/2012; ADDING AND INCORPORATING LAKE COUNTY'S ADOPTED FY 2011/12-2015/16 TRANSPORTATION CONSTRUCTION PROGRAM (TCP) AND SUMTER COUNTY'S ADOPTED FY 2011/12-2015/16 CAPITAL IMPROVEMENT PLAN (CIP); AND AUTHORIZING THE SUBMITTAL OF THE AMENDED FY 2011/12-2015/16 TIP TO THE APPROPRIATE AGENCIES.

WHEREAS, the Lake-Sumter Metropolitan Planning Organization (MPO) is the duly designated and constituted body responsible for carrying out the urban transportation planning and programming process for the Lake-Sumter Planning Area; and

WHEREAS, Florida Statutes 339.175, 23 U.S.C. 134, and Title 49 U.S.C. require that the MPO, as a condition to receiving federal capital or operating assistance, has a continuing, cooperative, and comprehensive transportation planning process that results in plans and programs consistent with the approved comprehensive plans of the units of local government within the MPO's jurisdiction, and with state and local planned growth and economic development patterns; and

WHEREAS, 23 C.F.R. 450.324 provides that the Lake-Sumter MPO shall develop a Transportation Improvement Program (TIP) for the metropolitan planning area, and 23 C.F.R. 450.326 allows an MPO to revise the TIP at any time under procedures agreed to by the cooperating parties and consistent with 23 C.F.R. 450.326; and

WHEREAS, the FY 2011/12 - 2015/16 TIP was adopted by the MPO on June 22, 2011 based on then-funded projects in the Florida Department of Transportation (FDOT) Five Year Work Program; and

WHEREAS, the FY 2011/12 - 2015/16 TIP was amended by the MPO on August 24, 2011 to transfer funding in FY 2011/12 in Preliminary Engineering for Gardenia Trail II and Gardenia Trail III to a Project Development & Environmental study of the Wekiva Trail project, and allocated funds for two segments of the Wekiva Parkway Line and Grade projects; and

WHEREAS, Leesburg/Wildwood Trail project funds are now increased to a total of \$2,165,000 in FY 2011/12; and

WHEREAS, Sumter County Section 5311 project funds are now decreased to a total of \$546,000 in FY 2011/12; and

WHEREAS, Lake County Section 5311 project funds are now decreased to a total of \$962,000 in FY 2011/12; and

WHEREAS, a total of \$216,750 in FY 2011/12 has been allocated for Lake County Section 5310 Grant for Elderly and Disabled Transportation; and

WHEREAS, a total of \$195,081 in FY 2011/12 has been allocated for Sumter County Section 5310 Grant for Elderly and Disabled Transportation; and

WHEREAS, a total of \$25,662 in FY 2011/12 has been allocated for Sumter County Section 5317 New Freedom Grant; and

WHEREAS, a total of \$20,000 in FY 2011/12 has been allocated for Sumter County Section 5316 Job Access and Reverse Commute Small Urban Grant; and

WHEREAS, a total of \$34,418 in FY 2011/12 has been allocated for Sumter County Section 5316 Job Access and Reverse Commute Small Rural Grant; and

WHEREAS, on September 13, 2011, the Lake County Board of County Commissioners adopted the FY 2011/12-2015/16 Transportation Construction Program as a five-year strategic planning document of funding-committed transportation projects and phases; and

WHEREAS, on September 27, 2011, the Sumter County Board of County Commissioners adopted the FY 2011/12-2015/16 Capital Improvement Plan as a five-year strategic planning document of funding-committed transportation projects and phases.

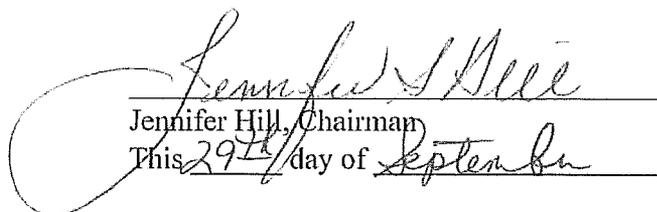
NOW, THEREFORE, BE IT RESOLVED by the Lake-Sumter MPO that:

1. The FY 2011/12-2015/16 TIP is hereby amended to adjust funding in FY 2011/12 to total \$2,165,000 for Leesburg/Wildwood Trail project (F.M. No.4244441) from Sumter County Line to SR500/US441; and
2. The FY 2011/12-2015/16 TIP is hereby amended to adjust funding in FY 2011/12 to total \$546,000 for Sumter County Section 5311 (F.M. No.4045351) for Transportation Grants and Operating assistance; and
3. The FY 2011/12-2015/16 TIP is hereby amended to adjust funding in FY 2011/12 to total \$962,000 for Lake County Section 5311 (F.M. No.4045381) for Transportation Grants and Operating assistance; and
4. The FY 2011/12-2015/16 TIP is hereby amended to allocate funding in FY 2011/12 to total \$216,750 for Lake County Section 5310 (F.M. No.4133601) for Grant for Elderly and Disabled Transportation; and
5. The FY 2011/12-2015/16 TIP is hereby amended to allocate funding in FY 2011/12 to total \$195,081 for Sumter County Section 5310 (F.M. No.4133601) for Grant for Elderly and Disabled Transportation; and
6. The FY 2011/12-2015/16 TIP is hereby amended to allocate funding in FY 2011/12 to total \$25,662 for Sumter County Section 5317 (F.M. No.4303511) for New Freedom Grant; and

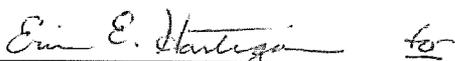
7. The FY 2011/12-2015/16 TIP is hereby amended to allocate funding in FY 2011/12 to total \$20,000 for Sumter County Section 5316 (F.M. No.4245801) for Job Access and Reverse Commute Small Urban Grant; and
8. The FY 2011/12-2015/16 TIP is hereby amended to allocate funding in FY 2011/12 to total \$34,418 for Sumter County Section 5316 (F.M. No.4245802) for Job Access and Reverse Commute Small Rural Grant; and
9. The FY 2011/12-2015/16 TIP is hereby amended to incorporate regionally significant projects from Lake County's 2011/12-2015/16 Transportation Construction Program (TCP) and to add the TCP as an appendix to the TIP; and
10. The FY 2011/12-2015/16 TIP is hereby amended to incorporate regionally significant projects from Sumter County's 2011/12-2015/16 Capital Improvement Plan (CIP) and to add the CIP as an appendix to the TIP; and
11. The Chairman of the Lake~Sumter MPO is authorized to submit, and hereby submits, the amended FY 2011/12 – 2015/16 TIP to the:
 - a. Federal Transit Administration (FTA)
 - b. State, Regional, and Areawide A-95 Clearinghouses
 - c. Federal Highway Administration (FHWA) through the Florida Department of Transportation (FDOT)
 - d. Federal Aviation Administration (FAA)
 - e. Environmental Protection Agency (EPA)
 - f. Department of Community Affairs (DCA)
 - g. Florida Energy Office
 - h. Members of Legislature representing the Lake-Sumter MPO

DULY PASSED AND ADOPTED this 29th day of September, 2011.

Lake~Sumter Metropolitan Planning Organization


Jennifer Hill, Chairman
This 29th day of September, 2011

Approved as to Form and Legality:


Sanford A. Minkoff, MPO Attorney

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION

RESOLUTION 2011 - 21

A RESOLUTION OF THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION (MPO), AMENDING THE FY 2010/11-2014/15 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) BY REMOVING FUNDS IN FY 2011/12 FOR DESIGN OF THE GARDENIA TRAIL II AND III PROJECTS; AMENDING THE FY 2010/11-2014/15 TIP BY ADDING FUNDS IN FY 2011/12 FOR A PROJECT DEVELOPMENT & ENVIRONMENT (PD&E) STUDY FOR THE WEKIVA TRAIL PROJECT; AMENDING THE FY 2011/12-2015/16 TIP BY ADDING FUNDS IN FY 2011/12 FOR A PD&E STUDY FOR THE WEKIVA TRAIL PROJECT; AMENDING THE FY 2011/12-2015/16 TIP BY ADDING FUNDS IN FY 2011/12 FOR A PRELIMINARY ENGINEERING/LINE AND GRADE FOR TWO SEGMENTS OF THE WEKIVA PARKWAY; AND AUTHORIZING THE SUBMITTAL OF THE AMENDED FY 2010/11-2014/15 TIP AND THE FY 2011/12-2015/16 TIP TO THE APPROPRIATE AGENCIES.

WHEREAS, the Lake-Sumter Metropolitan Planning Organization (MPO) is the duly designated and constituted body responsible for carrying out the urban transportation planning and programming process for the Lake-Sumter Planning Area; and

WHEREAS, Florida Statutes 339.175, 23 U.S.C. 134, and Title 49 U.S.C. require that the MPO, as a condition to receiving federal capital or operating assistance, has a continuing, cooperative, and comprehensive transportation planning process that results in plans and programs consistent with the approved comprehensive plans of the units of local government within the MPO's jurisdiction, and with state and local planned growth and economic development patterns; and

WHEREAS, 23 C.F.R. 450.324 provides that the Lake-Sumter MPO shall develop a Transportation Improvement Program (TIP) for the metropolitan planning area, and 23 C.F.R. 450.326 allows an MPO to revise the TIP at any time under procedures agreed to by the cooperating parties and consistent with 23 C.F.R. 450.326; and

WHEREAS, the FY 2011/12 - 2015/16 TIP was adopted by the MPO on June 22, 2011 based on then-funded projects in the Florida Department of Transportation (FDOT) Five Year Work Program; and

WHEREAS, \$165,500 in FY 2011/12 in Preliminary Engineering for Gardenia Trail II and \$136,000 in FY 2011/12 in Preliminary Engineering for Gardenia Trail III has been removed from the FDOT Work Program and the total \$301,500 has been applied to a Project Development & Environmental study of the Wekiva Trail project, a phase programmed by FDOT for \$533,400; and

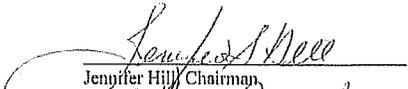
WHEREAS, a total of \$3,745,800 in FY 2011/12 has been allocated for two segments of the Wekiva Parkway Line and Grade projects.

NOW, THEREFORE, BE IT RESOLVED by the Lake-Sumter MPO that:

1. The FY 2010/11-2014/15 Transportation Improvement Program (TIP) is hereby amended to remove funding in FY 2011/12 from Gardenia Trail II (F.M. No. 4161112) and Gardenia Trail III (F.M. No.454322); and
2. The FY 2010/11-2014/15 TIP is hereby amended to add \$533,400 to the Wekiva Trail Project (F.M. No. 4309751) for a Project Development & Environment Study in FY 2011/12; and
3. The FY 2011/12-2015/16 TIP is hereby amended to program \$533,400 in FY 2011/12 for the Wekiva Trail PD&E Study (F.M. 4309751); and
4. The FY 2011/12-2015/16 TIP is hereby amended to program \$2,032,920 in preliminary engineering funds in FY 2011/12 for the Wekiva Parkway Line and Grade project (F.M. No. 4310812) from the Orange County line to 0.319 West of Old McDonald Road and to program an additional \$1,712,880 in preliminary engineering funds in FY 2011/12 for the Wekiva Parkway Line and Grade project (F.M. No. 4310813) from 0.319 West of Old McDonald Road to the Seminole County line; and
5. The Chairman of the Lake-Sumter MPO is authorized to submit, and hereby submits, the amended FY 2010/11 - 2014/15 TIP and the FY 2011/12 - 2015/16 TIP to the:
 - a. Federal Transit Administration (FTA)
 - b. State, Regional, and Area-wide A-95 Clearinghouses
 - c. Federal Highway Administration (FHWA) through the Florida Department of Transportation (FDOT)
 - d. Federal Aviation Administration (FAA)
 - e. Environmental Protection Agency (EPA)
 - f. Department of Community Affairs (DCA)
 - g. Florida Energy Office
 - h. Members of Legislature representing the Lake-Sumter MPO

DULY PASSED AND ADOPTED this 24th day of August, 2011.

Lake-Sumter Metropolitan Planning Organization


Jennifer Hill, Chairman
This 24th day of August, 2011

Approved as to Form and Legality:


Sanford A. Minkoff, MPO Attorney

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION

RESOLUTION 2011 - 17

RESOLUTION OF THE LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION (MPO) ADOPTING THE FY 2011/12-2015/16 TRANSPORTATION IMPROVEMENT PROGRAM (TIP) TO INCLUDE PROJECTS IN THE FLORIDA DEPARTMENT OF TRANSPORTATION WORK PROGRAM FOR FY 2011/12 THROUGH 2015/16

WHEREAS, the Lake-Sumter Metropolitan Planning Organization (MPO) is the duly designated and constituted body responsible for carrying out the urban transportation planning and programming process for Lake-Sumter Planning Area; and

WHEREAS, Florida Statutes 339.175; 23 U.S.C. 134; and Title 49 U.S.C. require that the urbanized area, as a condition to the receipt of federal capital or operating assistance, has a continuing, cooperative, and comprehensive transportation planning process that results in plans and programs consistent with the comprehensively planned development of the urbanized area; and

WHEREAS, 23 U.S.C. 134(j) and Section 339.175(8), Florida Statutes, require the Lake-Sumter MPO to formulate a Transportation Improvement Program (TIP), defined by 23 C.F.R. 450.104 as a prioritized listing/program of transportation projects that is developed and formally adopted by an MPO as part of the metropolitan transportation planning process; and

WHEREAS, Section 339.175(8), Florida Statutes, requires that the TIP include projects and project phases to be funded with state or federal funds that are recommended for advancement during the next fiscal year and four subsequent fiscal years; and

WHEREAS, the Lake-Sumter MPO is adopting the FY 2011/12 - 2015/16 TIP including projects that were not completed or committed in the previous state fiscal year, and that must be included in the Lake-Sumter MPO FY 2011/12 adopted TIP for Federal purposes and in the State Transportation Improvement Plan (STIP).

NOW, THEREFORE, BE IT RESOLVED by the Lake-Sumter MPO that the:

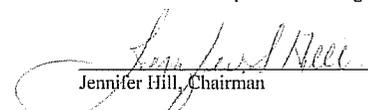
1. FY 2011/12-2015/16 TIP is hereby endorsed and adopted to include projects in the FDOT Work Program FY 2011/12-2015/16; and

2. Federally-aided projects listed in the FY 2011/12-2015/16 TIP will be initiated within the urbanized area; and
3. Chairman of the Lake-Sumter MPO is hereby authorized and directed to submit the FY 2011/12-2015/16 TIP to the:

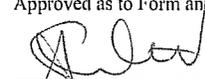
- a. Federal Transit Administration (FTA);
- b. State, Regional, and Areawide A-95 Clearinghouses;
- c. Federal Highway Administration (FHWA) through the Florida Department of Transportation (FDOT);
- d. Federal Aviation Administration (FAA);
- e. Environmental Protection Agency (EPA);
- f. Department of Community Affairs (DCA);
- g. Florida Energy Office; and
- h. Members of Legislature representing the Lake-Sumter MPO.

PASSED AND ADOPTED this 22nd day of June, 2011.

Lake-Sumter Metropolitan Planning Organization


Jennifer Hill, Chairman

Approved as to Form and Legality:


Sanford A. Minkoff, MPO Attorney

**LAKE~SUMTER METROPOLITAN PLANNING ORGANIZATION
2011 MEMBER LIST**

Jennifer Hill/ Chairman	Lake County, D1	Jake Farley	Town of Astatula
Sean Parks/ 2nd Vice-Chairman	Lake County, D2	Sharon Kelly Chris Bell (alternate)	City of Fruitland Park
Jimmy Conner	Lake County, D3	James Gearhart John Griffin (alternate)	City of Groveland
Leslie Campione	Lake County, D4	Bonnie Nebel	Town of Howey-in-the-Hills
Welton Cadwell	Lake County, D5	Tony Rosado Jeff Krull (alternate)	City of Mascotte
Don Burgess/ Chairman-Elect Doug Gilpin Garry Breeden (alternate) Randy Mask (alternate)	Sumter County (1) Sumter County (2)	Joe Wynkoop Glenn Burns (alternate)	Town of Montverde
Ray Goodgame Jack Hogan	City of Clermont	Eric Olson/ At-Large Representative(Lake) Peter Tarby (alternate)	City of Umatilla
William Ferree Sue Hooper (alternate)	City of Eustis	Warren Maddox/ At-Large Representative(Sumter)	City of Bushnell
Jim Richards/ 1st Vice Chairman Ty Miller (alternate)	Town of Lady Lake	Ed Wolf Ronald Allen (alternate)	City of Wildwood
Sanna Henderson/ Immediate Past Chairman Bill Polk (alternate)	City of Leesburg	Pete Petree	Florida Central Railroad / Ex-officio
Joseph Saunders Debbie Flinn (alternate)	City of Minneola	Debbie Stivender Rosanne Brandeburg (alternate)	Lake County School Board / Ex-officio
Robert Thielhelm Dennis Wood (alternate)	City of Mount Dora	Kathie Joiner	Sumter County School Board / Ex-officio
Kirby Smith Lori Pfister (alternate)	City of Tavares		

THE TRANSPORTATION IMPROVEMENT PROGRAM

PURPOSE

The purpose of the Transportation Improvement Program (TIP) is to provide a staged, multi-year, intermodal program of transportation projects, consistent with the *Transportation 2035*, Lake~Sumter MPO 2035 Long Range Transportation plan (LRTP). The TIP is required of all metropolitan areas, under Section 134 of Title 23, United States Code (USC), as amended by the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) of 2005. The TIP includes improvement projects for the highway, transit, bicycle/pedestrian and rail systems.

The Lake~Sumter MPO 2011/12-2015/16 TIP contains all transportation projects within the Lake and Sumter County metropolitan areas designated for funding from Title 23 and Title 49 funding sources and all regionally significant transportation projects requiring federal action, regardless of funding source.

FINANCIAL PLAN

The Lake~Sumter MPO 2011/12-2015/16 TIP, financially constrained for each of the five years, was developed in cooperation with FDOT, Lake County and Sumter County. The projects within the TIP are financially feasible and the federally funded projects identified in the TIP can be implemented using current and proposed revenue sources, based on FDOT's Five-Year Work Program and locally dedicated transportation revenues.

PROJECT SELECTION

Consistent with federal requirements in 23 CFR 450.330(b), and Title 23, Section 134 USC, as amended by SAFETEA-LU, the projects selected for the Lake~Sumter MPO 2011/12-2015/16 TIP were taken from the MPO's List of Priority Projects (LOPP), adopted in June 2011, which were drawn from the *Transportation 2035*, adopted in December 2010.

For information purposes, the currently adopted Lake County 5-year Transportation Construction Program (TCP) and Sumter County 5-Year Capital Improvement Program are included in the appendix. When a transportation project within the MPO planning area has been identified, the MPO requests that FDOT and the Federal Highway Administration (FHWA) actively pursue appropriate funding.

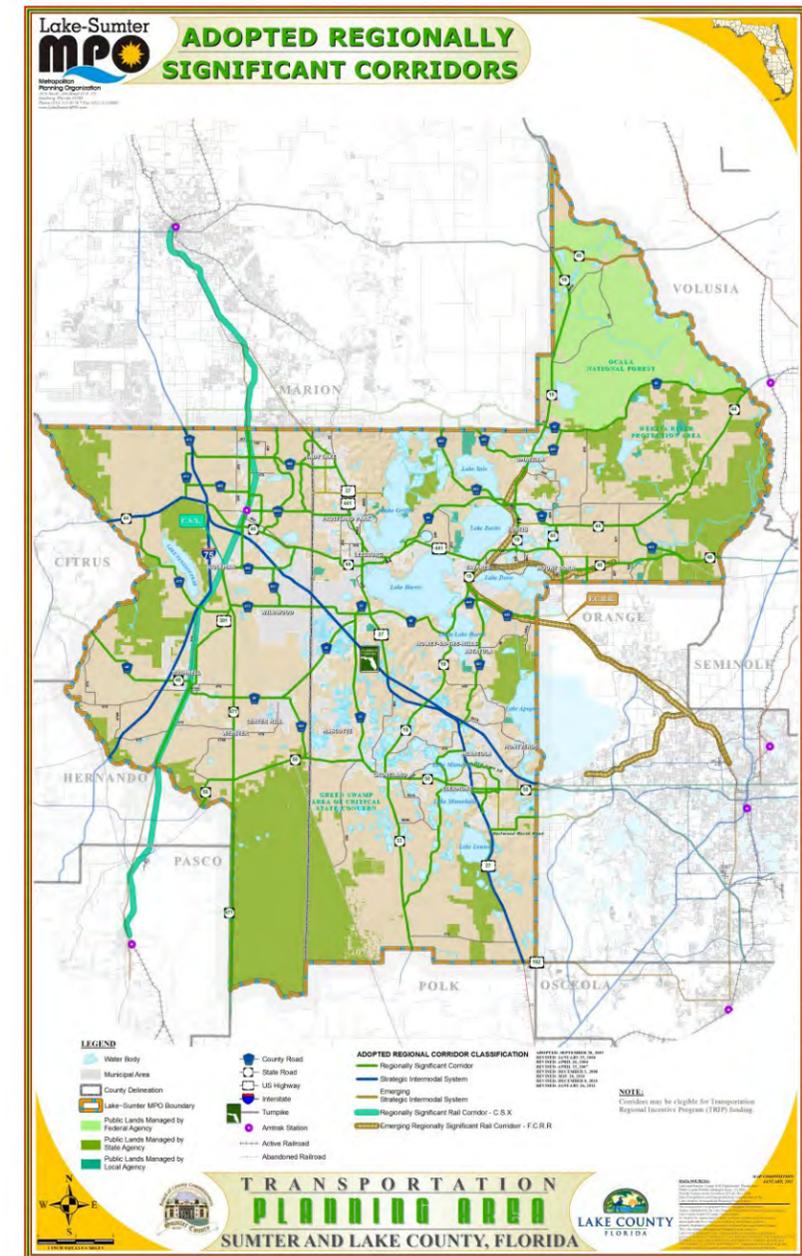
The FDOT shall give priority to those projects that are:

1. Designed to maximize safe and efficient travel;
2. Identified in approved local government comprehensive plans to receive local matching funds in accordance with the provisions of Section 335.20, F.S. or to be funded pursuant to the provisions of Section 339.12, F.S.;
3. Within transportation corridors protected by local government action;
4. Used in the operation of, or in conjunction with, public transportation facilities; and
5. Located within the boundaries of a local government which has made a responsible effort to fund improvements needed to accommodate local traffic.

CONSISTENCY WITH OTHER PLANS

All projects included in the Lake~Sumter MPO 2011/12-2015/16 TIP have been drawn from the *Transportation 2035*. The projects are consistent with the FDOT Five-Year Adopted Work Program and the Lake County Transit Development Plan (TDP).

Figure 1: Lake~Sumter Region



PROJECT PRIORITY STATEMENT

The Lake~Sumter MPO adopted its List of Priority Projects (LOPP) in June 2011. The LOPP was submitted to FDOT for use in developing the new outer year of the Five-Year Work Program, Fiscal Year 2016/17.

IMPLEMENTED PROJECTS

FDOT produces an annual listing of projects for which federal funds have been obligated in the previous year. This list has been published and made available for public review through FDOT.

PUBLIC INVOLVEMENT

Annually, the Lake~Sumter MPO develops its TIP in accordance with all applicable State and Federal laws governing public involvement. This includes 23 CFR 450.316 and 23 CFR 450.324(b). Specific procedures for use of public involvement in the annual development of the TIP have been clearly defined in the MPO's recently adopted *Public Involvement Process (PIP)*. Prior to adoption of the final TIP, the Lake~Sumter MPO sought public comment on the draft TIP by making the document available on our website (LakeSumterMPO.com). In addition, all Lake~Sumter MPO meetings are held in accordance with Florida's open meetings law (the Sunshine Law), and an opportunity is provided for public comment. The draft TIP was on the agenda of the May 2011 Lake~Sumter MPO Governing Board meeting.

CERTIFICATION

The Lake~Sumter MPO participates in an annual self-certification of its planning process with representatives from the Florida Department of Transportation, District 5. The last annual self-certification with FDOT was completed May 2011.

TRANSPORTATION DISADVANTAGED (TD)

The projects included in the TIP are consistent with adopted short and long range transportation plans and master plans of the agencies and jurisdictions in the Lake~Sumter area. The projects listed in this TIP are part of the MPO's 2035 Long Range Transportation Plan, Lake County 2020 Transit Development Plan, and Lake and Sumter County Transportation Disadvantaged Service Plans. The plans and the projects identified in the TIP are also consistent, to the maximum extent feasible, with the adopted Comprehensive Plans of the local governments in the Lake~Sumter area.

ABBREVIATIONS AND ACRONYMS

Funding Codes:

FED	Federal Funding
STA	State Funding
LOC	Local Funding
PRV	Private Funding

Project Phase Abbreviations:

ADM	Administration
CAP	Capital
CST	Construction – highway project phase
ENV	Environmental Mitigation – FDOT highway project phase pertaining to filing permits with the St. Johns Water management District and the Florida Department of Environmental Protection regarding the acquisition of environmentally sensitive land for highway improvements
INC	Incentive funds paid to contractors by FDOT for early project completion
MNT	Maintenance
MISC	Miscellaneous
OPS	Operations
PD&E	Project Development and Environment Study – project phase scheduled prior to preliminary engineering for Highway projects
PE	Preliminary Engineering (design) – highway project phase
PLN	Planning
ROW	Right-of-Way Acquisition
RRU	Relocation of Railroad Utilities

Agency and Committee Abbreviations

BPAC	Bicycle/Pedestrian Advisory Committee
CAC	Citizens' Advisory Committee
FAA	Federal Aviation Administration – provides up to 75% of total project cost for new airport facilities under existing Airport Development Aid Program
FDOT	Florida Department of Transportation
FHWA	Federal Highway Administration
FTA	Federal Transit Administration
MPO	Metropolitan Planning Organization
TAC	Technical Advisory committee
TDCB	Transportation Disadvantaged Coordinating Board

Miscellaneous Abbreviations

CFR	Code of Federal Regulations
CMS	Congestion Management System – projects that improve the traffic flow on existing roadways without adding lanes to the roadways. May include such projects as intersection improvements, adding turn lanes, etc.
CR	County Road
DEIS	Draft Environmental Impact Statement
FEIS	Final Environmental Impact Statement
HOV	High-Occupancy Vehicle – special lanes on a limited access freeway set aside for vehicles with two or more occupants during morning and afternoon peak travel times
ISTEA	Intermodal Surface Transportation Efficiency Act of 1991
MIS	Major Investment Study – a study that identifies potential highway and transit improvements for a major transportation corridor
SAFETEA-LU	Safe Accountable Flexible Efficient Transportation Equity Act: A Legacy for Users (Reauthorization of TEA-21)
SR	State Road
TD	Transportation Disadvantaged – those person requiring special transportation services due to physical, mental, or economic disadvantages
TEA-21	Transportation Equity Act for the 21 st Century (Reauthorization of ISTEA)
TIP	Transportation Improvement Program
US	US Route

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2011/12 - 2015/16
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 4B
Safety - Lighting

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																								
								2011/12				2012/13				2013/14				2014/15				2015/16								
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private					
Lake	LIGHTING AGREEMENTS	4136151				LIGHTING	MNT	222	0	0	0	0	229	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sumter	LIGHTING AGREEMENTS	4136152	DDR FUNDS			LIGHTING	MNT	23	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2011/12 - 2015/16
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 4C
Safety - Guardrail

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																								
								2011/12				2012/13				2013/14				2014/15				2015/16								
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private					
Sumter	SR 91 (FLORIDA TURNPIKE)	4193251	WITHIN SUMTER COUNTY	10.67 mi		GUARDRAIL	PE	0	0	0	0	0	103	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	SR 91 (FLORIDA TURNPIKE)	4193301	WITHIN LAKE COUNTY	23.87 mi		GUARDRAIL	CST	0	0	0	0	0	0	0	0	0	0	784	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	SR 91 (FLORIDA TURNPIKE)	4231983	FROM S IN LAKE COUNTY MP 281 TO 287.8	15.91 mi		GUARDRAIL	CST	1,500	0	0	0	0	2,862	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	ROADSIDE IMPROVEMENT	4271443	FROM IN LAKE COUNTY MP 274 TO MP 275	1.000 mi		GUARDRAIL	CST	2,569	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake						GUARDRAIL	CST	60	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2011/12 - 2015/16
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 4D
Safety - Signing and Pavement Markings

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																								
								2011/12				2012/13				2013/14				2014/15				2015/16								
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private					
Sumter	SR 91 (FLORIDA TURNPIKE)	4195722	FROM MP 299 TO MP 309	10.67 mi		SIGNING/PAVEMENT MARKINGS	PE	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	THERMOPLASTIC	4231982	LAKE COUNTY RESURFACING SB ONLY, FROM MP 281 TO 287.8	15.91 mi		SIGNING/PAVEMENT MARKINGS	CST	0	0	0	0	0	489	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	THERMOPLASTIC	4271442	SURFACING MAINLINE FROM MP274- 275 NB TO MP274-275.5 SB			SIGNING/PAVEMENT MARKINGS	PE	0	0	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	CR 450	4274801	FROM MARION COUNTY TO LAKE YALE ROAD	1.000 mi		AUDIBLE PAVEMENT MARKERS, SHOULDERS	CST	0	0	0	0	0	29	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	US 27	4286041	FROM NORTH OF MARGAUX DRIVE TO CR 33	21.61 mi		SIGNING/PAVEMENT MARKINGS	CST	0	0	0	0	0	2,138	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	CR561	4296081	FROM US 27 TO CR 48			SIGNING/PAVEMENT MARKINGS	CST	142	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake						SIGNING/PAVEMENT MARKINGS	CST	0	0	0	0	0	0	0	0	0	0	194	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2011/12 - 2015/16
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 5A
Maintenance Bridges

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																								
								2011/12				2012/13				2013/14				2014/15				2015/16								
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private					
Sumter	CR 311 FRONTAGE RD	2421181	I-75 OVER JUMPER CK BR#184059	0.218 mi		BRIDGE REPLACEMENT	CST	0	1,253	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sumter	SR 50 BR# 180021	4245241	OVER ABANDONED RAILROAD BRIDGE REPLACEMENT	0.664 mi		BRIDGE REPLACEMENT	CST	2,890	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	SR 44	4275621	BRIDGE # 110063 PAINT & SEAL DECK	0.099 mi		BRIDGE-REPAIR/REHABILITATION	PE	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	SR 19	4275751	BRIDGE # 110026 PAINT/REPLACE JOINTS	0.593 mi		BRIDGE-REPAIR/REHABILITATION	CST	0	0	0	0	0	656	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	SR 40	4275771	BRIDGE # 110077 PAINT, REDECK	0.098 mi		BRIDGE-REPAIR/REHABILITATION	CST	2,161	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	CR 470	4302381	BRIDGE OVER TURNPIKE	0.060 mi		BRIDGE-REPLACE AND ADD LANES	CST	692	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,000	0	4,000	0	0	0	0	0	0	0

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2011/12 - 2015/16
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 5B
Maintenance Drainage

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																								
								2011/12				2012/13				2013/14				2014/15				2015/16								
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private					
Lake	SR 19 (BAY&GROVE ST)	4295581	FROM SR 500 (US441) TO NORTH END OF EUSTIS	2.830 mi		DRAINAGE IMPROVEMENTS	CST	358	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2011/12 - 2015/16
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 5D
Maintenance - Routine Maintenance

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																								
								2011/12				2012/13				2013/14				2014/15				2015/16								
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private					
Lake	VEGETATION AND	2447543	AESTHETICS AREA WIDE			ROUTINE MAINTENANCE	MNT	1,249	0	0	0	0	937	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	LADY LAKE	4171991	MEMORANDUM OF AGREEMENT			ROUTINE MAINTENANCE	MNT	25	0	0	0	0	25	0	0	0	0	25	0	0	0	0	25	0	0	0	0	25	0	0	0	0
Lake	LAKE PRIMARY	4181061	IN-HOUSE			ROUTINE MAINTENANCE	MNT	3,230	0	0	0	0	3,326	0	0	0	0	3,400	0	0	0	0	3,500	0	0	0	0	3,600	0	0	0	0
Sumter	SUMTER PRIMARY	4181111	IN-HOUSE			ROUTINE MAINTENANCE	MNT	454	0	0	0	0	678	0	0	0	0	700	0	0	0	0	725	0	0	0	0	750	0	0	0	0
Lake	CITY OF LEESBURG MOA	4231131				ROUTINE MAINTENANCE	MNT	10	0	0	0	0	10	0	0	0	0	10	0	0	0	0	10	0	0	0	0	10	0	0	0	0
Lake	MOA W/ MASCOTTE	4237901				ROUTINE MAINTENANCE	MNT	2	0	0	0	0	2	0	0	0	0	2	0	0	0	0	2	0	0	0	0	2	0	0	0	0
Lake	PAVEMENT MARKINGS	4238341	RPM'S - PERFORMANCE BASED			ROUTINE MAINTENANCE	MNT	221	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sumter	MOA WITH SUMTER COUNTY	4259971	I-75 AT CR 673 INTERCHANGE			ROUTINE MAINTENANCE	MNT	4	0	0	0	0	4	0	0	0	0	4	0	0	0	0	4	0	0	0	0	4	0	0	0	0
Lake	MOA W/ WILLOWOOD	4271941				ROUTINE MAINTENANCE	MNT	6	0	0	0	0	6	0	0	0	0	6	0	0	0	0	6	0	0	0	0	6	0	0	0	0
Lake	ASPHALT REPAIR	4291571				ROUTINE MAINTENANCE	MNT	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	PIPE DESILT & VIDEO	4291761				ROUTINE MAINTENANCE	MNT	410	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sumter	PAVEMENT MARKINGS	4291771	THERMOPLASTIC AND RPM'S PERFORMANCE			ROUTINE MAINTENANCE	MNT	203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	UNPAVED SHOULDER	4291801	REPAIR			ROUTINE MAINTENANCE	MNT	609	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake	UNPAVED SHOULDER	4292781	REPAIR			ROUTINE MAINTENANCE	MNT	2,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

LAKE-SUMTER METROPOLITAN PLANNING ORGANIZATION
2011/12 - 2015/16
TRANSPORTATION IMPROVEMENT PROGRAM
TABLE 5E
Maintenance - Miscellaneous

COUNTY	NAME OR DESIGNATION	FM NUMBER **DOT	PROJECT SEGMENT	PROJECT LENGTH	LRTP NUMBER	WORK DESCRIPTION	PROJECT PHASE	FUNDING SOURCES BY YEAR (\$000's)																								
								2011/12				2012/13				2013/14				2014/15				2015/16								
								State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private	State	Federal	Local	Private					
Lake	EMERGENCY SINKHOLE REPAIR	4194041	SINKHOLE REPAIR AT FL TURNPIKE MP290			EMERGENCY OPERATIONS	PE	150	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sumter	OKAHUMPKA SERVICE	4224181	PLAZA MODIFICATION (MP 299)	0.573 mi	</																											

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APPENDICES AVAILABLE ONLINE: <http://www.lakesumtermo.com/documents/tip-reports.aspx>

APPENDIX A-

LAKE COUNTY TRANSPORTATION CONSTRUCTION PROGRAM

APPENDIX B-

SUMTER COUNTY CAPITAL IMPROVEMENT PROGRAM

Sumter County Capital Improvement Program

FY 2011-12

Revenue Projections

Revenue Sources	Projected 2010-11	Projected 2011-12	Projected 2012-13	Projected 2013-14	Projected 2014-15	Projected 2015-16
General Fund	5,701,391	1,360,000	1,800,000	2,140,000	2,000,000	2,200,000
Court Improvement Fund	280,000	289,738	295,628	301,636	307,763	314,013
Net Proceeds of Sale of Government Office	170,500	170,505	170,505	170,505	170,505	3,100,005
Local Boater Registration Fund	17,520	16,894	16,290	15,707	15,146	14,604
ARRA Funds - Fire Stations	2,131,638	-	-	-	-	-
Fire Impact Fees-Sumter Fire	70,000	125,408	54,560	54,560	54,560	29,560
Fire Impact Fees-Villages Fire	948,558	991,243	1,035,849	1,082,462	1,131,173	1,182,076
**R&B Funds Available for Capital (See CTT & ST CIP Page for Detail)	2,753,775	4,149,568	1,339,522	295,835	991,307	1,972,010
Road Impact Fees	6,124,422	6,957,142	13,907,155	18,519,109	3,076,396	1,267,680
Dedicated Capital Revenue	12,073,382	7,103,356	4,712,354	4,060,706	4,670,454	8,812,268

**Sumter County Capital Improvement Plan
Fund 123 - Boating Improvement Fund**

	Project Description	Location	Priority	Revenue Source	Prior Years	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Future Years	Total Project Cost
1	Restroom Improvements	Lake Okahumpka, Rutland, Shady Brook Greenway	1	FBIP	165,000						-	165,000
2	Restroom Improvements	Gant Lake	2			55,000						
3	Projects below CIP Threshold	Outlet Park Restrooms			45,625							
4	Project Totals				-	165,000	55,000	-	-	-	-	
5	Cash Balance Forword				222,243	74,763	36,657	52,946	68,654	83,800		
6	Local Boater Registration Fund				17,520	16,894	16,290	15,707	15,146	14,604		
7	Less Project Projections				(165,000)	(55,000)	-	-	-	-		
8	Balance				74,763	36,657	52,946	68,654	83,800	98,404	-	

Sumter County Capital Improvement Plan

Fund 305 - Capital Outlay Reserve

	Project Description	Location	Priority	Revenue Source	Prior Years	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Future Years	Total Project Cost
1	ADA Voting Equipment Upgrade of Public Safety Radio System			COR					594,000			594,000
2	Emergency Response Apparatus Replacement			COR		4,000,000	3,500,000					7,500,000
3	Fire Engine 34 Replacement			COR		245,000	470,000	475,000	425,000		-	1,615,000
4	Fire Station 21 Expansion	Lake Panasoffkee		Insurance Proceeds/ COR		245,000	-	-	-	-	-	245,000
5	New Fire Station	North Wildwood #32		COR		450,000	-	-	-	-	-	450,000
6	Health Department Generator	Bushnell		Fire Impact Fees/ COR			-	-	-	1,200,000	-	1,200,000
7	Historic Courthouse Renovation w/Signage	Bushnell		COR		150,000		-	-	-	-	150,000
8	Jail Correction Action			COR	194,707	4,000,000	-	-	-	-	-	4,194,707
9	Judicial Building Renovation (1st Fl)	Bushnell		COR	-	425,000	-	-	-	-	-	425,000
10	Citizens Drop-Off Area/Animal Control Joint Use Facility	Panasoffkee		COR/Court Funds	29,970	-	-	-	1,000,000	2,880,288	-	3,910,258
11	Public Works Motor Pool Material Storage Barn	Bushnell		COR	147,503	921,876	-	-	-	-	-	1,069,379
12	Transit Building Renovation for P&D	Bushnell		COR		50,000	-	-	-	-	-	50,000
13	Paved Walking Trail	Lake Panasoffkee Rec		COR	10,000	40,000	-	-	-	-	-	50,000
14	Skatepark	Lake Panasoffkee Rec		COR			100,000					100,000
15	Handball/Racquetball Court	Lake Panasoffkee Rec		COR				75,000				75,000
16	Public Safety Training Range	Lake Panasoffkee Spoil Site									1,000,000	1,000,000

	Project Description	Location	Priority	Revenue Source	Prior Years	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Future Years	Total Project Cost
18	Sewer to Fairgrounds	Webster									800,000	800,000
19	Fire Station Renovation	Royal #33									200,000	200,000
20	New Fire Station	Bushnell #11									1,200,000	1,200,000
21	New Fire Station	Bushnell #29									1,200,000	1,200,000
22	New Fire Station	Webster #12									1,200,000	1,200,000
23	New Fire Station	South Bushnell #28									1,200,000	1,200,000
24	Fire Station Expansion	Center Hill #14									250,000	250,000
25	New Fire Station	Wildwood Springs		Fire Impact Fees							1,200,000	1,200,000
26	New Fire Station	Landstone		Fire Impact Fees							1,200,000	1,200,000
27	Sewer to Lake Panasoffkee Area	Bushnell		Grant/Utility Revenue Bond							10,000,000	10,000,000
28	Jail Pod Expansion	Bushnell									2,500,000	2,500,000
29	New Library	Webster		COR/Grant							2,000,000	2,000,000
30	Library Expansion	Lake Panasoffkee		COR/Grant							1,000,000	1,000,000
31	Overall Courthouse Expansion	Bushnell									8,000,000	8,000,000
32	Parking Garage for Courthouse Complex	Bushnell									4,000,000	4,000,000
33	Courthouse Complex Administrative and Records Management Center Expansion due to lease expiration (5/31/21)	Bushnell									8,000,000	8,000,000
34	Sheriff's Office/EOC/Comm. Center; lease expiration (5/31/21); consider renewing lease	Bushnell									-	-
35	Project Totals				382,180	6,526,876	4,570,000	4,050,000	2,019,000	4,183,288	44,950,000	66,681,344
36	Cash Balance Forward - COR					8,116,000	3,742,195	1,498,288	123,789	644,717	2,112,107	
37	Transfer from General Fund					1,360,000	1,800,000	2,140,000	2,000,000	2,200,000	29,237,893	
38	Transfer from Fund 109 - SCGOB Payments					170,505	170,505	170,505	170,505	3,100,005	-	
39	Transfer from Fund 155 - SFD Impact Fees					125,408	54,560	54,560	54,560	29,560	3,600,000	
40	Transfer from Fund 127 - Court Improvement Fund					289,738	295,928	301,636	307,763	314,013	-	
41	Transfer from Fund 182 - Sumter Fire District (Insurance Proceeds)					200,000	-	-	-	-	-	
42	Other Revenue (Grants & Interest)					7,420	5,100	8,800	7,100	7,100	10,000,000	
43	Less Project Projections					(6,526,876)	(4,570,000)	(4,050,000)	(2,019,000)	(4,183,288)	(44,950,000)	
44	Balance					3,742,195	1,498,288	123,789	644,717	2,112,107	-	

Sumter County Capital Improvement Plan

Fund 307 - Bond Construction Fund

				Prior Years	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16		
1	Genral Fund Transfer			200,000	-	-	-	-	-		
2	DRI Obligation			1,000,000	-	-	-	-	-		
3	Interest			2,887,349	1,000	-	-	-	-		
4	Bond Proceeds			30,463,204	-	-	-	-	-		
5	Total			34,550,553	1,000	-	-	-	-		
6											
7	Project Description		Priority	Revenue Source	Prior Years	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Project Totals
8	Service Center	Powell Road		See above	7,380,948		-	-	-	-	7,380,948
9	Jail Construction		1	See above	25,200,412	-	-	-	-	-	25,200,412
10											
11	1988 Jail Renovation		1	See above	150,047	1,372,119					1,522,166
12	COR Fund Total				32,731,406	1,372,119	-	-	-	-	34,103,525
13											
14	Summary										
15	CBF				1,371,119	(0)	(0)	(0)	(0)	(0)	
16	GF Transfer				-	-	-	-	-	-	
17	Interest Earnings				1,000	-	-	-	-	-	
18	Less Project Projections				(1,372,119)	-	-	-	-	-	
19	Balance				1,371,119	(0)	(0)	(0)	(0)	(0)	

Sumter County Capital Improvement Plan

Sumter Fire District Impact Fees

Revenue
Fire Impact Fees-Sumter Fire

FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16
50,000	50,000	50,000	50,000	50,000

	Project Description	Priority	Revenue Source	PRIOR YEARS	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Future	Total Project
2	**Equipment < \$50,000		Impact Fees		-		-	-	-	-	-
	Impact Fee Fund Total			-	-	-	-	-	-	-	-
	Summary										
3	CBF				70,848	-	-	-	-		
4	Revenue				50,000	50,000	50,000	50,000	50,000		
5	Impact Fee Waivers				5,000	5,000	5,000	5,000	5,000		
6	Interest Earnings				60	60	60	60	60		
7	Other Expenditures (Admin. Fee) (Study Update in				(500)	(500)	(500)	(500)	(25,500)		
8	Transfer to COR for Fire Apparatus				(125,408)	(54,560)	(54,560)	(54,560)	(29,560)		
9	Project Projections				-	-	-	-	-		
#	Balance				-	-	-	-	-		

**Sumter County Capital Improvement Plan
The Villages Fire District Impact Fees**

Revenue

1 Fire Impact Fees-The Villages Fire district

FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16
991,243	1,035,849	1,082,462	1,131,173	1,182,076

	Project Description	Priority	Revenue Source	PRIOR YEARS	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	Total Project
2	75 ft Aerial/adders/"Quint" Truck	Station 7	Impact Fees	-	851,069	-	-	-	-	851,069
3	Public Safety Fire Station #6	Station 6	Impact Fees	-	1,018,750	1,018,750	1,018,750	1,018,750	-	4,075,000
4	Traffic Pre-emption System		Impact Fees	-	-	-	-	-	425,000	425,000
5	Quick Response Vehicle	Station 6 & 7	Impact Fees	-	124,170	124,170	-	-	-	-
	Impact Fee Fund Total			-	1,993,989	1,142,920	1,018,750	1,018,750	425,000	5,351,069
	Summary									
6	CBF				2,060,308	1,063,950	966,520	1,041,908	1,175,519	
7	Revenue				991,243	1,035,849	1,082,462	1,131,173	1,182,076	
8	Interest Earnings				3,800	7,500	10,000	20,000	22,000	
9	Transfer from GF-Impact Waivers				12,500	12,500	12,500	12,500	12,500	
10	Transfer to for Admin. Fee				(9,912)	(10,358)	(10,825)	(11,312)	(11,821)	
11	Project Projections				(1,993,989)	(1,142,920)	(1,018,750)	(1,018,750)	(425,000)	
12	Balance				1,063,950	966,520	1,041,908	1,175,519	1,955,274	

**Sumter County Capital Improvement Plan
Secondary Trust (ST) and County Transportation Trust (CTT)**

Summary	Projected 2011-12	Projected 2012-13	Projected 2013-14	Projected 2014-15	Projected 2015-16
1 CBF	7,402,677	5,935,700	4,908,600	3,723,224	2,882,096
2 Revenue Projections	11,223,059	8,600,597	7,625,686	8,291,414	9,460,829
3 Less Project & Equipment Projections	(7,791,545)	(4,541,622)	(3,556,211)	(3,707,435)	(4,135,604)
4 Less Operating Budget	(4,898,491)	(5,086,075)	(5,254,851)	(5,425,107)	(5,813,819)
5 Balance	5,935,700	4,908,600	3,723,224	2,882,096	2,593,502

Revenue Sources	Projected 2011-12	Projected 2012-13	Projected 2013-14	Projected 2014-15	Projected 2015-16
6 C-475 from C-470 to CR 542	-	-	-	500,000.00	1,500,000.00
7 C-466 from CR 209 to C-475	1,200,000.00	425,000.00	-	-	-
8 C-469 from C-49 to SR 50	2,138,000.00	712,000.00	-	-	-
9 C-470 SCRAP from W of I-75	211,000.00	-	-	-	-
10 CR 673 SCRAP from US 301	369,000.00	-	-	-	-
11 Ad Valorem	656,403	669,531	682,922	698,580	710,512
12 Delinquent Ad Valorem Taxes	1,174	1,209	1,245	1,283	1,283
13 Ninth Cent	666,824	680,160	693,763	707,639	721,792
14 Local Option Fuel Tax	3,730,753	3,805,368	3,881,475	3,959,104	4,038,287
15 Constitutional Gas Tax/20% Portion	291,265	297,091	303,033	309,094	315,276
16 County Fuel Tax/7th Cent	644,080	656,963	670,102	683,504	697,175
17 Constitutional Gas Tax/80% Portion (ST)	1,176,481	1,211,775	1,248,129	1,285,573	1,324,140
18 Other Revenue	138,079	141,500	145,017	148,637	152,364
19 REVENUE PROJECTIONS	11,223,059	8,600,597	7,625,686	8,291,414	9,460,829

PROJECTS-SECONDARY TRUST (ST)	Priority	Revenue Source	PRIOR YEARS	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 14/15	PROJECT SUMMARY
20 C-475	1	C-475 from C-470 to CR 542 ST/\$200K; SCOP/\$500K	-	-	-	-	700,000	1,500,000	2,200,000
21 C-469	1	C-469 from C-48 to SR 50 CIGP	-	2,138,000	712,000	-	-	-	2,850,000
22 C-466	1	C-466 from CR 209 to C-475 CIGP	28,000	1,200,000	425,000	-	-	-	1,653,000
23 C Resurfacing	1	Priority List ST	-	3,054,525	1,225,012	1,261,764	1,099,617	1,338,606	7,979,524
24 Total ST Projects			28,000	6,392,525	2,362,012	1,261,764	1,799,617	2,838,606	14,682,524

25	PROJECTS-COUNTY TRANSPORTATION TRUST (CTT)		Priority	Revenue Source	PRIOR YEARS	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 14/15	TOTAL PROJECT	
26	C-470 SCRAP	I-75 to CSX ROW		CTT	20,000	211,000	-	-	-	-	231,000	
27	C-673 SCRAP	CR 673 SCRAP US 301 W 4,500 LF		CTT/SCRAP	25,000	380,000	-	-	-	-	405,000	
28	Langley Turn Lanes	US 301 in Sumterville		CTT	62,000	417,775	-	-	-	-	479,775	
29	CR Resurfacing	Priority List	1	CTT	1,399,201	145,475	1,974,988	1,938,236	1,730,000	1,180,808	8,368,708	
30	Road Equipment											
31	Small Equipment less than \$50K			CTT	5,688	134,770	94,622	147,211	62,818	51,190	496,299	
32	Vermeer Brush Chipper		4	CTT					50,000		50,000	
33	Reconditioned Bucket Truck		2	CTT			50,000				50,000	
34	Tractor loader and box blade		1	CTT		50,000					50,000	
35	Dump Trucks		1-5	CTT		60,000	60,000	129,000	65,000	65,000	379,000	
36	Backhoe w/rubber tires		3	CTT				80,000			80,000	
37	Total CTT Projects and Equipment				1,511,889	1,399,020	2,179,610	2,294,447	1,907,818	1,296,998	10,589,782	
38	TOTAL ALL PROJECTS, BUILDINGS & EQUIPMENT				1,539,889	7,791,545	4,541,622	3,556,211	3,707,435	4,135,604	25,272,306	

**Sumter County Capital Improvement Plan
Road Impact Fees**

Revenue
Impact Fees

FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16
6,957,142	13,907,155	18,519,109	3,076,396	1,267,680

	Project Description	Location	Priority	Revenue Source	Prior Years	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FUTURE YEARS	TOTAL PROJECT
1	C-470	TG Lee Wetland Mitigation	1	Impact Fees	50,000	157,000	-	-	-	-	-	207,000
2	C-468	C-468 Turnpike Interchange	1	Impact Fees	1,103,000	1,000,000	-	2,500,000	13,000,000	-	-	17,603,000
3	C-462	C-462 from US 301 to C-466A	1	Impact Fees	195,000	1,400,000	5,500,000	-	-	-	-	7,095,000
4	C-466	C-466 from CR 209 to US 301	1	Impact Fees	170,880	728,120	-	-	-	-	5,500,000	6,399,000
5	C-466A Phase III	US 301 to Powell Road	1	Impact Fees	654,000	2,300,000	2,468,438	2,000,000	-	-	-	7,422,438
6	C-468	C-468 Four Lane from SR 44 to Turnpike	1	Impact Fees	1,385,500	3,700,000	-	7,300,000	8,600,000	-	-	20,985,500
7	C-468	C-468 from US 301 to Turnpike		TRIP/Impact Fees			-	-	-	-	20,200,000	20,200,000
8	C-470 Widening	Interchange to Lake County		Developer/ TRIP Funds			-	-	-	-	85,000,000	85,000,000
9	Total Projects				3,558,380	9,285,120	7,968,438	11,800,000	21,600,000	-	110,700,000	164,911,938
10	Summary											
11	CBF					8,400,983	6,132,705	12,131,431	18,908,967	420,368	1,723,053	
12	Revenue					6,957,142	13,907,155	18,519,109	3,076,396	1,267,680	108,976,947	
13	Interest Earnings & Other Revenue					59,700	60,009	58,427	35,005	35,005		
14	Project Projections					(9,285,120)	(7,968,438)	(11,800,000)	(21,600,000)	-	(110,700,000)	
15	Balance					6,132,705	12,131,431	18,908,967	420,368	1,723,053	-	

Sumter County Capital Improvement Plan

Stormwater Fund

	Project Description	Priority	Revenue Source	PRIOR YEAR	FY 11/12	FY 12/13	FY 13/14	FY 15/14	FY 15/16	TOTAL PROJECT
1	Panacoochee Project		Grant/GF	20,000	438,000	437,000				895,000
2	Stormwater Projects		GF			107,804	100,000	100,000	100,000	407,804
	Total			20,000	438,000	544,804	100,000	100,000	100,000	1,302,804
Revenue Projections Stormwater Fund										
3	CBF				221,394	145,608	160,000	160,000	160,000	
4	CBIR Stormwater Manangement				146,913	88,310				
5	Panacoochee CDBG Grant				375,000	375,000				
6	Interest				1,198					
7	Transfer from General Fund			-	30,000	210,688	130,000	130,000	130,000	
8	Big Prairie-Gant Lake Water Management Plan				(190,897)	(114,802)				
9	Less Project Projections			(20,000)	(438,000)	(544,804)	(130,000)	(130,000)	(130,000)	
10	Balance			(20,000)	145,608	160,000	160,000	160,000	160,000	

**City of Wildwood
Potable Water and Sanitary Sewer Systems
Capacity and Level of Service Analysis
Annual Update to the 5-Year Schedule of Capital Improvements
FY 2011/2012 - 2015/2016**

The City of Wildwood's potable water and sanitary sewer systems are required to meet concurrency pursuant to Section 163.3180, Florida Statutes. The Comprehensive Plan sets level of service standards needed to maintain concurrency. Additionally, Section 163.3177(3)(b), Florida Statutes requires local governments to review the 5-Year Schedule of Capital Improvements within the Capital Improvements Element of the Comprehensive Plan, annually. The table below illustrates the current capacity (represented in million gallons per day) and level of service (gallons per day per equivalent residential connection) for the potable water and sanitary sewer systems.

System	Capacity (MGD)	Level of Service Standard
Potable Water	4.752	300 gallons per day per ERC
Sanitary Sewer (Effluent)	3.55	250 gallons per day per ERC

Currently, the potable water and sanitary sewer systems have sufficient capacity needed to support projected growth within the next five years. In order to demonstrate the systems will continue to operate within the adopted level of service for the next five years, data from the City's Water and Wastewater departments were analyzed (see Potable Water and Sanitary Sewer Summary Charts). The data represents the monthly flows from December 2009 through September 2011. For purposes of this analysis, the previous 12 months were analyzed. The data demonstrate the following flows (represented in million gallons per day):

System	12 Month Average Flow (MGD)	Peak Average Monthly Flow (MGD)
Potable Water	2.026	2.348
Sanitary Sewer (Effluent)	1.552	1.674

For purposes of demonstrating these systems will continue have sufficient capacity to meet growth demands, an annual growth rate of 10% was applied to the Peak Average Monthly Flow. Due to the current economic conditions, the rapid growth forecasted by the Comprehensive Plan in the short term is over-projecting demand. Even with an aggressive 10% annual growth rate and the unlikely assumption that all of the capacity reserved through executed developer's agreements is utilized, the systems can serve the projected demands without the needed water supply capacity of the Champagne Farms well. However, the City has programmed in its Capital Improvements Element the design and construction of the Champagne Farms water treatment plant and transmission system which will add capacity and increase the level of service for the potable water system. The table below illustrates the anticipated remaining capacity for FY 2015-2016 without Champagne Farms:

System	Remaining Capacity	
Potable Water	.629 (MGD)	13%
Sanitary Sewer (Effluent)	.398 (MGD)	11%

Please see the table labeled "Potable Water and Sanitary Sewer Systems Capacity Analysis" for detailed information.

In conclusion, the City can continue to provide optimal service to its existing and future utility customers throughout the short term. The city continues to benefit from long term infrastructure planning regarding the supply and facilities capacity of its potable water and sanitary sewer systems.

Potable Water Flows

Summary Chart

DATE	TOTAL VOLUME (PLANTS 1-5)	AVERAGE MONTHLY FLOWS	MAX MONTHLY FLOWS
Jan-10	59.323	1.914	2.274
Feb-10	53.182	1.899	2.181
Mar-10	60.295	1.945	2.289
Apr-10	62.622	2.087	2.451
May-10	66.723	2.152	2.538
Jun-10	63.879	2.129	2.746
Jul-10	66.631	2.149	2.430
Aug-10	64.606	2.084	2.449
Sep-10	58.679	1.956	2.662
Oct-10	69.099	2.229	2.704
Nov-10	62.376	2.079	2.546
Dec-10	59.872	1.931	2.426
Jan-11	56.917	1.836	2.437
Feb-11	55.467	1.715	2.553
Mar-11	38.840	1.255	2.179
Apr-11	66.948	2.232	2.795
May-11	70.436	2.348	2.626
Jun-11	70.062	2.335	2.626
Jul-11	67.051	2.159	2.513
Aug-11	67.559	2.179	2.559
Sep-11	62.581	2.018	2.538
12 Month Average	62.267	2.026	2.542

Notes:

Source: City of Wildwood Water Dept

Numbers represented in MGD (million gallons per day)

Peak Average Monthly Flow - 2.348 MGD

Sanitary Sewer (Wastewater) Flows

Summary Chart

DATE	INFLUENT	3 MONTH	YEARLY	EFFLUENT	3 MONTH	YEARLY
	FLOW	AVERAGE	AVERAGE	FLOW	AVERAGE	AVERAGE
Dec-09	1.407	1.410	1.443	1.404	1.426	1.472
Jan-10	1.423	1.411	1.444	1.439	1.419	1.474
Feb-10	1.486	1.439	1.447	1.490	1.444	1.479
Mar-10	1.609	1.506	1.463	1.631	1.520	1.495
Apr-10	1.529	1.541	1.473	1.636	1.586	1.515
May-10	1.426	1.521	1.471	1.463	1.577	1.512
Jun-10	1.468	1.474	1.471	1.499	1.533	1.514
Jul-10	1.378	1.424	1.465	1.404	1.455	1.504
Aug-10	1.451	1.432	1.461	1.549	1.484	1.500
Sep-10	1.451	1.427	1.454	1.543	1.499	1.494
Oct-10	1.397	1.433	1.452	1.422	1.505	1.491
Nov-10	1.434	1.427	1.455	1.585	1.517	1.505
Dec-10	1.417	1.416	1.456	1.574	1.527	1.520
Jan-11	1.431	1.427	1.456	1.674	1.611	1.539
Feb-11	1.542	1.465	1.462	1.513	1.588	1.541
Mar-11	1.568	1.513	1.458	1.618	1.603	1.540
Apr-11	1.593	1.570	1.464	1.634	1.589	1.540
May-11	1.509	1.557	1.470	1.474	1.575	1.541
Jun-11	1.503	1.535	1.473	1.490	1.533	1.540
Jul-11	1.540	1.517	1.487	1.581	1.515	1.555
Aug-11	1.577	1.540	1.497	1.629	1.567	1.562
Sep-11	1.504	1.540	1.502	1.428	1.546	1.552
12 Month Average	1.501	1.495	1.469	1.552	1.556	1.536

Notes:

Source: City of Wildwood Wastewater Dept - Plant Records MORs/Flows

Numbers respresented in MGD (million gallons per day)

Peak Average Monthly Flow - 1.674 MGD

Potable Water and Sanitary Sewer Systems Capacity Analysis
Annual Update to the Capital Improvements Element

<i>Potable Water</i>	Current (MGD)	Projected Growth (MGD)				
	2011	2012	2013	2014	2015	2016
Permitted Water Supply Well Capacity	4.752	4.752	4.752	4.752	4.752	4.752
Current Demand (Peak Monthly Average)	2.348					
Growth Rate (10%)		2.448	2.692	2.961	3.257	3.582
Comprehensive Plan Projections	2.870	3.160	3.460	3.750	4.040	4.444
Outstanding Developer Agreement Obligations	0.541	0.541	0.541	0.541	0.541	0.541
Remaining Capacity (MGD)	1.863	1.763	1.519	1.250	0.954	0.629
Remaining Capacity (%)	39%	37%	32%	26%	20%	13%

<i>Sanitary Sewer</i>	Current (MGD)	Projected Growth (MGD)				
	2011	2012	2013	2014	2015	2016
FDEP Permitted Capacity	3.550	3.550	3.550	3.550	3.550	3.550
Current Demand (Peak Monthly Average)	1.629					
Growth Rate (10%)		1.800	1.980	2.178	2.396	2.636
Comprehensive Plan Projections	1.750	1.910	2.060	2.220	2.370	2.520
Outstanding Developer Agreement Obligations	0.516	0.516	0.516	0.516	0.516	0.516
Remaining Capacity (MGD)	1.405	1.234	1.054	0.856	0.638	0.398
Remaining Capacity (%)	40%	35%	30%	24%	18%	11%

Notes:

- | | |
|--|---|
| <p>1) Numbers represented in MGD (million gallons per day)</p> <p>2) Growth rate of 10% annual increase applied to this analysis.</p> <p>3) Remaining capacity represents current peak month demand with applied growth rate</p> <p>4) Comprehensive plan projections listed for reference</p> <p>5) WUP - 4.98 MGD expires in 2013.</p> | <p>6) 10-Year Water Supply Facilities Plan due in 2012</p> <p>7) FDEP Permitted capacity - 4.752 MGD</p> <p>8) Analysis does not include Champagne Farms WTP and transmission system (online 2015/2016)</p> |
|--|---|

Ordinance O2012-14
301/466 LLC Future Land Use Map Amendment

**CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate**

Case No: CP1201-03

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 approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large Scale Future Land Use Map Amendment to the adopted Comprehensive Plan.

The applicant seeks a land use amendment from "Oxford Neighborhood Mixed Use" to "Low Density Residential" on the 222 +/- acre subject property. The amendment would be adopted by Ordinance #02012-14.

The attached maps illustrate the property's location as well as the existing and proposed Future Land Use Map designations within the vicinity.

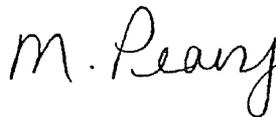
Staff recommends approval of Ordinance #02012-14 to be forwarded to the City Commission for transmittal to the state land planning agency for review for the following reasons:

- The applicant demonstrated that the impacts to the City's public facilities and services will decrease under the proposed Future Land Use Map designation;
- The applicant has demonstrated that the proposed land use does not meet the criteria for urban sprawl pursuant to F.S 163.3177(9)(a) and (b);
- The environmental characteristics of the subject parcel are suitable for development; and
- Approval of the amendment will not adversely affect surrounding property values.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to review all comprehensive plan amendments 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 February 24, 2012.

DATED: February 27, 2012



Melanie Peavy
Development Services Director

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

The case below was heard on Tuesday, March 6, 2012 by the Special Magistrate. The applicant seeks a large scale comprehensive plan amendment from Oxford Neighborhood Mixed Use (ONMU) to Low Density Residential (LDR) on 222 +/- acres. The site is generally located to the northwest of the intersection of CR 214 and US 301.

Case: CP 1201-03

Parcels: D18=040, D18=041, D18=064, D18=067, D18=068, & D18=069

Owners: 301/466 LLC (Albert Peek and Kirk Boone)

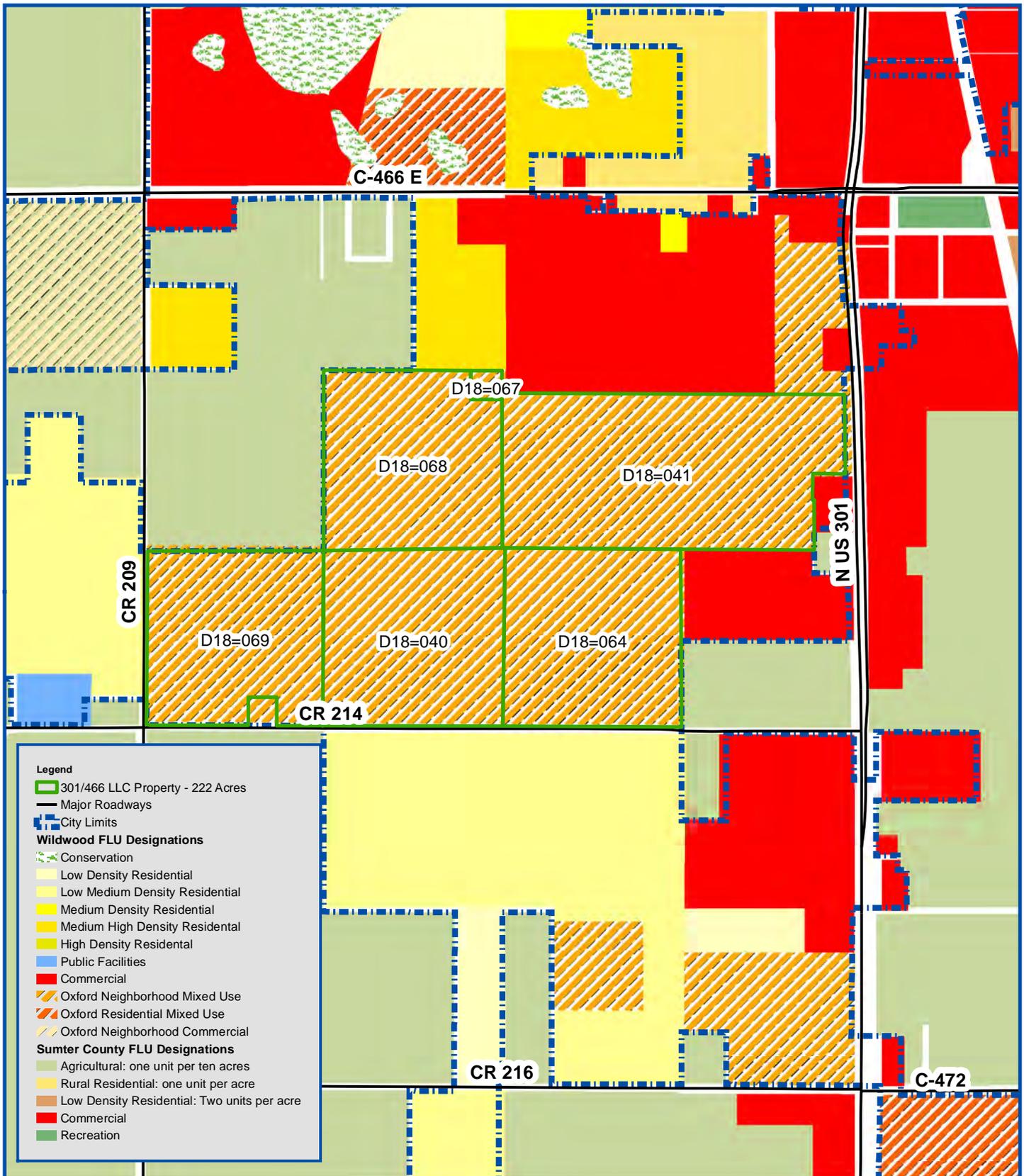
Applicant: 301/466 LLC (Albert Peek and Kirk Boone)

Based upon the testimony and information presented and the criteria in Section 1.7 (C) of the Land Development Regulations, the Special Magistrate recommends approval of the large scale land use map amendments and favorable recommendation of Ordinance #O2012-14 to the City Commission and submittal to the State of Florida.

Dated: March 6, 2012



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



1 inch = 1,000 feet

D18=067, D18=068, D18=041, D18=069, D18=040, D18=064
Large Scale Comp Plan Amendment 2012
Existing Future Land Use Map



ORDINANCE NO. O2012-14

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

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

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 SOUTHWEST 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 SOUTHWEST 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.

This property is to be reclassified from City comprehensive plan category "Oxford Neighborhood Mixed Use" to City comprehensive plan category "Low Density Residential."

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

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

SECTION 2. With the recommendations of the City Commission, the proposed land use amendment is hereby transmitted by the City Commission to the state land planning agency.

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, if the amendment is not timely challenged, shall be effective 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

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

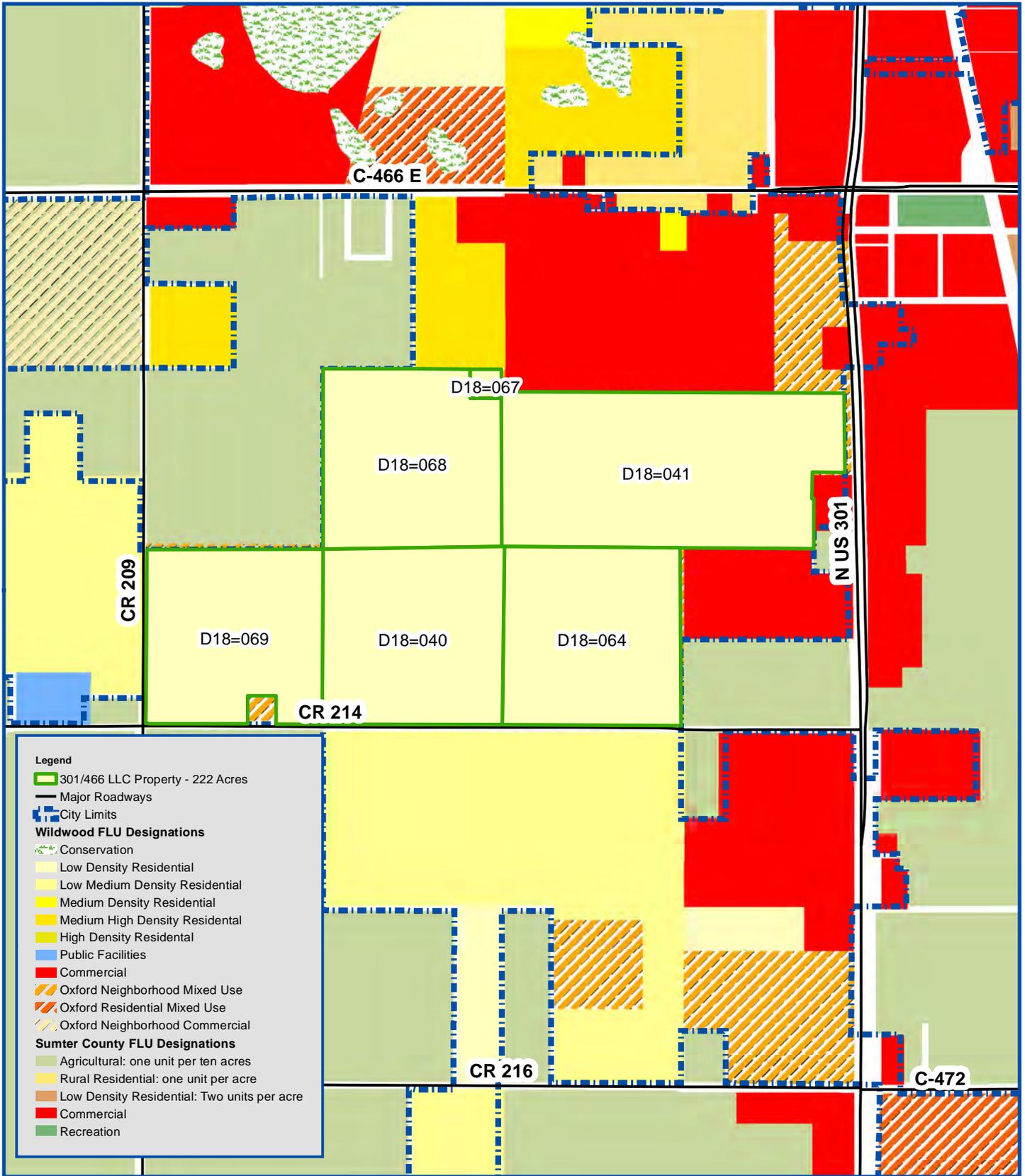
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Ordinance O2012-14

“Exhibit A”

301/466, LLC Future Land Use Map

“Low Density Residential”



Legend

- 301/466 LLC Property - 222 Acres
- Major Roadways
- City Limits
- Wildwood FLU Designations**
- Conservation
- Low Density Residential
- Low Medium Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Public Facilities
- Commercial
- Oxford Neighborhood Mixed Use
- Oxford Residential Mixed Use
- Oxford Neighborhood Commercial
- Sumter County FLU Designations**
- Agricultural: one unit per ten acres
- Rural Residential: one unit per acre
- Low Density Residential: Two units per acre
- Commercial
- Recreation



1 inch = 1,000 feet

D18=067, D18=068, D18=041, D18=069, D18=040, D18=064
Large Scale Comp Plan Amendment 2012
Proposed Future Land Use Map



Ordinance O2012-15

**Text Amendments to the Future Land Use, Transportation, Intergovernmental Coordination,
Capital Improvements, and Public Schools Facilities Elements**

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: CP 1202-02

Applicant: City of Wildwood

City of Wildwood staff seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for text amendments to the adopted Comprehensive Plan.

The City is proposing to amend the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements. The amendments would be adopted by Ordinance #02012-15.

The amendments are being proposed as directed by the City Commission to eliminate concurrency and to lessen the requirements of the Future Land Use Element to allow for greater market flexibility for developers.

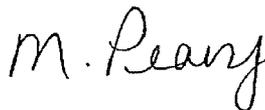
Staff believes the proposed modifications will not compromise the underlining intent of the Comprehensive Plan in promoting a balanced, equitable, efficient, and economically viable plan.

Staff recommends approval of Ordinance #02012-15 to be forwarded to the City Commission for transmittal to the state land planning agency for review.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to review all comprehensive plan amendments 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 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 February 24, 2012.

DATED: February 27, 2012



Melanie Peavy
Development Services Director

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

The case below was heard on Tuesday, March 6, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation to the City Commission of Ordinance O2012-15 proposing text amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements of the Adopted Local Comprehensive Plan in accordance with the Community Planning Act of 2011.

Case: CP 1202-02

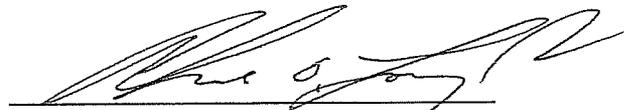
Parcel: N/A

Owner: N/A

Applicant: City of Wildwood

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of Ordinance #O2012-15 to the City Commission and submittal to the State of Florida.

Dated: March 6, 2012



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

ORDINANCE NO. O2012-15

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; PROPOSING TEXT AMENDMENTS TO THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, AND PUBLIC SCHOOLS FACILITIES ELEMENT OF THE ADOPTED LOCAL COMPREHENSIVE PLAN IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. The text amendments to the Future Land Use, Transportation, Intergovernmental Coordination, Capital Improvements, and Public Schools Facilities Elements of the City of Wildwood Comprehensive Plan are shown in attached "Exhibit A." The amendments are attached hereto and are shown with ~~strike through~~ for deletions and underline for additions.

SECTION 2. With the recommendations of the City Commission, the proposed amendments are hereby transmitted by the City Commission to the state land planning agency.

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, if the amendment is not timely challenged, shall be effective 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

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2012-15

“Exhibit A”

Goals, Objectives and Policies:

Future Land Use Element
Transportation Element
Intergovernmental Coordination Element
Capital Improvements Element
Public Schools Facilities Element

Chapter 1

FUTURE LAND USE ELEMENT

Goals, Objectives, 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 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 as outlined in Policy 1.6.1 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 project 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	5-7/ 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 on first floor up to a maximum of 10% of acreage. No stand-alone commercial/office buildings permitted.
Oxford Neighborhood Commercial	4/ acre	PD Zoning	Retail sales/service, office, civic & institutional uses. Max ISR 60%. Max FAR 0.30.
Central Mixed Use	10-14/ 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	10-15/ 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 3.0-2.0

Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and Intensities
Commercial Center Mixed Use	7-10/ 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	5-7/ 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	3-4/ 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 0.25.
Industrial			Manufacturing, mining, processing, concrete or asphalt plants, warehousing, and other industrial activities. Max ISR 70%. Max FAR 0.25.

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	Projects-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.

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 project 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 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 Low Medium Density Residential This category includes a mix of residential land uses up to 6 units per acre.

Policy 1.1.8 Medium Density Residential This category includes a mix of residential land uses up to 9 units per acre.

Policy 1.1.9 Medium High Density Residential This category includes a mix of residential land uses up to 12 units per acre.

Policy 1.1.10 High Density Residential This category includes a mix of residential land uses up to 15 units per acre.

Policy 1.1.11 Mobile Home Parks This category allows mobile home parks up to 10 units per gross acre.

Commercial Designations

Policy 1.1.12 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 0.25 FAR.

Other Land Use Designations

Policy 1.1.13 Industrial 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 0.25 FAR.

Policy 1.1.14 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 Agriculture- 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 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:
 - o 0--0.5 mile = 50 points
 - o 0.5--1.0 mile = 40 points
 - o 1.0--1.5 miles = 30 points
 - o 1.5--2.0 miles = 20 points
 - o Greater than 2.0 miles = 0 points
2. Proximity to a fire station:
 - o 0--3 miles = 10 points
 - o 3--6 miles = 5 points
3. Proximity to the nearest emergency medical services (ambulance) station:
 - o 0--3 miles = 10 points
 - o 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:
 - o Where development has access to arterial road--10 points
 - o Where development has access to collector road--5 points
5. Provision of City central water and sewer services:
 - o Development served by central water--10 points.
 - o 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
 - o 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 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 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 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. ~~Land-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 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 ~~projects~~ developments shall ~~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) unless physical constraints are 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

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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 residential developments containing 500 or more single family detached residential units shall consist of at least one additional mix of housing types, and will include two or more of the following types such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILF, or and housing vertically mixed with nonresidential uses such as commercial and office. Projects/Developments consisting of

substantial amounts of low density, ~~500 or more~~ single family detached development 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, and shall be permitted for developments located no further than one mile from an Employment or Neighborhood Mixed Use Center. 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:

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): 60%

Maximum Floor Area Ratio (FAR) for non-residential uses: 0.30

Residential Density: ~~Minimum 5 units per acre.~~ 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 60 80%
Category B Uses	Minimum 20 5%	Maximum 40%
Category C Uses	Minimum 40%	Maximum 40% Commercial uses may also be permitted above the first floor.
Category D Uses	Minimum 5%	Maximum 10 30%

Policy 1.2.4 Development Standards within Oxford Neighborhood Mixed Use Projects/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. No more than 50% of the total built square footage shall be devoted to single story buildings.~~
- ~~e.b. The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 25% of the commercial square footage shall be within mixed use buildings.~~
- ~~d. Residential development shall contain a diversity of housing types and lot sizes.~~
- ~~e.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. Commercial development in this land use district is intended to accommodate businesses up to 50,000 sq. ft. in size.~~

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 Projects ~~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 on the ground floor of a structure. However, no stand-alone commercial or office building shall be permitted, but shall not exceed 10% of the total acreage.~~
- ~~e. Commercial and office uses 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 ~~Projects-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. ~~For mixed use buildings, commercial uses are permitted on the first two stories only.~~ 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.

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. ~~Land-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 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 ~~projects~~ developments shall ~~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) unless physical constraints are 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.

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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 residential developments containing 500 or more single family detached residential units shall consist of at least one additional mix of housing types, and will include two or more of the following types such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILFs, and-or housing vertically mixed with nonresidential uses such as commercial and office. ~~Projects-Developments~~ consisting of substantial amounts of low density, 500 or more single family detached-development 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: ~~Minimum 10 units per acre.~~ 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 50 75%
Category B Uses	Minimum 15%	Maximum 50% Commercial uses may also be permitted above the first floor.
Category C Uses	Minimum 25 0%	Maximum 50% Commercial uses may also be permitted above the first floor.
Category D and E Uses	Minimum 5%	Maximum 10%

Policy 1.3.4 Development Standards within Central Mixed Use Projects 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. ~~No more than 25% of the total built square footage will be devoted to single story buildings.~~

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~~b.a. The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 50% of the commercial square footage shall be within mixed use buildings.~~

e.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 Projects 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 ~~Projects~~ 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 will 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 ~~32.0~~ FAR.
- e. ~~Minimum residential density shall be 10 units per acre.~~
- ~~e.c.~~ Maximum residential density shall be 15 units per acre.
- ~~e.d.~~ Maximum Impervious Surface Ratio is 90%.
- ~~f.c.~~ The integration of commercial, office and residential uses in the same building is encouraged, but the building square footage and acreage devoted to residential uses shall not exceed 30% of the building square footage and acreage of the project.

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. ~~Land 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 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 ~~projects~~ developments shall ~~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) ~~unless~~ Physical constraints ~~are present in the area~~ such as wetlands, environmental preservation areas or right-of-way which make interconnection detrimental to the public well being:-

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- 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.

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f. All residential developments containing 500 or more single family detached residential units shall consist of at least one additional mix of housing types, and will include two or more of the following types such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILFs, and housing vertically mixed with nonresidential uses such as commercial and office. Projects/Developments consisting of substantial amounts of low density, 500 or more single family detached units development 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, Multi family 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: ~~Minimum 7 units per acre. 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 30%
Category B Uses	Minimum 25%	Maximum 60%
Category C Uses	Minimum 20%	Maximum 30% Commercial uses may also be permitted above the first floor.
Category D Uses	Minimum 5%	Maximum 30%

Policy 1.4.4 Development Standards within Commercial Center Mixed Use ~~Projects~~ 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 ~~shall be permitted~~ are encouraged above commercial, office or civic uses or attached to a commercial, office or civic building. ~~Stand alone residential buildings are prohibited.~~
- 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 Projects 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: ~~Minimum 5 units per acre. 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 60 80%
Category B Uses	Minimum 20 5%	Maximum 30 40%
Category C Uses	Minimum 15 0%	Maximum 25 40%. Commercial uses may also be permitted above the first floor.
Category D Uses	Minimum 5%	Maximum 10 30%

Policy 1.4.8 Development Standards within Employment Center Neighborhood Mixed Use ~~Projects/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. ~~No more than 50% of the total built square footage will be devoted to single story buildings.~~
- ~~e.b.~~ The integration of commercial, office and residential uses in the same building is encouraged. ~~A minimum of 25% of the commercial square footage shall be within mixed use buildings~~
- ~~d.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.

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. ~~Land-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 ~~projects~~ developments shall ~~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) unless physical constraints are 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.

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g. All residential developments containing 500 or more single family detached residential units shall consist of at least one additional mix of housing types, and will include two or more of the following types such as: single family attached, apartments, townhouses, duplexes, quadruplexes, ALFs, ILFs, and housing vertically mixed with nonresidential uses such as commercial and office. ~~Projects~~ Developments consisting of 500 or more substantial amounts of low density, single family detached units development 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: ~~Minimum 3 units per acre.~~ 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 6080%
Category B Uses	Minimum 205%	Maximum 3040%
Category C Uses	Minimum 150%	Maximum 2540%. Commercial uses may also be permitted above the first floor.
Category D Uses	Minimum 5%	Maximum 1030%

Policy 1.5.4 Development Standards within South Wildwood Neighborhood Mixed Use Projects ~~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 The City shall assessing the maximum development potential of all the Future Land Use Map projects 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. calculate the maximum development potential for all projects, excluding DRI sub-area policies, by applying a 30% reduction in the amount of developable lands available for development. Developable lands are defined as all lands not designated as Conservation on the Future Land Use Map. The City shall assume 70% of the maximum allowable density and intensity shall be reached and in no case shall a project exceed the 70% assessment.~~

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,

Field Code Changed

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:

- ~~Facilitate~~Promote future mixed use developments.
- ~~Facilitate~~Promote multi-modal transportation.
- Reduce the need for automobile travel and reduce greenhouse gas emissions by ~~providing~~ 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 ~~require~~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 ~~shall~~should target ~~contain~~ minimum densities of 12 units per acre and minimum intensities of .5 FAR.
- Neighborhood Mixed Use Centers ~~shall~~should target ~~contain~~ 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 available—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) ~~CR 139~~ Powell Road and SR 44 Intersection (The Villages of Brownwood DRI)
 - 3) CR 468 and SR 44 Intersection
 - 4) Future Florida Turnpike Interchange at CR 468
 - 5) SR 44 and US 301 Intersection
- Neighborhood Mixed Use Centers are located in the following geographic areas:
 - 1) ~~CR 209 and CR 466~~ Intersection
 - 2) CR 209 and CR 462 Intersection
 - 3) CR 466A and CR 139/CR 462 Intersection
 - 4) CR 209 and CR 44A Intersection
 - 5) CR 468 and US 301 Intersection
 - 6) CR 472 and US 301 Intersection
 - 7) 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 ~~Amending the boundary~~ 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.

- Amending the boundary of a mixed use center or creating ~~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 ~~Projects-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 in ~~9J-5.003(1), F.A.C.~~ 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:

- 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 ~~Projects~~ 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 project 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.

Chapter 2

TRANSPORTATION 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 To provide for a safe, convenient, and efficient transportation system for motorized and non-motorized travel needs for the residents of the City of Wildwood.

OBJECTIVE 1.1 The City shall establish service standards for roadways within the City of Wildwood.

Policy 1.1.1 The City will ~~shall maintain~~ develop and maintain a ~~Concurrency~~ Congestion Management System (CMS) in cooperation with Sumter County and the Lake-Sumter MPO. The CMS to shall monitor traffic conditions and the impacts of development and growth on the following roadways:

- a. US 301
- b. SR 44
- c. ~~CR-C-44A~~
- d. ~~CR-139~~ Powell Road
- e. ~~CR-C-209~~
- f. ~~CR-C-213~~
- ~~f.g.~~ C-214
- ~~g.h.~~ ~~CR-C-462~~
- ~~h.i.~~ ~~CR-C-466~~
- ~~i.j.~~ ~~CR-C-466A~~
- ~~j.k.~~ ~~CR-C-468~~
- ~~k.l.~~ ~~CR-C-470~~
- ~~l.m.~~ ~~CR-C-472~~
- ~~m.n.~~ ~~CR-C-501~~
- ~~n.o.~~ Florida's Turnpike

Policy 1.1.2 The City will annually monitor and update the CMS during the peak season (January through March).

Policy 1.1.3 The City shall coordinate with Sumter County and the Lake-Sumter MPO to adopt and use a traffic study methodology to be included as a part of the Transportation Element development review process in the Land Development

~~Regulations. The most current concurrency management system shall be the standard for all traffic circulation studies.~~

~~Policy 1.1.4 The land development regulations shall be amended to require that:
a. Adequate roadway facilities as determined by the CMS are available to serve the proposed development in accordance with the adopted level of service standard.
b. Issuance of development permits are conditioned on the availability of traffic facilities necessary to serve the proposed development.~~

~~Policy 1.1.4 New development and redevelopment activities that result in more intense traffic use are required to bring publicly (state, county, or city) maintained roads to the appropriate physical condition necessary for the proposed use. The Land Development Regulations shall require the developer be responsible for the required improvements.~~

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~~Policy 1.1.5 The City shall maintain all municipally-owned roadways and all roadways under adopted agreements with the State or County or Developer of Record.~~

~~Policy 1.1.6 The City hereby adopts the following Level of Service Standards within the CMS. LOS standards are not regulatory, but provide a basis by which the City may monitor congestion and coordinate needed improvements with Sumter County, FDOT and the Lake-Sumter MPO.~~

FIHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
Completed TRIP Projects	As determined by FDOT or Sumter County
All Other Roadways	LOS D

~~All roadway level of service standards are based on peak hour, peak direction (PHPD) traffic volumes. The City's Land Development Code should provide procedures and methodology for evaluating LOS standards as part of the City's concurrency management system.~~

~~OBJECTIVE 1.2 Provide transportation improvements and strategies to meet projected needs of growth and anticipated development.~~

~~Policy 1.2.1 Adoption of TIP -The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Sumter County 5-Year TIP for FY 2010-2011-2012 through 2014-2015-2016, as adopted by the appropriate governing body.~~

~~Policy 1.2.2 In coordination with FDOT, Lake-Sumter MPO, Sumter County and developers, the City shall mitigate for the anticipated growth of new development on the transportation system through implementation of the following projects as need arises:~~

**Projects Contained within the
5-Year Schedule of Capital Improvements (2010-2014/2011-2015)**

- ~~CR-C- 462~~ add lanes from US 301 to ~~CR-C-466A~~
(~~PD&E~~construction funded)
- ~~CR-C-468~~ Turnpike Interchange Phase 1 (construction funding identified)
- ~~CR-C-468~~ widen to 4 lanes from Turnpike Interchange to SR 44 (ROW and PE funded~~construction funding identified~~)
- ~~CR-468~~ widen to 4 lanes from Turnpike Interchange to US 301 (PD&E funded)
- US 301 widen to 4 lanes from N of ~~CR-C-204~~ to Marion County line (under construction)
- ~~US 301~~ widen to 4 lanes from N of ~~CR-C-232~~ to N of Ne 110th Street (under construction)
- ~~US 301 from C-470 to SR 44~~ (PD&E funding identified)
- ~~CR 466~~ widen to 4 lanes from ~~CR-C- 245-209~~ to US 301 (PD&E Design funded; construction not funded)
- ~~C- 466 from C-209 to C- 473~~ resurface and rebuild (construction funded)
- ~~C-466 at US 301~~ add turn lanes (construction funding identified)
- ~~C- 466 from US 301 to C-209~~ widen to 4 lanes (construction not funded)
- ~~CR-C-466A~~ widen to 4 lanes from ~~CR-462~~ Powell Road to US 301 (PD&E funded, ROW funding identified~~construction funded~~)
- ~~US 301 at SR 44~~ add turn lanes (construction funding identified)
- ~~SR-44 CSX Improvement (Overpass)~~ (under construction)
- ~~US 301 CSX Improvement (Overpass)~~ (under construction)

Policy 1.2.3 Improvements to the transportation system shall be prioritized based on safety considerations, existing deficiencies, multi-modal and environmental considerations, physical, economic and policy constraints, contribution to quality urban design, required right-of-way needs and level of service.

Policy 1.2.4 The City of Wildwood shall provide a land use plan which provides a balance of productions and attractions locally within the City to reduce potential trips on the Florida Turnpike.

Policy 1.2.5 The City shall provide a land use plan that promotes compact, mixed-use, walkable communities with a wide range of destinations located within close proximities to each other.

Policy 1.2.6 The City hereby adopts by reference the “Transportation 2035 Long Range Transportation Plan” (LRTP), adopted by the Lake-Sumter Metropolitan Planning Organization Governing Board on December 8, 2010, to provide additional supportive goals, objectives, and strategies to support and promote a diverse and efficient multi-modal transportation system in the City.

Policy 1.2.7 The City shall utilize the technical documentation of the LRTP as data and analysis is support of the Transportation Element of this Comprehensive Plan.

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OBJECTIVE 1.3 Roadway deficiencies will be corrected on a scheduled basis as reflected in the Capital Improvements Element.

Policy 1.3.1 Traffic improvement projects shall be evaluated and prioritized according to the following guidelines:

- a. Existing projects to correct identified traffic system deficiencies.
- b. Projects to correct traffic system deficiencies as identified by in the concurrency congestion management system.
- c. Projects which are necessary to protect the public health, safety and welfare.
- d. Projects which are necessary to fulfill a legal commitment made by the City.
- e. Projects which will preserve or achieve the full utilization of existing facilities.
- f. Projects to provide facilities and services in accordance with the future land use plan and capital improvements program.
- g. Projects which are cost effective and lead to serving existing developed areas lacking a complete range of needs.
- h. Projects which are designed to meet the needs of defined growth or development areas within the City.

Policy 1.3.2 The scheduling of new roadway projects shall be deferred until projects designed to correct existing deficiencies and/or deficiencies identified in the CMS are scheduled.

~~Policy 1.3.3~~ Development permits issued for new development and roadway projects shall be in conformance with the adopted LOS standard in this Transportation Element, the scheduled improvements in the Capital Improvements Element, the CMS, and the Future Land Use Element.

OBJECTIVE 1.4 Right-of-way needs shall be formally identified and prioritized for acquisition or reservation shall be established.

Policy 1.4.1 The City of Wildwood shall analyze right-of-way needs identified through the Capital Improvements Plan in order to coordinate planned infrastructure development.

Policy 1.4.2 The City shall enforce minimum right-of-way requirements for new roadways.

Policy 1.4.3 The City of Wildwood shall implement a program for mandatory dedication of right-of ways, as a condition of site plan or plat approval.

Policy 1.4.4 The City of Wildwood shall plan for the Bus Rapid Transit System by acquiring additional right-of-way to accommodate this system.

OBJECTIVE 1.5 The City shall enforce regulations that restrict parking on City roadways.

Policy 1.5.1 The City shall review all proposed developments to insure that all City parking requirements are complied with.

Policy 1.5.2 The City shall enforce regulations concerning on site traffic flow.

OBJECTIVE 1.6 The City shall enforce regulations to ensure that the City's transportation system will emphasize safety and efficiency.

Policy 1.6.1 Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.

Policy 1.6.2 Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.

Policy 1.6.3 The City shall utilize landscaping to improve the aesthetic quality of the City's transportation facilities, to act as a traffic-calming mechanism and buffer adjoining land uses from major roadways.

Policy 1.6.4 The City hereby establishes an access management policy to eliminate roadway designs which lead to hazardous conditions. The City shall:

- a. Limit construction permits for roadway access points to the minimum necessary by the project;
- b. Encourage the use of shared access points by adjacent projects;
- c. Require that parcels located along two or more roadways establish the access point along the roadway of the lower functional class;
- d. Require access on all State roads have the approval of the Florida Department of Transportation; and
- e. Require access on all County roads have the approval of Sumter County.

OBJECTIVE 1.7 Transportation plans for the City will be coordinated with the future land uses shown on the Future Land Use Map of the Comprehensive Plan, the plans and programs of Sumter County and with the five-year Transportation Plan of Florida Department of Transportation (FDOT).

Policy 1.7.1 By June 30 of each year the City shall review annually the progress of meeting traffic improvement needs in relationship to the adopted Future Land Use Map and Element, the Capital Improvement Element, and the ~~Concurrency~~ Congestion Management System.

Policy 1.7.2 The City shall review the FDOT Five-Year Transportation Plan for purposes of coordinating improvement needs of joint interest and benefit.

Policy 1.7.3 The City shall work with FDOT in the scheduling of needed roadway improvements in the FDOT five-year work program for state roads in the City of Wildwood.

Policy 1.7.4 The City shall review the transportation and future land use plans of Sumter County and its jurisdictions for purposes of coordinating future development and the provision of traffic needs.

Policy 1.7.5 The City shall coordinate with the Lake-Sumter MPO regarding transportation improvements.

Policy 1.7.6 The City shall continue discussions with FDOT and other agencies as needed for potential bypass routes around Wildwood.

Policy 1.7.7 The City shall conduct a feasibility study to identify alternatives for possible bypass routes around Wildwood.

OBJECTIVE 1.8 Develop a sustainable City through actions which reduce the emission of greenhouse gases.

Policy 1.8.1 The City shall encourage a mix and location of land uses designed to increase accessibility of Wildwood's residents to jobs, services and housing and reduce vehicle trips.

Policy 1.8.2 The City shall support development proposals that incorporate new urbanism principles and create a more walkable urban environment.

Policy 1.8.3 The City shall require that bicycle lanes be constructed where technically feasible, as part of new road construction or resurfacing projects.

Policy 1.8.4 The City shall require that new sidewalks be constructed where technically feasible, as part of new commercial, residential, industrial and mixed use projects.

Policy 1.8.5 The City shall encourage the use of shaded, separate walkways that extend from existing sidewalks to buildings to promote pedestrian travel to commercial and employment centers.

OBJECTIVE 1.9 The City shall plan for and promote alternative modes of transportation to provide a safe and efficient multi-modal system and to provide for a possible reduction of individual motor vehicle travel.

Policy 1.9.1 All major roadways shall be designed as complete transportation thoroughfares, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

Policy 1.9.2 The City of Wildwood shall prepare and adopt a comprehensive bicycle and pedestrian master plan by the year ~~2012~~2015. The master plan shall prioritize those corridors currently developed which link residential developments to nearby schools, recreational and activity centers prior to developing new corridors.

Policy 1.9.3 The City shall enforce land development regulations that require new subdivisions, replats, planned developments, and site plans accommodate bicycle and pedestrian traffic needs; and new multi-family residences, shopping facilities, recreational areas, schools, and other public uses provide storage areas for bicycles.

Policy 1.9.4 By 2015, the City shall install bicycle parking facilities at all City-owned public buildings.

Policy 1.9.5 The City shall integrate the future trail and bicycle system as identified on Map 2-6 into Neighborhood and Employment Mixed Use Centers, residential areas, public schools, activity centers, recreational areas, and the park system along existing and future transportation thoroughfares through activities such as the development review process and through City acquisition.

Policy 1.9.6 The City shall coordinate with the Lake-Sumter MPO and Sumter County in developing a Bus Rapid Transit Network as identified on Map 2-7.

Policy 1.9.7 The City shall coordinate with Sumter County and the Lake-Sumter MPO to ensure that transit linkages are provided from the major transportation corridors along routes to land uses generating or attracting heavy traffic such as the Downtown area and within future Mixed Use Centers.

Policy 1.9.8 The special needs of transportation disadvantaged person shall be considered in the design of all public transit systems.

Policy 1.9.9 The City shall support the continuation of existing freight rail infrastructure where consistent with land use policies.

~~Policy 1.9.10~~ By 2014 the City shall update the Concurrency Management Program to address a Multi-modal Transportation System.

~~Policy 1.9.11~~ By 2014 the City shall establish a Multi-modal Transportation District (MMTD) and shall explore revenue sources such as Mobility Fees to implement the MMTD.

~~Policy 1.9.12-10~~ The City shall ~~require~~ encourage ~~minimum~~ densities along designation transit corridors and within Mixed Use Centers that promote and support public transportation.

OBJECTIVE 1.10 Maintain a transportation map series as the guiding document for development of an adequate network of major travelways consistent with 9J-5.019 (2)(a) F.A.C. requirements.

Policy 1.10.1 Maintain a transportation map series of existing features which:

- a. Establishes the *Existing Roadway Functional Classification Map* as the official listing of existing arterial, collector and limited and controlled access roadway facilities with number of through lanes for each roadway indicated for the City of Wildwood.
- b. Establishes the *Existing Bicycle/Pedestrian Circulation Map* as the official listing of existing bicycle and pedestrian facilities for the City of Wildwood.
- c. Establishes the *Existing Freight and Passenger Rail Lines Map* with terminal locations for the City of Wildwood.

Policy 1.10.2 Maintain a transportation map series of future features which:

- a. Establishes the *Future Transportation Map 2035* as the official listing of needed transportation facilities to meet future concurrency within the City of Wildwood.
- b. Establishes the *Future Trail and Bicycle Circulation Map* as the official listing of future bicycle and pedestrian facilities needed to create a complete bicycle and pedestrian network for the City of Wildwood.
- c. Establishes the future *Bus Rapid Transit Map* with terminal locations for the City of Wildwood and Sumter County.

GOAL 2 To develop a financially feasible transportation system that meets the needs of the City residents with utilization of all public and private funding sources available.

OBJECTIVE 2.1 The City will continue to identify specific revenue sources to be used in funding traffic system improvements.

Policy 2.1.1 To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy

exists to adequately fund long term improvements. Alternative funding sources and mechanisms may include:

- a. Establishment of Municipal Services Benefit Units (MSBUs) for transportation funding;
- b. Implementation of impact or mobility fees to assist in the funding of new facilities;
- c. Encourage large projects to form Community Development Districts (CDDs) to share the cost of infrastructure funding;
- d. Establishment of special assessments on property owners; and
- e. Combination of funding sources.

Policy 2.1.2 The City shall determine the feasibility of various alternative mechanisms for funding roadway improvements through the Capital Improvement Plan.

Policy 2.1.3 The City shall minimize the impacts of development on constrained and backlogged corridors by placing an emphasis on increasing mobility through strategies that do not involve road expansion. Examples of these strategies include small-scale physical operational improvements, demand management strategies (e.g., ridesharing and vanpooling), the encouragement of alternative modes of travel (e.g., bicycle, transit) and others that are identified in the land development regulations.

~~**Policy 2.1.4** For roadways exceeding the adopted level of service, an applicant for development may choose to satisfy all transportation concurrency requirements by contributing or paying proportionate fair share under certain conditions, described in the land development regulations. The applicant must contribute their fair share towards the construction of facilities, including pedestrian, bicycle, and transit facilities.~~

Policy 2.1.5 The City shall work with Sumter County to use Transportation Impact Fee funds to construct new transportation facilities, and on adjustments to the Transportation Impact Fee Ordinance to allow funds to be spent on multi-modal projects to include sidewalks, bicycle facilities, and transit infrastructure.

GOAL 3 Provide for the coordination of City transportation plans with the plans and programs of other local, state, regional and federal agencies as well as affected groups and organizations.

OBJECTIVE 3.1 Transportation improvement requirements shall be coordinated with other affected government entities to ensure that the most efficient and cost-effective course of action is followed and that strategies demonstrating the area-wide coordination necessary to implement all provisions of this element are developed.

Policy 3.1.1 Interlocal solutions to the transportation needs and problems of the City shall be coordinated with transportation improvements in the County, local MPO, regional and state plans, and the FDOT Adopted Work Program.

OBJECTIVE 3.2 Citizen participation in decisions which impact the transportation system should be fostered by appropriate agencies and local officials.

Policy 3.2.1 Encourage active participation of citizens, neighborhood groups, and economic interest groups in determining the transportation needs of the City.

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 and to review monitoring and evaluation of school eoneurrency report
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.

Chapter 8

CAPITAL IMPROVEMENTS 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 tie Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.

GOAL 1 The City of Wildwood shall implement a capital planning program that provides and maintains public facilities and services through the use of sound fiscal policies.

OBJECTIVE 1.1 Capital Improvements Program The City shall adopt each year, as part of the budget process, a Capital Improvements Program (CIP) that meets the needs of the City of Wildwood for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities.

Policy 1.1.1 The City shall adopt a Capital Improvements Budget in congruence of the annual budgeting process which evaluates current, short range and long range needs for infrastructure. An annual capital improvement budget as well as a five-year forecast of projects will be an ongoing practice. The five-year plan will require consideration of construction costs, inflation and impacts on other operating revenues.

Policy 1.1.2 The Capital Improvements Element shall include projects identified in other elements of the comprehensive plan such as utilities, transportation, recreation and open space, and public school facilities.

Policy 1.1.3 The Capital Improvements Program shall be updated annually by all affected Departments within the City to incorporate any necessary adjustments in prioritization or evaluation of proposed projects.

Policy 1.1.4 The following priorities shall be used to determine which projects are included in the CIP:

1. To remove a direct and immediate threat to the public health or safety.
2. Necessary to meet or maintain established levels of service.
3. Essential for the maintenance of existing facilities or infrastructure.
4. Increase the efficiency of existing facilities or infrastructure.
5. Will accommodate new development or redevelopment anticipated in this plan.
6. Whether the project competes with other facilities that have been or could reasonably be provided by other government entities or the private sector.

7. The revenue-generating potential of the project.
8. Whether the project leverages additional benefits to the City, such as offers to donate land or services by the private sector and/or other governmental entities.

Policy 1.1.5 Adoption of TIP. The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Sumter County 5-Year TIP for FY ~~2010/11~~2011/2012 through ~~2014/15~~2015/2016, as adopted by the appropriate governing body.

OBJECTIVE 1.2 Coordination of Land Use Decisions The City of Wildwood shall coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets the existing and future facility needs.

Policy 1.2.1 The City shall use the development approval process to ensure coordination of the level of service standards in the area of proposed development. Such development will not be approved until public facilities in the proposed area meet or exceed the level of service standards.

Policy 1.2.2 Provisions for facilities to serve development for which development orders were issued prior to plan adoption will be as directed by the City's existing codes and ordinances.

Policy 1.2.3 The City shall have provisions for the availability of public facilities and services needed to support development concurrent with the impacts of such development. Public facility and service availability shall be sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the local government to operate the facilities necessitated by that development, are available concurrent with the impacts of the development in accordance with the requirements of Florida Statutes. Adequate water supplies and facilities shall be available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy or its equivalent.

OBJECTIVE 1.3 Level of Service (LOS) The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.

Policy 1.3.1 The City of Wildwood hereby adopts the following guidelines and procedures: All plan amendments and requests for new development shall meet at a minimum:

- a. The intent and policies of the Comprehensive Plan, Future Land Use Element and Capital Improvements Element.
- b. The adopted LOS Standards as follows for all facilities and services required by the City of Wildwood.

- c. The economic feasibility requirements of the Capital Improvements Element of the Comprehensive Plan.
- d. The requirements of appropriate state and regional agency plans.
- e. The minimum requirements for concurrency as set forth in the administrative rules of the state.

<u>Category</u>	<u>Level of Service Standard</u>
Water	300 gallons per day per ERC
Sewer	250 gallons per day per ERC
Solid Waste	2.04 lbs/capita/day (in accordance with the level of service established by the County – Source: Sumter Utilities Element Policy 4.3.1.2)
Drainage Facilities	Stormwater facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

- a. **Water Quantity** Peak post-development runoff shall not exceed peak pre-development runoff rates.
- b. **Water Quality** Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area sewed and in accordance with Chapter 17-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or *as* an option for projects with drainage basins less than 100 acres, for the first one-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 17-302, Section 17-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, F.A.C. It is intended that rill standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations including project size thresholds, are not applicable.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Recreation

Neighborhood Parks	2 acres per 1,000 population
Community Parks	3 acres per 1,000 population
Regional Parks	5 acres per 1,000 population

Transportation

FHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
Completed TRIP Projects	As determined by FDOT
All Other Roadways	LOS-D

Public School Facilities

DISTRICT WIDE	
TYPE OF SCHOOL	LEVEL OF SERVICE
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter
BY PLANNING AREA	
TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter

OBJECTIVE 1.4 New Development Future development will bear a proportionate cost of needed facility improvements through equitable and legally available means.

Policy 1.4.1 Development will bear an equitable and proportionate share of the cost of providing new or expanded public facilities required to maintain adopted levels of service through mechanisms such as impact fees, capacity fees, developer dedications, developer contributions pursuant to land development regulations and special benefit assessment/taxing districts.

Policy 1.4.2 The City shall continue to use the various impact fees to support the implementation of the Capital Improvements Program.

Policy 1.4.3 The City shall regularly evaluate the following:

- a. Whether the present fee levies are adequate to address impacts of inflations.

- b. Whether the City needs to appropriate new impact fees.
- c. Whether capacity fees, user charges, special benefit assessment/taxing district and other mechanisms are adequately and fully meeting the fiscal demands placed on the City by new development.

Policy 1.4.4 ~~The City shall continue to utilize the Concurrency Management System located within the Land Development Regulations, which states that development Development orders may only be issued where the required levels of service are being met concurrent with current or projected development. A valid Certificate of Concurrency is proof that the applicant has met such criteria. This approval is required prior to the issuance of any development order.~~

Policy 1.4.5 The City Land Development Regulations shall be amended to require developers to supply data outlining the demand of their project on all infrastructure.

Policy 1.4.6 All developers creating a deficiency upon any infrastructure facility with an adopted level of service standard shall up-grade the deficient facility so the adopted level of service is maintained.

OBJECTIVE 1.5 Management of Process The City will seek to manage its fiscal resources efficiently in order to insure funds are available to implement capital facilities needs and priorities.

Policy 1.5.1 Adoption of annual budgets shall include a specific capital budget, which shall implement adequate funding sources and be consistent with the Capital Improvements Element.

Policy 1.5.2 To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund the 5-Year Capital Improvements Plan. If alternative funding sources are not successfully adopted and implemented on the schedule identified, the City shall either:

- a. Increase the rates of current revenue sources or implement other available sources such that the schedule of capital improvements is adequately funded in each budget year; or
- b. Amend the Plan Elements including level of service (LOS) standards and the schedule of capital improvements, as appropriate and necessary, such that internal consistency of the Plan and financial feasibility are maintained.

Policy 1.5.3 To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund long term improvements. Alternative funding sources and mechanisms may include:

- a. Establishment of Municipal Services Benefit Units (MSBUs) for transportation funding.
- b. Implementation of impact fees to assist in the funding of new facilities.
- c. Encourage large projects to form Community Development Districts (CDDs) to share the cost of infrastructure funding.
- d. Establishment of special assessments on property owners.
- e. Combination of funding sources.

Policy 1.5.4 The City will actively seek grants from federal, state and other sources (including private funding), where available and when appropriate, to supplement or fully finance capital facility construction.

Policy 1.5.5 The City shall only consider long-term borrowing in the absence of current revenue to commit to capital improvements.

Policy 1.5.6 The Capital Improvements Program shall embody and be consistent with the following:

- a. Maintenance of existing infrastructure, including renewal/replacement of worn-out facilities and rehabilitation/reuse of existing facilities, shall be specifically projected and the funding identified.
- b. Debt obligations shall be specifically identified and projected to ensure compliance with debt covenants, including coverage requirements.
- c. A debt management strategy and set of criteria, which shall be based upon the debt management principles set out in Policy 1.5.6.
- d. Maintenance of levels of undesignated reserves adequate to serve sound public fiscal management purposes.
- e. Equity of the uses of a revenue source relative to the populace generating the revenue.

Policy 1.5.7 Management of Debt The City shall manage debt issuance and obligations according to sound public fiscal management principles, including the following:

- a. Debt issuance will be included in the City's long-term capital plan.
- b. The City will only issue debt to fund capital expenditures that have an expected life greater than five (5) years.
- c. Debt may not be issued for a period of more than forty (40) years or the expected useful life of the asset being funded, whichever is less.
- d. The maximum ratio of total debt service to total revenue shall be 15%.
- e. Total City debt will not exceed one hundred percent (100%) of the taxable value of property located within the City.
- f. Credit enhancement will be utilized when necessary to lower total borrowing costs.

Policy 1.5.8 The City will expend revenue generated by the citizens of Wildwood for capital facilities in a manner consistent with this Comprehensive Plan only.

~~OBJECTIVE 1.6—Implement School Concurrency~~ The City hereby incorporates by reference the Sumter County School Board's Five Year financially feasible Work Program (adopted by the Sumter County School Board on October 1, 2010) that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools and to correct any school deficiencies. This reference will aid in the timing management of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

~~Policy 1.6.1~~ Consistent with the Interlocal Agreement, the City agrees to apply the following standards for school concurrency district wide to all of the same type of schools in Sumter County. Special Purpose and School in the Workplace Charter Schools are not counted as schools with capacity for school concurrency purposes.

DISTRICT WIDE	
TYPE OF SCHOOL	LEVEL OF SERVICE
Special purpose	100% of DOE student enrollment
School in the Workplace Charter	100% of DOE charter
BY PLANNING AREA	
TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School in the Workplace Charter	100% of DOE charter

~~Policy 1.6.2~~ The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

~~Policy 1.6.3~~ The School Board, in coordination with the City of Wildwood, shall annually update the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained each year during the

~~five-year planning period. The City of Wildwood, School Board, County and Municipalities shall coordinate the adoption of annual plan amendments adding a new fifth year, updating that financially feasible public schools capital facilities program, coordinating the program with the 5-Year district facilities work plan, the plans for the municipalities and County, as necessary, updates to the concurrency service area map. The annual plan amendments shall continue to be financially feasible and the level of service standards will continue to be achieved and maintained.~~

~~**Policy 1.6.4** The City shall coordinate an annual review of the element to review enrollment projections and evaluate and update procedures for annual update process.~~

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 and to review monitoring and evaluation of school concurrency report
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

CAPITAL IMPROVEMENTS IMPLEMENTATION

A 5-year schedule of capital improvements is included in this section of the Capital Improvements Element. This schedule is the mechanism by which the City of Wildwood utilizes to stage the timing, location, cost, and revenue sources required for capital projects that effect concurrency as derived from other elements of the Comprehensive Plan. The 5-year schedule demonstrates the financial feasibility of the concurrency-related capital needs of the City of Wildwood.

City of Wildwood
5 - Year Schedule of Capital Improvements

Transportation						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants			\$95,946			
All Other Revenues						
Revenues Total:		\$0	\$95,946	\$0	\$0	\$0
Expenditures/ Projects:						
CR 232 Resurfacing from CR 209 to West of US 301			\$95,946			
Expenditures Total		\$0	\$95,946	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Sumter County Projects						
County Funded Projects:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
CR 466 from 209 to C-475	CON	\$1,200,000				
Resurface/Rebuild	CON		\$425,000			
C-470 Wetland Mitigation for future widening		\$157,000				
C-468 Interchange with Florida Turnpike Constructed by Villages	DES	\$1,000,000				
	CON			\$2,500,000	\$13,000,000	
C-462 Widening from US 301 to C-466A	DES	\$1,400,000				
	CON		\$5,500,000			
C-466 Widening from CR 209 to US 301*	DES	\$728,000				
	CON	Not yet funded				
C-466A Phase III - Widening from US 301 to Powell Road	DES	\$2,300,000				
	CON		\$2,500,000	\$2,000,000		
C-468 Widening from SR 44 to Turnpike	DES	\$3,700,000				
	CON			\$7,300,000	\$8,600,000	
Total		\$10,485,000	\$8,425,000	\$11,800,000	\$21,600,000	\$0
FDOT Projects						
FDOT Funded Projects:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
C-466W from C-209 to C-475	CON	\$1,625,000				
SR 35 (US 301) from CR 470 to SR 44	PD&E			\$1,000,000		
N of CR 204 to Marion County Line - Add lanes and reconstruct	AD	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870
	CON		\$65,650			
	PE	\$31,000				
CR 466 at US 301 - Add Turn Lane(s)	CON			\$504,691		
	CON-SUP			\$5,335		
SR 35 (US 301) N of CR 232 to N of NE 110 Road	PE	\$500				
	ROW	\$9,403,513				
	CON-SUP		\$272,712			
SR 44 from West of I-75 to East of Parkwood Oaks/Village Drive	CON	\$239,804				
	CON-SUP	\$272,946				
US 301 at SR 44 - Add turn lane(s)	PE	\$310,142				
	CON			\$123,606		
	CON-SUP			\$5,335		
Total		\$13,254,775	\$1,710,232	\$3,010,837	\$1,371,870	\$1,371,870
Potable Water						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees					\$456,340	\$2,287,000
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$456,340	\$2,287,000
Expenditures/ Projects:						
Water line extension Prison WTP to CR 470					\$243,340	
Champagne Farms Water Treatment Plant and Transmission System	DES				\$213,000	
	CON					\$2,287,000
Expenditures Total		\$0	\$0	\$0	\$456,340	\$2,287,000
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

City of Wildwood
5 - Year Schedule of Capital Improvements

Sanitary Sewer and Reuse Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees					\$0	\$928,800
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$0	\$928,800
Expenditures/ Projects:						
<i>Sewer line extension from Coleman Federal Prison to CR 501/ CR 470</i>						\$294,000
<i>Sewer line extension from CR 468 LS to S. Main St.</i>						\$634,800
Expenditures Total		\$0	\$0	\$0	\$0	\$928,800
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Drainage (Stormwater) Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants		\$658,860				
All Other Revenues						
Revenues Total:		\$658,860	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
Osceola Ave Drainage Improvement		\$204,430				
CR 232 Drainage Improvements		\$250,000				
Pitt/Stone Drainage Improvements		\$204,430				
Expenditures Total		\$658,860	\$0	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Recreation Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2011/2012	2012/2013	2013/2014	2014/2015	2015/2016
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
Expenditures Total		\$0	\$0	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

Italics = Unfunded
*Partially Funded

Chapter 10

PUBLIC SCHOOL FACILITIES 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 Coordinate and maintain high quality education system Collaborate and coordinate with the School Board of Sumter County (School Board) to ensure high quality public school facilities which meet the needs of the City's existing and future population.

OBJECTIVE 1.1 Coordination and Consistency The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the County and City's comprehensive plan and public school facilities programs, such as:

1. Greater efficiency for the School Board, the County and City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
2. Improved student access and safety by coordinating the construction of new and expanded schools with road, sidewalk, bicycle paths, turn lanes and signalization construction programs;
3. The location and design of schools with parks, ball fields, and other community facilities such as libraries and community centers to take advantage of shared use opportunities; and
4. The expansion and rehabilitation of existing schools so as to support neighborhoods. ~~If the level of service is exceeded causing a capacity deficiency the School Board shall explore expansion and rehabilitation of the existing facility prior to constructing a new facility.~~

Policy 1.1.1 Manage the timing of new development to coordinate with adequate school capacity Where capacity will not be available to serve students generated by the property seeking a change, the City may use the lack of seeking capacity as a basis for denial of petitions for comprehensive plan amendments and rezonings. ~~final subdivisions or site plans for residential development, if no school capacity exists and no proportionate share mitigation options have been agreed to by the School Board.~~

Policy 1.1.2 In cooperation with the School Board, the County and Cities (Bushnell, Center Hill, Coleman, and Webster), the City of Wildwood will implement the Interlocal Agreement for Public School Facility Planning for the City of Wildwood, Florida

between Sumter County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive plan amendments, rezonings, and development approvals;
7. Education Plan Survey and Five-Year District Facilities Work program;
8. Co-location and shared use;
9. Oversight process; and,
10. Resolution of Disputes.

Policy 1.1.3 The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

OBJECTIVE 1.2 Enhance Community Design Utilize the Future Land Use Map, map series, and necessary capital improvement projects as the relevant justification to enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

Policy 1.2.1 The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the County Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

Policy 1.2.2 Consistent with Objective 1.18 and its Policies of the Future Land Use Element, future schools shall be permitted in:

1. All residential land uses;
2. Commercial and public land uses;
3. Any land use category except Conservation where the proposed site is contiguous to existing public schools or public facilities. The City shall encourage, to the extent possible, the location of new public schools based on the following criteria:
 - a) Within one mile of residential areas, particularly for elementary schools.
 - b) Within one half mile of existing or planned public facilities, such as parks, libraries and community centers.
 - c) Location of middle (junior) and primary (elementary) schools along local or collector streets. (Safety)
 - d) Location of senior high schools near arterial streets. (Accessibility)
 - e) Avoidance of school siting in environmentally sensitive areas.

- f) Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of the students or decrease the effective provision of education.
- g) Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses.
- h) Location on lands contiguous to existing school sites.

Consistent with Section 163.3177, Florida Statutes, the County will include sufficiently allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

Policy 1.2.3 All public schools shall provide bicycle and pedestrian access consistent Florida Statutes. Bicycle access to public schools should be incorporated in the Countywide bicycle plan.

Policy 1.2.4 The City will have the lead responsibility for providing sidewalks along the frontage of preexisting development within the two mile distance, in order to ensure continuous pedestrian access to public schools. Priority will be given to cases of hazardous walking conditions pursuant to Chapter 1006.23, Florida Statutes. Specific provisions for constructing such facilities will be included in the Capital Budget adopted each fiscal year.

Policy 1.2.5 The City of Wildwood, the County, cities and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 1.2.6 The City will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

Policy 1.2.7 The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as a greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer and drainage.

OBJECTIVE 1.3 Sustainable Design Encourage sustainable design and development for educational facilities focusing on the coordination between the City and School Board concerning co-location, shared use, energy efficient methods, rehabilitations, expansions and potential emergency shelters.

Policy 1.3.1 Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and County and City's facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for the County

of Sumter, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

Policy 1.3.2 Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

Policy 1.3.3 The City will continue to coordinate with the School Board on efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. The City will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that, as appropriate, new educational facilities will serve as public shelters for emergency management and preparedness purposes.

OBJECTIVE 1.4 Land Use Considerations The City will coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development. This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions or comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Sumter County school system. The City will manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

Policy 1.4.1 Consider School Board comments and findings on the availability of adequate school capacity when considering comprehensive plan amendment and other land use decisions, as provided for in Section 163.3177(6)(a), Florida Statutes.

Policy 1.4.2 In reviewing petitions for future land use, rezoning, or final subdivision and site plans for residential development, which may affect student enrollment or school facilities, the City will consider the following issues:

1. Providing school sites and facilities within planned neighborhoods;
2. Ensuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites;
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;
6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
7. The inclusion of school bus stops and turnarounds in new developments;
8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;

10. Available school capacity or planned improvements to increase school capacity; and
11. Whether the proposed location is consistent with school design and planning policies.

~~OBJECTIVE 1.5 — Implement School Concurrency~~ Manage the timing of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency. Level of service (LOS) standards shall be adopted in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long-term planning horizon.

~~Policy 1.5.1~~ The City shall adhere to the “Sumter County Interlocal Agreement for School Facilities Planning and Siting”, as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Consistent with the Interlocal Agreement, the City agrees to the following standards for school concurrency in Sumter County:

The uniform methodology for determining if a particular school is over capacity shall be determined by the School Board and adopted into the City’s Comprehensive Plan. The School Board hereby selects Department of Education permanent capacity as the uniform methodology to determine the capacity of each school. The level of service standard shall be 90% of Permanent FISH Capacity for schools other than Special Schools and School in the Workplace Charter Schools. Special Purpose and School in the Workplace Charter Schools are not counted as schools with capacity for school concurrency purposes.

1. ~~Level of Service Standard:~~ Consistent with the Interlocal Agreement, the uniform, district wide level of service standards are initially set as follows, and are hereby adopted in the City’s Public School Facilities Elements and Capital Improvements Element:

DISTRICT-WIDE	
TYPE OF SCHOOL	LEVEL OF SERVICE
Special purpose	100% of DOE student enrollment
School in the Workplace Charter	100% of DOE charter
BY PLANNING AREA	
TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School in the Workplace Charter	100% of DOE charter

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15 of each year. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained each year over the five years of the Capital Facilities Plan. If the impact of the project will not be felt until years 2 or 3 of the Five-year Plan, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five-year Plan, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is assured, through School Board funding, the proportionate share mitigation process, or some other means.

2. ~~Concurrence Service Areas:~~ The concurrence service areas shall be the current attendance zones, as shown in the Interlocal Agreement. Potential amendments to the concurrence service areas shall be considered annually at the staff working group meeting to take place each year no later than April 15. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to this Interlocal Agreement by all parties. The amended concurrence service area shall not be effective until the amended Interlocal Agreement is fully executed. No concurrence service area shall be amended without a showing that the amended concurrence service area boundaries are financially feasible and can be achieved and maintained each year

~~over the five years of the Capital Facilities Plan. Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors such as change in the use of facilities. Concurrency service areas shall be designed and have the boundaries modified so that the adopted level of service will be able to be achieved and maintained each year over the five years of the capital facilities plan, and so that the five-year capital facilities plan is financially feasible.~~

~~3. Student Generation Rates: Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and Municipal staffs, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every two years and shall be adopted into the County and Cities comprehensive plan. The school enrollment projections will be included in the tentative district educational facilities plan provided to the County and Cities each year as specified in subsection 3.1 of the Interlocal Agreement.~~

~~4. School Capacity and Enrollment: The City shall amend the concurrency management systems in its land development regulations to require that all new residential units be reviewed for school concurrency at the time of final subdivision or site plan. The City shall not deny a final subdivision or site plan for residential development due to a failure to achieve and maintain the adopted level of service for public school capacity where:~~

~~a) Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision or site plan the CSA of the project site or in one or more contiguous CSA's or;~~

~~b) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Sumter County. Options shall include the following: (i) School Construction, (ii) Contribution of land, (iii) Expansion of existing permanent school facilities to the expansion being less than or equal to the level of service set for a new school of the same category, (iv) Payment for construction and/or land acquisition, (v) Establish a Charter School with facilities constructed in accordance with State Requirements for Educational Facilities (SREF), (vi) Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area. Mitigation shall be directed to projects on~~

~~the School Board's Five Year Capital Facilities Plan satisfying the demand created by that development approval.~~

~~**Policy 1.5.2** Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:~~

- ~~1. Contribution of, or payment for, acquisition of new or expanded school sites;~~
- ~~2. Construction or expansion of permanent school facilities;~~
- ~~3. Mitigation banking; and~~
- ~~4. Educational Facility Benefit Districts.~~

~~Mitigation shall be directed to projects on the School Board's Five Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the school agrees to the mitigation, the school board must commit in the agreement to placing the improvement required for mitigation in its Five Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.~~

~~**Policy 1.5.3** The amount of mitigation required shall be determined by estimating the students generated by the development using the student generation rates applicable to a particular type of development and the local costs per student station applicable to Sumter County, in addition to any land costs for new or expanded school sites, if applicable.~~

EXECUTIVE SUMMARY

SUBJECT: Modification to the ISB/JPA with Sumter County (Planning Services)

For Information Only

REQUESTED ACTION:

- Work Session (Report Only)
- Regular Meeting

DATE OF MEETING: 6/11/2012
 Special Meeting

CONTRACT:

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

Vendor/Entity: _____
 Termination Date: _____

BUDGET IMPACT:

- Annual
- Capital
- N/A

FUNDING SOURCE: N/A
 EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The Planning Services Sub-Agreement of the adopted Interlocal Service Boundary and Joint Planning Area Agreement requires minor modifications to reflect current planning conditions and to update the Interlocal Service Boundary Map (Map 1) and Joint Planning Area Future Land Use Map (Map 2) to be consistent with the pending Comprehensive Plan Amendment.

Staff will present the Comprehensive Plan amendment at the next regularly scheduled Commission meeting for transmittal to the state land planning agency for review. It should be noted, Bradley Arnold, Sumter County Administrator, as notified the City they will be transmitting their Comprehensive Plan amendment on June 26th. Further, the County adopted the changes to the Planning Sub-Agreement on May 22nd.

Staff recommends approval of Ordinance O2012-18.



Jason McHugh
 Development Services Coordinator

“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

ATTEST: _____
Joseph Jacobs City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

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

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. 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 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:

1. 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

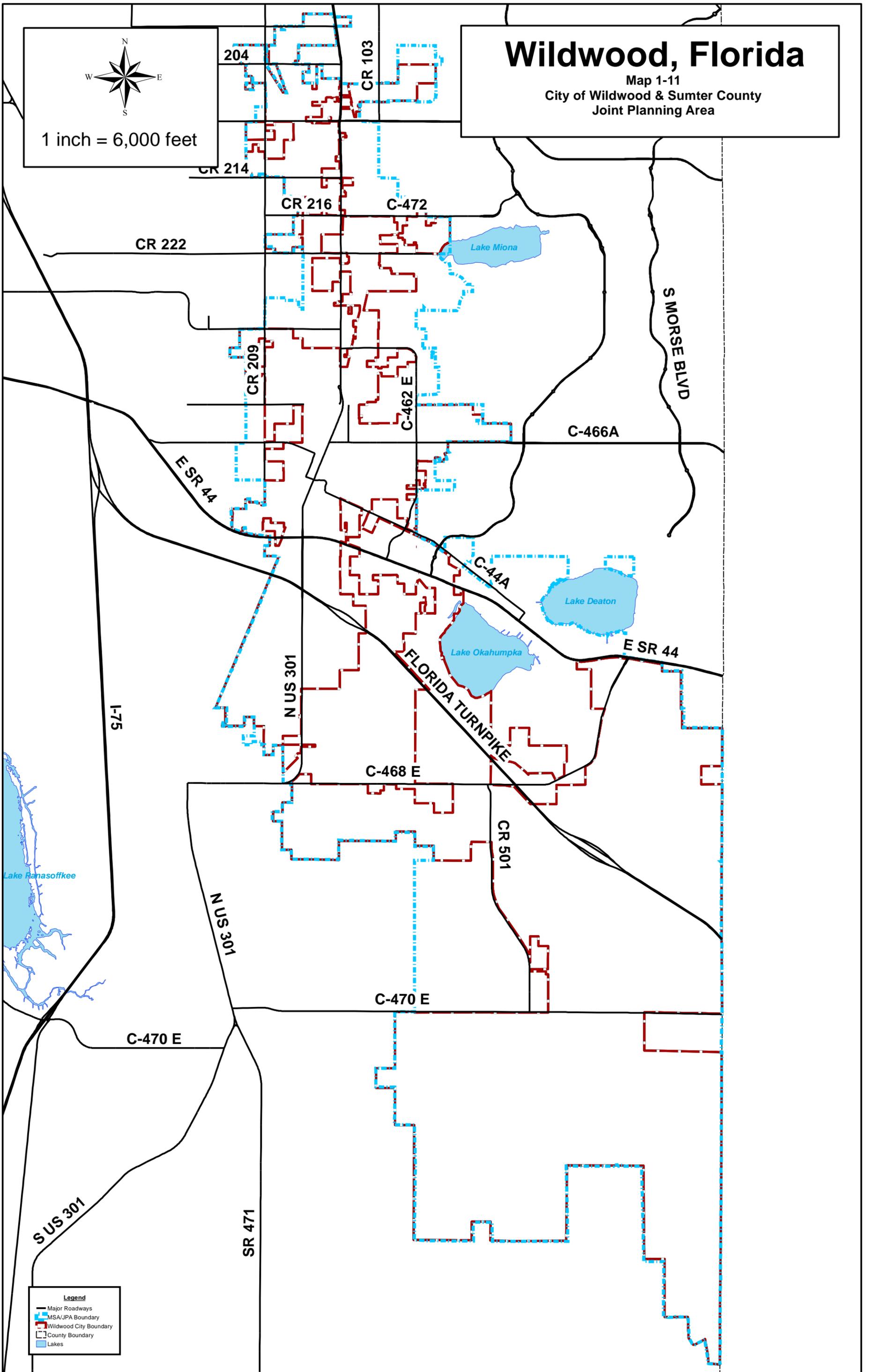
Interlocal Service Boundary Map (Map 1)

Wildwood, Florida

Map 1-11
City of Wildwood & Sumter County
Joint Planning Area



1 inch = 6,000 feet



Legend

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

Ordinance O2012-18

Exhibit C

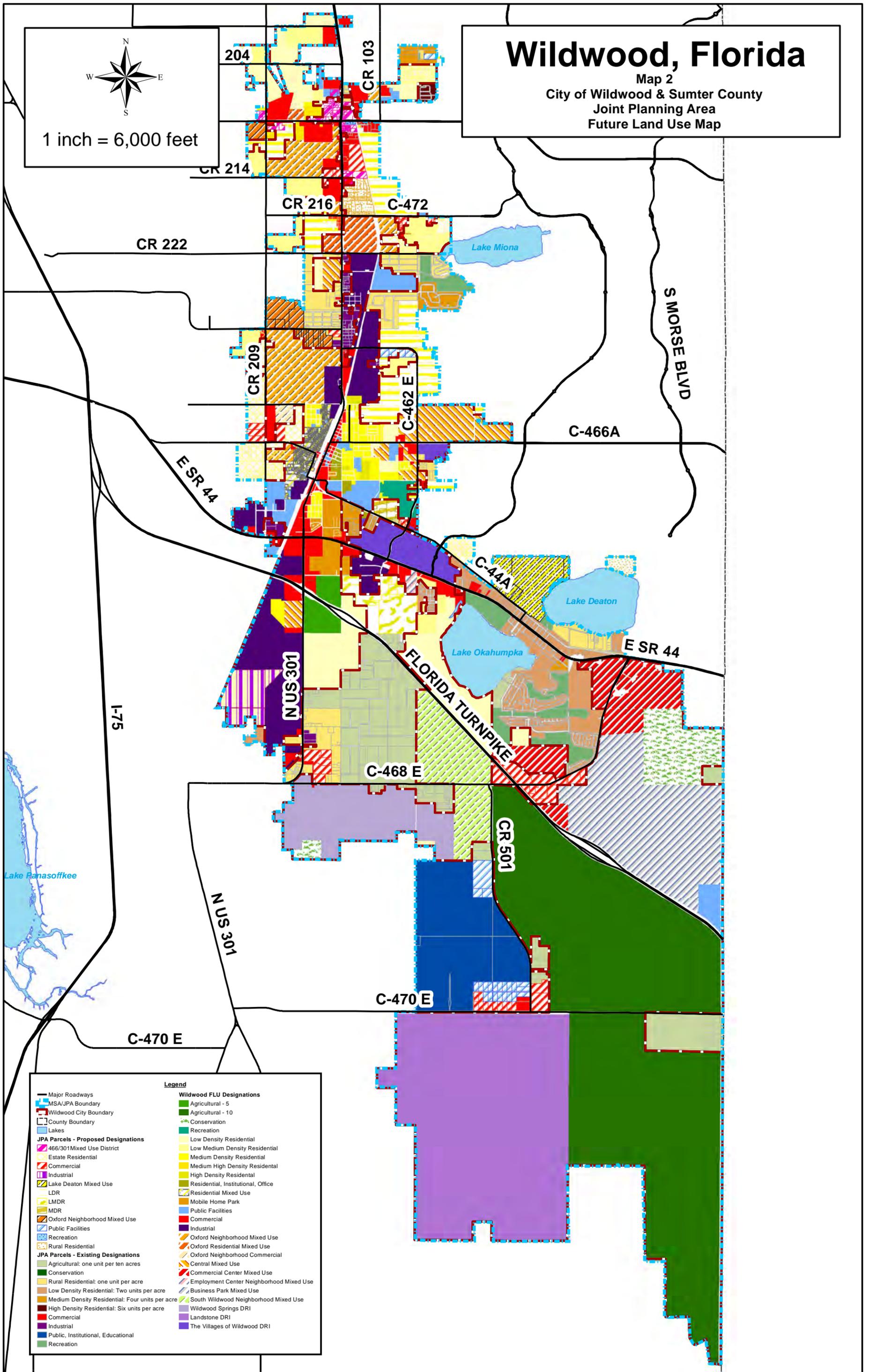
Joint Planning Area Future Land Use Map (Map 2)

Wildwood, Florida

Map 2
City of Wildwood & Sumter County
Joint Planning Area
Future Land Use Map



1 inch = 6,000 feet



Legend

- | | |
|--|---|
| <ul style="list-style-type: none"> Major Roadways MSA/JPA Boundary Wildwood City Boundary County Boundary Lakes <p>JPA Parcels - Proposed Designations</p> <ul style="list-style-type: none"> 466/301 Mixed Use District Estate Residential Commercial Industrial Lake Deaton Mixed Use LDR LMDR MDR Oxford Neighborhood Mixed Use Public Facilities Recreation Rural Residential <p>JPA Parcels - Existing Designations</p> <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> Wildwood FLU Designations Agricultural - 5 Agricultural - 10 Conservation Recreation Low Density Residential Low Medium Density Residential Medium Density Residential Medium High Density Residential High Density Residential 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 COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 1203-01 Final Plat Approval, Leatherman Subdivision

Final Plat approval for the Leatherman Subdivision.

REQUESTED ACTION:

- Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 6/11/2011
 Special Meeting

CONTRACT:

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

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: _____

- Annual
 Capital
 N/A

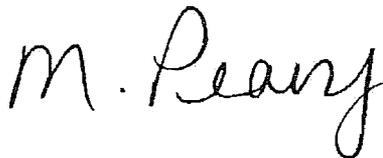
FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

The applicant is seeking final plat approval (Case SP 1203-01) for a subdivision containing three (3) lots without shared infrastructure (Parcel D08=046).

Staff recommends that the Commission accept the recommendation to approve the proposed plat, subject to subject to approval, exemption, or permitting by all agencies of competent jurisdiction.

Case RZ 1203-01 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, June 5, 2012. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the Final Plat to the City Commission.



Melanie Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, June 5, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for Final Plat approval to subdivide parcel D08=046 into three lots without shared infrastructure. The site is generally located to the southwest of US Hwy 301 and County Road 203.

Case: SP 1201-03

Parcel(s): D08=046

Owner: Bobby Leatherman (Danny Smith, as Authorized Representative).

Applicant: John Wrinkle

Based upon the testimony and information presented, the Special Magistrate recommends approval and favorable recommendation of the Final Plat for the Leatherman Subdivision, project number SP 1203-01, to the City Commission subject to approval, exemption, or permitting by all agencies of competent jurisdiction.

Dated: June 5, 2012

/Proposed/

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



Legend

-  D08=046
-  Wildwood Boundary



1 inch = 500 feet

D08=046 Parcel Location





D08=046
Bobby Leatherman

WAL*MART

Legend

-  D08=046
-  Wildwood Boundary



1 inch = 500 feet

D08=046 Parcel Location



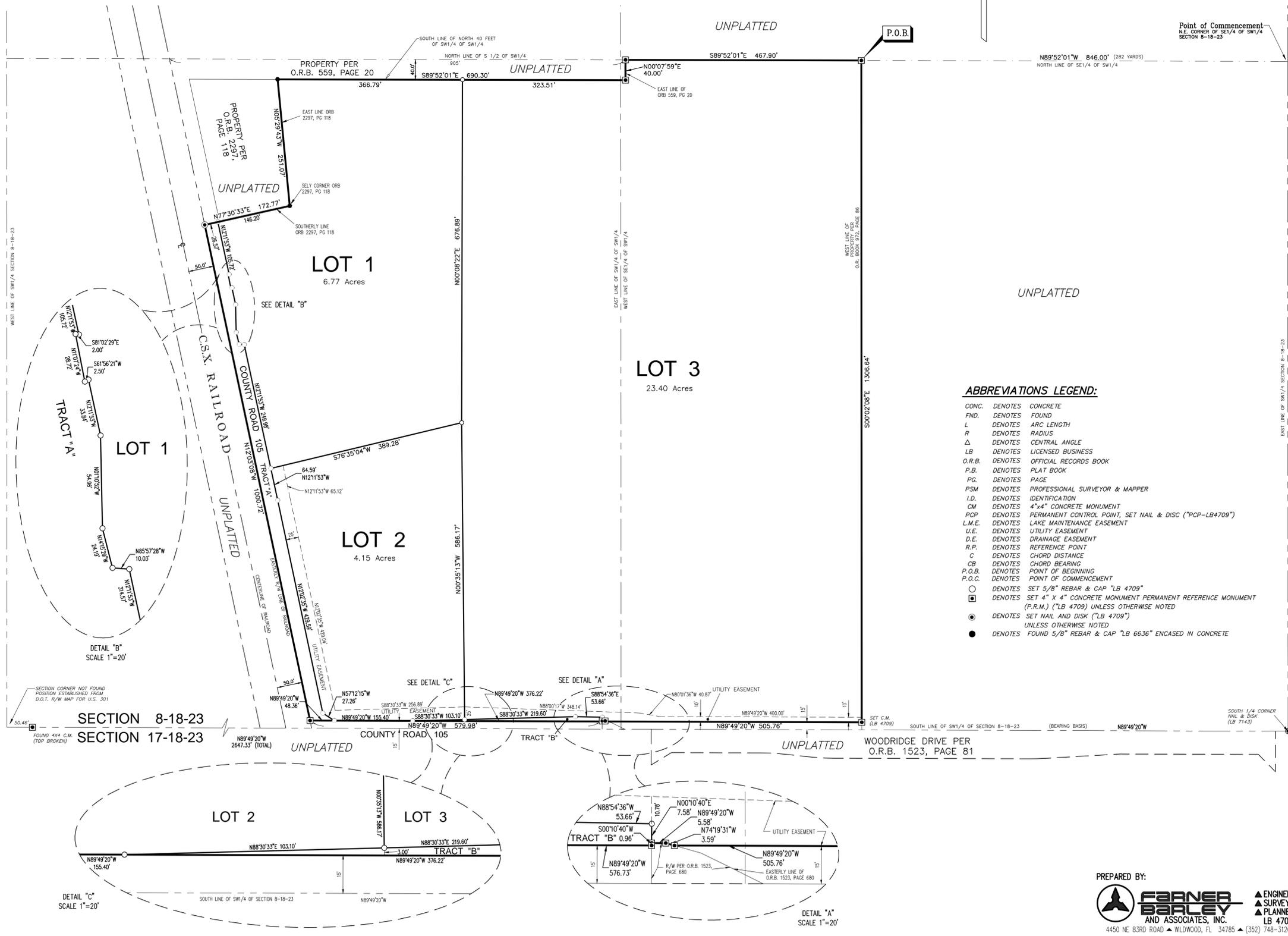
LEATHERMAN SUBDIVISION

BEING A PORTION OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



SCALE: 1 inch = 100 feet

Point of Commencement
N.E. CORNER OF SE1/4 OF SW1/4
SECTION 8-18-23



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

DETAIL "b"
SCALE 1"=20'

SECTION 8-18-23
SECTION 17-18-23
FOUND 4x4 C.M. (TOP BROKEN)
N89°49'20"W 2647.33' (TOTAL)

DETAIL "c"
SCALE 1"=20'

DETAIL "a"
SCALE 1"=20'

PREPARED BY:

FARNER BARLEY AND ASSOCIATES, INC.
 4450 NE 83RD ROAD • WILDWOOD, FL 34785 • (352) 748-3126
 ▲ ENGINEERS
 ▲ SURVEYORS
 ▲ PLANNERS
 LB 4709

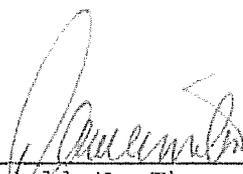
TITLE CERTIFICATE

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 _____
_____2012, @ 5:00 p.m.

April 11



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:

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.

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

a. Proclamation – Request from Florida Water & Pollution Control Operators Association to proclaim the Week of August 13 – 17, 2012, as *Florida Water Professionals Week* (Attachments – Staff Recommends Approval)

b. City Manager

1. Budget Comparison Report for the month of May, 2012 (8th month of FY 11/12 (Attachment)

c. City Attorney

1.

d. City Clerk

1.

e. Commission Members

1.

2.

f. Public Forum (10 minute time limit)

1.

g. Notes and Reports

1. FYI – Wildwood Springs Community Development District – Proposed Budget for Fiscal Year 2013 & Public Hearing scheduled for 8/16/12 @1PM at the Wildwood Community Center (Attachment)

2. FYI – Growers’ Market Summer Hours (Attachment)

3. FYI – Letter and photos to WMHS regarding this year’s Prom to address damages, alterations and other issues at the Wildwood Community Center building and surrounding grounds (Attachments-Jenny Hudson)

4. FYI – Florida Dept. of Corrections (invitation to) series of Town Hall meetings: “Partnering for Fewer Crimes, Less Victims and Safer Communities” (Attachments)

5. FYI – Status Update on what constitutes a “Change of Use” (from May 14, 2012 Agenda) under the Code of Ordinances of the City of Wildwood; Staff is still researching definitions and procedures used by neighboring jurisdictions in order to bring back a recommendation for a definition and procedure for the Commission’s consideration at the next regular meeting (Attachment)

Proclamation

WHEREAS, the Florida Water and Pollution Control Operators Association is a statewide organization composed of water industry professionals who dedicate themselves to the production and distribution of safe drinking water, as well as the proper collection, treatment, reuse, and disposal of wastewater and stormwater; and

WHEREAS, this organization is committed to protecting the health of Florida's citizens and our state's natural resources, and supports the training, certification, and licensing of water industry personnel as a means to achieve these goals; and

WHEREAS, this organization, in recognizing the importance of the Florida Statutes and Administrative Code that regulate the water industry, acts as liaison between the Florida Department of Environmental Protection and industry personnel; and

WHEREAS, each year the Florida Water and Pollution Control Operators Association recognizes all those who have played a significant part in operating and maintaining drinking water, wastewater, and stormwater systems in Florida by celebrating *Florida Water Professionals Week*, which applauds their constant efforts to protect our health and environment.

NOW, THEREFORE, I, Ed Wolf, Mayor of the City of Wildwood, do hereby extend greetings and best wishes to all observing August 13 – 17, 2012, as

Florida Water Professionals Week

PASSED AND DULY ADOPTED in regular session this 11th, day of June, 2012.

CITY COMMISSION
CITY OF WILDWOOD FLORIDA

SEAL

Ed Wolf, Mayor
ATTEST:

Joseph Jacobs, City Clerk

2.a.
Page 1 of 2



Florida Water & Pollution Control Operators Association

A Non-Profit Association Serving Water and Wastewater Professionals in the State of Florida

2.a.

May 21, 2012

The Honorable Ed Wolf, Mayor
City of Wildwood
100 N Main St
Wildwood FL 34785-4047



RE: Proclamation request for *Florida Water Professionals Week*

Dear Mayor Wolf:

The Florida Water & Pollution Control Operators Association (FW&PCOA) is a non-profit organization whose members are engaged in the production and distribution of drinking water, and the collection, treatment and disposal of wastewater and storm water. Our goal is to protect the health of citizens and preserve natural resources. We accomplish this by advancing the professional status of all water industry employees, arranging educational programs for treatment plant operators and customer service representatives, and providing a training and certification program for system operators.

The FW&PCOA embarked on a program in 2007 to recognize all water industry employees for their dedication and hard work providing safe drinking water to Florida's citizens and protecting Florida's environment and natural resources. We did this by proclaiming a week during the month of August as "*Florida Water Professionals Week*."

The FW&PCOA has scheduled this year's *Florida Water Professionals Week* for August 13 - 17, 2012. We would like to invite you and the City of Wildwood to join us in recognizing the efforts of water professionals in your community. You can do this by executing a proclamation recognizing the event.

I am enclosing a sample proclamation for your reference. Please send your executed proclamation to my address, stated below, so we can recognize the City of Wildwood's participation in this year's celebration. If you would like an officer from our association to accept the proclamation at your commission meeting, please contact regional director Janet DeBiasio at (727) 892-5640 or by email at Janet.DeBiasio@StPete.org. Thank you in advance for your anticipated participation!

Sincerely,

Janet DeBiasio
Regional Director
2051 Illinois Ave NE
St. Petersburg, FL 33703

Water, it's Worth it.

**GENERAL FUND REVENUES
BUDGET ANALYSIS REPORT
FOR THE MONTH OF MAY, 2012
FY 2011-2012**

**2.b.1.
Page 2 of 4**

ITEM	BUDGETED	ACTUAL	DIFFERENCE	% COLLECTED
InterFund Transfers- Industrial Park	\$ 10,000.00	\$ 10,000.00	\$ -	100.00%
InterFund Transfers-Enterprise Fund	\$ 350,000.00	\$ 87,500.00	\$ 262,500.00	25.00%
State Revenue Sharing-State(Intergovt)	\$ 176,375.00	\$ 95,743.83	\$ 80,631.17	54.28%
Local Option Gas Tax-State(Intergovt)	\$ 230,578.00	\$ 164,270.31	\$ 66,307.69	71.24%
.01 Infrastructure Surtax-State (Intergovt)	\$ 638,167.00	\$ 428,804.10	\$ 209,362.90	67.19%
State Sales Tax-(Intergovt)	\$ 358,277.00	\$ 228,944.83	\$ 129,332.17	63.90%
County Motor Fuel Tax(9th cent) (Intergovt)	\$ 40,000.00	\$ 33,795.75	\$ 6,204.25	84.49%
State Beverage Licenses	\$ 3,500.00	\$ 2,450.70	\$ 1,049.30	70.02%
Mobile Home Licenses-State (Intergovt)	\$ 13,000.00	\$ 14,193.67	\$ (1,193.67)	109.18%
Ad Valorem Taxes-Wildwood	\$ 1,439,906.00	\$ 1,256,511.94	\$ 183,394.06	87.26%
Ad Valorem Taxes- CRA District-City	\$ 68,950.00	\$ 68,950.00	\$ -	100.00%
Ad Valorem Taxes-CRA District-County	\$ 125,068.00	\$ 101,992.00	\$ 23,076.00	81.55%
Utility Tax- Water Sales- City	\$ 31,000.00	\$ 22,426.09	\$ 8,573.91	72.34%
Utility Tax- Villages 5% Water Utility & Central	\$ 150,000.00	\$ 108,429.02	\$ 41,570.98	72.29%
Utility Tax-Electric/Gas	\$ 250,000.00	\$ 170,357.74	\$ 79,642.26	68.14%
Telecommunications (Communications Services) (Intergovt)	\$ 205,000.00	\$ 126,687.70	\$ 78,312.30	61.80%
Franchise Taxes-Electric (Progress Energy)	\$ 475,000.00	\$ 197,510.24	\$ 277,489.76	41.58%
Franchise Taxes-Electric (SECO)	\$ 100,000.00	\$ 56,901.50	\$ 43,098.50	56.90%
Franchises Taxes- Refuse Service (Waste Mgmt)	\$ 82,250.00	\$ 58,684.74	\$ 23,565.26	71.35%
Franchise Taxes- Natural Gas (TECO)	\$ 2,750.00	\$ 2,683.93	\$ 66.07	97.60%
Interest Income	\$ 23,000.00	\$ 1,710.81	\$ 21,289.19	7.44%
Community Development Services	\$ 75,000.00	\$ 69,318.60	\$ 5,681.40	92.42%
Second Dollar Fees- Police	\$ 1,250.00	\$ 1,996.00	\$ (746.00)	159.68%
Fines & Forfeitures- Police	\$ 45,000.00	\$ 39,356.71	\$ 5,643.29	87.46%
Community Center Rental	\$ 30,000.00	\$ 22,452.63	\$ 7,547.37	74.84%
Community Center Reservation Fees	\$ -	\$ 1,390.00	\$ (1,390.00)	0.00%
Miscellaneous General Fund	\$ 17,500.00	\$ 41,940.32	\$ (24,440.32)	239.66%
Summer Camp Registrations	\$ 20,000.00	\$ -	\$ 20,000.00	0.00%
Dixie Youth Baseball Registration Fees	\$ 1,000.00	\$ 1,425.12	\$ (425.12)	142.51%
Life Flight- MEDIVAC LEASE	\$ 12,000.00	\$ 8,000.00	\$ 4,000.00	66.67%
Fuel Tax Refunds -State	\$ 4,000.00	\$ 5,596.92	\$ (1,596.92)	139.92%
USDA Police Vehicle Grant-2010-2011	\$ -	\$ 11,090.12	\$ (11,090.12)	0.00%
USDA Police Vehicle Grant-2011-2012	\$ -	\$ -	\$ -	0.00%
Police User Fees	\$ 170,000.00	\$ 14,900.00	\$ 155,100.00	8.76%
The Villages Amended Agreement - 2007	\$ 45,000.00	\$ 45,000.00	\$ -	100.00%
City Occupational Licenses	\$ -	\$ 648.50	\$ (648.50)	0.00%
CRA Administration Costs	\$ 19,297.00	CASH TRANSFER	\$ -	100.00%
Growers Market	\$ 17,640.00	\$ 8,224.00	\$ 9,416.00	46.62%
Park's & Recreation Activities	\$ 10,000.00	\$ 13,054.88	\$ (3,054.88)	130.55%
Sumter County Dispatch Compensation	\$ 100,000.00	\$ 100,000.00	\$ -	100.00%
Administrative Building Services- Sumter County	\$ 60,000.00	\$ 36,862.40	\$ 23,137.60	61.44%
FDOT Lighting Agreement	\$ 7,046.00	\$ -	\$ 7,046.00	0.00%
FDOT Maintenance Agreement	\$ 6,400.00	\$ -	\$ 6,400.00	0.00%
CDBG Grant- State	\$ 700,000.00	\$ 527,128.39	\$ 172,871.61	75.30%
Police Impact Fees	\$ 10,000.00	\$ 68,135.62	\$ (58,135.62)	681.36%
Parks & Recreation Impact Fees	\$ 10,000.00	\$ 42,667.56	\$ (32,667.56)	426.68%
Cash Forward- General Fund	\$ 163,288.00	\$ -	\$ 163,288.00	0.00%
Cash Forward- CRA Districts	\$ 100,000.00	\$ -	\$ 100,000.00	0.00%
			\$ -	0.00%
TOTAL GENERAL FUND REVENUES	\$ 6,397,242.00	\$ 4,297,736.67	\$ 2,099,505.33	67.18%

NOTE: 9/30/11 AUDIT ADJUSTMENTS HAVE BEEN ADJUSTED OUT OF CURRENT

**ENTERPRISE FUND REVENUES
BUDGET ANALYSIS REPORT
FOR THE MONTH OF MAY,2012
FY 2011-2012**

**2.b.1.
Page 3 of 4**

ITEM	BUDGETED	ACTUAL	DIFFERENCE	% COLLECTED
Water Operational	\$ 1,380,708.00	\$ 953,924.21	\$ 426,783.79	69.09%
Water Connection Fees	\$ 100,000.00	\$ 83,113.89	\$ 16,886.11	83.11%
Water TIE Fees	\$ 15,000.00	\$ 1,426.48	\$ 13,573.52	9.51%
Water Meter Installs	\$ 20,000.00	\$ 21,625.48	\$ (1,625.48)	108.13%
Water - Miscellaneous (on/off)	\$ 20,000.00	\$ 21,135.00	\$ (1,135.00)	105.68%
Water Income - Other	\$ 7,500.00	\$ 4,679.53	\$ 2,820.47	62.39%
Wastewater Operational	\$ 2,228,077.00	\$ 1,568,999.26	\$ 659,077.74	70.42%
Wastewater Connection Fees	\$ 200,000.00	\$ 65,169.50	\$ 134,830.50	32.58%
Wastewater TIE Fees	\$ 25,000.00	\$ 1,858.90	\$ 23,141.10	7.44%
Wastewater - Other Miscellaneous	\$ 30,000.00	\$ 8,409.79	\$ 21,590.21	28.03%
Wastewater TSS/COD	\$ 650,000.00	\$ 465,207.49	\$ 184,792.51	71.57%
Reuse Water Operations	\$ 60,000.00	\$ 42,173.83	\$ 17,826.17	70.29%
Interest Income	\$ 600.00	\$ 1,359.04	\$ (759.04)	226.51%
Turtle Mount Land Lease-tower site	\$ -	\$ 4,000.00	\$ (4,000.00)	0.00%
Water-Sewer - Cash Brought Forward	\$ 163,288.00	\$ -	\$ 163,288.00	0.00%
Total - Enterprise Fund Revenues	\$ 4,900,173.00	\$ 3,243,082.40	\$ 1,657,090.60	66.18%
Greenwood Cemetery Revenues	\$ 4,550.00	\$ 3,139.15	\$ 1,410.85	68.99%
Greenwood Cemetery - Cash Forward	\$ 6,940.00	\$ -	\$ 6,940.00	0.00%
Total - Cemetery Fund Revenues	\$ 11,490.00	\$ 3,139.15	\$ 8,350.85	27.32%
Industrial Park - MISCELLANEOUS	\$ -	\$ 305.33	\$ (305.33)	0.00%
Industrial Park - Cash Forward	\$ 10,950.00	\$ 9,820.84	\$ 1,129.16	-2.79%
Total - Industrial Park Fund Revenues	\$ 10,950.00	\$ 10,126.17	\$ 823.83	6%
TOTAL- ALL ENTERPRISE OPERATIONS	\$ 4,922,613.00	\$ 3,256,347.72	\$ 1,666,265.28	

**ENTERPRISE FUND EXPENDITURES
BUDGET ANALYSIS REPORT
FOR THE MONTH OF MAY, 2012
FY 2011-2012**

**2.b.1.
Page 4 of 4**

ENTERPRISE FUND DEPARTMENTS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
PHYSICAL ENVIRONMENT ADMINISTRATION	\$ 700,445.00	\$ 491,074.30	\$ 209,370.70	70.11%
WATER DEPARTMENT	\$ 1,092,700.00	\$ 536,660.01	\$ 556,039.99	49.11%
WASTEWATER DEPARTMENT	\$ 1,408,076.00	\$ 947,034.25	\$ 461,041.75	67.26%
INDUSTRIAL PARK	\$ 950.00	\$ 126.17	\$ 823.83	13.28%
GREENWOOD CEMETERY	\$ 7,665.00	\$ 369.09	\$ 7,295.91	4.82%
TOTAL OPERATING EXPENDITURES	\$ 3,209,836.00	\$ 1,975,263.82	\$ 1,234,572.18	61.54%
NOTES:				
TRANSFERS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
W/S TO GENERAL	\$ 350,000.00	\$ 87,500.00	\$ 262,500.00	25.00%
IND. PARK TO GENERAL	\$ 10,000.00	\$ 10,000.00	\$ -	100.00%
TOTAL TRANSFERS	\$ 360,000.00	\$ 97,500.00	\$ 262,500.00	27.08%
DEBT SERVICE	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
CHAMPAGNE FARMS - PRINCIPAL	\$ 30,978.00	\$ 70,821.78	\$ (39,843.78)	228.62%
CHAMPAGNE FARMS - INTEREST	\$ 70,821.00	\$ 30,978.42	\$ 39,842.58	43.74%
1994 SRF LOAN	\$ 189,195.00	\$ 189,194.94	\$ 0.06	100.00%
1996 SRF LOAN	\$ 270,063.00	\$ 135,031.31	\$ 135,031.69	50.00%
2007 SRF LOAN	\$ 379,915.00	\$ 189,957.44	\$ 189,957.56	50.00%
	\$ -	\$ -	\$ -	0.00%
TOTAL DEBT SERVICE	\$ 940,972.00	\$ 615,983.89	\$ 324,988.11	65.46%
CONTINGENCIES	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
GREENWOOD CEMETERY	\$ 3,825.00	\$ -	\$ 3,825.00	0.00%
WATER/SEWER ENTERPRISE FUND	\$ 67,980.00	\$ -	\$ 67,980.00	0.00%
INDUSTRIAL PARK	\$ -	\$ -	\$ -	0.00%
	\$ -	\$ -	\$ -	0.00%
TOTAL CONTINGENCIES	\$ 71,805.00	\$ -	\$ 71,805.00	0.00%
SPECIAL PROJECTS	BUDGETED	ACTUAL	DIFFERENCE	% EXPENDED
GREENWOOD CEMETERY	\$ -	\$ -	\$ -	0.00%
WATER TIE FEE PROJECTS	\$ 15,000.00	\$ 2,494.85	\$ 12,505.15	16.63%
WATER CONNECTION FEE PROJECTS	\$ 100,000.00	\$ 50,833.37	\$ 49,166.63	50.83%
WASTEWATER TIE FEE PROJECTS	\$ 25,000.00	\$ 1,389.85	\$ 23,610.15	5.56%
WASTEWATER CONNECTION FEE PROJECTS	\$ 200,000.00	\$ 56,258.37	\$ 143,741.63	28.13%
TOTAL SPECIAL PROJECTS	\$ 340,000.00	\$ 110,976.44	\$ 229,023.56	32.64%
TOTAL ENTERPRISE FUND EXPENDITURES	\$ 4,922,613.00	\$ 2,799,724.15	\$ 2,051,083.85	56.87%

Wildwood Springs Community Development District

2.g.1.
Page 1 of 4

May 31, 2012

CITY OF WILDWOOD
ATTN: Joseph Jacobs, Interim City Manager
City Hall
100 North Main Street
Wildwood, FL 34785



**RE: Wildwood Springs Community Development District
Proposed Budget for Fiscal Year 2013**

Dear Mr. Jacobs:

In accordance with Section 190.008(2)(b), Florida Statutes, enclosed please find one copy of the District's proposed budget for Fiscal Year 2013 for purposes of disclosure and information only.

The District has scheduled a public hearing for Thursday, August 16, 2012, at 1:00 p.m. at the Wildwood Community Center, 6500 Powell Road, Wildwood, FL 34785, for adoption of the same.

If you have any questions regarding the enclosed, please feel free to contact me.

Sincerely,

Brenda Burgess

Brenda Burgess
Office Manager

Enclosure

WILDWOOD SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
General Fund Budget
 Fiscal Year 2013

	Annual Fiscal Year 2013 Budget	Proposed Prorated Fiscal Year 2013 Budget
REVENUES		
Developer Contributions	\$ 109,380	\$ 39,080
Total Revenues	\$ 109,380	\$ 39,080
EXPENDITURES		
<i>Administrative</i>		
Annual Audit	\$ 5,000	\$ 5,000
Capital Outlay	\$ 250	\$ 200
Dues, Licenses, & Subscriptions	\$ 175	\$ 175
FICA expense	\$ 248	\$ 248
Legal Advertising	\$ 1,500	\$ 1,200 ¹
Office Supplies	\$ 250	\$ 200
Other Current Charges	\$ 500	\$ 250
Postage	\$ 500	\$ 250
Printing & Binding	\$ 500	\$ 200
Professional Fees -- Attorney	\$ 35,000	\$ 12,000
Professional Fees -- Engineer	\$ 12,000	\$ 10,000
Professional Fees -- Management	\$ 48,000	\$ 4,000
Supervisor Fees	\$ 4,000 ²	\$ 4,000 ²
Telephone	\$ 300	\$ 200
Travel and Per Diem	\$ 1,157 ³	\$ 1,157 ³
Total Expenditures	\$ 109,380	\$ 39,080
Excess Revenues (Expenditures)	\$ -	\$ -

¹ NOTE: Regular meeting notices are included in the Management Fees for the remainder of fiscal year 2012 (does not include public hearings)

² NOTE: Assumes five Supervisors receiving compensation for four meetings

³ NOTE: Assumes five Supervisors' mileage for four meetings, 130 miles @ 44.5¢

**WILDWOOD SPRINGS
COMMUNITY DEVELOPMENT DISTRICT**

*General Fund Budget
Fiscal Year 2013*

REVENUES:

Developer Contributions: The District will request funding from the developer as expenses are incurred within the scope of budgeted expense items.

EXPENDITURES:

Administrative

Annual Audit: The District is required to conduct an annual audit of its financial records by an independent certified public accounting firm. The fee is based on similar engagements of other Districts providing the same services as Wildwood Springs Community Development District.

Capital Outlay: This category includes larger items not included in office supplies, such as a filing cabinet to hold District records.

Dues, Licenses, & Subscriptions: The District is required to pay an annual fee of \$175 to the Department of Economic Opportunity (*formerly the Department of Community Affairs*). This is the only expense under this category for the District.

FICA Expenses: These represent withholdings from Supervisor fees for payroll taxes because the IRS considers Supervisors to be employees of the District. The amount is calculated on five Supervisors receiving compensation for four meetings during the fiscal year.

Legal Advertising: The District is required to advertise various notices including the annual meeting schedule, Board meetings and workshops, public hearings, requests for proposals, and other notices in a newspaper of general circulation. These costs are included in the Management Fees for the remainder of fiscal year 2012.

Office Supplies: Miscellaneous office supplies include the purchase of file folders, binders, envelopes and other items necessary to provide services on behalf of the District.

Other current charges: This represents any bank fees or miscellaneous charges incurred during the year.

Postage: This includes mailing agenda packages, any overnight or expedited deliveries, and all correspondence on behalf of the District, including invoices and payments to vendors.

Printing & Binding: This includes the costs associated with printing and binding agenda packages, printing checks, stationery and other printed materials for the District.

WILDWOOD SPRINGS
COMMUNITY DEVELOPMENT DISTRICT
General Fund Budget
Fiscal Year 2013

Professional Fees – Attorney: The District’s legal counsel will be providing general legal services to the District, i.e., attending and preparing for Board meetings, reviewing operation and maintenance contracts, and other work performed at the direction of the Board.

Professional Fees – Engineer: The District’s Engineer will be providing general engineering services to the District, i.e., attending and preparing for Board meetings, reviewing invoices and construction requisitions, and other work performed at the direction of the Board.

Professional Fees – Management: The District receives management, accounting and administrative services as part of a management agreement with Moyer Management Group. These services are outlined in Exhibit A of the management agreement. The fees are outlined in Exhibit B of the management agreement.

Supervisor Fees: Chapter 190, Florida Statutes, provides compensation for members of the Board of Supervisors for meeting attendance, in the amount of \$200 per meeting, not to exceed \$4,800 per fiscal year. The budgeted amount contemplates five Supervisors receiving compensation for four meetings during the fiscal year.

Telephone: In the course of regular District activities, long-distance charges and facsimile fees are incurred.

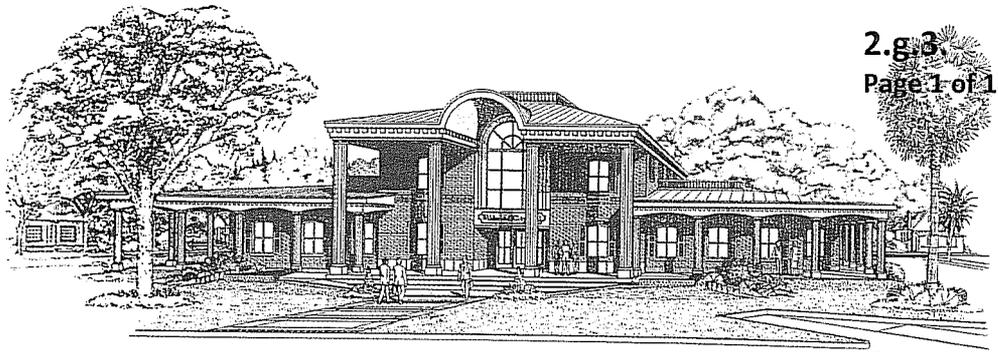
Travel and Per Diem: Supervisors may be reimbursed for their travel expenses to and from District meetings. The amount is calculated on five Supervisors traveling to four meetings during the fiscal year.

From: "Jerry Townsend" <jtownsend@wildwood-fl.gov>
To: "jerry townsend" <jerry.townsend@rocketmail.com>
Sent: Saturday, June 2, 2012 1:29:14 PM
Subject: Wildwood Growers New Hours

On June 16th the Wildwood Growers' Market will start new Summer operating hours. We will open at 8 AM and close at 12 Noon. We will return to our normal hours for the first Saturday in October.

**Thanks,
Jerry Townsend
Growers' Market Manager**

City of
Wildwood,
Florida



City Hall

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

CITY HALL

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

CITY MANAGER

Extension 110

CITY CLERK/FINANCE

Extension 100

CUSTOMER SERVICE

Utility Accounts/TDD
Extension 130

DEVELOPMENT SERVICES

Planning/Zoning/Concurrency
Extension 118
330-1338 Fax

HUMAN RESOURCES

Extension 105
330-1339 Fax

**PARKS & RECREATION
COMMUNITY CENTER**

Reservations:
Extension 114

POLICE

Emergency 9-1-1
100 E. Huey Street

Admin/Records

330-1355 Phone
330-1354 Fax

Dispatch

330-1355 Phone
330-1358 Fax

Code Enforcement

330-1355 Phone
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

June 7, 2012

Mr. Richard Hampton
Wildwood Middle High School
700 Huey Street
Wildwood, Fl. 34785

Dear Mr. Hampton,

On Saturday, May 19, 2012 Wildwood High School held its yearly prom at the Wildwood Community Center. Prom set-up began on Thursday, May 17th and was completed just before the Prom began at 7pm on May 19th. This letter is to inform you of some of the problems that took place either during prom set-up or clean-up of the event.

The damage to the building is repairable, but it is important for the school to understand what took place to prevent this from happening in the future. When staff arrived on Friday, May 18th to observe the set-up, it was to our surprise the extent of the prom set up. School personnel had allowed students to climb what appeared to be a 12 foot ladder to hang and mount items from the ceiling. Such items include mounting lights, a disco ball, decorations, etc.; resulting in an altered state of what the "norm" is for the community center. The renter guidelines clearly state that this is prohibited and that if any decorations are to be used they must be approved by the City Manager. This did not occur with the 2012 Prom.

The stage that is used for Zumba was fastened together using screws by prom personnel. The zumba stage was the only thing that was pre-approved to use for the Prom, strictly for staging decorations, not to be altered from its original state. Spray paint was also used on the outer lawn of the community center, resulting in a rainbow of colors left on the lawn. A fog machine was denied use on Friday, May 18th due to liability reasons, but was asked to be used again on Saturday, May 19th to which it was allowed use following Ms. Ebey signing an agreement confirming that the Sumter County School System has a liability policy in place covering the City of Wildwood as an additional insured. This again was something that was not pre-approved, but school personnel had already purchased the material.

The pictures that are attached show the set-up that took place without approval, as well as the building after clean-up. It is our understanding that the City of Wildwood representative that was on-site on Saturday, May 19, 2012 did not reflect any of these items on the pre and post walk through report. As a result of this error, the Wildwood Middle High School will receive a full refund of the \$500 deposit. This letter is simply to notify school officials as to what took place in order to prevent this in the future. If this occurs with future events in Wildwood Middle High School's

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Wildwood,
Florida



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**PARKS & RECREATION
COMMUNITY CENTER**

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Dispatch

330-1355 Phone
330-1358 Fax

Code Enforcement

330-1355 Phone
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

name, part or possibly all of the deposit paid will be retained by the City of Wildwood to repair damages to the Wildwood Community Center.

As of Thursday, June 7, 2012 Wildwood Middle High School has not booked a date for the 2013 Prom. If it is the school's intention to rent the Wildwood Community Center for 2013 please let Jenny Hudson, Parks and Recreation Coordinator, know of a date as soon as one is decided upon. It is best to book the 2013 date as soon as possible as the calendar will quickly fill with pre-booked events.

Sincerely,

Bill Ed Cannon
City Manager

Cc: Chris Ebey, Prom Coordinator
Jenny Hudson, Parks and Recreation Coordinator

Attachments: Pre-prom pictures of set-up
Post clean-up of prom pictures
Pre and post walk through report
Agreement signed by Ms. Ebey

CITY OF WILDWOOD COMMUNITY CENTER RENTAL PRE & POST USE CHECKLIST

2-8-3
Page 3 of 14

Event Date: 5/19/12 ^{11:00} ~~10:00~~

Amount Due Staff/Security Person On Site: \$ 500.00

Time Scheduled for Event: 11 am/pm to 1 am/pm

Time Building Opened: 11 am/pm ^{Renter's Initials} BP ^{Security Initials} BP

Time Building Closed: 1 am/pm ^{Renter's Initials} BP ^{Security Initials} BP

Time Used in Excess of Time Scheduled: _____ hrs. / mins.
(For each portion of an hour beyond time scheduled, you will be billed for a full hour. This amount will be deducted from your security deposit before it is returned to you.)

Renter's Name: Wildwood Middle High School

Mailing Address: 700 Huey St.

City, State, Zip: Wildwood, FL 34785

Home Phone: (352) 748 1314 Cell Phone: () - -

Work Phone: () - - Ext. _____

Fax Phone: () - -

CUSTOMER REFUND INFORMATION

THIS SECTION FOR OFFICE USE ONLY: Page 3 of 14

Date of Deposit: 5/1/12 Deposit Amount: \$ 500.00

Additional Time Rental Charge: \$ _____

Repair / Damage Charges: \$ _____

Additional Cleaning Charges: \$ _____

Total Amount to Be Refunded: \$ _____

ACCOUNTS PAYABLE:

Date Received: _____ By: _____

Deposit Refund: 001-218.0440 Rental Refund: 001-347.5300

Ref # _____ Check Date: _____

Check Number: _____

STAFF PERSON
11-1 (19) SAT 112.00
11-3 (19) Sun 82.00

BEFORE USE CHECK LIST (ALL CATEGORIES PERTAINING TO YOUR USE MUST BE MARKED)

MAIN ROOM:

FLOOR / CARPET: CLEAN DIRTY DAMAGED

HARD WALLS: CLEAN DIRTY DAMAGED

FOLDING PARTITION DOORS: CLEAN DIRTY DAMAGED

ENTRANCE DOORS: CLEAN DIRTY DAMAGED

WINDOWS: CLEAN DIRTY DAMAGED

CEILINGS: CLEAN DIRTY DAMAGED

WATER FOUNTAIN: CLEAN DIRTY DAMAGED

PLANTS: CLEAN DIRTY DAMAGED

FLAGS: CLEAN DIRTY DAMAGED

TRASH CANS EMPTY: YES NO

SERVICE AREA (IF USED):

FLOOR: CLEAN DIRTY DAMAGED

WALLS: CLEAN DIRTY DAMAGED

CEILING: CLEAN DIRTY DAMAGED

DOORS: CLEAN DIRTY DAMAGED

COUNTERTOPS: CLEAN DIRTY DAMAGED

CABINETS & DRAWERS: CLEAN DIRTY DAMAGED

STOVE: CLEAN DIRTY DAMAGED

REFRIGERATOR: CLEAN DIRTY DAMAGED

MICROWAVE OVEN: CLEAN DIRTY DAMAGED

CABINETS & DRAWERS EMPTY: YES NO

STOVE EMPTY: YES NO

MICROWAVE OVEN EMPTY: YES NO

REFRIGERATOR EMPTY: YES NO

FREEZER EMPTY: YES NO

TRASH CANS EMPTY: YES NO

TABLES & CHAIRS:

TABLE COUNT: _____ NO. OF TABLE DOLLIES: _____

CHAIR COUNT: _____ NO. OF CHAIR DOLLIES: _____

TABLES STACKED CORRECTLY: YES NO

CHAIRS STACKED CORRECTLY: YES NO

TABLES CLEAN: YES NO

CHAIRS CLEAN: YES NO

MEN'S RESTROOM:

FLOOR: CLEAN DIRTY DAMAGED

WALLS: CLEAN DIRTY DAMAGED

CEILING: CLEAN DIRTY DAMAGED

STALL WALLS & DOORS: CLEAN DIRTY DAMAGED

SINKS: CLEAN DIRTY DAMAGED

TOILETS: CLEAN DIRTY DAMAGED

URINALS: CLEAN DIRTY DAMAGED

TISSUE DISPENSERS: CLEAN DIRTY DAMAGED

TOWEL DISPENSER: CLEAN DIRTY DAMAGED

SOAP DISPENSERS: CLEAN DIRTY DAMAGED

TRASH CANS: CLEAN DIRTY DAMAGED

TRASH CANS EMPTY: YES NO

WOMEN'S RESTROOM:

FLOOR: CLEAN DIRTY DAMAGED

WALLS: CLEAN DIRTY DAMAGED

CEILING: CLEAN DIRTY DAMAGED

STALL WALLS & DOORS: CLEAN DIRTY DAMAGED

SINKS: CLEAN DIRTY DAMAGED

TOILETS: CLEAN DIRTY DAMAGED

TISSUE DISPENSERS: CLEAN DIRTY DAMAGED

SANITARY PRODUCT DISPOSALS: CLEAN DIRTY DAMAGED

TOWEL DISPENSER: CLEAN DIRTY DAMAGED

SOAP DISPENSERS: CLEAN DIRTY DAMAGED

TRASH CANS EMPTY: YES NO

EXTERIOR OF BUILDING:

EXTERIOR WALKWAY: CLEAN DIRTY DAMAGED

TRASH CANS EMPTY: YES NO

PARKING AREA USED: CLEAN DIRTY DAMAGED

GRASS AREA (IF USED): CLEAN DIRTY DAMAGED

OTHER:

Entire Building (J.D)

COMMENTS/DESCRIPTION OF DAMAGES PRIOR TO USE:

Mrs. Ebel said every thing was clean when started

RENTER'S BEFORE USE CHECK:

Date: 5/19/12 Time: 11:00

[Signature]
Renter's Signature

SECURITY/STAFF BEFORE USE CHECK:

Date: 5/19/12 Time: 11:00

[Signature]
Security / Staff Person Signature

AFTER - USE CHECK LIST

(ALL CATEGORIES PERTAINING TO YOUR USE MUST BE MARKED)

2.g.3.
Page 4 of 14

MAIN ROOM:

- FLOOR / CARPET: CLEAN DIRTY DAMAGED
- HARD WALLS: CLEAN DIRTY DAMAGED
- FOLDING PARTITION DOORS: CLEAN DIRTY DAMAGED
- ENTRANCE DOORS: CLEAN DIRTY DAMAGED
- WINDOWS: CLEAN DIRTY DAMAGED
- CEILINGS: CLEAN DIRTY DAMAGED
- WATER FOUNTAIN: CLEAN DIRTY DAMAGED
- PLANTS: CLEAN DIRTY DAMAGED
- FLAGS: CLEAN DIRTY DAMAGED
- TRASH CANS EMPTY: YES NO

SERVICE AREA (IF USED):

- FLOOR: CLEAN DIRTY DAMAGED
- WALLS: CLEAN DIRTY DAMAGED
- CEILING: CLEAN DIRTY DAMAGED
- DOORS: CLEAN DIRTY DAMAGED
- COUNTERTOPS: CLEAN DIRTY DAMAGED
- CABINETS & DRAWERS: CLEAN DIRTY DAMAGED
- STOVE: CLEAN DIRTY DAMAGED
- REFRIGERATOR: CLEAN DIRTY DAMAGED
- MICROWAVE OVEN: CLEAN DIRTY DAMAGED
- CABINETS & DRAWERS EMPTY: YES NO
- STOVE EMPTY: YES NO
- MICROWAVE OVEN EMPTY: YES NO
- REFRIGERATOR EMPTY: YES NO
- FREEZER EMPTY: YES NO
- TRASH CANS EMPTY: YES NO

TABLES & CHAIRS:

- TABLE COUNT: _____ NO. OF TABLE DOLLIES: _____
- CHAIR COUNT: _____ NO. OF CHAIR DOLLIES: _____
- TABLES STACKED CORRECTLY: YES NO
- CHAIRS STACKED CORRECTLY: YES NO
- TABLES CLEAN: YES NO
- CHAIRS CLEAN: YES NO

MEN'S RESTROOM:

- FLOOR: CLEAN DIRTY DAMAGED
- WALLS: CLEAN DIRTY DAMAGED
- CEILING: CLEAN DIRTY DAMAGED
- STALL WALLS & DOORS: CLEAN DIRTY DAMAGED
- SINKS: CLEAN DIRTY DAMAGED
- TOILETS: CLEAN DIRTY DAMAGED
- URINALS: CLEAN DIRTY DAMAGED
- TISSUE DISPENSERS: CLEAN DIRTY DAMAGED
- TOWEL DISPENSER: CLEAN DIRTY DAMAGED
- SOAP DISPENSERS: CLEAN DIRTY DAMAGED
- TRASH CANS: CLEAN DIRTY DAMAGED
- TRASH CANS EMPTY: YES NO

WOMEN'S RESTROOM:

- FLOOR: CLEAN DIRTY DAMAGED
- WALLS: CLEAN DIRTY DAMAGED
- CEILING: CLEAN DIRTY DAMAGED
- STALL WALLS & DOORS: CLEAN DIRTY DAMAGED
- SINKS: CLEAN DIRTY DAMAGED
- TOILETS: CLEAN DIRTY DAMAGED
- TISSUE DISPENSERS: CLEAN DIRTY DAMAGED
- SANITARY PRODUCT DISPOSALS: CLEAN DIRTY DAMAGED
- TOWEL DISPENSER: CLEAN DIRTY DAMAGED
- SOAP DISPENSERS: CLEAN DIRTY DAMAGED
- TRASH CANS EMPTY: YES NO

EXTERIOR OF BUILDING:

- EXTERIOR WALKWAY: CLEAN DIRTY DAMAGED
- TRASH CANS EMPTY: YES NO
- PARKING AREA USED: CLEAN DIRTY DAMAGED
- GRASS AREA (IF USED): CLEAN DIRTY DAMAGED

OTHER:

LEFT AT 100 SAT BUTCHERS
Back to clean AT 11:00 SUN

RENTER'S AFTER USE CHECK:

Date: 5/19/12 Time: 1:00

SECURITY/STAFF AFTER USE CHECK:

Date: 5/19/12 Time: 1:00

AFTER USE COMMENTS (IF ANY):

Sun 5/20/12 11:00 AM 3:00 PM Full Clean up

OUT Side Trash Can empty up STAIR Down & FULL STAIR

Bath Room Clean Floor Sweep & mop

Kitchen Clean (Under Deck)

TRASH Took out Prom

Type of Function: _____

Number of People Expected: 100-120

Will Alcohol Be Served? Yes No

(Food) Service Area to be used: Yes No

Will There Be Outside Cooking (i.e. BBQ, grilling, etc.)? Yes No

Will Event Be Catered? Yes No Name of Caterer: _____

Type of Seating to be Used: Chairs Only Tables & Chairs

Will Event Be Advertised? Yes No How? _____

Will Tickets Be Sold In Advance? Yes No At the Door? Yes No

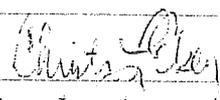
- Will There Be A: Band / DJ / Sound System / None
- Number of People Under the Age of 18 Attending: _____
- Will There Be A Cash Bar? Yes No
- Food Service Area Assigned: North South North & South 2nd Floor
- Method of Cooking: _____
- Caterer's Phone Number: _____

(If at the door, renter must control the number of people admitted to stay within fire code occupancy capacity based on seating type used.)

Dumster over full someone please

I confirm that the Sumter County School System has a liability policy in place covering the City of Wildwood as an additional insured. Such policy covers the 2012 Prom event at the Wildwood Community Center.

District School Board of Sumter County

By: 

Date: 05-19-12

Name: Christina Egan

Title: Authorized Representative



Decoration hung from wall using an adhesive material



Disco ball hanging from ceiling



Top left corner shows a light after installation.

Remainder of picture is more decoration hung from wall with an adhesive material.



Black plastic material
hung from ceiling grid.

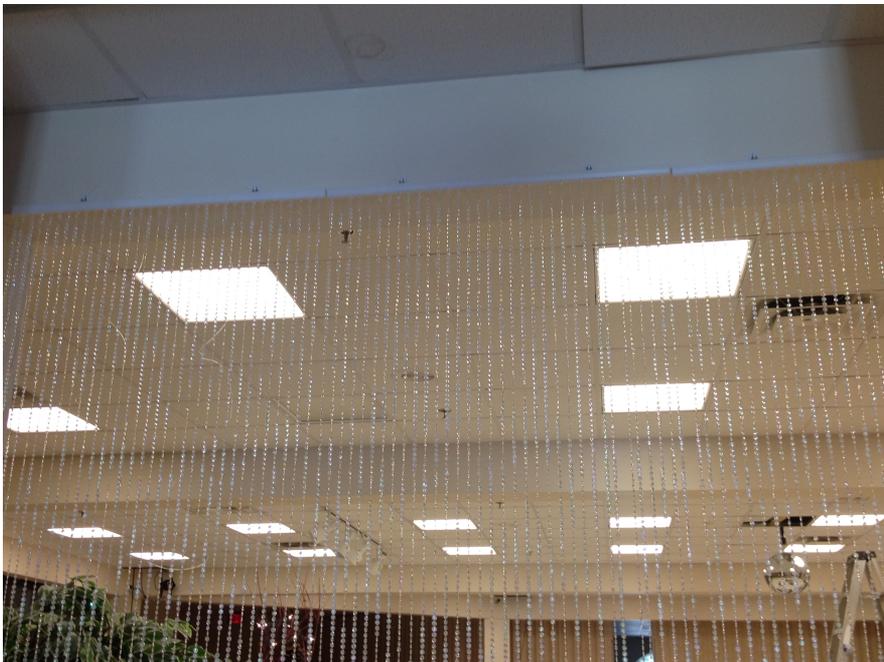
Lights that were installed without approval

2.g.3.
Page 8 of 14





Decorations taped into ceiling grid



Beads hung using adhesive hooks



Gum left on the office door
outside of the women's
restroom

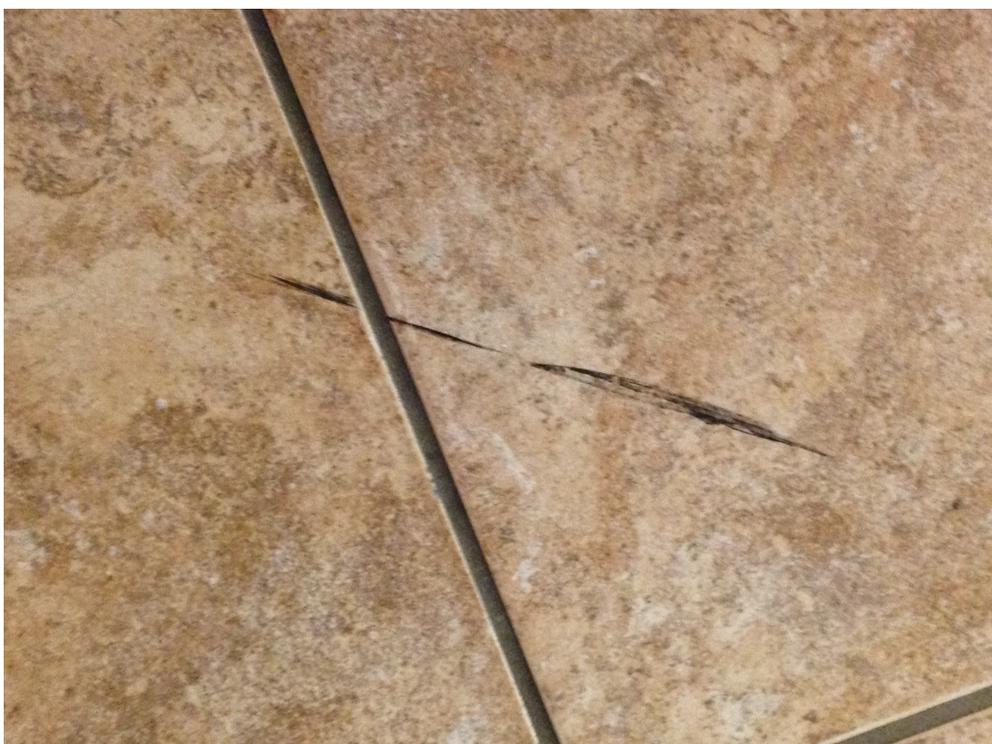


The condition of the kitchen sink
in the President's Hall when the
building was vacated

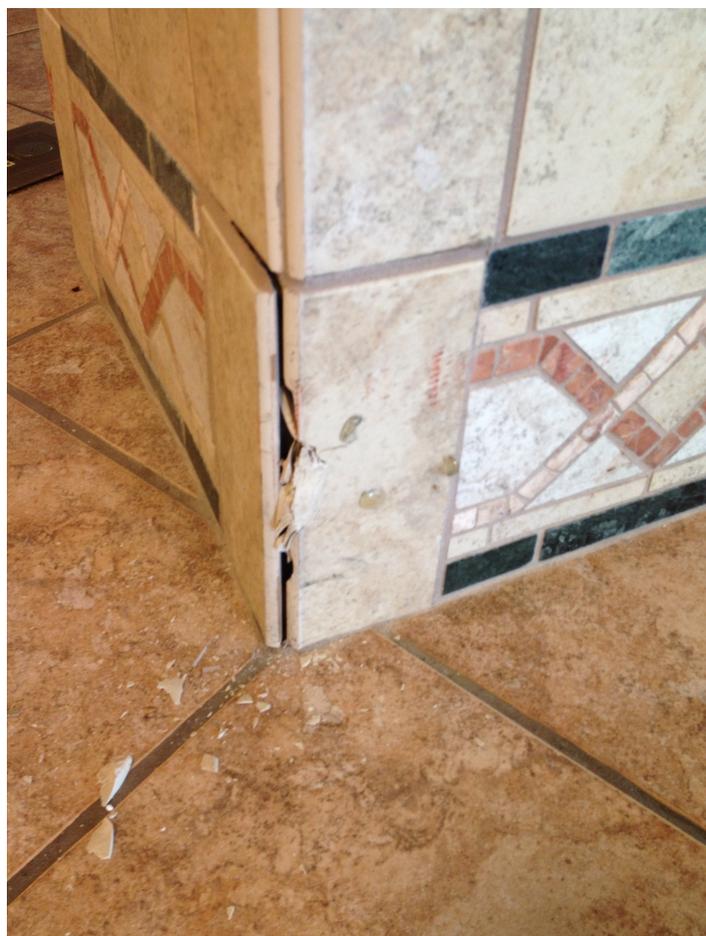
The ceiling tiles after the building was vacated

2.g.3.
Page 11 of 14





Black paint on the tile in the Washington room



Broken tile at the base of a column in the Washington room

Spray paint on lawn of community center

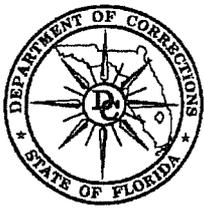




Additional spray paint on lawn



Garbage at the conclusion of event



FLORIDA
DEPARTMENT of
CORRECTIONS

2.g.4.
Page 1 of 2

Governor
RICK SCOTT

Secretary
KENNETH S. TUCKER

An Equal Opportunity Employer

501 South Calhoun Street, Tallahassee, FL 32399-2500

<http://www.dc.state.fl.us>

May 31, 2012

Mr. Ed Wolfe
Mayor
City of Wildwood
100 North Main Street
Wildwood, FL 34785



Dear Mayor Wolfe:

As the Secretary of the Florida Department of Corrections, one of my top priorities is to improve and enhance an offender's transition from prison to his or her home community. To achieve this, I am in the process of scheduling a series of Town Hall meetings to seek input on forming a strategy for Corrections for the State of Florida, not just our Department. Our theme is "Partnering for Fewer Crimes, Less Victims and Safer Communities."

In developing our shared strategy, partnering with those in the community is a significant component if we are to achieve success. I have scheduled a meeting in your area for June 14th. It is my hope this will provide interested citizens a forum to express their ideas and suggestions while providing the Department with valuable input in developing a strategy for the future of our communities and state. Our goal is to provide a seamless re-entry process and to work closely with the local community to ensure the offender's return home is successful and permanent. We know that when a transitioning offender is released from our facilities, community organizations and local law enforcement play critical roles.

I have included an invitation to the event with all the details and I hope that you will be able to attend. I look forward to seeing you there and hearing your comments. Also, all information concerning these efforts will be posted on the FDOC website at: <http://www.dc.state.fl.us/reentry/tpci.shtml> or you may call 850-717-3050.

Thank you for your partnership and for assisting the Department in making our state safer.

Sincerely,

Kenneth S. Tucker
Secretary

Enclosure



**Kenneth S. Tucker, Secretary
Florida Department of Corrections**

**Invites you to a Re-Entry Partnership Public Forum
focusing on
“Partnering for Fewer Crimes, Less Victims, and Safer Communities”**

This is an opportunity to hear your thoughts and suggestions on how we can work together in facilitating the positive re-entry of offenders into your community. Re-entry begins on day one of incarceration and continues upon release. Therefore, we must all work together as a team to allow these offenders an opportunity to become successful members of society.

**Please join us on June 14th, 2012
At 6:00 p.m. – 8:00 p.m.
(Registration and informational booths open at 5:00 p.m.)**

**The Sheriff's Jail Interim Building
NW 10th Street
Ocala, Florida 34478**

*“Alone we can do so little; together we can do so much.”
Helen Keller*

Additional information can be found at the Department's
website: <http://www.dc.state.fl.us/reentry/tpci.shtml>

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Change of Use

REQUESTED ACTION: Informational Update.

Work Session (Report Only) **DATE OF MEETING:** 6/11/2012
 Regular Meeting Special Meeting

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

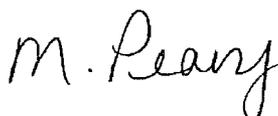
BUDGET IMPACT: _____

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

HISTORY/FACTS/ISSUES:

Staff has received inquiries from the public regarding what constitutes a "Change of Use" under the Code of Ordinances of the City of Wildwood. The term is not explicitly defined in the code, nor are the circumstances that would trigger additional impact fee payments. Specifically, business owners are seeking to identify when and under what conditions inspections or reviews would be triggered for additional water/sewer usage (i.e., additional connection impact fees).

Staff continues researching definitions and procedures used by neighboring jurisdictions in order to bring back a recommendation for a definition and procedure for the Commission's consideration at the July 9th City Commission meeting.



Melanie Peavy
Development Services Director

3. **NEW BUSINESS – ACTION REQUIRED**

a. **MINUTES**

1. Minutes of Regular Meeting held on May 14, 2012 (Attachments – Staff recommends approval)

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

1. **Ordinance No. O2012-19**; an ordinance approving the rezoning of Parcel G07A001 from C-1 (Commercial) to CIPD (Commercial/Industrial Planned Development) for the Police Communications Tower Site to bring the use of the property into compliance with the current Land Development Regulations based upon a favorable recommendation by the P&Z Board/Special Magistrate (Attachments)
2. **Ordinance No. O2012-20**; Establishing the Brownwood Community Development District, the legal description of its boundaries and the initial five members of the board and the grant of special powers requested, which includes recreational powers, security powers and mosquito control powers. The CDD is comprised of approximately 239.8± acres within the City of Wildwood (Attachments)
3. **Ordinance No. O2012-21**; an ordinance rezoning 301/466 LLC Property; Parcel Numbers D18=069, D18=040, D18=064, D18=041, D18=067 and D18=068 containing 222 acres ± generally located to the NW of US 301 and CR 214, from Neighborhood Mixed Use-7 (NMU-7) to Low Density Residential (R-1) to bring the property into compliance with the Future Land Use Map of the Comprehensive Plan and based upon a favorable recommendation by the P&Z Board/Special Magistrate (Attachments)

c. **RESOLUTIONS FOR APPROVAL**

1. **Resolution No. R2012-07** (*TABLED 5/14/12 FOR FULL COMMISSION*) a Resolution Amending Chapters 4.3 and 5.1 of the City of Wildwood Personnel Rules (Attachments – Staff Recommends Approval)

d. **APPOINTMENTS**

1. None

e. **CONTRACTS AND AGREEMENTS**

1. Review/approval requested of the FDOT State Highway Lighting, Maintenance, and Compensation Agreement Work Order for FY2012-13 (Attachments – Staff Recommends Approval)
2. Review Carr, Riggs & Ingram, CPAs and Advisors proposal to continue providing audit services for the basic financial statements of the City for the years ending September 30, 2012, 2013 and 2014 (Attachments – Board Option)
3. Contract for Grant Feasibility Services between the City of Wildwood and Andy Easton & Associates to study the feasibility of using state/federal grants to fund public infrastructure that will serve a proposed ALF site to be located on the Word Family Trust Property; fee shall be a lump sum of \$2,500 (Attachments – Staff Recommends Approval)

4. Review/approval of Settlement Agreement Between the COW and Parkwood-Sumter Properties, Inc. and requiring execution of an Addendum to Developer's Agreement (Attachments – Staff Recommends Approval)
5. Review/approval of Addendum to Developer's Agreement Between the COW and Parkwood Sumter Properties, Inc. (Attachments – Staff Recommends Approval)

f. **FINANCIAL**

1. Bills for Approval (Attachments – Staff Recommends Approval)
2. Request approval to purchase training equipment for the police department (Chief Reeser to Address) (Attachments – Staff Recommends Approval)
3. Request approval to purchase budgeted Capital Improvement Items for the police department (Chief Reeser to Address) (Attachment – Staff Recommends Approval)
4. Request approval to purchase two new 2013 Ford Interceptor packaged patrol cars for the police department (Chief Reeser to Address) (Attachments – Staff Recommends Approval)
5. Request approval of CSX Utility Relocation Change Order No. 2, a decrease of \$1,490 to the contract amount (Dave Grimm to Address) (Attachments – Staff Recommends Approval)
6. Request approval of the low quote received from Don Ellis Painting and Pressure Cleaning in the amount of \$2,379 for City Hall Annex Improvements – Exterior Painting & Repair (Dave Grimm to Address) (Attachments – Staff Recommends Approval)
7. Request approval of the low quote received from Ro-Mac Supply in the amount of \$3,883.91 for City Hall Annex Improvements to remove and replace the rear steel security doors (Dave Grimm to Address) (Attachments – Staff Recommends Approval)
8. Request approval of the low quote received from Lake Glass and Mirror in the amount of \$3,375 for City Hall Annex Improvements to replace the front entrance (Dave Grimm to Address) (Attachments – Staff Recommends Approval)
9. Request acceptance of the quote from BB&T Bank for a three-year financing term at 1.79% for the purchase of four (4) Ford pickup trucks for the Water and Wastewater Departments and authorization to proceed with the closing process (Attachments – Staff Recommends Approval)
10. Request approval of Kimley-Horn and Associates, Inc. Individual Project Order (IPO) No. 15 in the amount of \$47,500 for architectural, electrical, and civil engineering services required to make repairs at the City's CR 501 (Prison) Water Treatment Plant necessitated by flooding which occurred on Oct. 24, 2010. Funding will be from the insurance settlement (Attachments – Staff Recommends Approval)

11. Request approval of Kimley-Horn and Associates, Inc. Individual Project Order (IPO) No. 17 to provide a Funding Analysis to identify funding resources (grants, loans, etc.) that will provide Mechanisms to fund needed capital improvement projects within the City limits; and as an Associate Consultant, Angie Brewer & Associates, Inc. will provide and submit a funding analysis described in the Scope of Services. Compensation shall be at an hourly fee not to exceed \$10,000 (Attachments – Staff Recommends Approval)
12. Request approval of Kimley-Horn and Associates, Inc. Individual Project Order (IPO) No. 18 to provide a Preliminary Engineering Report addressing needed off-site utility system improvements to the Word Property. Compensation shall be at an hourly fee not to exceed \$3,500 (Attachments – Staff Recommends Approval)

g. GENERAL ITEMS FOR CONSIDERATION

1. Adoption of the City of Wildwood Section 504 Compliance Policy, Evaluation Plan, Transition Plan and Grievance/Complaint Procedures as required by DEO for the CDBG programs and projects. (Attachments – Dave Grimm to present - Staff Recommends Adoption)
2. Discussion regarding recent vandalism and damages at MLK Park and request for direction on any actions to be taken by staff (Attachments – Jenny Hudson to Address)

4. ADJOURN

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
MAY 14, 2012 – 7:00 P.M.
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood Florida met in Regular Session, May 14, 2012 at 7:00 p.m.

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

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

1. TIMED ITEMS AND PUBLIC HEARINGS: 7:00 p.m.

a. PUBLIC HEARING: TEMP 1204-02 Temporary Use – Ernest Gross; Request approval for temporary living quarters (RV) to be placed on the property while the primary residence is renovated (Attachments - Staff recommends that the Commission accept the Planning & Zoning Board/Special Magistrate's recommendation and approve the temporary use)

Public Hearing was opened with no comments received.

Motion by Commissioner Clark, second by Commissioner Strickland to approve TEMP 1204-02 Temporary Use as requested by Ernest Gross for a period of six months. Motion carried by unanimous vote.

b. PUBLIC HEARING: SP 1201-03 Oxford Memorial Center; Site Plan approval requested for a 6,250 sq. ft. Funeral/Assembly Hall with a paved driveway and parking subject to approval, exemption, or permitting of the project by all agencies of competent jurisdiction (Attachments - Staff recommends that the Commission accept the Planning & Zoning Board/Special Magistrate's recommendation and approve the site plan subject to conditions listed)

DSD Peavy was sworn in.

Public Hearing was opened with no comments received.

Motion by Commissioner Clark, second by Commissioner Strickland to approve SP 1201-03 Oxford Memorial Center; Site Plan. Motion carried by unanimous vote.

c. PUBLIC HEARING: SP 1203-02 Wildwood Batting Cages; Site Plan approval for two batting cages (22,620 sq. ft.), two buildings with covered patios (5,600 sq. ft.) and associated driveway, parking lot, and sidewalks (Attachments - Staff recommends that the Commission accept the Planning & Zoning Board/Special Magistrate's recommendation and approve the site plan subject to conditions listed)

Minutes
Page 2
May 14, 2012

Public Hearing was opened with no comments received. DSD Peavy noted the hours of operation would be from 9 a.m. until 9 p.m.

Motion by Commissioner Strickland, second by Commissioner Clark to approve SP 1203-02 Wildwood Batting Cages; Site Plan. Motion carried by unanimous vote.

d. Phillip Craig O'Dell, Trustee is requesting a six-month extension of the O'Dell PUD – Ordinance #621, due to real estate market conditions (Attachments – Staff Recommends Approval)

DSD Peavy noted that the Code allows for 12 months extension and O'Dell is requesting six months.

Motion by Commissioner Clark, second by Commissioner Strickland to approve a 12-months extension of the O'Dell PUD – Ordinance #621. Motion carried by unanimous vote.

▪ SPECIAL PRESENTATIONS:

1) Melanie Peavy: Update on the status of development and projects within the City of Wildwood (Attachments)

DSD Peavy referred to the Executive Summary outlining the status of various developments and projects. She also noted the Comprehensive Plan Amendments have received comments from FDOT which are under review and a letter was received from DOE (formally DCA) with no comments. Scheduled for adoption by the City Commission on June 11.

2) Melanie Peavy: Informational update on what constitutes a "Change of Use" under the Code of Ordinances of the City of Wildwood; Staff is researching definitions and procedures used by neighboring jurisdictions in order to bring back a recommendation for a definition and procedure for the Commission's consideration at the next regular meeting (Attachment)

FYI

3) Doug McCoy, Waste Management: Changes to pick-up of yard waste, limbs, etc. (Attachments)

Doug McCoy reported that due to a change at Covanta Waste to Energy Plant, WM has had to change their pickup schedules somewhat so that household garbage and yard waste are picked up separately. He noted there is no change to the days for household garbage pickup and that notices of the change are being attached to the waste containers this week.

2. REPORTS AND PUBLIC INPUT

a. City Manager

Minutes
Page 3
May 14, 2012

CM Cannon noted a memo from Governor Scott related to Peace Officers Memorial Day proclaimed by the President, and requesting that flags fly at half-staff on May 15.

- 1) FYI – Commendation letter from John De Bilio regarding Police Officer Harrie and Police Officer Graver (Attachment)
- 2) FYI – Budget Comparison Report for the month of April 2012 – 7 months into the FY (Attachments)

CM Cannon noted that by the numbers presented the City seems to be in good financial standing.

Mayor Wolf noted that cattle were loose from the property on the RIB site and asked if the City is receiving the lease payments when due. CC Jacobs indicated yes, they are up to date.

CM Cannon expressed appreciate to staff for the welcome he received and assisting him.

b. City Attorney - None

c. City Clerk

- 1) 2012 Election Qualifying Information (Attachments)

CC Jacobs referred to the attachments and emphasized the qualifying period dates for the 2012 election, noon June 4 through noon June 8. He noted that some suggestions have been made to the Supervisor of Elections that the web site include and clarify that these dates includes the municipalities. Noted the fee is \$58.50.

d. Commission Members – None

e. Public Forum (10 minute time limit) - None

f. Notes, Reports, and items for the file as attached

3. NEW BUSINESS – ACTION REQUIRED

a. MINUTES

- 1) Minutes of Regular Meeting held on March 26, 2012 (Attachments – Staff recommends approval)
- 2) Minutes of Regular Meeting held on April 9, 2012 (Attachments – Staff recommends approval)

Motion by Commissioner Strickland, second by Commissioner Clark to accept the Minutes of Regular Meeting held on March 26, 2012 and the Minutes of Regular Meeting held on April 9, 2012 as typed. Motion carried by unanimous vote.

Minutes
Page 4
May 14, 2012

- b. ORDINANCES FIRST READING ONLY (READ ONLY – NO VOTE)
None

- c. RESOLUTIONS FOR APPROVAL:

- 1) Resolution No. R2012-07 Amending Chapters 4.3 and 5.1 of the City of Wildwood Personnel Rules (Attachments – Staff Recommends Approval)

Resolution No. R2012-07 was introduced.

CA Blair reported that situations have come up in the past two weeks that prompted these changes. CM Cannon indicated that 5.1 should read “up to 10%”. Mayor Wolf suggested to table to allow more review and bring back.

Motion by Commissioner Clark, second by Commissioner Strickland to table R2012-07 until next regular meeting. Motion carried by unanimous vote.

- d. APPOINTMENTS
None

- e. CONTRACTS AND AGREEMENTS

- 1) Discussion/Approval of the Agreement Between the City of Wildwood and Word Family, LLC to attempt to obtain a grant which will allow development of water and wastewater lines that would benefit the owner’s property and allow economic development of the surrounding areas as well (Attachments – Staff Recommends Approval)

CA Blair noted this has gone back and forth between the City and the Word Family. Mayor Wolf noted there may be additional changes.

Motion by Commissioner Clark, second by Commissioner Strickland to approve the Agreement Between the City of Wildwood and Word Family, LLC to attempt to obtain a grant which will allow development of water and wastewater lines that would benefit the owner’s property and allow economic development of the surrounding areas as well. Motion carried by unanimous vote.

- 2) Test and Certification Agreement for Safety Systems, A Division of Dart Electronics to provide annual testing, inspection and certification of the existing City Hall fire alarm system per State of Florida Code requirements (Attachments)

Motion by Commissioner Strickland, second by Commissioner Clark to approve the Test and Certification Agreement for Safety Systems, A Division of Dart Electronics to provide annual testing, inspection and certification of the existing City Hall fire alarm system per State of Florida Code requirements. Motion carried by unanimous vote.

- f. FINANCIAL

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

Mayor Wolf questioned use of personal vehicle by UD Phillips and why he doesn't have a City vehicle. Asked if that would create a problem with other department heads, and whether there would be liability issues. UD Phillips noted he does not receive a car allowance, he receives mileage. Mayor Wolf requested that liability be checked for any employee using their personal vehicle on City business.

Motion by Commissioner Strickland, second by Commissioner Clark to approve payment of bills. Motion carried by unanimous vote.

2) Request Approval for City Hall HVAC Improvements, Change Order No. 2 for replacement of two compressors, valves, labor and preventative maintenance on outdoor air cooled chiller unit at a cost of \$13,600 (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Strickland to approve Change Order No. 2 for replacement of two compressors, valves, labor and preventative maintenance on outdoor air cooled chiller unit at a cost of \$13,600. Motion carried by unanimous vote.

3) Request Approval to purchase and replace the WWTP Reuse Pump Station Vertical Hollow Shaft Pump damaged by lightning strike from Tampa Armature Works at a cost of \$3,442 plus the services of a rubber tired crane at an estimated cost of \$1,000; anticipated total of \$4,442 (Attachments – Staff Recommends Approval)

UD Phillips reported the City does not have a crane to pull the pump and one will have to lease.

Motion by Commissioner Strickland, second by Commissioner Clark to approve to purchase and replace the WWTP Reuse Pump Station Vertical Hollow Shaft Pump damaged by lightning strike from Tampa Armature Works at a cost of \$3,442 plus the services of a rubber tired crane at an estimated cost of \$1,000. Motion carried by unanimous vote.

g. GENERAL ITEMS FOR CONSIDERATION

1) Decision on whether to reschedule or cancel the Regular Commission Meeting of May 28, 2012 that falls on the Memorial Day Holiday which is a City holiday (Board Option)

Motion by Commissioner Strickland, second by Commissioner Clark to cancel the Regular meeting of May 28 due to the Memorial Day Holiday with City offices closed. Motion carried by unanimous vote.

2) Wildwood Community Development Center, Inc. requests approval to sponsor a Unity Block Party on Jackson Street, closing the portion of Jackson Street between Terry Street and Moss Street on Saturday, May 26, 2012 from Noon to 8:00 PM (Attachments – Board Option)

Minutes
Page 6
May 14, 2012

Motion by Commissioner Clark, second by Commissioner Strickland to approve the Wildwood Community Development Center, Inc. requests of closing the portion of Jackson Street between Terry Street and Moss Street on Saturday, May 26, 2012 from Noon to 8:00 PM for a Unity Block Party on. Motion carried by unanimous vote.

3) Discussion/Approval to consolidate the City's Water And Wastewater Departments into one "Utility Department" and move the water department office and personnel to the wastewater treatment plant site into a temporary office facility (Attachments – Staff Recommends Approval)

Mayor Wolf noted that if approved and the City Manager sees that it is not working to bring it back to the Commission for review. DSD Peavy noted the Code doesn't allow a modular building to stay; it would have to be on a temporary basis for up to two years with the possibility of an extension.

Motion by Commissioner Strickland, second by Commissioner Clark to approve the two year leave of a modular office and to approve the Organizational Chart for Utilities. Motion carried by unanimous vote.

4) Request by Bruce Phillips, Utility Director, to schedule a Commission Workshop Meeting to discuss "The State of the Utilities"; recommendations for future system upgrades, expansions and maintenance issues (Attachments – Board Option)

UD Phillips provided a handout to the Commission for review before the called meeting. Requested at least 90 minutes for the meeting. Mayor Wolf noted that whatever is being asked for must be legitimate needs for the Commission to consider.

The Commission requested the City Manager to contact each Commissioner individually to determine the best date and time for the meeting, then to notify all of the meeting time and date.

5) Request by Gary Moyer to schedule a public hearing for June 25 to create the Brownwood CDD; June 25 is a regularly scheduled Commission Meeting date.

DSD Peavy indicated this item was advertised as a Public Hearing because Statutes requires that the requested Public Hearing must be set during a Public Hearing.

Public Hearing opened with no comments received.

Motion by Commissioner Clark, second by Commissioner Strickland to set a Public Hearing for June 25 to create the Brownwood CDD. Motion carried by unanimous vote.

Minutes
Page 7
May 14, 2012

6) Request approval for Mayor Wolf to execute a letter to PRM authorizing them to make new City Manager, William Ed Cannon's medical benefits effective May 1, 2012, per Section 6-Medical Benefits in his Contract (Attachments – Staff Recommends Approval)

Motion by Commissioner Clark, second by Commissioner Strickland to authorize Mayor Wolf to execute a letter to PRM authorizing them to make new City Manager, William Ed Cannon's medical benefits effective May 1, 2012, per Section 6-Medical Benefits in his Contract. Motion carried by unanimous vote.

4. ADJOURN:

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, June 5, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for a Commercial/Industrial Planned Development (CIPD) on the 1.32 acre subject property. The site is generally located to the south of the intersection of US Hwy 301 (Main Street) and County Road 44A (Huey Street).

Case: RZ 1204-01

Parcel(s): G07A001

Owner: City of Wildwood

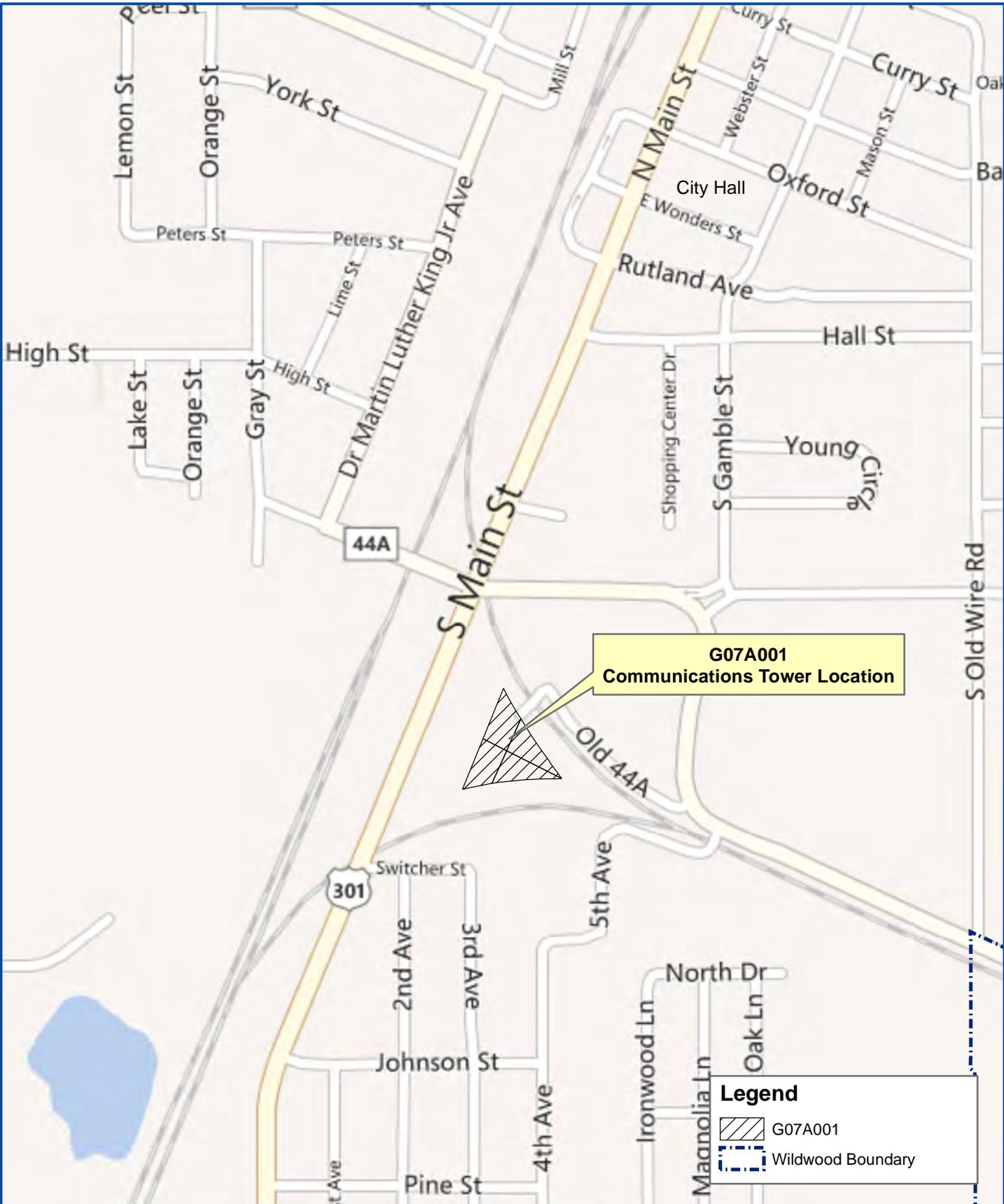
Applicant: City of Wildwood

Based upon the testimony and information presented, the Special Magistrate recommends approval of Ordinance O2012-19 to be forwarded to the City Commission for approval.

Dated: June 5, 2012

/Proposed/

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



**G07A001
Communications Tower Location**

Legend

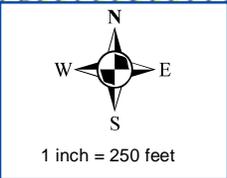
-  G07A001
-  Wildwood Boundary



1 inch = 500 feet

**G07A001
Communications Tower Location
City of Wildwood, Florida**

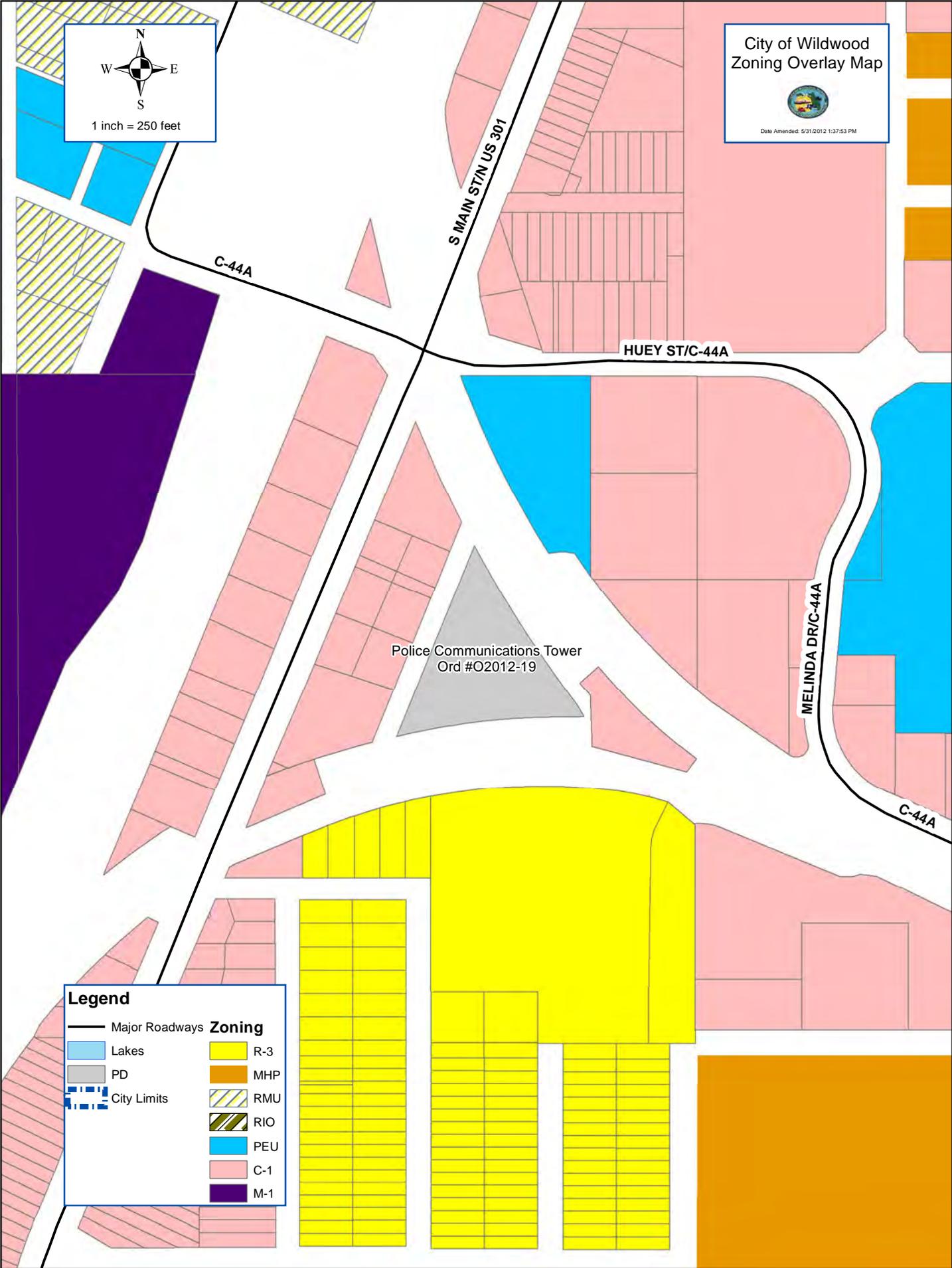




City of Wildwood
Zoning Overlay Map



Date Amended: 5/31/2012 1:37:53 PM



Legend

Major Roadways	Zoning
Lakes	R-3
PD	MHP
City Limits	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

ATTEST: _____
Joseph Jacobs, City Clerk

ED WOLF, MAYOR

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



LEGAL DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK '1', P.O. GRAY SUBDIVISION OF LOT 4 OF THE 'Y', AS PER PLAT BOOK 1, PAGE 70, PUBLIC RECORDS OF SUMNER 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:

- A = CENTRAL ANGLE
- LB = LICENSED BUSINESS
- DHW = 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

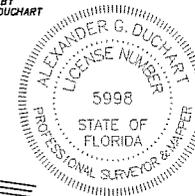
CERTIFIED TO:

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."



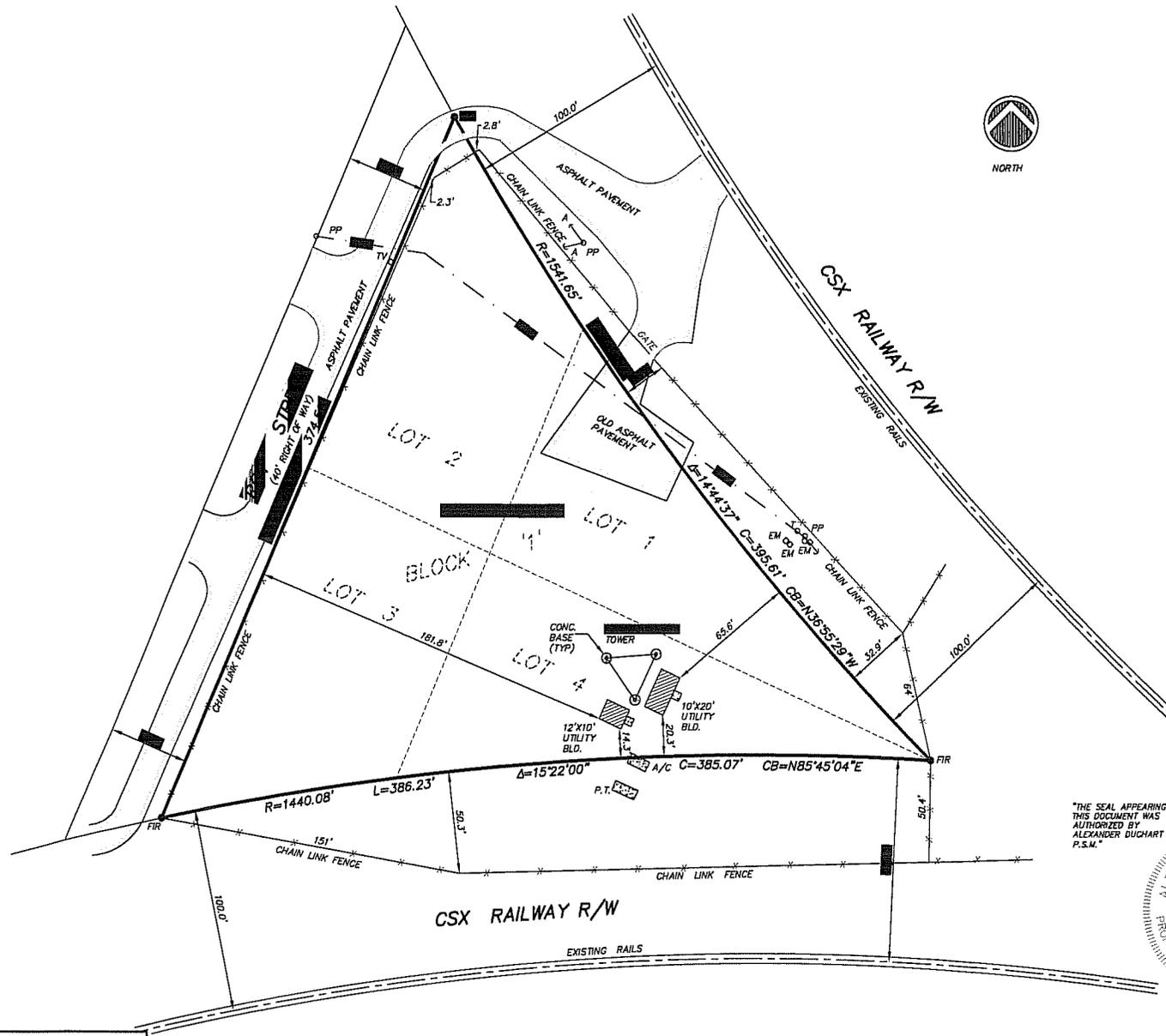
CLIENT: WILDWOOD	UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID.
JOB NO.: 04-23-12	
ACAD FILE: WHITESTONE	
FIELD DATE: 04-25-12	CHECKED BY: SD
DRAWN BY: SD	F.L.D. BOOK: AGD03-PGD03
REVISIONS:	DATE:

A. DUCHART LAND SURVEYING, P.C.

2403 VERMONT AVENUE EAST
BRADENTON, FL 34208
aduchart@gmail.com
1-800-402-8768

- Boundary
- Construction
- Plotting
- ALTA
- Topographic

As Built, On Time Service. www.aaduchart.com



SCALE: 1" = 50'

3 of 23

Ordinance O2012-19

Exhibit B

Site Plan

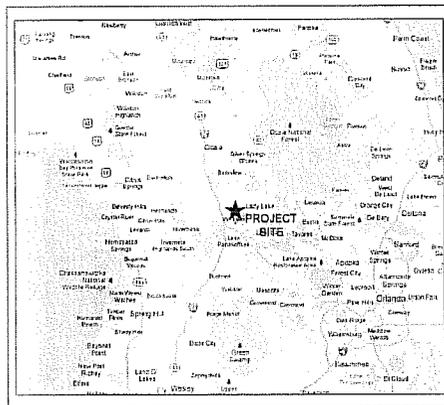


MOTOROLA

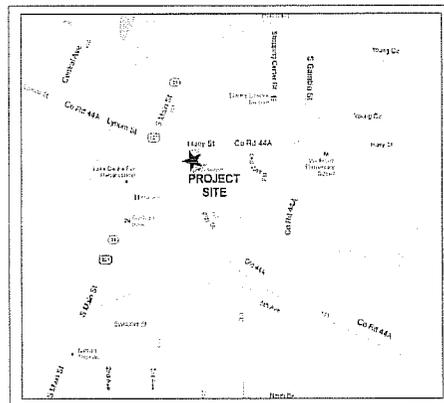
WILDWOOD PD

400 ROY STREET
WILDWOOD, FL 34785
LAT: 28° 51' 23.04" N
LONG: 82° 02' 32.64" W

PROPOSED EQUIPMENT SHELTER



SITE VICINITY MAP



LOCAL MAP

PROJECT CONTACTS:

PROJECT MANAGER:
BILL BLEDON
MOTOROLA
(304) 264-2782

CONSTRUCTION MANAGER:
KIM CLANER
MOTOROLA
(321) 235-8911

PROPERTY OWNER CONTACT:

JASON McHUGH
CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FL 34785
352-330-1130 x123

UTILITY CONTACTS:

ELECTRIC:
PROGRESS ENERGY
TELEPHONE:
AT&T

ZONING DESIGNATION:

C-1 WITH FUD 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. SUBDIVISION OF
LOT OF THE 'Y', AS PER PLAT BOOK 1, PAGE 70, PUBLIC
RECORDS OF SUANIER 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

REV.	DATE	REVISION
1	03/22/12	ISSUE FOR PERMITS
2	04/11/12	ISSUE FOR PERMITS
3	04/25/12	ISSUE FOR PERMITS
4	05/17/12	RE-ISSUED PER PERMITS

amec
AMEC Environment & Infrastructure, Inc.
3200 TOWN POINT DRIVE, SUITE 100
KENNESAW, GEORGIA 30144
(770) 421-3450



MOTOROLA
1700 BELLE MEADE COURT
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 670-5087
FAX: (770) 333-6690

WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785

PROJECT NO. 8152-12-0107
DRAWN BY: J. GILMER
APPROVED: F.D. SHOVER
CHECKED: F.D. SHOVER
DATE: 03/23/12

DEET NO. & NAME
T1
COVER SHEET



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 FURNISH 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 HIMSELF 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 308 "HOT WEATHER CONCRETING"
- * ACI 308 "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-03 - "SPECIFICATION FOR DEFORMED AND PLAIN BUILT STEEL BARS FOR CONCRETE REINFORCEMENT"
- * ASTM C94/C94M-07 - "SPECIFICATION FOR READY-MIX CONCRETE"
- * ASTM C39/C39M-05a1 - "SPECIFICATION FOR TEST FOR COMPRESSIVE STRENGTH OF CYLINDRICAL CONCRETE SPECIMEN"
- * ASTM C133-07 - "SPECIFICATION FOR CONCRETE AGGREGATES"
- * ASTM C150-07 - "SPECIFICATION FOR PORTLAND CEMENT"
- * ASTM C172-07a - "SAMPLING FRESHLY MIXED CONCRETE"
- * ASTM C143/C143M-03 - "SLUMP OF HYDRAULIC-CEMENT CONCRETE"
- * ASTM E695-07a1 - "TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT"
- * ASTM D1555-07 - "DENSITY AND UNIT WEIGHT OF SOIL IN PLACE BY THE SAND-CONE METHOD"
- * ASTM D1557-07 - "STANDARD TEST METHODS FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING MODIFIED EFFORT (56,000 lb-ft/1413 (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:

- * AWS/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 70/7460-16, OBSTRUCTION MARKING AND LIGHTING.
- * DEPARTMENT OF TRANSPORTATION - FEDERAL AVIATION ADMINISTRATION ADVISORY CIRCULAR, 150-5345-43, FAA/DOD SPECIFICATION L-656: 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:

- * SSRC-SPI-63, SPECIFICATION FOR PAINTING STEEL STRUCTURES.

J. MOTOROLA RSE STANDARDS AND GUIDELINES FOR COMMUNICATIONS SITES (8 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 HIS WORK IS TO BE ADDED 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 SAFELY 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 FAILTS PRIOR TO COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE THEREOF AND WAIVER OF ANY CLAIMS OF UNSATISFACTORY, 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
1	01/22/02	LEAST PERMIT
2	05/11/02	CS&B FOR PERMITS
3	05/11/02	CS&B FOR PERMITS



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MOTOROLA
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WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785

MARC PROJECT NO 6152-12-0107	
DRAWN: J. GILMER	CHECKED: P.B. SHIVER
APPROVED: P.B. SHIVER	DATE: 03/09/12

DET NO & NAME
T2
GENERAL NOTES



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 COUNTY 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, CONCRETE 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, FIRELOCKING AND BRACING IS IN PLACE PRIOR TO THE INSTALLATION OF INSULATION OR WALL/CEILING NEVERHAES.

AS A GENERAL RULE, THE CONTRACTOR SHALL PROVIDE ADVANCE NOTICE TO MOTOROLA FOR INSPECTION OF ALL WORK PRIOR TO CONCERNMENT. 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. ELECTRIC 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 HIS 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 RE-ENTRY. THE PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE AT THE CONCLUSION OF THE 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 ADEQUATE PROTECTION ARE TO BE PREPARING AND BROADCAST SEEDING 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 FIBER 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 AND TEST RESULTS (80) 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 CLOSURE

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
A	03/23/12	ISSUE PERMITS
B	04/17/12	ISSUE FOR PERMITS
1	04/25/12	ISSUE FOR PERMITS
2	05/17/12	RE-ISSUE FOR PERMITS



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400 ROY STREET
WILDWOOD, FL 34785

PROJECT NO: 6152-12-0107
DRAWN: J. CLUMP
APPROVED: T.D. SHWERTZ
CHECKED: P.D. SHWERTZ
DATE: 03/08/12

SHEET NO. & NAME
T3
GENERAL NOTES



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.

GRID NORTH
FLORIDA STATE PLANE
WEST ZONE

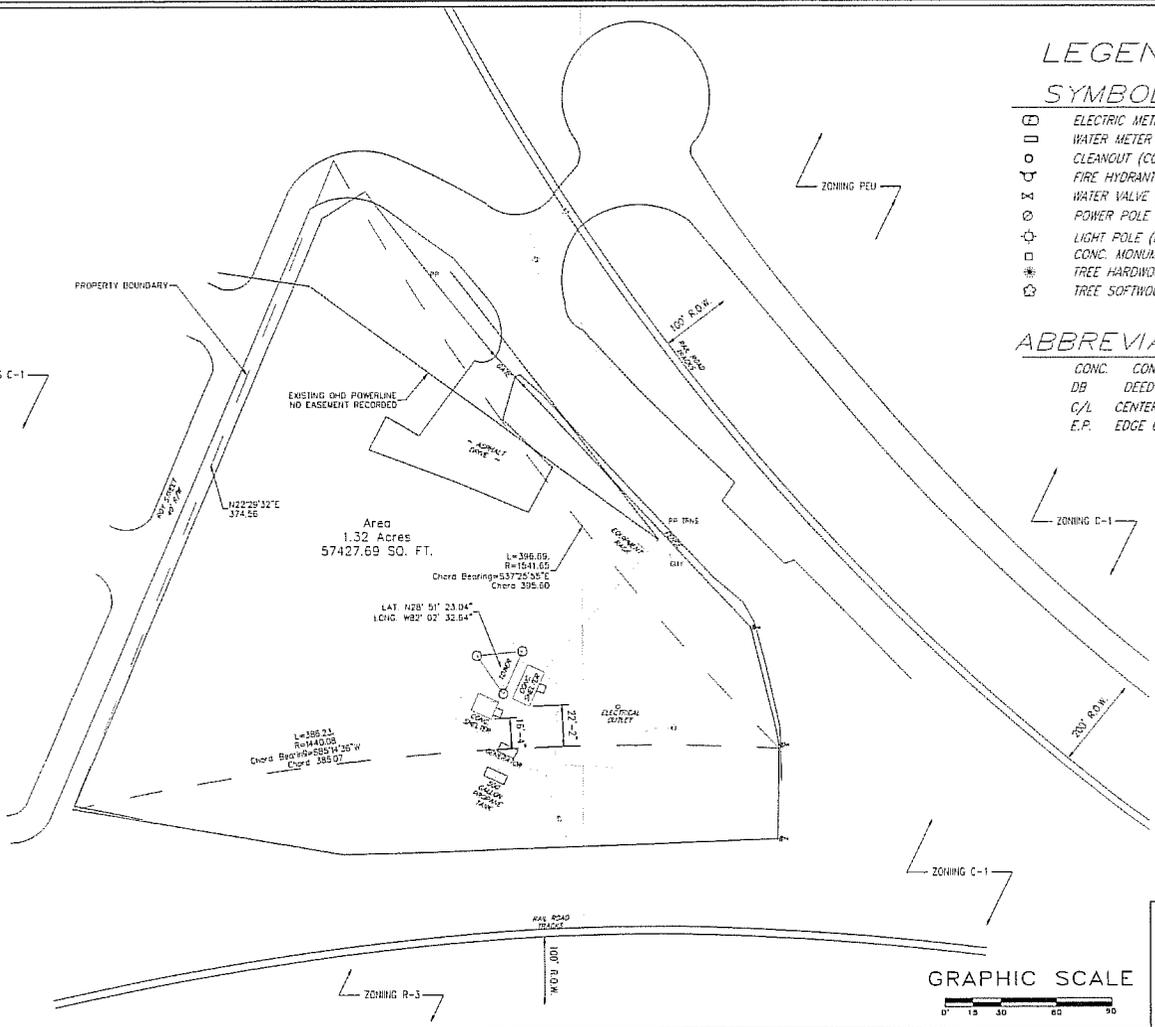
ZONING C-1

ZONING R-3

ZONING PU-1

ZONING C-1

ZONING C-1



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



NO.	DATE	REVISION

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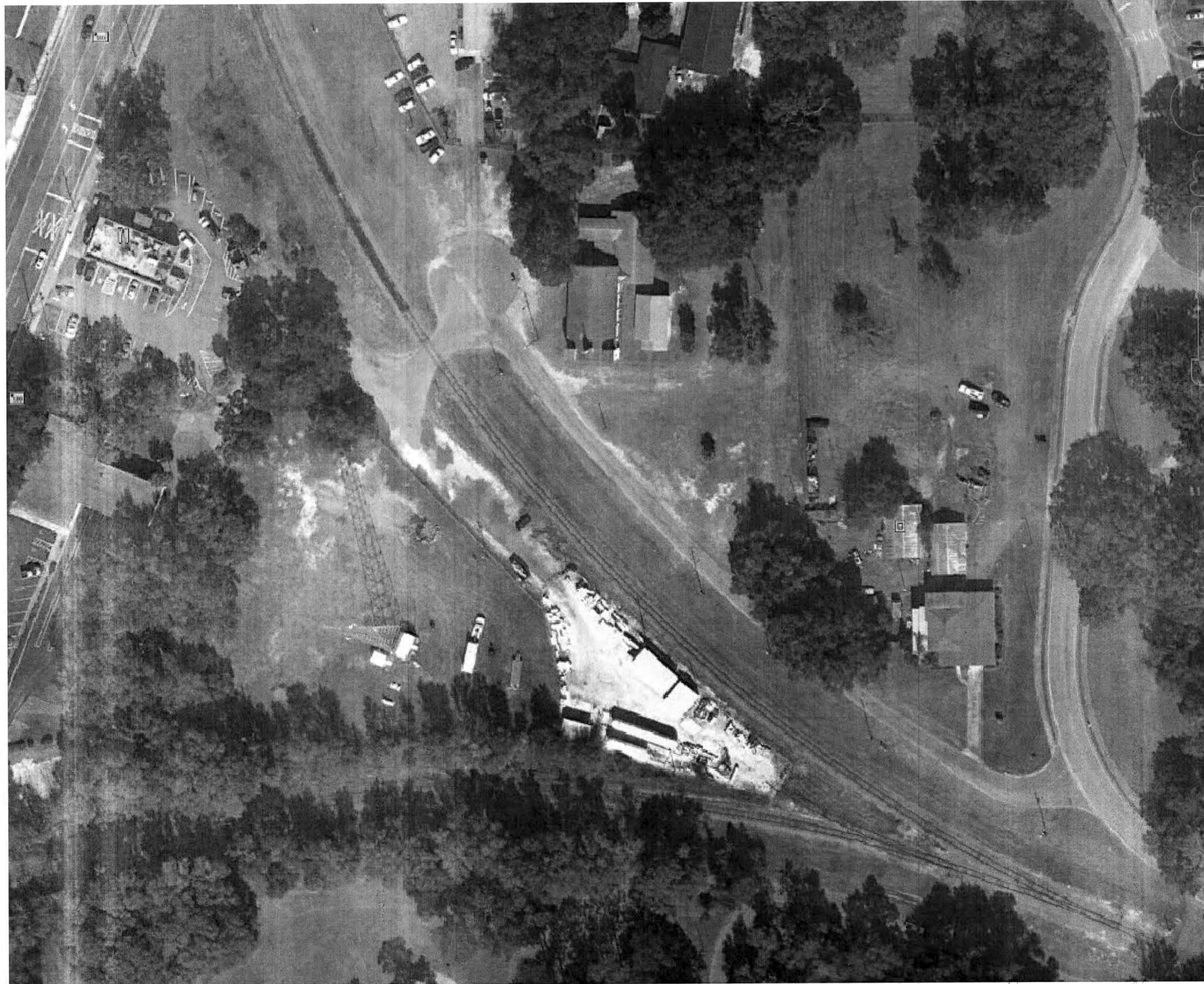
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AMEC PROJECT NO: 6152-12-0107
DRAWN: L.S. CHECKED: T.S.
APPROVED: D.S. DATE: 03/20/12

SRI
SITE TOPOGRAPHICAL SURVEY

K:\Motorola Projects\Florida Projects\Sumter County\Wildwood PD Survey\Map



LEGEND

SYMBOLS

- ⊞ ELECTRIC METER (EM)
- WATER METER (WM)
- CLEANOUT (CO)
- ⊕ FIRE HYDRANT (FH)
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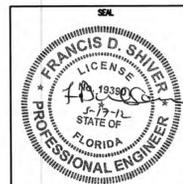
ABBREVIATIONS

- 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



N:\Motorola Projects\Florida Projects\Sumter County\Wildwood_PD\Wildwood_PD_Survey.dwg

NO.	DATE	REVISION
A		

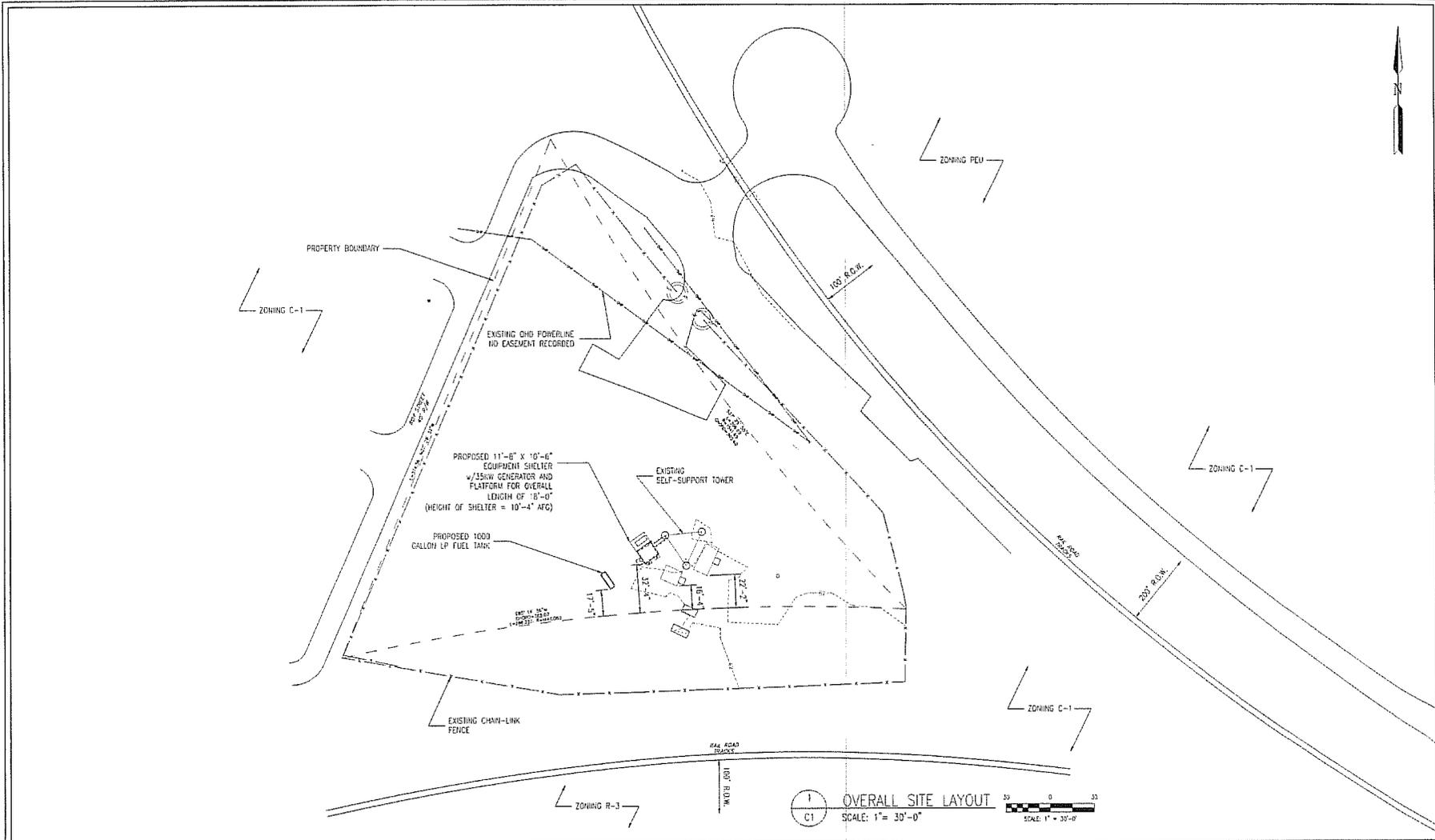

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AMEC PROJECT NO: 6152-12-0107
DRAWN: L.S. CHECKED: T.S.
APPROVED: D.S. DATE: 03/20/12

SR2
AERIAL MAP
SURVEY



NO.	DATE	REVISION
1	02/23/73	LEASE EXHIBIT
0	04/17/73	DESIGN FOR PRELIMINARY
1	08/29/73	DESIGN FOR PERMITS
2	02/11/75	RE-DESIGN FOR PERMITS

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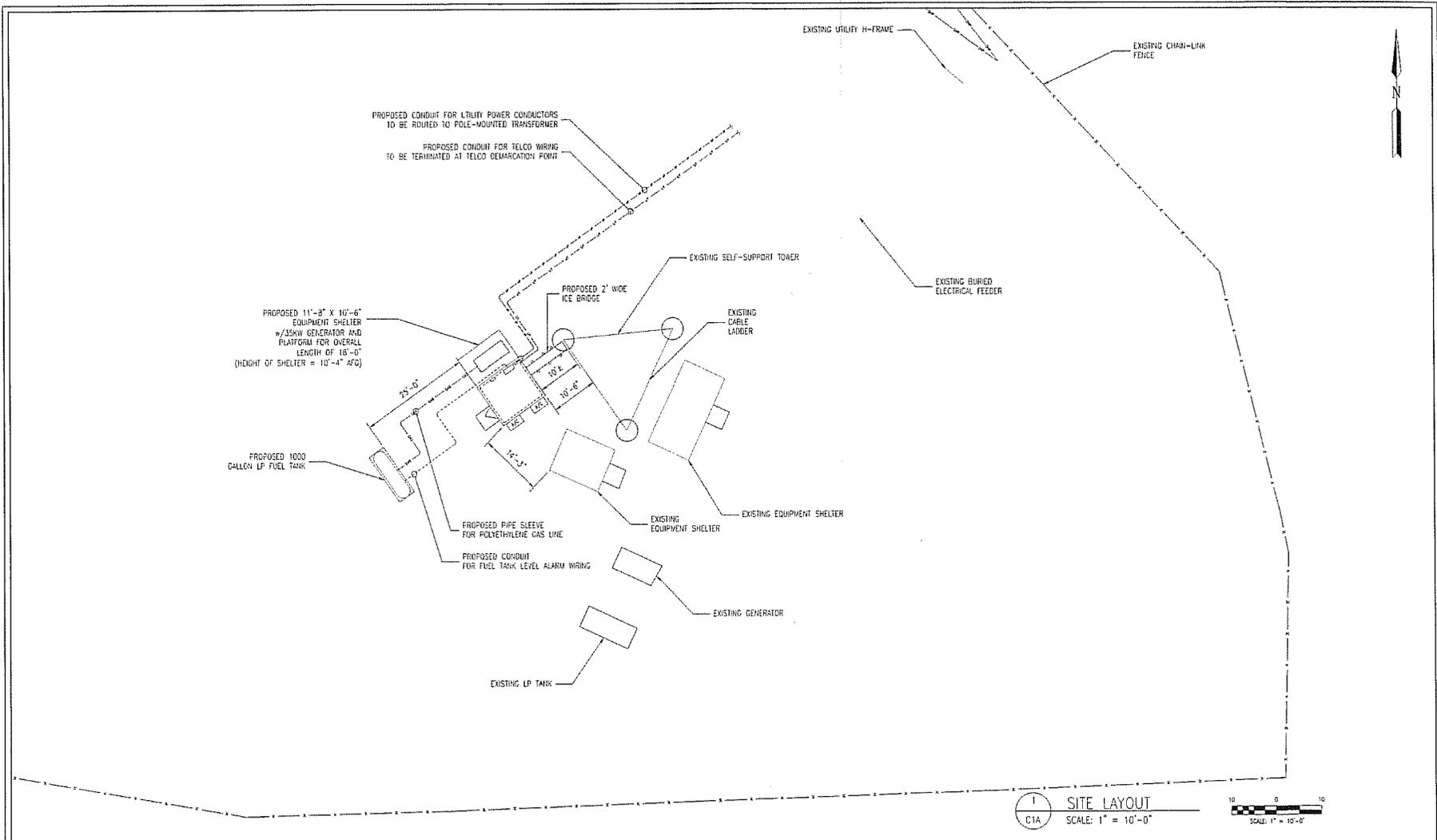
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PROJECT NO. 8155-12-0102
 DRAWN: J. GILMER
 APPROVED: F. D. SHIVER

CHECKED: F. D. SHIVER
 DATE: 03/29/72

SHEET NO. & DATE
C1
OVERALL
SITE LAYOUT PLAN

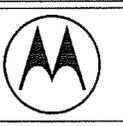




1 SITE LAYOUT
 C1A SCALE: 1" = 10'-0"

NO.	DATE	REVISION
A	03/23/12	ISSUE
B	04/12/12	ISSUE FOR PERMITS
1	04/26/12	ISSUE FOR PERMITS
2	05/17/12	RE-ISSUED FOR PERMITS

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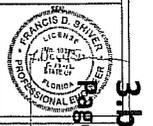
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WILDWOOD PD
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PROJECT NO: 6152-12-0187
 DRAWN: J. GILMER
 APPROVED: P.B. SHIVER

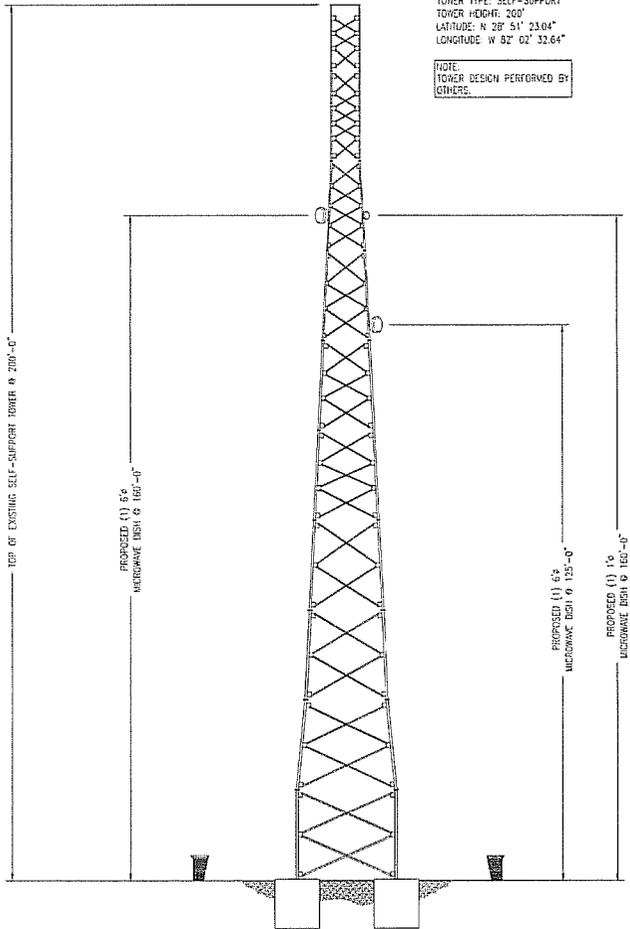
CHECKED: P.B. SHIVER
 DATE: 03/23/12

SHEET NO. & NAME
 C1A
 SITE LAYOUT PLAN



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 TOWER ELEVATION
 C2 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		
TRANSCIVE ANTENNA 1	TR1	RED	GREEN	
TRANSCIVE ANTENNA 2	TR2	RED	GREEN	GREEN
TRANSCIVE 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 EQUIPMENT AND COAXIAL CABLE SCHEDULE
 C2 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 TRANSMISSION 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.

NO.	DATE	REVISION
1	03/22/12	LEAVE EMPTY
2	04/17/12	COLORED FOR PRELIMINARY
3	11/14/12	REVISED FOR WORK
4	02/17/13	RE-DESIGNED FOR WORK

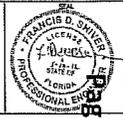
amec
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 (770) 421-3400

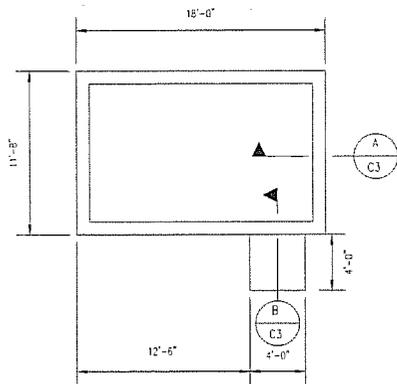


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 LAWRENCEVILLE, GEORGIA 30043
 PHONE: (770) 673-5087
 FAX: (770) 333-9600

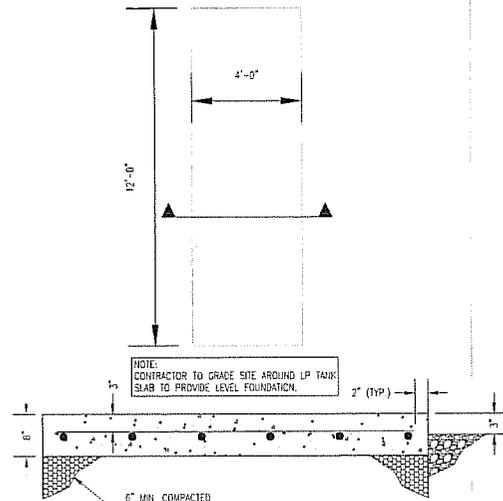
WILDWOOD PD
 400 ROY STREET
 WILDWOOD, FL 34785
 PROJECT NO: 6152-12-0107
 DRAWN: J. CLAFER
 APPROVED: F.D. SHIVER
 CHECKED: F.A. SHIVER
 DATE: 03/08/12

DEPT NO & NAME
 C2
 TOWER ELEVATION

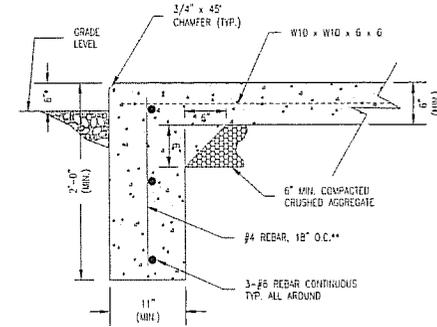




1 EQUIPMENT SHELTER FOUNDATION
SCALE: N.T.S.

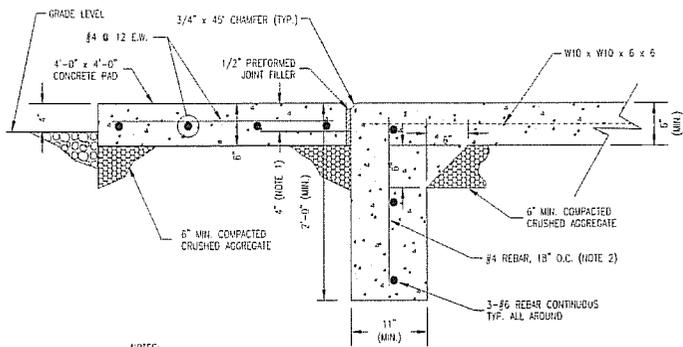


2 LP TANK FOUNDATION
SCALE: N.T.S.



A SECTION
C3 SCALE: N.T.S.

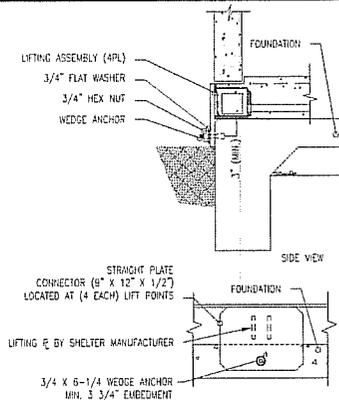
* CONTRACTOR SHALL GRADE SITE TO PROVIDE LEVEL FOUNDATION FOR SHELTER.
** IF SOUND ROCK IS ENCOUNTERED, PREVENTING INSTALLATION OF SHELTER MAT PERIMETER FOOTING, CONTRACTOR MAY DRILL AND GROUT #4 REBAR AT 18" CENTER INTO ROCK. DRILL A MINIMUM OF 12" INTO SOUND ROCK AND ANCHOR REBAR WITH HIGH STRENGTH GROUT.



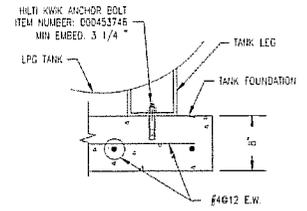
NOTES:

- 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.

B SECTION
C3 SCALE: N.T.S.



3 SHELTER ATTACHMENT DETAIL
SCALE: N.T.S.



4 TANK LEG ATTACHMENT DETAIL
SCALE: N.T.S.

NO.	DATE	REVISION
1	03/23/13	ISSUE FOR PERMITS
2	04/17/13	ISSUED FOR PERMITS
3	08/22/13	ISSUED FOR PERMITS
4	05/17/12	RELEASED FOR BIDDING

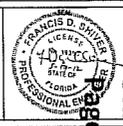
amec
AMEC Environment & Infrastructure, Inc.
3200 TOWN POINT DRIVE, SUITE 100
KENNESAW, GEORGIA 30144
(770) 421-3400



MOTOROLA
1700 BELLE MEADE COURT
LAWRENCEVILLE, GEORGIA 30043
PHONE: (770) 673-5087
FAX: (770) 333-9880

WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785
MACTEC PROJECT NO. 6359-12-0107
DRAWN: J. OLIVER
APPROVED: F.D. SHIVER
CHECKED: F.D. SHIVER
DATE: 03/09/12

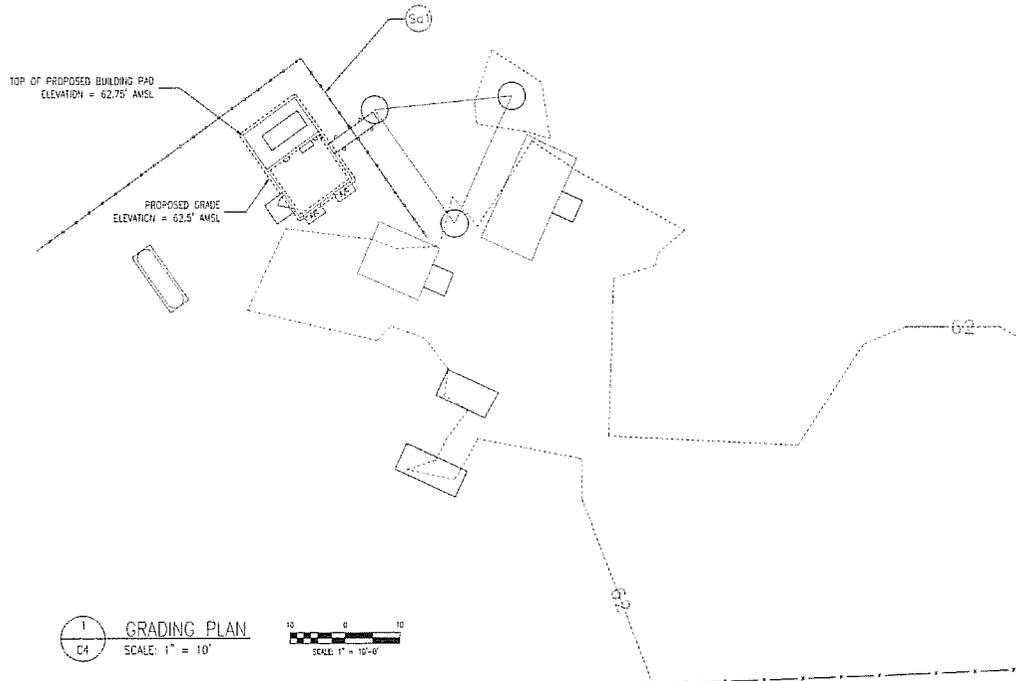
SHEET NO. & NAME
C3
FOUNDATION DETAILS



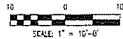
GENERAL EROSION CONTROL NOTES

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 CONTINUOUS 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 DRAINAGE 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 GRADING 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, GEOTEXT FABRIC (WIRAFI 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.



1 GRADING PLAN
C4
SCALE: 1" = 10'



NO.	DATE	REVISION
1	02/22/12	LEAD, EXITS
2	04/13/12	REVISED FOR PRELIMINARY
1	10/22/12	ISSUED FOR PERMITS
2	05/17/13	REVISED FOR PERMITS

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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) 333-9600

WILDWOOD PD
400 ROY STREET
WILDWOOD, FL 34785

PROJECT NO: 8152-12-0167
DRAWN: J. GAMER
APPROVED: F.D. SHYEN

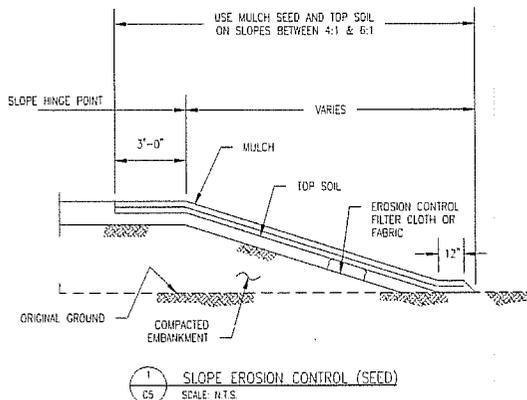
CHECKED: F.D. SHYEN
DATE: 04/16/12

SHEET NO. & NAME
C4
GRADING PLAN



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 DIMENSION 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/DRAVEL 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 LIME AND GROWING GRASS OR GROUND COVER. AFTER LIME AND GROWING GRASS OR GROUND COVER 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 OUTLETS, DRAINAGE STRUCTURES, OR DITCHES SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED.



NO.	DATE	REVISION
1	05/22/12	LEAD ENGINEER
2	04/11/12	SCHEMATIC PRELIMINARY
3	04/11/12	REVISION FOR DESIGN
4	05/17/12	FEEDBACK FOR DESIGN
5		
6		
7		
8		
9		
10		

amec
 AMEC Environment & Infrastructure, Inc.
 3200 TOWN POINT DRIVE, SUITE 100
 KENNESAW, GEORGIA 30144
 (770) 421-3400



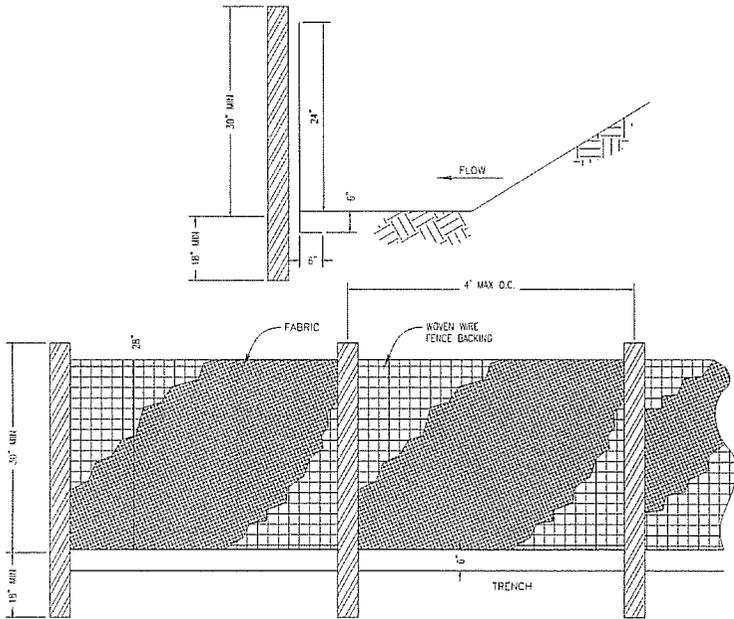
MOTOROLA
 1700 BELLE MEADE COURT
 LAWRENCEVILLE, GEORGIA 30043
 PHONE: (770) 673-5287
 FAX: (770) 333-9690

WILDWOOD PD
 400 ROY STREET
 WILDWOOD, FL 34785

MASTIC PROJECT NO: 8155-12-0107	CHECKED: F.D. SHOVER
DRAWN: J. GUMER	DATE: 03/09/12
APPROVED: F.D. SHOVER	

DEET NO. & NAME
C5
EROSION CONTROL
DETAILS





NOTE:
 USE 3/8" O.D. APPROVED FABRIC USE STEEL POSTS - ONLY

- TYPE C (36") WITH WOVEN WIRE REINFORCEMENT
- WHERE FILL SLOPES EXCEED A VERTICAL HEIGHT OF 10 FEET AND THE SLOPE GRADIENT IS STEEPER THAN 3:1
 - 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 DEGRADED 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 STANDARD SILT FENCE (TYPE C) DETAIL
 C5A SCALE: N.T.S.

NO.	DATE	REVISION
1	03/23/12	ISSUE EXHIBIT
2	04/17/12	ISSUED FOR PERMANENT
3	04/23/12	ISSUED FOR TRENCH
4	05/13/12	RE-ISSUED FOR ZONING

amec
 AMEC Environment & Infrastructure, Inc.
 3100 TOWN POINT DRIVE, SUITE 100
 KENNESAW, GEORGIA 30144
 (770) 421-5400



MOTOROLA
 1700 BELLE MEADE COURT
 LAWRENCEVILLE, GEORGIA 30043
 PHONE: (770) 673-5087
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WILDWOOD PD
 400 ROY STREET
 WILDWOOD, FL 34785

AMETEC PROJECT NO. 6152-12-0107
 DRAWN: J. GILMER
 APPROVED: F.D. SHIVER
 CHECKED: F.D. SHIVER
 DATE: 03/09/12

HEET NO. & NAME
 C5A
 EROSION CONTROL
 DETAILS



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Brownwood Community Development District

REQUESTED ACTION: Approval of the Brownwood CDD and first reading to adopt Ordinance #2012-20

Work Session (Report Only) **DATE OF MEETING:** 6/11/2012
 Regular Meeting Special Meeting

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

BUDGET IMPACT: _____

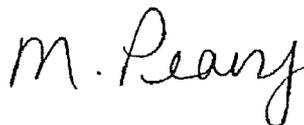
Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant seeks approval of the Brownwood Community Development District (CDD). The proposed District is generally located in the area adjacent to Buena Vista Boulevard, located south of County Road 44A and north of County Road 44. The District will comprise approximately 239.8 acres +/- of land located within the City of Wildwood. The District is being established for the purpose of financing, planning, establishing, acquiring, constructing, reconstructing, enlarging or extending, equipping, operating and maintaining systems and facilities described and authorized by section 190.012(2)(a), (d) and (e), Florida Statutes.

The Petitioner, The Villages of Lake Sumter, LLC, filed with the City of Wildwood a Petition to establish the District, a copy of which is attached hereto. The Petition addresses all of the requirements relating to the District's establishment as set forth in section 190.005, Florida Statutes. A public hearing to consider the request has been scheduled for June 25, 2011 and the public has been notified accordingly.

The proposed ordinance consists of the name of the District, the legal description of its boundaries and the initial five members of the board and the grant of special powers requested, which includes recreational powers, security powers and mosquito control powers. According to section 190.002, Florida Statutes, this is not a land use matter and no issues relating to proposed land uses are relevant to the decision. The criteria to be considered by the City Commission in making its decision on the adoption of the ordinance to establish the District is limited to the criteria set forth in section 190.005(1)(e) and 2(c), Florida Statutes.



Melanie Peavy
Development Services Director

ORDINANCE NUMBER O2012-20

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING THE BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 190, Florida Statutes, Wildwood Springs, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing the Wildwood Springs Community Development District ("District"), pursuant to Chapter 190, Florida Statutes (2010); and,

WHEREAS, Petitioner is a Florida corporation authorized to conduct business in the State of Florida; and,

WHEREAS, pursuant to Chapter 190, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition for establishment ("Petition") at a duly noticed public hearing conducted by the Commission; and,

WHEREAS, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of

existing local and regional community development services and facilities and that the area to be served by the District is amenable to separate special-district governance; and,

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

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

SECTION 1. RECITALS. That the recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. AUTHORITY. This Ordinance is adopted in compliance with, and pursuant to, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2010).

SECTION 3. DISTRICT NAME. There is hereby established a community development district situated entirely within the City of Wildwood, Florida, which shall be known as the "Brownwood Community Development District."

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 239.8 acres, the external boundaries of the District are described in Exhibit A attached hereto.

SECTION 5. POWERS AND FUNCTIONS. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by section 190.012(2)(a), (d) and (e), Florida Statutes, as long as they do not conflict with systems and facilities provided

by the City of Wildwood.

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Heather Figlow, Lindsey Blaise, Jim Sprung, Gerry Andrews, and Lester Coggins.

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance, or any particular application thereof, is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 8. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

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

ATTEST: _____
Joseph Jacobs, City Clerk

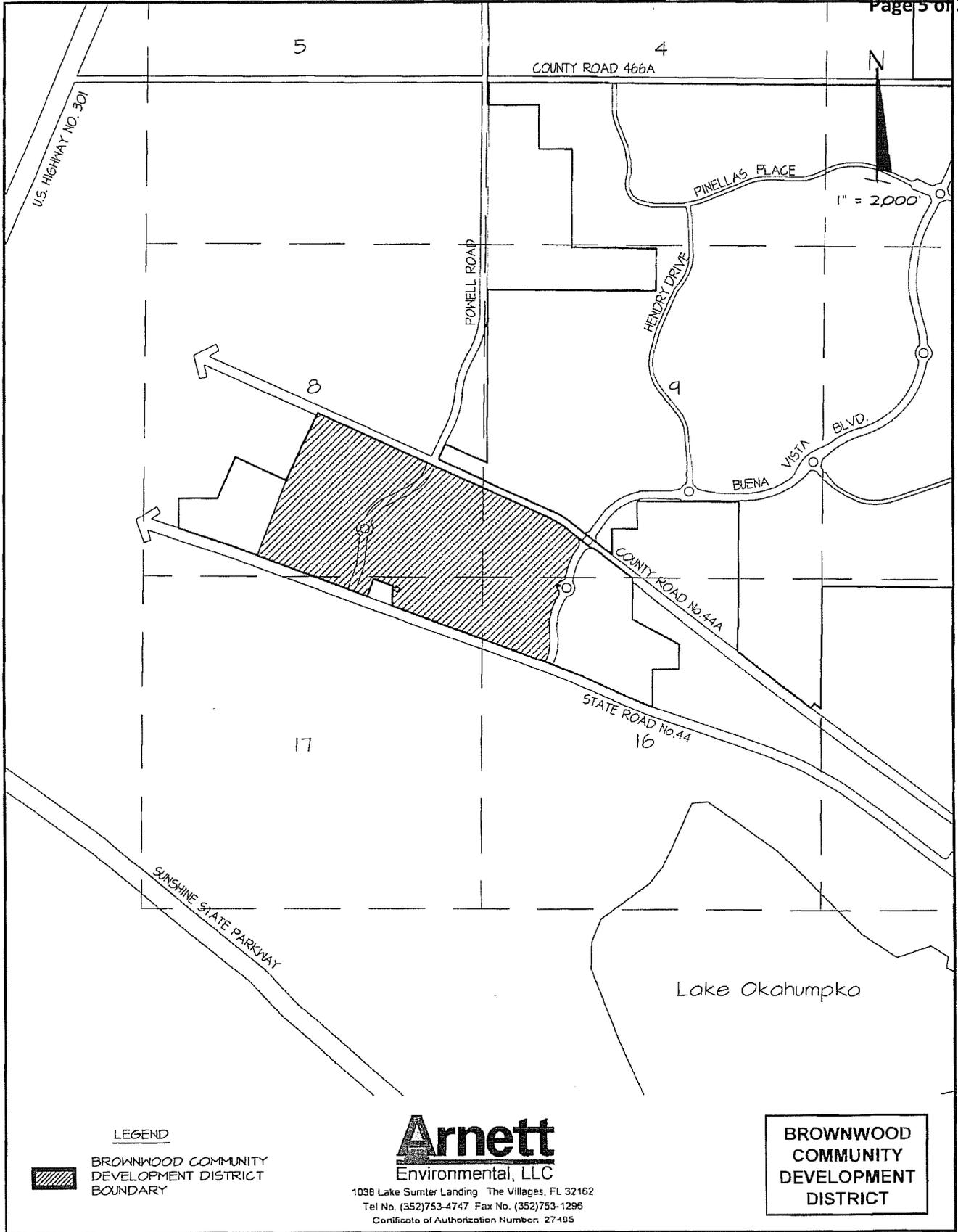
Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

Jerri A. Blair, City Attorney



LEGEND

 BROWNWOOD COMMUNITY
DEVELOPMENT DISTRICT
BOUNDARY

Arnett
Environmental, LLC

1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1296
Certificate of Authorization Number: 27495

**BROWNWOOD
COMMUNITY
DEVELOPMENT
DISTRICT**

Administration

May 3, 2012

The Honorable Mayor Ed Wolfe and
City Commissioners
City of Wildwood
100 North Main Street
Wildwood, Florida 34785

RECEIVED

MAY 04 2012

CITY OF WILDWOOD
Community Development Dept.

Dear Mayor and Commissioners:

Attached to this letter is a Petition to Establish the Brownwood Community Development District and the required fee. The District will be established pursuant to the provisions of Chapter 190, Florida Statutes and does require a Public Hearing before the Commission.

What I need at this point is for you to select a hearing date at one of your regularly scheduled City Commission meetings. I would appreciate it if the date can be in mid June. It is necessary that the hearing be Noticed in the newspaper once a week for four (4) consecutive weeks, thus the mid June meeting date request. We will take care of the advertising and payment for same.

Thank you all for your consideration of our request.

Sincerely,



Gary L. Moyer
Vice President of Development

GLM:dp
Attachments

**PETITION TO ESTABLISH
BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, The Villages of Lake-Sumter, Inc., a Florida Corporation, petitions the City of Wildwood (hereinafter referred to as “City”) pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish a Uniform Community Development District and to designate the land for which the District would manage and finance basic service delivery, and states as follows:

1. Petitioner is a Florida corporation with its principal place of business at 1020 Lake Sumter Landing, The Villages, Florida 32162.

2. The land area to be served by the District comprises 239.85 acres. A map showing the location of the land area to be serviced by the District is attached as ***EXHIBIT 1***. All of the land in the proposed District is within the City of Wildwood, Florida.

3. A metes and bounds legal description and sketch of the external boundaries of the District is attached as ***EXHIBIT 2***. Section 190.005(2)(a) and (1)(a)(1), Florida Statutes. There is no real property wholly within the external boundaries of the District, which is to be excluded from the District.

4. Attached as ***EXHIBIT 3*** is documentation constituting written consent to the establishment of the District by the owners of the real property to be included in and serviced by the District. Section 190.005(2)(a) and (1)(a)(2), Florida Statutes.

5. The five persons designated to serve as the initial members of the Board of Supervisors of the District are names in ***EXHIBIT 4*** attached hereto. Section 190.005(2)(a) and (1)(a)(3), Florida Statutes.

6. The proposed name of the District is Brownwood Community Development District. Section 190.005(2)(a) and (1)(a)(4), Florida Statutes.

7. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property to be serviced by the District are identified on *EXHIBIT 5* attached hereto. Section 190.005(2)(a) and (1)(a)(5), Florida Statutes.

8. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, is not applicable because the infrastructure serving the District will be constructed and paid for by the petitioners. Section 190.005(2)(a) and (1)(a)(6), Florida Statutes.

9. All of the property in the District is designated Mixed Use (PUD) pursuant to the development plan approved by Resolution 1031, dated November 10, 2008 and related approvals of Notices of Proposed Change, collectively comprising the Development Order for said property pursuant to the provisions of Chapter 380 F.S., and under the City of Wildwood's Land Use Element and Future Land Use Map.

10. The statement of estimated economic impact of the granting of this Petition and the establishment of the District pursuant thereto is attached as *EXHIBIT 6*. Section 190.005(2)(a) and (1)(a)(8), Florida Statutes.

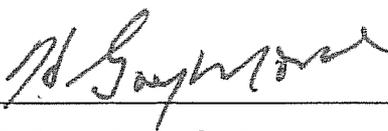
WHEREFORE, Petitioner respectfully requests the City of Wildwood to:

A. Schedule a public hearing as soon as possible and notice same once a week for four (4) consecutive weeks in accordance with the provisions of Chapter 190, F.S.

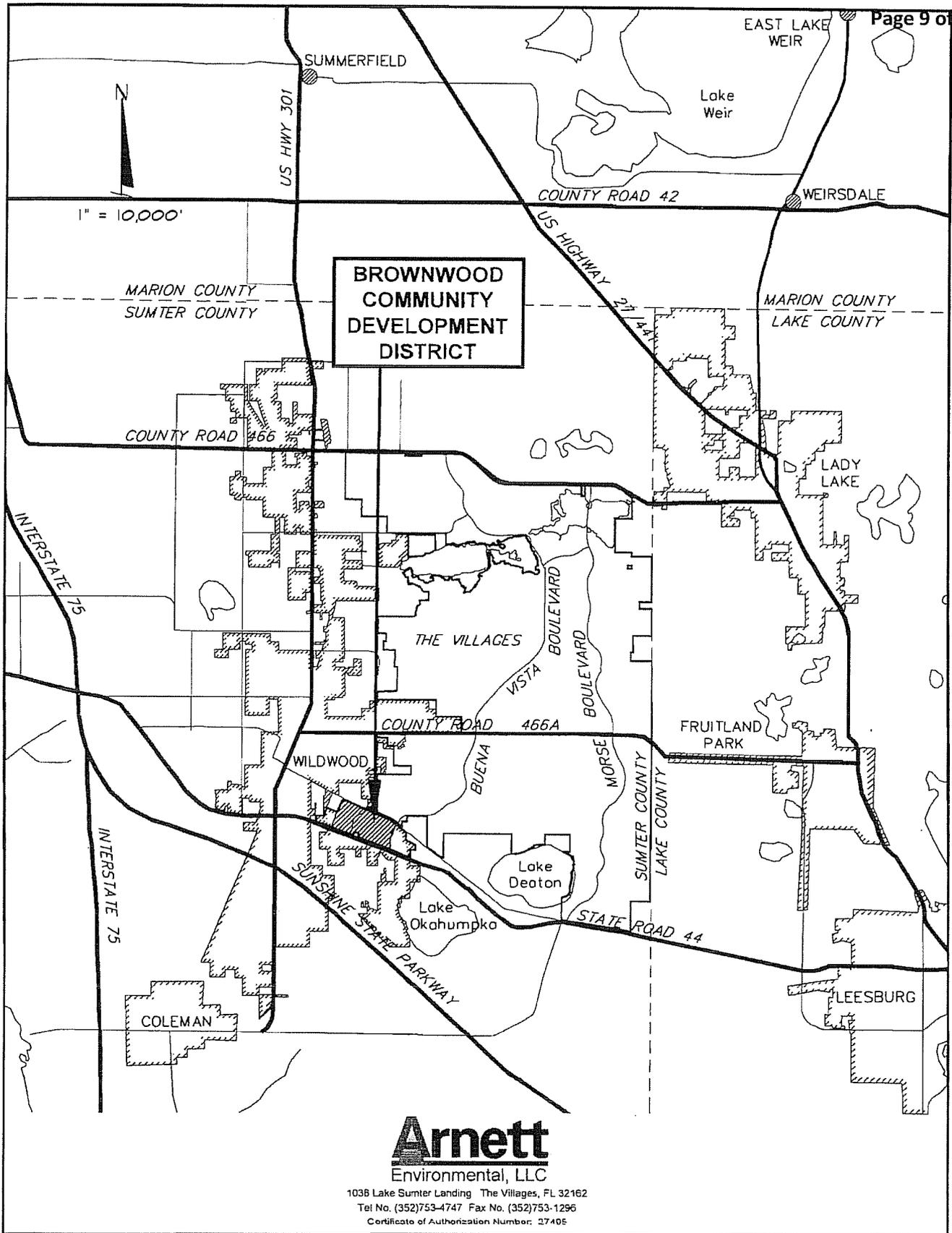
B. Grant the Petition and adopt an ordinance to establish the District and designate the land area to be serviced by the District, pursuant to Sections 190.005(2), Florida Statutes.

RESPECTFULLY SUBMITTED this 3 day of MAY, 2012.

THE VILLAGES OF LAKE-SUMTER, INC.

By: 

H. Gary Morse, CEO



Arnett
 Environmental, LLC
 1038 Lake Sumter Landing The Villages, FL 32162
 Tel No. (352)753-4747 Fax No. (352)753-1296
 Certificate of Authorization Number: 27405

GENERAL LOCATION MAP
 1-1

EXHIBIT 2

DESCRIPTION OF THE
BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT
APPROXIMATELY 239.8 ACRES

A PARCEL OF LAND LYING WITHIN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, INCLUDING THAT PORTION OF THE CSX TRANSPORTATION RAILROAD AS SHOWN ON ATTACHMENT #2 IN THE AMENDED FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 1993, PAGE 782; ALSO INCLUDING THAT PORTION OF RIGHT-OF-WAY FOR POWELL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2088, PAGE 199; ALL IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST LINE OF THE NW1/4 OF AFORESAID SECTION 16 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ROAD SECTION 18070-2518; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 44 TO THE WESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 2332, PAGE 395, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG AFORESAID WESTERLY RIGHT-OF-WAY LINE OF BUENA VISTA BOULEVARD TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44-A; SAID RIGHT-OF-WAY LINE BEING DESCRIBED IN O.R. BOOK 2332, PAGE 395, O.R. BOOK 2173, PAGE 649, O.R. BOOK 2088, PAGE 199, AND O.R. BOOK 2173, PAGE 643, ALL WITHIN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE RUN NORTHWESTERLY TO A POINT THAT IS ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF KERL & MILLER SUBDIVISION, PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 55, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG AFORESAID EASTERLY LINE RUN SOUTHWESTERLY TO THE MOST SOUTHERLY CORNER OF KERL & MILLER SUBDIVISION; THENCE CONTINUE SOUTHWESTERLY TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ROAD SECTION 18070-2518; SAID POINT LYING 1500.00 FEET NORTHWESTERLY OF (AS MEASURED ALONG SAID RIGHT-OF-WAY LINE) THE WESTERLY RIGHT-OF-WAY LINE OF POWELL ROAD AS DESCRIBED IN O.R. BOOK 2088, PAGE 199, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 44 TO THE POINT OF BEGINNING.

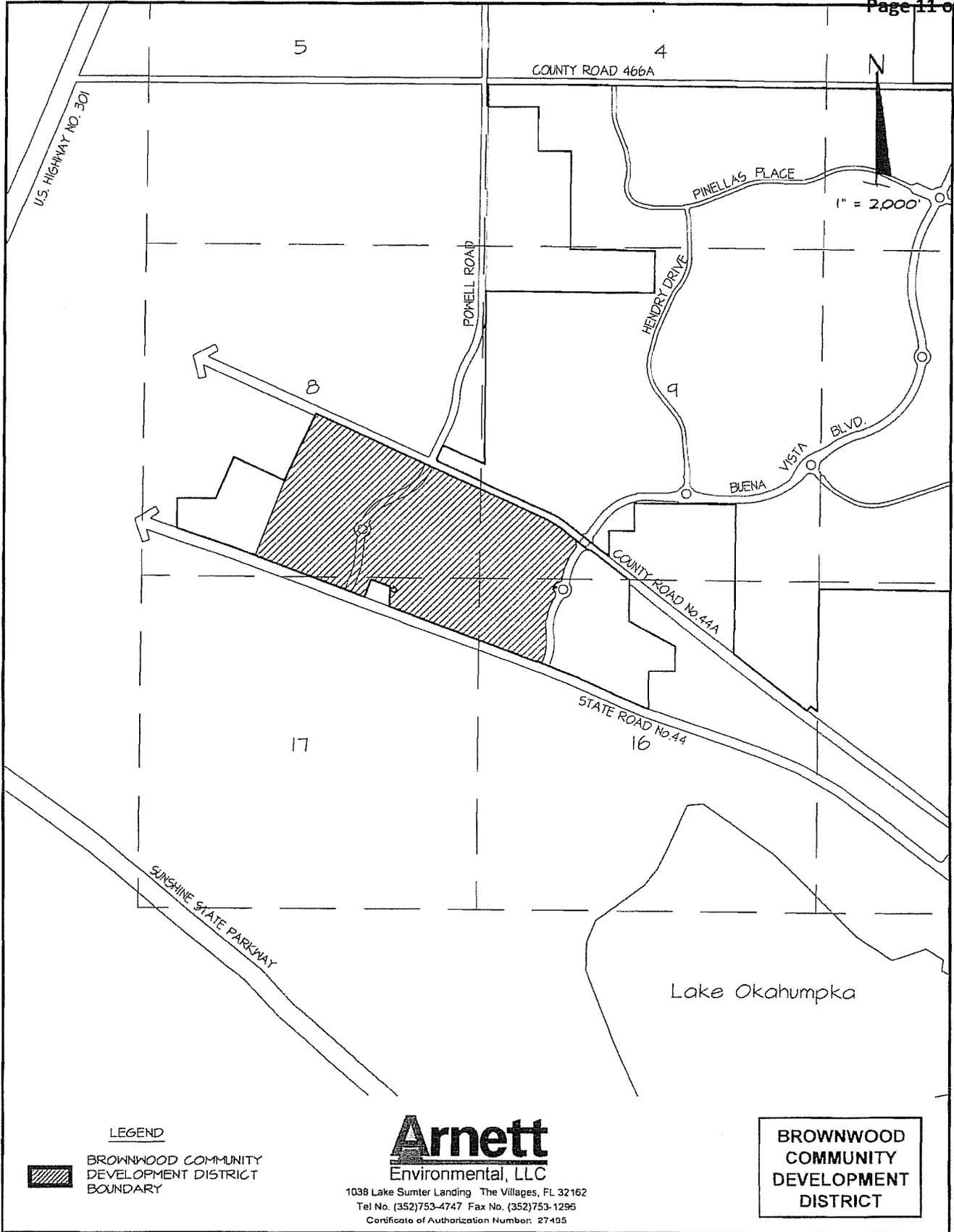
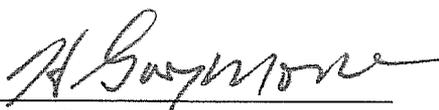


EXHIBIT 3

CONSENT TO THE ESTABLISHMENT OF
BROWNWOOD COMMUNITY DEVELOPMENT DISTRICT

The undersigned, being all of the owners of the property described in Exhibit 2 to the Petition to Establish Brownwood Community Development District, hereby consent to the Petition to Establish Brownwood Community Development District, dated the 3rd of MAY, 2012.

The Villages of Lake-Sumter, Inc.

By: 
H. Gary Morse
Its: CEO

Villages Operating Company

By: 
Gary L. Moyer
Its: Vice President

Villages of Southwest Plazas, LLC
By: Acorn Investments, LLC, Member

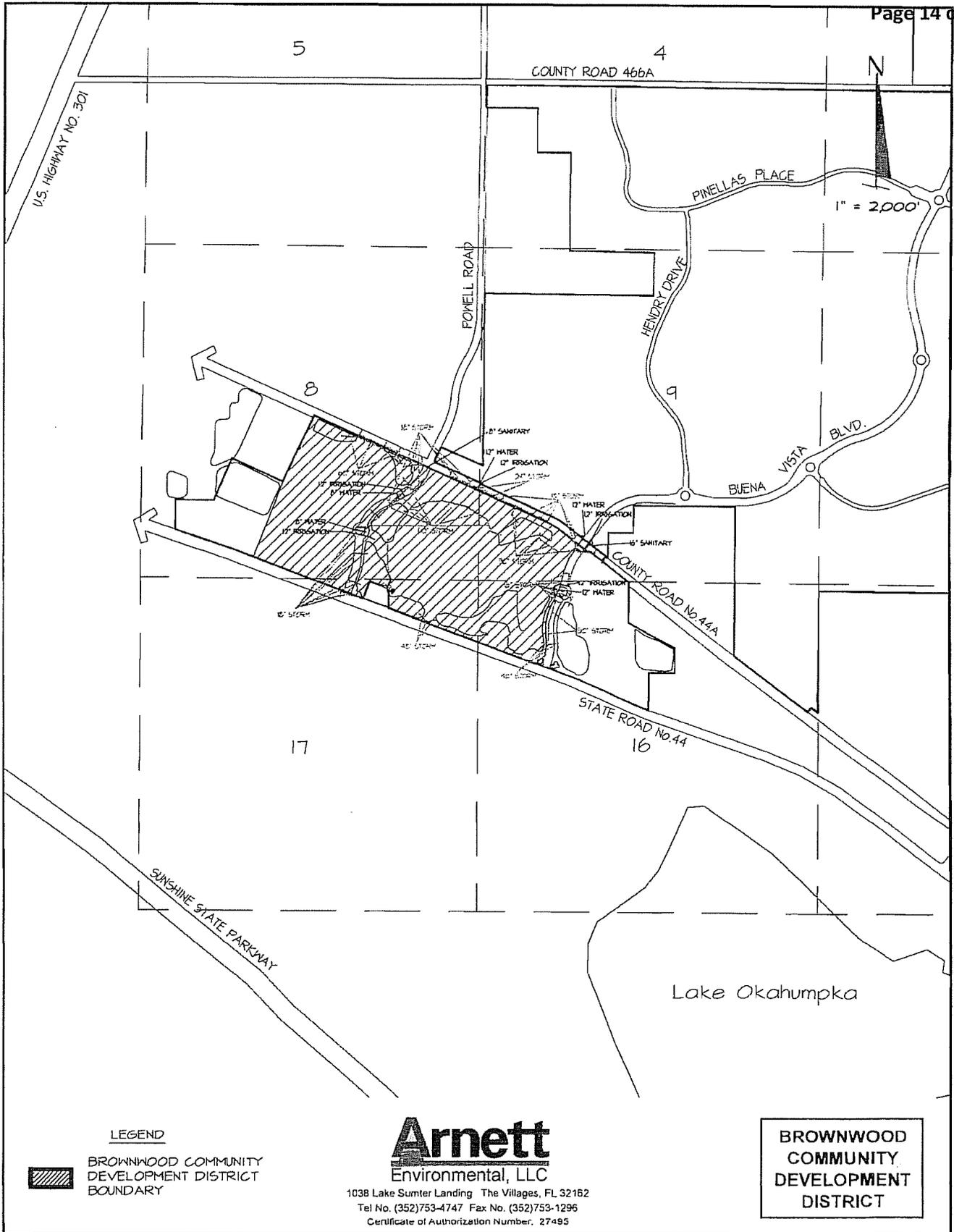
By: 
William J. Kearns
Its: Managing Member

EXHIBIT 4

Board of Supervisors of Brownwood Community Development District

The five persons designated to serve as the initial members of the Board of Supervisors of Brownwood Community Development District are:

Heather Figlow
Lindsey Blaise
Jim Sprung
Gerry Andrews
Lester Coggins



EXISTING MAJOR INTERCEPTORS AND OUTFALLS



**STATEMENT OF ESTIMATED
REGULATORY COSTS
ACCOMPANYING THE
PETITION TO ESTABLISH
THE BROWNWOOD
COMMUNITY DEVELOPMENT
DISTRICT**

April 26, 2012

Prepared by:

**Fishkind & Associates, Inc.
12051 Corporate Blvd.
Orlando, Florida 32817**

STATEMENT OF ESTIMATED REGULATORY COSTS

Brownwood Community Development District

April 26, 2012

1.0 Introduction

1.1 Purpose

This statement of estimated regulatory costs ("SERC") supports the petition ("Petition") to establish the proposed Brownwood Community Development District ("District"). The proposed District will include approximately 239.9 acres of land on which the Petitioner plans to develop the Brownwood mixed-use development ("Project").

The Project is planned to contain a mixed-use community that, when complete, will include commercial space, a movie theater, a hotel with 200 rooms, and a 300-bed hospital, as outlined in Table 1 below. The lands within the proposed District are located exclusively within the boundaries of the City of Wildwood, in Sumter County, Florida. The District proposes to provide community services to the property within the District, as described more fully below.

Table 1. Proposed District Land Use Plan

<u>Land Use</u>	<u>Units</u>
Commercial (Sq. Ft. Floor Area)	781,316
Hospital (Beds)	300
Movie Theater (Screens)	8
Hotel (Rooms)	200

1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes (governing Community Development District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and *based only on factors material to managing and financing* the service delivery function of the district, so that *any matter concerning permitting or planning of the development is not material or relevant*" (emphasis added).

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. defines the elements that a statement of estimated regulatory costs must contain:

(a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(d) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

(e) Any additional information that the agency determines may be useful.

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance

As outlined above, the District is planned to contain various forms of development and, likely, multiple property owners at build-out. It is the property owners within the District that will be served by, and therefore affected by, the District. However, the proposed ordinance will not *require* the compliance of these District property owners. Instead, those who choose to purchase property within the District will do so on a voluntary basis.

The District will provide community services to the properties within its boundaries as outlined in Table 2 below. All of the property owners within the District will be subject to District rules related to services provided by the District and facilities owned or operated by the District. District property owners may also be responsible for paying District assessments to fund the operations and maintenance expenses incurred by the District to provide the services outlined below. Of course, prior to the sale of the real estate to end users, all of the undeveloped land owned by the petitioner and any other landowner will also be under the jurisdiction of the District and subject to funding their share of the District's operations and maintenance expenses.

[Table 2 is found on the following page.]

Table 2. Proposed Facilities and Services

<u>Facility</u>	<u>Ownership</u>	<u>Maintenance Entity</u>
Arterial Roads	Public ROW	County
Internal Roads and Pavers	CDD	CDD
Decorative Sign Poles - Internal Roads	CDD	CDD
Streetscape in ROW	CDD	CDD
Streetlights in ROW	CDD	CDD
Water	CSU	CSU
Wastewater	CSU	CSU
Stormwater	CDD	CDD
Irrigation	SWCA	SWCA
Entry Walls and Features	CDD	CDD

NOTE: CDD refers to the Brownwood Community Development District or Sumter Landing Community Development District by project-wide interlocal agreement with similar CDD's within Villages area.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues

3.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

State Governmental Entities

The cost to State entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 1,000 acres and is located entirely within the boundaries of the City. Therefore, the City (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and is required to file various reports with the State of Florida, the Department of Community Affairs and other agencies of the State. The filing requirements are outlined in the attached Appendix. However, the additional costs to the State and its various departments to process the additional filings from the District are very low, since the State routinely processes filings from many other similar

districts.

City of Wildwood

The petition to establish the District will require the City to review the Petition and its supporting exhibits. In addition, the City will hold a public hearing to discuss the petition and consider any public input. These activities will utilize staff time and the time of the City Council. However, these costs are very modest at most for the following reasons. First, the review of the petition to establish the District does not include an analysis of the project itself. In fact, such a review of the project is prohibited by statute. Second, the petition contains all of the information necessary for its review. Third, the City currently has the staff necessary to review the petition. Fourth, no capital costs are involved in the review. Fifth, the City routinely processes similar petitions for land use and zoning changes that are far more complicated than this petition to establish the District.

The City will incur negligible continuing costs if the petition is approved. The proposed District is an independent unit of local government, so the District is responsible for its own budget, reporting, and the full conduct of its powers within its boundaries. The District will provide the City with its budget each year for the City's review and comment, but no City action on the budget is required. Table 2 above outlines petitioner's current good faith identification of facilities or services the City and the District are planning on providing to the properties within the District.

3.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. The District is designed to provide community facilities and services to serve the Project.

Any non-ad valorem assessments levied by community development districts do not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida State law, debts of the District are strictly its own responsibility.

4.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance

The District may impose non-ad valorem assessments on the properties within its boundaries to fund the operation of the District and the District's maintenance activities as outlined in Table 2. The District may also set user fees for services (e.g., chiller, irrigation). Community development districts are typically efficient providers of maintenance services as they are subject to government bidding requirements, professionally managed, and have the ability to place non-ad valorem assessments on the County tax roll to fund these activities.

It is important to note that the costs incurred by the District in providing its maintenance services are typical for development of the type contemplated here. In other words, there is nothing peculiar about the District's maintenance activities that would require additional funding over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Thus, District-imposed assessments for operations and maintenance costs will be similar to what would be charged in any event by a property owners' association common to most master planned developments.

Real estate markets are generally efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. The operations and maintenance charges for property within the Project must be in line with the competition. Furthermore, the decision by new property owners to locate within the District is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in exchange for the benefits that the District provides.

5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is

because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The District is not located within a county with a population of less than 75,000 or within a city with a population of less than 10,000. Therefore, the proposed District is not located in either a county or city that is defined as "small" by Florida Statute § 120.52.

6.0 Any additional useful information.

It is useful to reflect upon the question of whether the proposed formation of the District is the best alternative for providing community facilities and services to the Project. As one alternative to the District, the City could approve an ad valorem assessment area for services. However, this alternative is inferior to the District. Unlike the District, it would require the City to continue to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be fully sequestered to the land directly benefiting from them, as the case would be with the District.

Another alternative to the District would be for the developer to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed operational funds than is a POA. Second, the proposed District is a unit of local government. Therefore, unlike the POA the District must abide by all governmental rules and regulations, including government-in-the-sunshine requirements.

A District also is preferable to these alternatives from an accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other City responsibilities.

Fishkind & Associates, Inc. certifies that this SERC meets the requirements for a SERC as set out in Chapter 120.541, F.S.

Fishkind & Associates, Inc. has developed over 100 SERCs for various clients. Below is a listing of some of the other community development district clients for which we have prepared SERCs.

- Urban Orlando (Baldwin Park) Community Development District in Orlando
- The Lake Nona "Family" of Community Development Districts in Orlando
- The Villages "Family" of Community Development Districts in Lake and Sumter Counties
- Winter Garden Village at Fowler Groves Community Development District in Winter Garden
- Highlands Community Development District in Tampa
- The Tradition "Family" of Community Development Districts in Port St. Lucie

APPENDIX

LIST OF DISTRICT REPORTING REQUIREMENTS

REPORT	FLORIDA STATUTE SECTION	DATE
Annual Financial Audit	218.39	12 months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after delivery of audit
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Facilities Report	189.415	Initial report within 1 year of creation, updates every 5 years
Public Meetings Schedule	189.417	Beginning of fiscal year
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.416	30 days after first Board Meeting
Notice of Establishment	190.0485	30 days after formation
Creation Documents	189.418	30 days after adoption
Notice of Public Finance	190.009	After financing

The Villages of Lake Sumter, Inc.
1020 Lake Sumter Landing
The Villages, FL 32162
352-753-6270

Check Date: 05/03/12

NO. 00047544

INVOICE NO.	INVOICE DATE	DESCRIPTION	GROSS	DISCOUNT	AMOUNT PAID
47544	05/03/12	BROWNWOOD CDD FEE	15,000.00		15,000.00

CITY OF WILDWOOD

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

The Villages

The Villages of Lake Sumter, Inc.
1020 Lake Sumter Landing
The Villages, FL 32162

63-1400/631
Citizens First Bank
1050 Lake Sumter Landing
The Villages, FL 32162

NO. 00047544

DATE: 05/03/12 AMOUNT: \$****15,000.00

PAY FIFTEEN THOUSAND AND 00/100 *****

TO THE ORDER OF CITY OF WILDWOOD

BY H. Jay Moore
AUTHORIZED SIGNATURE



00047544 06311400 0010000008

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: 301/466 LLC Rezoning RZ 1203-01

REQUESTED ACTION: First reading to adopt Ordinance O2012-21.

Work Session (Report Only) **DATE OF MEETING:** 6/11/12
 Regular Meeting Special Meeting

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

BUDGET IMPACT: _____

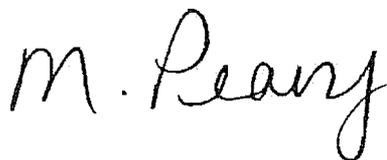
Annual **FUNDING SOURCE:** _____
 Capital **EXPENDITURE ACCOUNT:** _____
 N/A

HISTORY/FACTS/ISSUES:

The applicant seeks approval from the City Commission for a rezoning 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 of the Comprehensive Plan. **Staff recommends approval of Ordinance #02012-21 (attached) subject to approval of Ordinance O2012-14, which establishes a future land use appropriate to the proposed zoning.**

The 222 +/- acre subject parcel is generally located to the northwest of State Road 35 (US Hwy 301) and County Road 214. The property was recently subject to an approved Large Scale Comprehensive Plan amendment (pending at this meeting) to change the future land use to "Low Density Residential". The requested zoning of "NMU-7 Neighborhood Mixed Use" will bring the property into compliance with the Future Land Use Map and the Comprehensive Plan.

Case RZ 1203-01 was considered by the Planning & Zoning Board/Special Magistrate on Tuesday, June 5, 2012. The Planning & Zoning Board/Special Magistrate gave a favorable recommendation of the rezoning to the City Commission.



Melanie Peavy
Development Services Director

City of Wildwood
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, June 5, 2012 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for a rezoning of the 222 +/- acre site 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). The site is generally located to the northwest of State Road 35 (US Hwy 301) and County Road 214.

Case: RZ 1203-01

Parcel(s): D18=069, D18=040, D18=064, D18=041, D18=068, D18=067

Owner: 301/466 LLC – Albert Peek and Kirk Boone

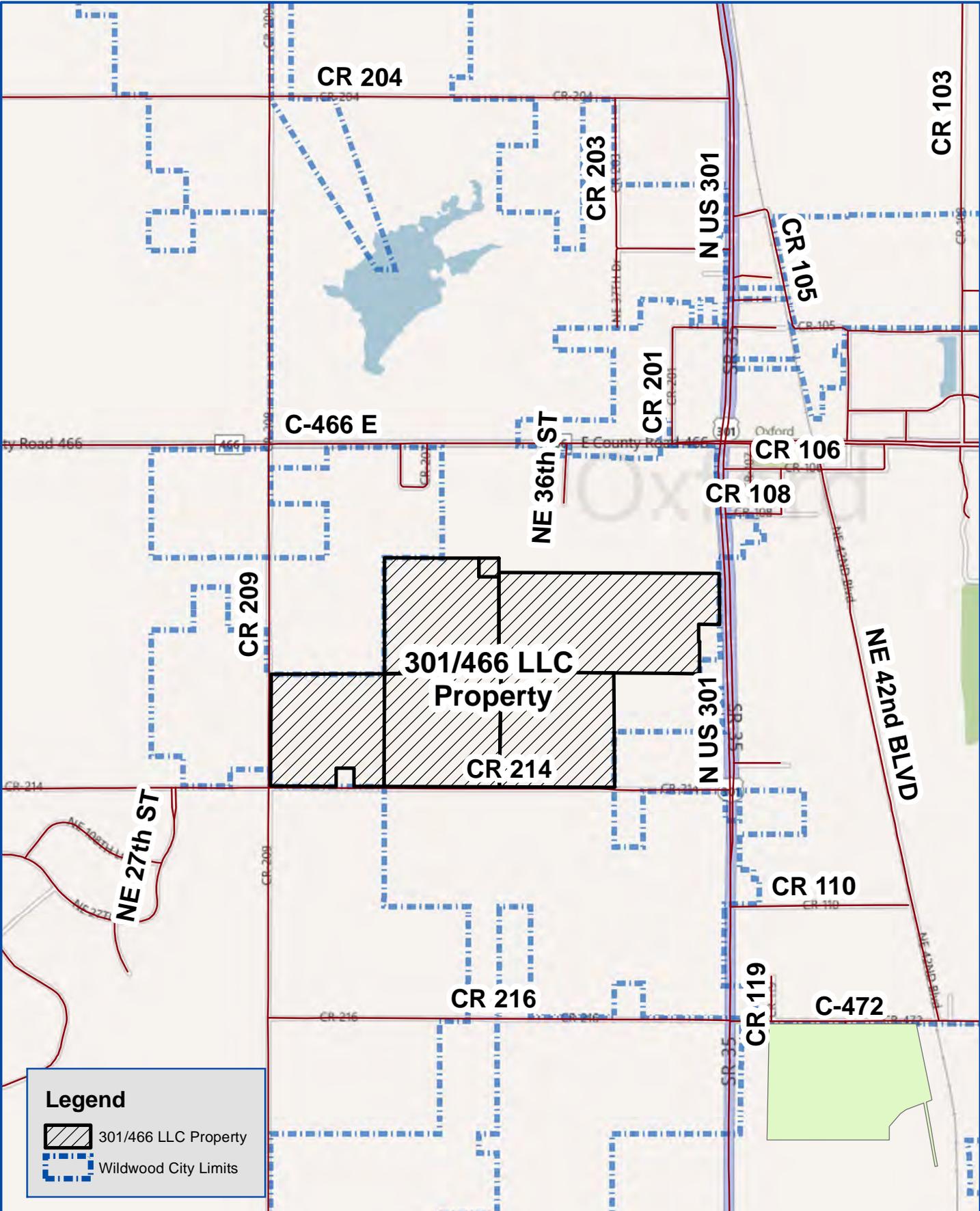
Applicant: 301/466 LLC – Albert Peek and Kirk Boone

Based upon the testimony and information presented, the Special Magistrate recommends approval of Ordinance O2012-21 to be forwarded to the City Commission for approval.

Dated: June 5, 2012

/Proposed/

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



Legend

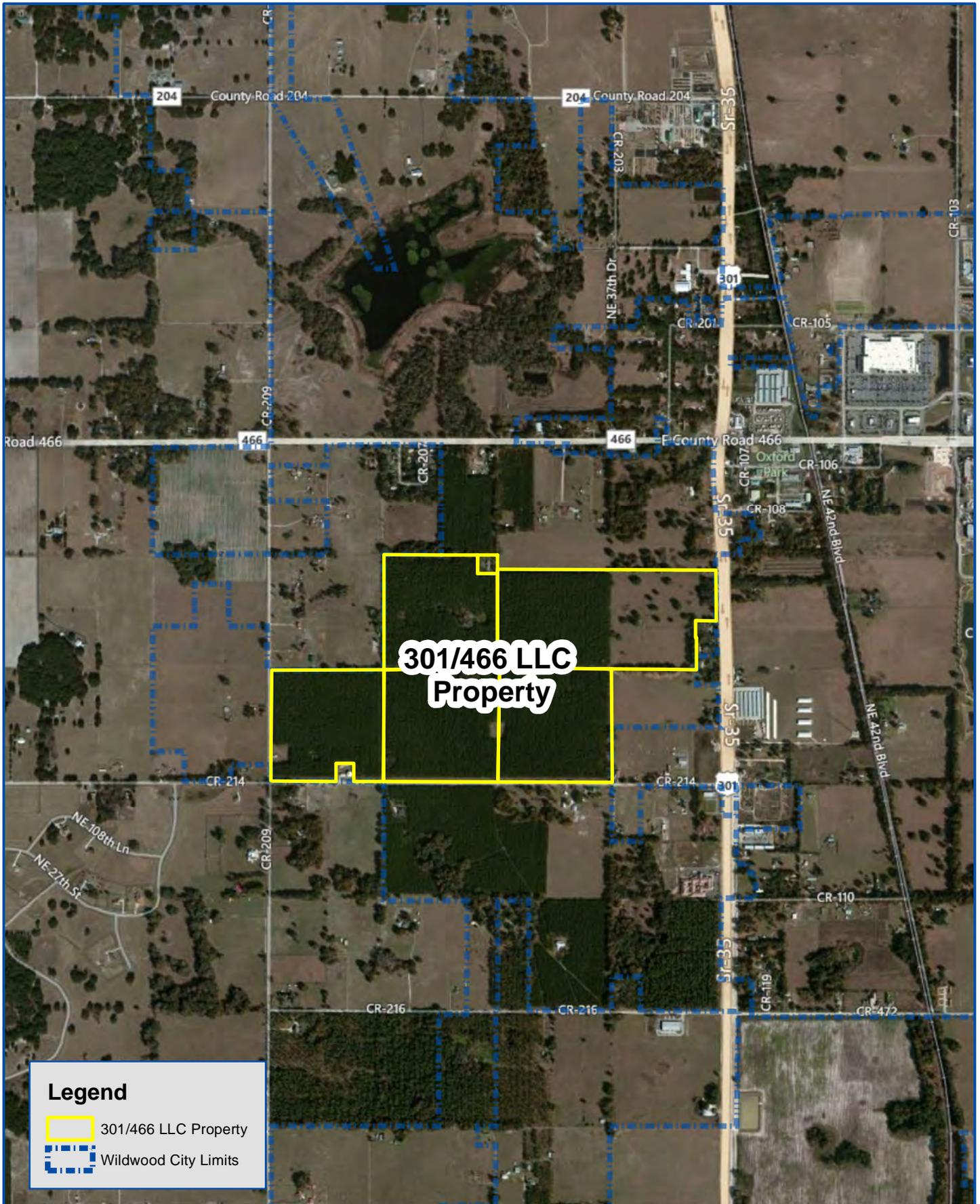
-  301/466 LLC Property
-  Wildwood City Limits



1 inch = 1,500 feet

City of Wildwood, Florida
301/466 LLC Property





**301/466 LLC
Property**

Legend

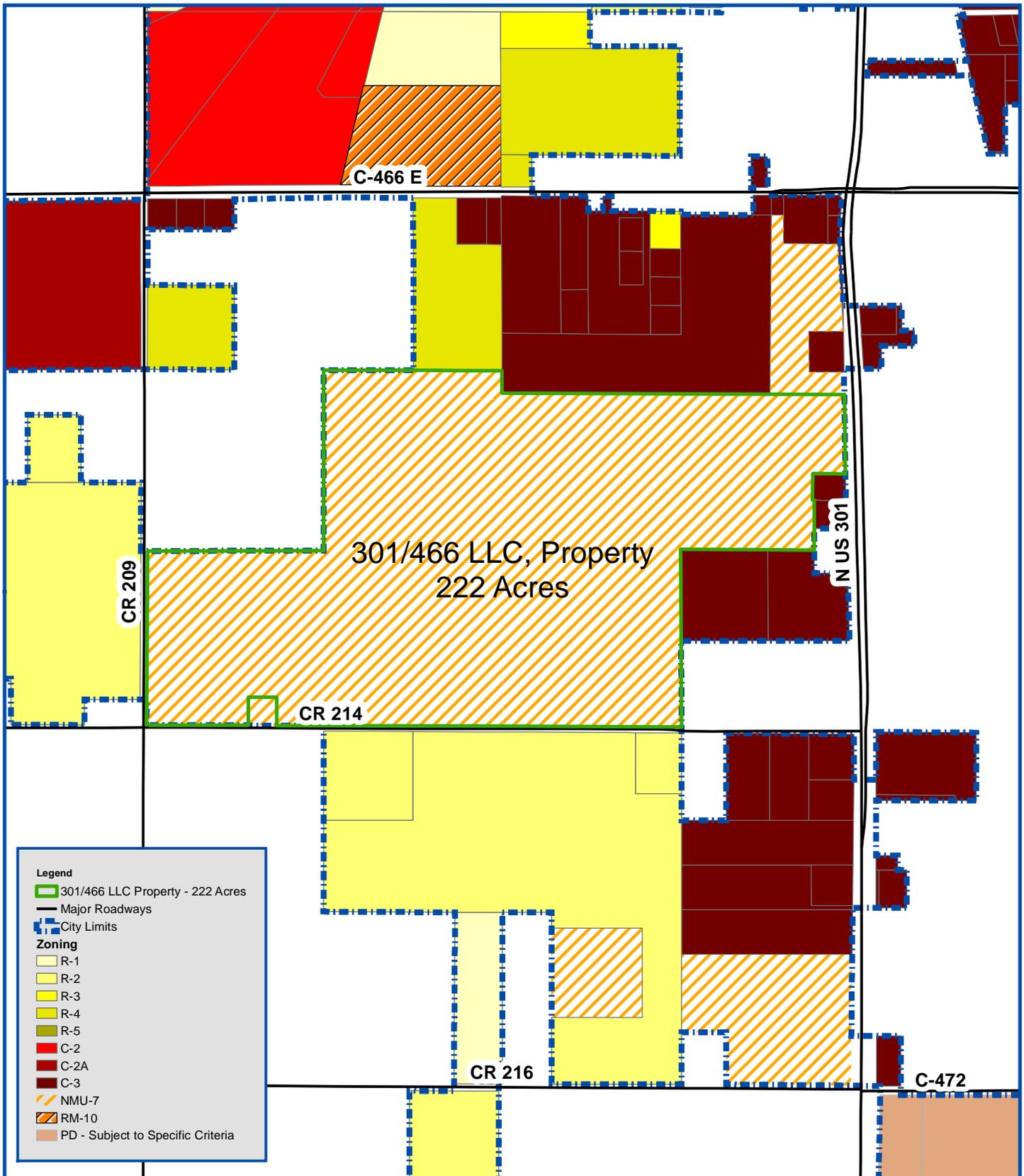
-  301/466 LLC Property
-  Wildwood City Limits



1 inch = 1,500 feet

**City of Wildwood, Florida
301/466 LLC Property**

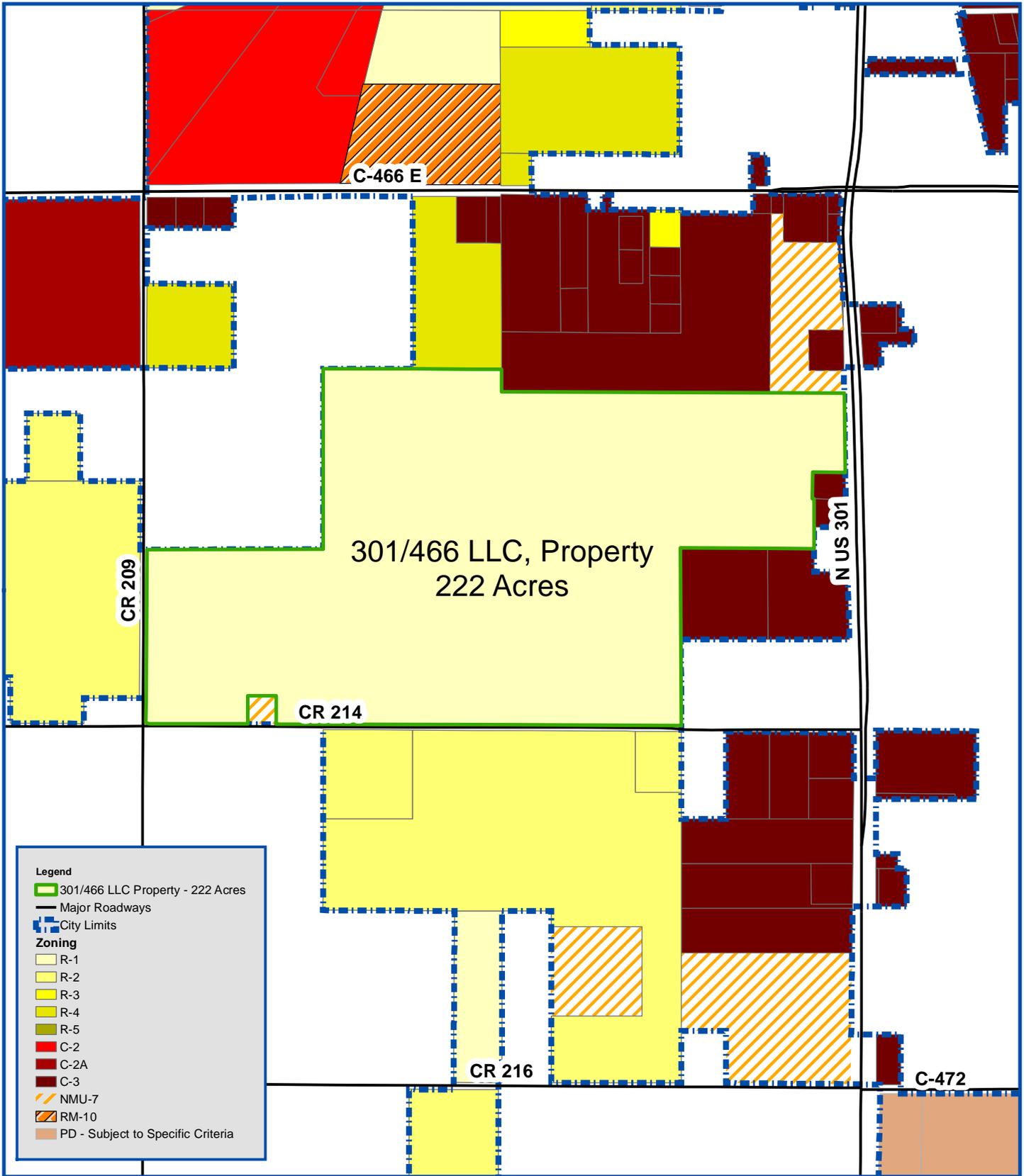




1 inch = 1,000 feet

301/466 LLC Existing Zoning Map





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

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

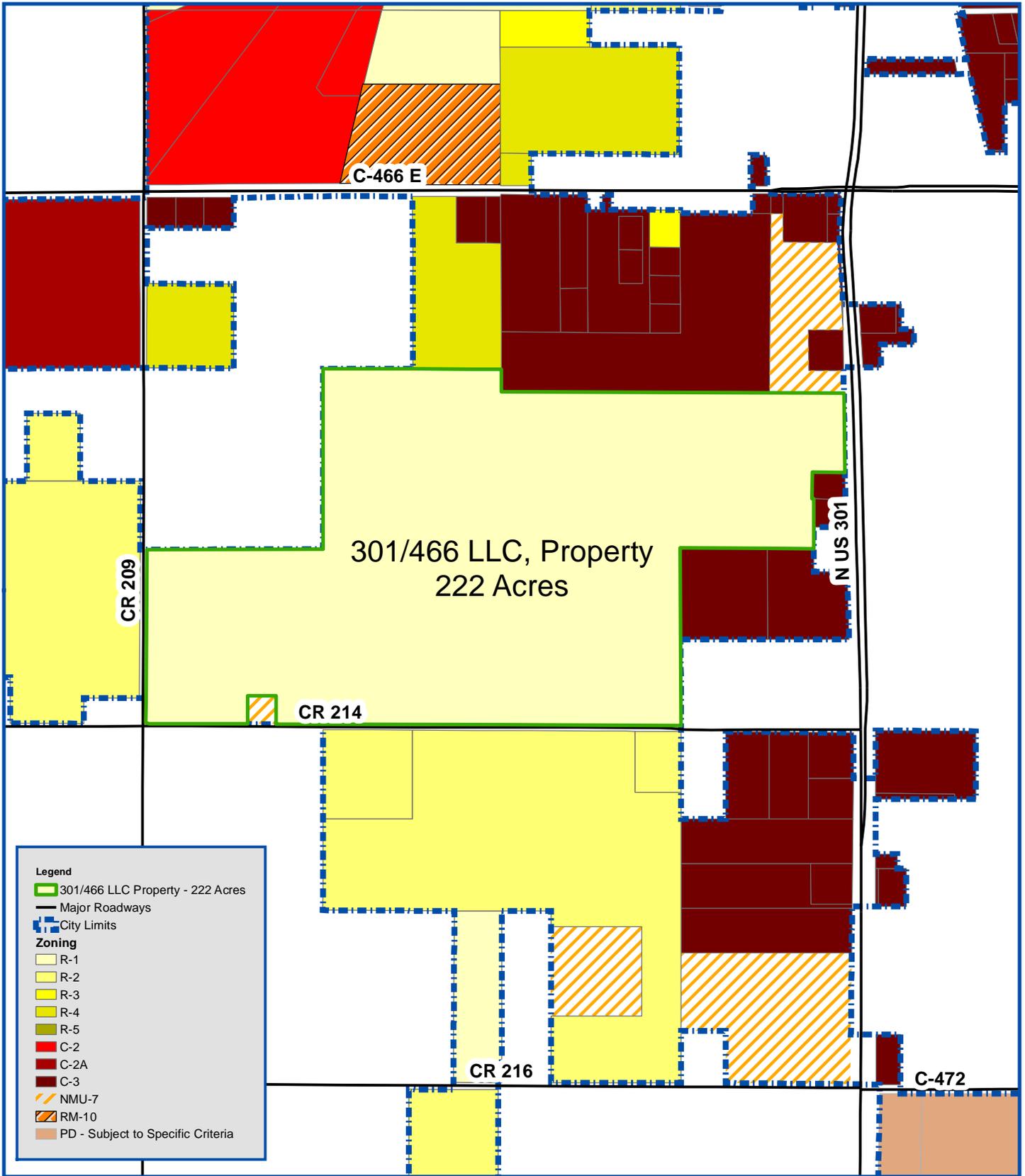
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2012-21
Exhibit A
301/466 LLC Zoning Map



1 inch = 1,000 feet

301/466 LLC Proposed Zoning Map



CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

**SUBJECT: RESOLUTION R2012-07 – Amending Personnel Policies and Procedures
CHAPTER IV Recruitment and Hiring of Employees and
CHAPTER V CLASSIFICATION PLAN**

REQUESTED ACTION: _____

Work Session (Report Only)

**DATE OF MEETING: 06/11/12
05/14/12**

Tabled 5/14/12 for full Commission

Regular Meeting

Special Meeting

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

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: Up to 10% potentially (Policy 5.1.D.5.a)

- Annual
- Capital
- N/A

FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

Upon Review of Chapter IV of the Personnel Policies and Procedures, it has been determined that the manner in which the City advertises for vacancies needs to be revised to accommodate the practice of promoting or transferring an existing employee without advertisement. Should the City have a current employee that qualifies for said position, the City Manager should have authorization to utilize internal promoting or transferring of any existing employee from one department to another without the need to advertise. Should there not be any current employees qualified for said position, current guidelines for advertisement would be adhered to.

Upon Review of Chapter V of the Personnel Policies and Procedures, it has been determined that there needs to be a more specific section added back into the Policy which pertains to additional duties that may fall upon an employee due to the fact that the Dept. Head is out for an extended period of time. Prior to 2009, a temporary pay adjustment was allowed for such a purpose and to date has still been used on occasion with no actual policy in place. This Resolution R2012-07 would allow the City Manager to have the discretion to approve such a stipend for a temporary period of time only if the specific criteria described therein was present.

Both of the above items were presented to the City Attorney for review.

Thank-you,

Human Resources

RESOLUTION NO. R2012-07

A RESOLUTION OF THE CITY OF WILDWOOD, FLORIDA;
AMENDING CHAPTERS 4.3 AND 5.1 OF THE CITY OF
WILDWOOD PERSONNEL RULES; AND PROVIDING FOR
AN EFFECTIVE DATE.

Be it resolved:

SECTION 1. Chapter 4.3 City of Wildwood Personnel Rules is hereby amended as follows [cross-throughs (-) indicate deletions and underlines () indicate additions]:

Policy 4.3. RECRUITING.

A. SUBJECT: Employee recruitment.

B. PURPOSE: To provide a uniform procedure for recruitment of the City's employees.

C. POLICY. A uniform procedure for the recruitment of City employees will promote fairness in employee hiring practices.

D. PROCEDURE.

1. A need for recruitment of employees arises when any of the following occurs:

a. A vacancy in a classified position exists and it is determined that it will be filled. Wherever a vacancy is to be filled, the department head under whose authority the position falls shall notify the City Manager of the need and shall indicate the class of the position.

b. A new position is proposed by the City Manager and approved by the City Commission.

c. Temporary help is necessary because of seasonal or other employment needs as set by the City Manager.

In all of the above situations the Personnel Office will be notified by the City Manager of the need to fill the position. If there is an existing employee who meets the requirements of the position and the employee wishes to transfer to the open position, the City Manager has the discretion to transfer the employee to the open position without the need for advertisement. If there is no qualified employee that the City Manager determines should be transferred to the open position, then the City Manager shall direct the Personnel Office to advertise the position and accept applications. ~~advertise the position and to accept applications.~~

2. A vacancy in a classified position must be filled by appointment of a probationary or temporary employee.
3. All appointments to City service shall be made according to merit and fitness. Merit and fitness may be ascertained by examination which shall be prepared by or under the direction of the City Manager. Examinations shall relate to these matters that will test fairly the capacity and fitness of the candidates to discharge efficiently the duties of the position for which the examinations are held. Examinations may include written, oral, physical or any other qualifications or attributes which, in the judgment of the City Manager, enter into the determination of the relative fitness of the applicant.
4. Recruitment may occur by:
 - a. Insofar as it is practicable, vacancies in higher positions may be filled by promotion from lower classes.
 - b. The City will advertise regular part-time and full-time vacant positions on the City website. If insufficient application result from placement on the website, then the City will advertise in the local newspaper or such other publication as the City Manager deems appropriate. The City will also post any notice of vacancies in the City Hall
 - c. A position may be filled by transferring an employee from another position of the same class or similar class with essentially the same basic qualifications and having the same maximum salary. Transfers must be approved by both department heads concerned and the City Manager.
 - d. Discrimination against any person in recruitment, examination, appointment, training, promotion, or any other personnel action because of political or religious opinion or affiliation or because of race, sex, national origin, age, physical handicap, or any other non-merit factor is prohibited.
5. In determining successful candidates for any classified position, due consideration shall be given to such factors as education, training, experience, aptitude, knowledge, character, skills, abilities, physical fitness, references or other factors which may enter into the determination of the relative fitness of the applicant. It shall be the policy of the City to comply with the requirements of Chapter 295 of the Florida Statutes in considering the employment of Veterans.
6. No application will be accepted unless a Vacancy has been posted by the Personnel Office upon approval of the City Manager.

SECTION 2. Chapter 5.1 City of Wildwood Personnel Rules is hereby amended as follows [cross-throughs (-) indicate deletions and underlines () indicate additions]:

Policy 5.1. CLASSIFICATION PLAN.

A. SUBJECT. Inventory of employee positions.

B. PURPOSE. The classification plan provides a complete inventory of all positions in the city service as well as accurate descriptions for each class of employment. The plan standardizes titles, each of which is indicative of a range of duties and responsibilities and has the same meaning throughout the classified service.

C. POLICY. It is the policy of the City to clarify the duties and responsibilities of the City employee through use of a classification plan. The classification plan consists of:

a. A grouping into classes of positions which are or approximately equal difficulty and responsibility, which require the same general qualifications and which can be equitably compensated for within the same pay range under similar working conditions.

b. A class title, descriptive of the work of the class, which shall identify each class.

c. The classification plan may be coordinated with or overlay the compensation plan.

D. PROCEDURES.

1. Class Title - Class title shall be used in all official city records. No person shall be appointed to, or employed in a position in the classified service under a title not included in the classification plan.

2. Uses of the Classification Plan

a. In determining lines of promotion and in developing an employee training program

b. In determining salaries which are the commission's goal to pay for various types of work.

c. In preparing announcements for examination.

d. As a guide in preparing examinations which will measure the qualifications needed to perform the work of the class.

e. In determining personal service budget items.

f. In providing uniform job terminology which is understandable by City officials, employees, and general public.

3. Maintenance of the Classification Plan - The City Manager is charged with the responsibility for the proper and continuous maintenance of the classification plan so that it will reflect on a current basis the duties being performed by each employee in the city service. The administration staff shall recommend to the City Manager any necessary amendments to the plan in the form of new classes and the abolishment of classes no longer required in the plan. Re-allocations of positions within the approved classification plan shall be made as follows:

a. The City Manager shall make or cause to have made a study of each new position as it is created, and on the basis of the study, place the position into the appropriate class within the classification plan.

b. Changes in the duties and responsibilities of a position involving either the addition of new assignments or the taking away or modifying or existing assignments shall be reported to the City Manager by department heads. If these are determined to be permanent, or more than minor changes which justify the re-allocation to a different classification, the City Manager shall place such position in its appropriate class.

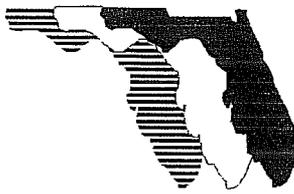
c. The City Manager shall periodically cause to have reviewed the classification of positions, and upon the basis of investigation make appropriate changes in the allocations to the classification plan.

d. An employee affected by the allocation or re-allocation of a position in the classification plan shall be afforded a reasonable opportunity to be heard by the City Manager after filing a written request. The City Manager, after hearing the facts of the case, shall render his decision and such decision will be reported to the employee and to the department head in writing.

4. The position description does not constitute an employment agreement between the City and employee and is subject to change as the needs of the City and the requirements of the job change.

5. The City Manager has the discretion to approve placement of an employee in a temporary position as a department head if a department head is absent for a period of four weeks or longer and the department head's absence requires that employee to assume supervisory or other responsibilities that are those of the absent department head. The City Manager may designate such employee as an acting department head as follows:

a. The employee assigned to the department head position will receive his or her regular pay rate plus 10% or the minimum of the department head pay grade beginning on the first day of the fifth week, retroactive to the first day the employee was required to assume such duties.



Florida Department of Transportation

RICK SCOTT
GOVERNOR

1405 Thomas Avenue
Leesburg, FL 34748-3225

ANANTH PRASAD, P.E.
SECRETARY

May 2, 2012

Gene Kornegay, Public Works Director
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785-4047

Re: **State Highway Lighting, Maintenance, and Compensation Agreement Work Order (FY 12/13)**
Financial Project ID: 413615-2-78-04
Contract Number: AN-870
FEID No.: VF-596000450-021
Work Order for Fiscal Year 12/13
Resolution No.: 968

Dear Mr. Kornegay:

You are hereby authorized to perform maintenance of the State Highway Lighting Systems within your jurisdiction in accordance with the terms and conditions of the State Highway Lighting, Maintenance, and Compensation Agreement.

The total compensation for Fiscal Year 12/13 paid under this **Work Order** is **\$11,249.00**. This amount reflects a 3% increase per unit cost from the previous year. The compensation period for this work order will begin **July 1, 2012**, and expire **June 30, 2013**.

Please execute and/or return the following documents directly to this office in the enclosed self-addressed envelope. In order to guarantee availability of funds, these documents must be returned to this office no later than June 7, 2012.

- Sign this original work order confirming receipt and agreement of the compensation terms listed above and return.
- Sign and have notarized, the enclosed State Highway Lighting, Maintenance, and Compensation Agreement Certification and return.
- If the Resolution referenced above is no longer current, return a copy of your current Resolution.

State Highway Lighting, Maintenance and Compensation Agreement Work Order (FY 12/13)
Contract Number: AN870

If you wish to receive payment for the Fiscal Year 11/12 Work Order, please submit an invoice to this office anytime after May 19, 2012. Invoices for Fiscal Year 11/12 must be received no later than December 27, 2012. Per the State Highway Lighting, Maintenance, and Compensation Agreement paragraph 2.c. which states: "Invoices may be submitted anytime after May 19th of the fiscal year in which the services were provided, but no later than 180 days after the end of the fiscal year. Payment shall be made in one lump sum as provided in paragraph 4 hereof."

A sample invoice is attached for your information. Please verify that all information contained on the sample invoice is included on your invoice.

If you have any questions, please contact: Barbara McCabe at (352) 326-7722.

Attachments: State Highway Lighting, Maintenance, and Compensation Agreement Certification
Sample Invoice

**FLORIDA DEPARTMENT
OF TRANSPORTATION**

MAINTAINING AGENCY



Philip Maggio, P.E.
Operations Engineer

Concurrence By: _____
(Signature)

ATTEST: _____
Joseph Jacobs, City Clerk

Typed Name: Ed Wolf

Title: Mayor

SEAL

Phone: (352) 330-1330, Ext. 110

Date: / /

STATE HIGHWAY LIGHTING, MAINTENANCE, AND COMPENSATION AGREEMENT CERTIFICATION Page 3 of 3

I GENE KORNESAY,
(Name)

PUBLIC WORKS DIRECTOR
(Title)

CITY OF WILDWOOD, hereby certify that State Highway Lighting
(Local Maintaining Agency)

Facilities for Financial Project ID: 413615-2-78-04, Contract NO. AN-870

In SUMTER County (Counties)

Were performed to keep all facilities fully operating, properly functioning, with a minimum of 90% of the light burning for any lighting type (ex. Highmast, standard, underdeck, sign) on the roadway system at all times for their normal expected useful life in accordance with the original design thereof, whether necessitated by normal wear and tear, accidental or intentional damage, or acts of nature.

All maintenance was performed in accordance with Agreement terms and according to the Manual of Uniform Traffic Control Devices; and, all other applicable local, state, or federal laws, rules, resolutions, or ordinances, and FDOT procedures.

[Signature]
(SIGNATURE) 5/31/12
(DATE)

State of Florida

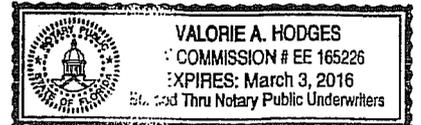
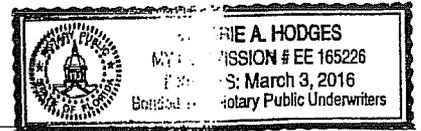
County of SUMTER

Sworn to and subscribed to before me this day 31st of MAY, 2012

VALORIE A. HODGES Notary Public, State of FLORIDA at large

Valorie A. Hodges

My Commission expires





May 29, 2012

To the City Commission
City of Wildwood, Florida

We are pleased to confirm our understanding of the services we are to provide for the City of Wildwood (the City) for the years ending September 30, 2012, 2013 and 2014.

We will audit the basic financial statements of the City.

Audit Objectives

The objective of our audit is the expression of an opinion as to whether the basic financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles and to report on the fairness of additional information when considered in relation to the basic financial statements taken as a whole. The objective also includes reporting on—

- Internal control related to the financial statements and compliance with laws, regulations, and the provisions of contracts or grant agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control related to major programs/projects and an opinion (or disclaimer of opinion) on compliance with laws, regulations, and the provisions of contracts or grant agreements that could have a direct and material effect on each major program/project in accordance with the Single Audit Act and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organization*, and the Florida Single Audit Act.

The reports on internal control and compliance will each include a statement that the report is intended for the information and use of the Commission, management, specific legislative or regulatory bodies, awarding agencies, and if applicable, pass-through entities.

Our audit will be conducted in accordance with generally accepted auditing standards; the rules of the Auditor General; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act; the provisions of OMB Circular A-133; and the Florida Single Audit Act and will include tests of accounting records, a determination of major program(s)/project(s) in accordance with Circular A-133 and the Florida Single Audit Act, and other procedures we consider necessary to

enable us to express such an opinion and to render the required reports. If our opinion on the basic financial statements or the Single Audit compliance opinion is other than unqualified, we will fully discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or to issue a report as a result of this engagement.

Management Responsibilities

Management is responsible for establishing and maintaining internal control and for compliance with the provisions of contracts, agreements, and grants. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of the controls. The objectives of internal control are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, that transactions are executed in accordance with management's authorizations and recorded properly to permit the preparation of basic financial statements in accordance with generally accepted accounting principles, and that federal and state award programs are managed in compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is responsible for making all financial records and related information available to us. We understand that you will provide us with such information required for our audit and that you are responsible for the accuracy and completeness of that information. We will advise you about appropriate accounting principles and their application and will assist in the preparation of your financial statements, including the schedule of expenditures of federal and state awards, but the responsibility for the financial statements remains with you. That responsibility includes the establishment and maintenance of adequate records and effective internal control over financial reporting and compliance, the selection and application of accounting principles, and the safeguarding of assets. Additionally, as required by OMB Circular A-133 and the Florida Single Audit Act, it is management's responsibility to follow up and take corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan.

As part of our engagement we may propose standard, adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of any proposed entries and the impact they have on the financial statements. Further, you are responsible for designating a qualified management-level individual to be responsible and accountable for overseeing these services.

Audit Procedures – General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether caused by error or fraud. As required by the Single Audit Acts, our audit will include tests of transactions related to major federal award programs and state projects for compliance with applicable laws and regulations and the provisions of contracts and grant agreements. Because of the concept of reasonable assurance and because

we will not perform a detailed examination of all transactions, there is a risk that material errors, fraud, other illegal acts, or noncompliance may exist and not be detected by us. In addition, an audit is not designed to detect errors, fraud, or other illegal acts that are immaterial to the basic financial statements or to major programs/projects. However, we will inform you of any material errors and any fraud that comes to our attention. We will also inform you of any other illegal acts that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to matters that might arise during any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to these inquiries. At the conclusion of our audit, we will require you to furnish us a letter (commonly referred to as a management representation letter) confirming your responsibility for your financial statements and certain other items and matters related to them. By signing this engagement letter and furnishing a management representation letter, you agree to indemnify us and hold us harmless for any liability and costs arising from known misrepresentations by management.

Audit Procedures – Internal Controls

In planning and performing our audit, we will consider the internal control sufficient to plan the audit in order to determine the nature, timing, and extent of our auditing procedures for the purpose of expressing our opinions on the basic financial statements and on compliance with requirements applicable to major programs/projects.

We will obtain an understanding of the design of the relevant controls and whether they have been placed in operation, and we will assess control risk. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the basic financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the basic financial statements. Tests of controls relative to the basic financial statements are required only if control risk is assessed below the maximum level. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by OMB Circular A-133 and the Florida Single Audit Act, we will perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program and state project. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to OMB Circular A-133 and the Florida Single Audit Act.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies. However, we will communicate any matters involving internal control and its operation that we consider to be significant deficiencies under standards established by the American Institute of Certified Public Accountants. We will also inform you of any other matters involving internal control, if any, as required by OMB Circular A-133 and the Florida Single Audit Act.

Audit Procedures – Compliance

Our audit will be conducted in accordance with the standards referred to in the section titled Audit Objectives. As part of obtaining reasonable assurance about whether the basic financial statements are free of material misstatement, we will perform tests of the City's compliance with applicable laws and regulations and the provisions of contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Single Audit Acts require that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with applicable laws and regulations and the provisions of contracts and grant agreements applicable to major programs/projects. Our procedures will consist of the applicable procedures described in the OMB Circular A-133 Compliance Supplement and the State Compliance Supplement. The purpose of those procedures will be to express an opinion on the City's compliance with requirements applicable to major programs/projects in our report on compliance issued pursuant to OMB Circular A-133 and the Florida Single Audit Act.

Audit Administration, Fees, and Other

We understand that your employees will assist in preparing cash, accounts receivable, or other confirmations we request and will locate any invoices selected by us for testing.

At the conclusion of the engagement, it is management's responsibility to submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and a corrective action plan) along with the Data Collection Form to the designated federal clearinghouse and, if appropriate, to pass-through entities. The Data Collection Form and the reporting package must be submitted within the earlier of 30 days after receipt of the auditors' reports or nine months after the end of the audit period, unless a longer period is agreed to in advance by the cognizant or oversight agency for audits. It is also management's responsibility to submit the reporting package as required by the Florida Single Audit Act. At the conclusion of the engagement, we will provide information to management as to where the audit reports and reporting packages should be submitted and the number to submit.

The workpapers for this engagement are the property of and constitute confidential information. However, we may be requested to make certain workpapers available to granting agencies pursuant to authority given by law or regulation. If requested, access to such workpapers will be provided under the supervision of Carr, Riggs & Ingram, LLC personnel. Furthermore, upon request, we may provide photocopies of selected workpapers to granting agencies. They may

intend, or decide, to distribute the photocopies or information contained therein to others, including other governmental agencies.

The workpapers for this engagement will be retained for a minimum of five years after the date the auditors' report is issued or for any additional period requested by granting agencies. If we are aware that a federal or state awarding agency, pass – through entity, or auditee is contesting an audit finding, we will contact the party (ies) contesting the audit finding for guidance prior to destroying the workpapers.

Our fees for these services will be as summarized below. Our invoices for these fees will be rendered periodically as work progresses and are payable on presentation. In accordance with our firm policies, work may be suspended if your account becomes 30 days or more overdue and will not be resumed until your account is paid in full.

	<u>2012</u>	<u>2013</u>	<u>2014</u>
Base fee for audit of financial statements pursuant to Government Auditing Standards and Rules of the Auditor General	\$ 32,000	\$ 32,000	\$ 32,000
Audit of Federal and State financial assistance programs pursuant to OMB Circular A-133 and State Single Audit Act	<u>8,800</u>	<u>8,800</u>	<u>8,800</u>
	<u>\$ 40,800</u>	<u>\$ 40,800</u>	<u>\$ 40,800</u>

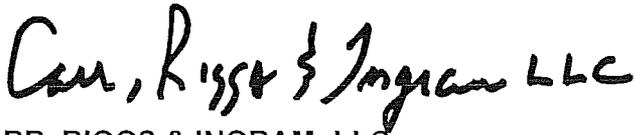
For additional services outside the scope of this agreement, the fees will be negotiated separately.

Our fee quotes are based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss the reasons with you and arrive at a new fee estimate before we incur the additional costs.

Government Auditing Standards require that we provide you with a copy of our most-recent quality control review report. Our most recent peer review report accompanies this letter.

This contract contains a renewal option. The contract may be renewed for additional three-year periods and will continue in effect until canceled by either party.

We appreciate the opportunity to be of service to the City and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign one of the copies and return it to us, and this letter will continue in effect until canceled by either party.



CARR, RIGGS & INGRAM, LLC
CERTIFIED PUBLIC ACCOUNTANTS

RESPONSE:

This letter correctly sets forth the understanding of:
City of Wildwood

Signature

Title

Date



System Review Report

To the Partners of Carr, Riggs & Ingram LLC
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Carr, Riggs & Ingram LLC (the firm) applicable to non-SEC issuers in effect for the year ended June 30, 2010. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.apicap.org/prsummary.

As required by the standards, engagements selected for review included engagements performed under *Government Auditing Standards*, audits of employee benefit plans, and audits performed under FDICIA.

In our opinion, the system of quality control for the accounting and auditing practice applicable to non-SEC issuers of Carr, Riggs & Ingram LLC in effect for the year ended June 30, 2010, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)* or *fail*. Carr, Riggs & Ingram LLC has received a peer review rating of *pass*.

Eide Bailly LLP

Minneapolis, Minnesota
October 14, 2010

www.eidebailly.com

WILDWOOD, FLORIDA
CONTRACT FOR GRANT FEASIBILITY SERVICES

THIS CONTRACT is made and entered into this _____ day of _____ 2012, by and between the City of Wildwood, (“CITY”) and ANDY EASTON & ASSOCIATES (consultant).

WHEREAS, CITY has entered into agreement with the Word Family Trust to study the feasibility of using state/federal grants to fund public infrastructure that will serve a proposed Assisted Living Facility (ALF) site to be located on the Word Family Trust property, and

WHEREAS, ANDY EASTON & ASSOCIATES is available to provide grant feasibility services as a consultant to the CITY.

NOW THEREFORE, in consideration of the mutual covenants and agreements as contained herein, the parties agree as follows:

- A. Recitals. The recitals are adopted herein and made a part of this agreement.
- B. Contract Documents. The contract document includes this contract and attached task order to provide grant feasibility studies.
- C. Covenant for Services and Scope of Services

The CITY does hereby agree to assess the feasibility of using state/federal grants to serve the proposed ALF to be located on the Word Family Trust site and will use ANDY EASTON & ASSOCIATES as a consultant to provide the grant feasibility work.

- D. Consideration and Method of Payment for Services

- (1) Amount of Consideration

The amount of consideration for grant writing services shall be specified by task order.

- (2) Method of Payments

ANDY EASTON & ASSOCIATES will submit invoices to the CITY for work performed as specified by task order to this contract. The CITY will pay ANDY EASTON & ASSOCIATES for each invoice that is submitted and approved by the CITY. The Word Family Trust will reimburse the CITY for the amount paid. Payment will be made in accordance with the Florida Prompt Payment Act.

- (3) Additional Services

Additional planning and grant services may be provided by ANDY EASTON & ASSOCIATES as authorized by the CITY as applicable for an hourly fee of \$60.00 per hour, or on a negotiated fee basis.

- E. Subcontracts/Assignment

For this project, ANDY EASTON & ASSOCIATES is a consultant to the CITY. ANDY EASTON & ASSOCIATES will not subcontract or assign this contract or any scope of work

under this contract without first obtaining permission from CITY.

F. Termination (Cause and/or Convenience)

This contract may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this contract through no fault of the terminating party, provided that no termination may be effected unless the other party is given (1) not less than ten (10) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate and (2) an opportunity for consultation with the terminating party prior to termination. For any termination, an equitable adjustment shall provide for payment to the CITY for services rendered and expenses incurred prior to receipt of the notice of intent to terminate.

G. Liability

(1) ANDY EASTON & ASSOCIATES shall indemnify and save harmless the CITY, its agents, and employees from liability for any injury or damages to persons or property resulting from work pursuant to the provisions of this Contract.

H. Project Representatives

The Project Manager for ANDY EASTON & ASSOCIATES at 203 Ridgeland Road, Tallahassee, Florida 32312 (phone: 850-445-780, email: andyeaston2@msn.com).

The Project Manager for the Word Family Trust is Jerome E. Glassman at P.O. Box 5130, Ocala, FL 34478-5130.

The Project Manager for the CITY is Joseph Jacobs, City Clerk, 100 North Main Street, Wildwood, FL 34785 (phone: 352-330-1330).

I. Compliance with law

All parties to this contract shall comply with all federal, state and local laws, ordinances, rules and regulations as applicable to this contract.

J. Prior Agreements

All proposals, negotiations and representations with reference to the matters covered by this agreement are merged in this instrument and no amendment or modification hereof shall be valid unless evidenced in writing and signed on behalf of the parties hereto by their duly authorized officers.

K. Term

The agreement shall commence on the date of execution and continue in effect until completion of all responsibilities as describes in this contact.

L. Governing Law

This agreement is governed by the law of the state of Florida and venue for any action filed based upon this agreement shall be in Sumter County Florida.

M. Task Orders

CITY. Task Orders for grant services will be added to this contract for work agreed to by the

ANDY EASTON & ASSOCIATES

BY _____
Andy Easton, Grant Consultant

Date _____

CITY OF WILDWOOD

BY: _____
City's Representative

Date _____

Task Order #1

Description of services to be provided and fee: Andy Easton & Associates will provide feasibility services pertaining to grant funded infrastructure that will serve a proposed ALF facility to be located on the Word Family Trust property.

Fee: The fee for grant feasibility services is a lump sum of \$2,500.

Tasks: Andy Easton & Associates will:
1. Prepare for and hold meeting with City staff, engineer, and Word Family Trust representatives as needed regarding project objectives, time frames and responsibilities of the parties that are involved with the project.
2. Coordinate with City regarding format and content of Developer's Agreement that will be needed before the grant writing process begins.
3. Attend City Commission meetings as needed to review/discuss and/or request action on project issues.
4. Coordinate with the Florida Department of Economic Opportunity (DEO) and City regarding City's request to increase maximum grant request to \$1 million.
5. Coordinate with DEO and the Economic Development Administration (EDA) regarding the availability of grant funds and grant application time frames.
6. Coordinate with DEO and EDA regarding proposed changes to grant rules as may apply to this project.
7. Coordinate with City regarding current status of Advisory Task Force and to determine whether additional members need to be appointed.
8. Coordinate with City and other interested parties regarding EDA and DEO grant requirements including letter of intent, Participating Party Agreement, leverage requirements, job creation requires and time frames.
9. Coordinate with the project Engineer regarding format of the preliminary engineering report and evaluation of project costs as required by grant rules.
10. Coordinate with City, Engineer and Word Family Trust representatives regarding extra capacity issues as may be related to the infrastructure needed to serve the ALF site.

TASK ORDER APPROVAL:

ANDY EASTON & ASSOCIATES	CITY OF WILDWOOD
BY _____ Andy Easton & Associates	BY: _____ City's Representative
Date _____	Date _____

SETTLEMENT AGREEMENT

This Agreement, made effective the ___ day of June, 2012, by and between the City of Wildwood, Florida a municipal corporation (hereinafter called "City"), and Parkwood-Sumter Properties, Inc. (hereinafter called "Parkwood").

RECITALS

WHEREAS, Parkwood originally purchased 380 ERC's of water capacity and wastewater based upon water and wastewater connection fee charges in effect at the time of purchase. Parkwood has paid a total of \$923,355.00 in water and wastewater connection fees as follows:

- i. Original reservation of 380 ERCs at 50% water and wastewater connection fees ($\$980 + \$2080 = \$3060 \times 50\%$), paid to date \$581,400.00;
- ii. Cos issued, 217 ERCs at 50% water and wastewater connection fees, paid to date \$332,010 ($\$980 + \$2080 = \$3060 \times 50\%$);
- iii. Under construction 13 ERCs at 25% water and wastewater connection fees, paid to date \$9,945 ($\$980 + \$2080 = \$3060 \times 25\%$);
- iv. Total water and wasetwater fees paid to date ($\$581,400 + \$332,010 + \$9,945$) \$923,355.00; and,

WHEREAS, Parkwood has reduced the size of build out and only needs 308 ERC's of water and wastewater capacity. Total build-out ERCs is $380 - 144 + 72 = 308$. Total water and wastewater fees due on 308 ERCs is $(308 \times \$3060)$ \$942,480.00 and desires to apply funds already paid to fully pay for the 308 ERCs; and,

WHEREAS, Parkwood and City have a dispute as to the amount of wastewater user fees owed to the City at this time and Parkwood has demanded repayment of user fees paid for wastewater prior to issuance of a certificate of occupancy on buildings located in the development at Villages of Parkwood. A copy of the outstanding balance is attached as Exhibit "1"; and,

WHEREAS, in order to avoid the time, expense and risk of protracted litigation and for other valuable considertaion, the receipt of which is hereby acknowledged by the parties to this Agreement, and in consideration of the mutual covenants contained herein, Parkwood and City have agreed to settle this claim.

NOW, THEREFORE, it is agreed as follows:

1. Recitals Part of Agreement. The Recitals above are true and correct and made a part of this Agreement.

2. The parties will execute the addendum to developer's agreement between the City of Wildwood, Florida and Parkwood within ten (10) days of the date of this agreement.

3. Upon execution of the addendum to developer's agreement between the City of Wildwood and Parkwood, Parkwood shall pay the City \$19,125.00.

4. Parkwood agrees that it will transfer to the City at the time of execution of the addendum to developer's agreement 72 ERCs of water and wastewater capacity and will have reserved 308 ERCs of water and wastewater capacity.

5. The City will release Parkwood from any and all amounts owed for wastewater user fees incurred as indicated in the attached Exhibit "A". Parkwood understands that it will be responsible for future billings based upon the new legislation passed by the City.

6. Parkwood will release the City from any liability for repayment of any user fees for wastewater paid by Parkwood to the City prior to the enactment of legislation by the City which changed the requirements for payment of wastewater user fees prior to issuance of a certificate of occupancy.

7. Subject to the terms and conditions of this Agreement, without releasing any rights created by this Agreement, and as part of the consideration for this Agreement, the parties hereto release each other as follows:

a. Parkwood hereby remises, releases, quits, satisfies, and forever discharges the City and its employees, officers, agents, successors, and assigns, of and from all, and all manner of action and actions, cause and causes of action, suits, debts dues, sums of money, covenants, contracts, controversies, damages, judgments, executions, claims and demands whatsoever, in law, or equity, which Parkwood ever had or now has against the City and its employees, officers, agents, successors and assigns for, upon or by reason or any matter, cause or thing whatsoever, from the beginning of the world to the day of these presents.

b. The City hereby remises, releases, quits, satisfies, and forever discharge Parkwood, and its respective heirs, executors, administrators, successors, and assigns, of and from all, and all manner of action and actions, cause and causes of action, based upon Parkwood's failure to pay the wastewater bills attached hereto or for the cost of the water and wastewater capacity transferred back to the City.

8. **Effect of Agreement.** This Agreement is effective as to all matters, including those not known, arising out of the events and relationships described herein.

9. **Voluntary Execution.** The parties have voluntarily executed this Agreement, have read and understand this Agreement, have had this Agreement explained to them by

counsel of their choice, and have been represented by counsel of their choice in the negotiation, preparation and execution and delivery of this Agreement.

10. **Cumulative Remedies.** Remedies provided to the parties by this Agreement, by law and by any instrument or document executed pursuant to this Agreement, are cumulative. No remedy shall be exclusive of any other remedies allowed to the parties by this Agreement, in equity, by law, by any instrument or document executed pursuant hereto, or by any other source. A party's exercise of any particular remedy shall not preclude that party from exercising one or more additional or alternative remedies.

11. **Counterparts.** To facilitate execution, this Agreement may be executed in as many counterparts as may be required, and it shall not be necessary that the signature of each party, or on behalf of each party, appear on each counterpart. It shall be sufficient that the signature of, or on behalf of each party appear on at least one counterpart. All counterparts shall collectively constitute a single agreement.

12. **Equal Participation.** The parties acknowledge that they participated equally in the drafting of this Agreement and that, accordingly, no court construing this Agreement shall construe it more stringently or liberally for or against either party.

13. **Waiver.** No waiver of any provision hereof shall be effective unless executed in writing by the party claimed to have made the waiver. No waiver of a provision hereof shall constitute a continuing waiver.

14. **Severability.** In the event that any provision of this Agreement shall be held to be invalid or unenforceable, that provision shall be deleted herefrom without affecting, in any respect whatsoever, the validity of the remainder of this Agreement.

15. **Survival.** All indemnities, covenants, warranties, rights and obligations set forth and provided for in this Agreement shall survive.

16. **Time is of the Essence. Time Is Of The Essence** of this Agreement.

17. **Date of this Agreement.** The date of this Agreement shall be the latest date on which all parties shall have accepted and executed this Agreement. This Agreement is neither enforceable nor binding on the parties hereto until such time all parties have executed this Agreement.

18. **Persons Bound.** This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, assigns, and successors-in-interest.

19. **Captions.** The captions to the provisions of this Agreement are for convenience and reference only, and are not intended to limit, explain, augment, or otherwise affect the substance or scope of the provisions, nor to imply the parties' intent.

20. **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.

21. **Venue.** Any action to enforce this Agreement shall be brought in Lake County, Florida.

22. **Construction.** Whenever the context permits or requires it, the use of the singular in this Agreement shall include the plural, and the plural shall include the singular. Any reference herein to one gender shall likewise apply to the other gender and to the neuter; and any reference herein to the neuter shall refer likewise to one or both genders. Any reference herein to a person shall include trusts, partnerships, corporations, and any other entity, as appropriate.

23. **Attorneys' Fees.** In any action to enforce this Agreement, the prevailing party shall be entitled to all reasonable costs and expenses, including reasonable attorneys' fees (including reasonable attorneys' fees on appeal or in any bankruptcy proceeding).

24. **Further Assurances.** The parties hereto agree that they shall execute such other documents and/or take such other steps as may be reasonably necessary to effectuate the transactions contemplated by this Agreement.

25. **Denial of Liability.** The parties hereto acknowledge and agree that this Agreement and performance hereunder is not to be construed as an admission of liability, or lack thereof, on the part of either party. It is understood and agreed that this settlement is a compromise of doubtful and disputed claims, liability being expressly denied.

In Witness Whereof, the parties have executed this Agreement on the dates shown under their respective signatures.

Witnesses:

Signed, sealed and delivered
in the presence of:

CITY OF WILDWOOD

BY: _____
Mayor Ed Wolf

ATTEST:

Joseph Jacobs, City Clerk

VILLAGES OF PARKWOOD

BY: Peter Tremeterra
Its: Owner

WITNESS

WITNESS

DATE: _____

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by Ed Wolf, Mayor of the City of Wildwood, who has produced _____ as identification or is personally known to me.

Notary Public, State of Florida

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by _____, of Villages of Parkwood, who has produced _____ as identification or is personally known to me.

Notary Public, State of _____

Commission #
My Commission Expires:

This instrument prepared by and
after recording return to:

Jerri A. Blair
JERRI A. BLAIR, P.A.
P.O. 130
Tavares, FL 32778
(352) 343-3755

**ADDENDUM TO DEVELOPER'S AGREEMENT
BETWEEN
THE CITY OF WILDWOOD, FLORIDA AND
PARKWOOD SUMTER PROPERTIES, INC.**

This agreement, effective this _____ day of _____, 2012, made and entered into by and between the City of Wildwood, Florida, a Florida municipal corporation (hereinafter called "City"), and Parkwood Sumter Properties, Inc., its successors or assigns (hereinafter called "Developer"), is an addendum to that certain developers agreement between the City of Wildwood and Parkwood Sumter Properties, Inc., dated October 3, 2007, which was recorded at Book 1890, Page 100, public records of Sumter County, Florida (hereinafter "the developer's agreement"), and which applies to development of the property owned by Developer identified in Exhibit "A" attached to the developer's agreement. The parties agree as follows:

W I T N E S S E T H:

1. The original developer's agreement is hereby amended as follows:
 - a. The developer originally purchased 380 ERC's of water capacity and wastewater capacity based upon water and wastewater connection fee charges in effect at the time of purchase. Developer has paid:
 - i. Original reservation of 380 ERCs at 50% water and wastewater connection fees ($\$980 + \$2080 = \$3060 \times 50\%$), paid to date \$581,400.00;

- ii. Cos issued, 217 ERCs at 50% water and wastewater connection fees, paid to date \$332,010 ($\$980 + \$2080 = \$3060 \times 50\%$);
- iii. Under construction 13 ERCs at 25% water and wastewater connection fees, paid to date \$9,945 ($\$980 + \$2080 = \$3060 \times 25\%$);
- iv. Total water and wastewater fees paid to date ($\$581,400 + \$332,010 + \$9,945$) \$923,355.00.

b. Developer has reduced the size of build out and only needs 308 ERC's of water and wastewater capacity. Total build-out ERCs is $380 - 144 + 72 = 308$. Total water and wastewater fees due on 308 ERCs is $(308 \times \$3060)$ \$942,480.00.

c. Developer transfers to the City its interest in the 72 ERC's water and wastewater capacity and understands it now has 308 reserved ERC's.

d. Developer will pay City \$19,125.00 upon execution of this agreement. Upon payment of an additional \$25,285, the project will have paid 100% of the connection fees for a total of 308 ERCs (estimated remaining to be developed). Should there end up being more than 308 ERCs then the development will owe 100% of water and wastewater connections fees for the ERCs exceeding 308.

e. Paragraph II.C.4, is amended so that it reflects that developer may purchase 308 water ERC's and 308 wastewater ERC's. Developer understands that capacity is reserved for developer at this time only for 308 water ERC's and 308 wastewater ERC's.

f. Developer further understands that any further purchase of water or wastewater capacity at the connection fee rate in effect at the time of purchase will be required before any further reservation of capacity is provided to developer.

2. All other provisions of the developer's agreement remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed on the day and year indicated below:

Signed, sealed and delivered
in the presence of:

CITY OF WILDWOOD

ATTEST:

BY: _____
Mayor Ed Wolf

Joseph Jacobs, City Clerk

VILLAGES OF PARKWOOD

WITNESS

BY: _____
Its: _____

WITNESS

DATE: _____

State of Florida
County of Sumter

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by Ed Wolf, Mayor of the City of Wildwood, who has produced _____ as identification or is personally known to me.

Notary Public, State of Florida

State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by _____, of Villages of Parkwood, who has produced _____ as identification or is personally known to me.

Notary Public, State of _____

Commission #

My Commission Expires:

**BILLS FOR APPROVAL
City of Wildwood, Florida
June 11, 2012**

**3.f.1.
Page 1 of 7**

CITY COMMISSION-LEGISLATIVE DEPARTMENT

1	Payroll	June 3, 2012 Pay Period - 5 Employees	\$	3,029.18
2	Ford Press	Business Cards - Mayor Wolf	\$	54.00
3	PGIT	Workers Comp Insurance	\$	12.65
4	Sprint-Nextel	Cell Phone	\$	2.07
5	Verizon Wireless	Cell Phone	\$	102.50

CITY MANAGER-EXECUTIVE DEPARTMENT

6	Payroll	May 20, 2012 Pay Period - 2 Employees	\$	6,045.64
7	Payroll	June 3, 2012 Pay Period - 2 Employees	\$	6,091.08
8	Bright House	Internet Service	\$	16.50
9	Department of Management Services	Telephone Service	\$	4.42
10	Department of Management Services	Telephone Service	\$	64.31
11	EGP	Monthly Copier Maintenance Contract	\$	30.87
12	Federal Express	Postage	\$	38.87
13	Ford Press	Business Cards - Mr. Cannon	\$	59.00
14	Office Depot	Office Supplies	\$	28.30
15	PGIT	Workers Comp Insurance	\$	41.14
16	U.S. HealthWorks	PE Basic, DS, COC - New Employee	\$	35.00
17	Verizon Wireless	Cell Phone	\$	64.47

CITY CLERK-FINANCIAL & ADMINISTRATIVE DEPARTMENT

18	Payroll	May 20, 2012 Pay Period - 4 Employees	\$	10,123.57
19	Payroll	June 3, 2012 Pay Period - 4 Employees	\$	10,123.57
20	Air Mechanical & Service Corp	HVAC	\$	73,383.03
21	Bank of America	Hajoca Gorman	\$	475.82
22	Besco Electric Supply	Bulbs	\$	33.75
23	Alice Borrack	Personal Vehicle Use	\$	26.29
24	Bright House	Internet Service	\$	32.92
25	Century Link	Telephone Service	\$	40.95
26	Dept of Environmental Protection	Storage Tank Registration	\$	125.00
27	Department of Management Services	Telephone Service	\$	4.84
28	Department of Management Services	Telephone Service	\$	131.84
29	EGP	Monthly Copier Maintenance Contract	\$	30.87
30	Ernie Morris Enterprises, Inc	Office Supplies	\$	268.99
31	Ford Press	Business Cards - Marena Roberts	\$	54.00
32	IMS	Software Maintenance Contract	\$	413.00
33	Joseph Jacobs	Personal Vehicle Use	\$	34.97
34	Kevin Mathews Medical Services	First Aid & Safety Products	\$	15.50
35	Office Depot	Office Supplies	\$	72.47
36	PGIT	Workers Comp Insurance	\$	65.65
37	Postmaster	Standard Mail	\$	190.00
38	Progress Energy	Electric Service	\$	222.49
39	Sumter County Times	Subscription	\$	25.23
40	Terminix	Monthly Pest Control Contract	\$	87.50
41	Unifirst	Rugs	\$	38.22
42	Verizon Wireless	Cell Phone	\$	85.85
43	Villages Technology Solutions Group	Zimbra Email Services - All General Fund Depts	\$	508.13
44	Wildwood Ace Hardware	Rivet, Wax Ring, Scraper, Filters,	\$	19.21

DEVELOPMENT SERVICES

45	Payroll	May 20, 2012 Pay Period - 4 Employees	\$	8,710.18
46	Payroll	June 3, 2012 Pay Period - 4 Employees	\$	8,710.18
47	Bright House	Internet Service	\$	32.92
48	C & S Reprographics & Copy Center	Copies of LDR's	\$	172.05
49	Department of Management Services	Telephone Service	\$	4.42
50	Department of Management Services	Telephone Service	\$	64.31
51	EGP	Monthly Copier Maintenance Contract	\$	30.87
52	Craig McDade	Personal Vehicle Use	\$	14.99
53	Office Depot	Office Supplies	\$	125.92
54	Melanie Peavy	Personal Vehicle Use	\$	120.44
55	PGIT	Workers Comp Insurance	\$	56.94

HUMAN RESOURCES

56	Payroll	May 20, 2012 Pay Period - 1 Employee	\$	2,006.53
57	Payroll	June 3, 2012 Pay Period - 1 Employee	\$	2,001.31
58	Bright House	Internet Service	\$	8.23
59	Department of Management Services	Telephone Service	\$	4.42
60	Department of Management Services	Telephone Service	\$	64.31
61	EGP	Monthly Copier Maintenance Contract	\$	40.54
62	Ernie Morris Enterprises, Inc	Office Supplies	\$	2,000.00
63	Office Depot	Office Supplies	\$	23.51
64	PGIT	Workers Comp Insurance	\$	9.64

POLICE DEPARTMENT

65	Payroll	May 20, 2012 Pay Period - 28 Employees	\$	56,759.85
66	Payroll	June 3, 2012 Pay Period - 28 Employees	\$	59,062.12
67	Bank of America	Gammatech, Matthew Bender	\$	559.40
68	Barron Psychological Services	Assessment	\$	250.00
69	Car Quest Auto Parts Stores	Radiator, Brake Pad Set, Ventvisor, Oxygen Sensor, Etc	\$	1,973.40
70	Cason & Gaskins TV Inc	Phone Case	\$	24.99
71	Century Link	Telephone Service - T-Lines	\$	568.00
72	Dana Safety Supply, Inc.	Handcuffs, Sabre, Collar Brass Rhodium, Badges	\$	707.90
73	EGP	Monthly Copier Maintenance Contract	\$	188.10
74	Electronics & Communications	Portable Radios	\$	1,688.00
75	Ernie Morris Enterprises, Inc	Office Supplies	\$	261.36
76	Department of Management Services	Telephone Service, 2- Rifles	\$	241.90
77	Department of Management Services	Telephone Service	\$	383.26
78	George Nahas Chevrolet, Inc	Strut	\$	16.98
79	Key Scales Ford	Switch, Solenoid, Motor Asy, Clamp, Bushing	\$	254.07
80	Law Enforcement Supply	Names Plates, Blood Specimen Kit, EOC Pocket, Etc	\$	904.73
81	Lou's Police Distributors	Rem 40 S&W 165GR MC Ammo	\$	479.60
82	Maggio Enterprises, Inc	Towels, Can Liners, Soap	\$	160.99
83	Merritt Department Store	Shirts, Stripes	\$	60.00
84	Nationwide Computer Systems, Inc	Sumter County Yearly Internet Dialup Fee	\$	199.50
85	Nordic Sports	Repair 2 - Remington's	\$	134.75
86	PGIT	Workers Comp Insurance	\$	2,429.89
87	Progress Energy	Electric Service	\$	1,755.15
88	Sands Systems & Solutions	Computers	\$	2,312.00
89	Salescorp of Florida	Head Rest Printer Stand	\$	75.00
90	Source Incorporated	Blue Tree Verizon	\$	1,284.00
91	Southern Custom Creations	Graphics Kit Installed in Crown Vic - 3M Reflective	\$	325.00

92	Terminix	Monthly Pest Control Contract	\$	25.00
93	U.S. HealthWorks	PE Basic, DS, COC - New Employee	\$	65.00
94	Verizon Wireless	Broadband, Cell Phone	\$	916.84
95	Waste Management	6 Yard Dumpster	\$	181.47
96	Wildwood Ace Hardware	Markers, Nails	\$	61.77
97	Wildwood Auto Repair & Wrecker	Towing	\$	125.00
98	Wildwood Tire Company	Tires and Repair	\$	305.74

STREET DEPARTMENT

99	Payroll	May 20, 2012 Pay Period - 10 Employees	\$	17,621.00
100	Payroll	June 3, 2012 Pay Period - 10 Employees	\$	17,670.00
101	Advanced Auto Parts	Bearings	\$	26.24
102	B & M Equipment	Double Drum Roller	\$	148.18
103	Bright House	Internet Service	\$	39.98
104	Car Quest Auto Parts Stores	Bearings, Lamps, Wiper Blades, Battery Cable, Etc	\$	644.17
105	Cason & Gaskins TV Inc	Phone Case	\$	24.99
106	C.R. 466A Landfill Facility, LLC	Tipping Fee	\$	29.15
107	Culligan	Cooler Rental and Bottled Water	\$	17.12
108	C. W. Roberts Contracting, Inc	Asphalt	\$	332.80
109	Department of Management Services	Telephone Service	\$	0.76
110	Department of Management Services	Telephone Service	\$	45.02
111	Federal Express	Postage	\$	22.52
112	Harris Tree Service, Inc	Removal of Water Oaks Oxford Cemetery	\$	800.00
113	Hi-Way Sign Company	Low Ground , Clearance Signs	\$	785.32
114	Mid Florida Tractor	Switch Assm and Blades	\$	213.60
115	Northern Tool & Equipment	Universal Tractor Seat	\$	279.61
116	Office Depot	Office Supplies	\$	61.53
117	PGIT	Workers Comp Insurance	\$	1,483.60
118	Progress Energy	Electric Service	\$	5,178.52
119	Sparr Building and Farm Supply		\$	566.39
120	Sumter Electric	Electric Service	\$	178.66
121	Terminix	Monthly Pest Control Contract	\$	12.50
122	Unifirst	Uniforms	\$	474.92
123	Verizon Wireless	Cell Phone	\$	85.85
124	Wildwood Ace Hardware	Tape, Nails, Post Hole Diggers	\$	49.95
125	Wildwood Mower & Saw, Inc	Recoil Assm, Blower, Blades, Belts, Etc	\$	624.21
126	Wildwood Tire Company	Tires and Repair	\$	70.85

FLEET SERVICES

127	Payroll	May 20, 2012 Pay Period - 2 Employees	\$	4,938.48
128	Payroll	June 3, 2012 Pay Period - 2 Employees	\$	4,938.48
129	Advanced Auto Parts	Wiper Blades, Mini Bulbs	\$	29.91
130	Airgas	Repair Weld	\$	250.00
131	Big Truck Parts Inc	Filters	\$	100.55
132	Bright House	Internet Service	\$	39.97
133	Car Quest Auto Parts Stores	Blower Resistor, Shop Towels, Mirror Adhesive, Filters	\$	402.95
134	Cason & Gaskins TV Inc	Phone Case	\$	24.99
135	Culligan	Cooler Rental and Bottled Water	\$	17.13
136	Department of Management Services	Telephone Service	\$	0.76
137	Department of Management Services	Telephone Service	\$	45.02
138	Heritage-Crystal Clean, LLC.	Com-20 Gal	\$	175.32
139	Interstate Battery Systems of N.FLA.	Batteries	\$	833.55
140	Newsome Oil Company	Sureguard 303 Tractor	\$	75.26

141	PGIT	Workers Comp Insurance	\$	381.87
142	Progress Energy	Electric Service	\$	90.69
143	Terminix	Monthly Pest Control Contract	\$	12.50
144	Unifirst	Uniforms	\$	139.38
145	Verizon Wireless	Cell Phone	\$	85.85
146	Walmart	Cover for Air Compressor	\$	19.97
147	Wildwood Ace Hardware	Cutoff Wheel, Ford Key	\$	18.47

COMMUNITY RE-DEVELOPMENT

148	Payroll	May 20, 2012 Pay Period - 1 Employee	\$	2,494.70
149	Payroll	June 3, 2012 Pay Period - 1 Employee	\$	2,494.72
150	Bright House	Internet Service	\$	8.23
151	Department of Management Services	Telephone Service	\$	4.42
152	Department of Management Services	Telephone Service	\$	64.34
153	EGP	Monthly Copier Maintenance Contract	\$	30.87
154	PGIT	Workers Comp Insurance	\$	16.37

PARKS AND RECREATION

155	Payroll	May 20, 2012 Pay Period - 6 Employees	\$	6,582.27
156	Payroll	June 3, 2012 Pay Period - 6 Employees	\$	7,822.18
157	Bank of America	Braas, Calendars, Gorman	\$	835.73
158	Bright House	Internet Service	\$	16.46
159	Car Quest Auto Parts Stores	Wiper Blades, Oil Seals, Bearings, Etc.	\$	113.53
160	Century Link	Telephone Service	\$	35.99
161	Culligan	Automatic Softener Rental	\$	32.95
162	Department of Management Services	Telephone Service	\$	4.42
163	Department of Management Services	Telephone Service	\$	64.31
164	EGP	Monthly Copier Maintenance Contract	\$	30.87
165	John Deere Landscapes	Roundup	\$	82.99
166	Office Depot	Office Supplies	\$	2.11
167	PGIT	Workers Comp Insurance	\$	305.13
168	Progress Energy	Electric Service	\$	1,265.93
169	Sparr Building and Farm Supply	Scorp Econ Spry, Padlock, Glv	\$	105.87
170	Sprint-Nextel	Cell Phone	\$	23.44
171	Sumter Electric	Electric Service	\$	400.65
172	T & D Waste Services, Inc	Port O Let Rental	\$	538.00
173	Turfmasters & Associates, Inc.	Lawn Fertilization & Pest Control Additional Work	\$	5,040.00
174	Unifirst	Uniforms	\$	232.65
175	Wildwood Ace Hardware	Stripping Paint, Paint, Pruners, Hose, Bahia, Etc	\$	474.78
176	Wildwood Mower & Saw, Inc	Blades, Bolts	\$	98.89
177	Wildwood Tire Company	Tires	\$	58.77

COMMUNITY CENTER & OXFORD COMMUNITY CENTER

178	Bank of America	Calendars	\$	43.38
179	Bright House	Internet Service	\$	79.95
180	Kohn Construction & Electric, Inc	Reset System Lock Out	\$	70.00
181	Lake Technical Center	Rental Refund Wildwood Community Center	\$	90.00
182	Sumter Electric	Electric Service	\$	1,425.03
183	Terminix	Monthly Pest Control Contract	\$	50.00
184	Unifirst	Rugs	\$	96.01
185	Wildwood Ace Hardware	Bolt Set	\$	15.98

PHYSICAL ENVIRONMENT ADMINISTRATIVE DEPARTMENT

186	Payroll	May 20, 2012 Pay Period - 3 Employees	\$ 5,244.51
187	Payroll	June 3, 2012 Pay Period - 3 Employees	\$ 5,158.24
188	Air Mechanical & Service Corp	HVAC	\$ 73,383.03
189	Besco Electric Supply	Bulbs	\$ 33.75
190	Bright House	Internet Service	\$ 24.69
191	Business Basics	Utility Bills & Service Orders	\$ 2,007.00
192	Paula Corbin	Personal Vehicle Use - Post Office	\$ 13.88
193	Department of Management Services	Telephone Service	\$ 4.42
194	Department of Management Services	Telephone Service	\$ 109.33
195	EGP	Monthly Copier Maintenance Contract	\$ 40.54
196	Electronics & Communications	Repaired Radio Repeater	\$ 360.00
197	IMS	Utility Billing Software Maintenance Contract	\$ 115.00
198	Kevin Mathews Medical Services	First Aid & Safety Products	\$ 15.50
199	Office Depot	Office Supplies	\$ 33.93
200	PGIT	Workers Comp Insurance	\$ 32.64
201	Postmaster	First Class Presort	\$ 190.00
202	Postmaster	Utility Bills Leesburg Post Office	\$ 230.44
203	Postmaster	Utility Bills Leesburg Post Office	\$ 895.44
204	Progress Energy	Electric Service	\$ 643.56
205	Terminix	Monthly Pest Control Contract	\$ 12.50
206	Unifirst	Rugs	\$ 38.22
207	Villages Technology Solutions Group	Zimbra Email Services - All Enterprise Fund Depts	\$ 508.12
208	Waste Management Inc	May's Refuse Billing	\$ 62,061.25
209	Wildwood Ace Hardware	Rivet, Wax Ring, Scraper	\$ 8.88

WATER DEPARTMENT

210	Payroll	May 20, 2012 Pay Period - 10 Employees	\$ 16,384.07
211	Payroll	June 3, 2012 Pay Period - 10 Employees	\$ 16,546.10
212	Bank of America	FDLE, Tampa Rubber, SW FL Water Mgmt,Durable	\$ 318.73
213	Brenntag	Liquid Chlorine	\$ 1,967.12
214	Bright House	Internet Service	\$ 84.95
215	Car Quest Auto Parts Stores	Oil Seal, Fuel Pump, Coil, Wire Set, V Belts, Rotor,Etc	\$ 1,074.81
216	Cason & Gaskins TV Inc	Universal Anti Glare	\$ 15.99
217	Department of Management Services	Telephone Service	\$ 1.43
218	Department of Management Services	Telephone Service	\$ 45.02
219	D & L Auto Electric	Starter	\$ 130.00
220	Geo-Tech	CSX Railroad Casing Extension	\$ 138.00
221	Hughes Brothers Construction, Inc.	CSX Utility Casing Extensions, ITB 142173077	\$ 45,102.81
222	Liquid Engineering	In Service Sediment Removal, Service Dive Assessm	\$ 14,405.00
223	Office Depot	Office Supplies	\$ 2.11
224	Bruce Phillips	Personal Vehicle Use	\$ 89.36
225	PGIT	Workers Comp Insurance	\$ 956.70
226	Plant Technicians	Environmental Testing	\$ 570.00
227	Plaza Lincoln	Senor, Labor	\$ 239.30
228	Progress Energy	Electric Service	\$ 1,795.85
229	Salescorp of Florida	Flat Angle	\$ 59.35
230	Sprint-Nextel	Cell Phone	\$ 10.37
231	Sumter Electric	Electric Service	\$ 6,477.52
232	Sunshine State One Call of Florida	Locators for Month of May 2012	\$ 266.12
233	Sunstate Meter & Supply, Inc	Lock End Cap, Lock Key	\$ 662.37
234	Russell's Heating & Air	Repair Cap on Compressor	\$ 210.00
235	Terminix	Monthly Pest Control Contract	\$ 50.00

236	The Dumont Company, Inc	Hypochlorite Solution, Clear Flow	\$ 3,428.25
237	Unifirst	Uniforms	\$ 431.53
238	USA BlueBook	Powder Pillows, Dispenser	\$ 535.33
239	U.S. HealthWorks	PE Basic, DS, COC - New Employee	\$ 185.00
240	Verizon Wireless	Broadband, Cell Phones	\$ 168.78
241	Wildwood Ace Hardware	PVC Fittings, Spruce, Stakes, Screws, Key, Etc.	\$ 131.28
242	Wildwood Auto Repair & Wrecker	Towing	\$ 90.00
243	Wildwood Mower & Saw, Inc	Blades and Bolts	\$ 19.98
244	Wildwood Tire Company	Tires and Repair	\$ 302.30

WASTEWATER DEPARTMENT

245	Payroll	May 20, 2012 Pay Period - 12 Employees	\$ 24,742.72
246	Payroll	June 3, 2012 Pay Period - 12 Employees	\$ 25,109.41
247	A.W.K. Industries	Converter for McCrometer Mag Meter	\$ 1,832.33
248	Bank of America	CVS	\$ 20.58
249	Barney's Pumps, Inc	Upgrade Blower Pkg	\$ 14,335.00
250	Battery Web.com	Power Sonic	\$ 101.68
251	Car Quest Auto Parts Stores	Oil Seal, V-Belts, Radiator Hose, Oxygen Sensor, Etc.	\$ 1,327.10
252	Cason & Gaskins TV Inc	Fuse Holder	\$ 4.38
253	C & C Peat Co., Inc.	Wastewater Treatment-Dewatered Bio-Solids	\$ 3,520.00
254	Century Link	Telephone Service	\$ 110.94
255	Culligan	Bottled Water	\$ 73.73
256	Department of Management Services	Telephone Service	\$ 2.38
257	Department of Management Services	Telephone Service	\$ 90.04
258	Fort Bend Services, Inc	Polymer	\$ 2,880.00
259	Geo-Tech	CSX Railroad Casing Extension	\$ 138.00
260	HACH	Nutrient BFR Soln, Rosolic Acid	\$ 526.45
261	Hardy Diagnostics	Petri Dish w/Pads, EC Broth, SS	\$ 285.50
262	HD Supply WaterWorks	Union Ball Valve	\$ 149.70
263	Hughes Brothers Construction, Inc.	CSX Utility Casing Extensions, ITB 142173077	\$ 44,902.82
264	Laser Action Plus, Inc	Canon MF6550 Repair	\$ 220.77
265	Odyssey Manufacturing	Hypochlorite Solution, Repair Bleach Feed Control	\$ 4,239.80
266	Office Depot	Office Supplies	\$ 3.52
267	PGIT	Workers Comp Insurance	\$ 1,057.69
268	Pro Chem	Suds Hand Soap	\$ 134.24
269	Progress Energy	Electric Service	\$ 22,335.41
270	Alice Scheidler	Personal Vehicle Use	\$ 26.64
271	Sigma-Aldrich RTC	Environmental Testing - Lab	\$ 350.38
272	Sunshine State One Call of Florida	Locators for Month of May 2012	\$ 266.11
273	Sumter Electric	Electric Service	\$ 809.50
274	Terminix	Monthly Pest Control Contract	\$ 25.00
275	Test America	Environmental Testing	\$ 84.00
276	Unifirst	Uniforms	\$ 562.19
277	U.S. HealthWorks	PE Basic, DS, COC - New Employee	\$ 120.00
278	Verizon Wireless	Cell Phone	\$ 128.78
279	VWR	Membrane Kits, Solution PH, Standard Condt	\$ 199.63
280	Wildwood Ace Hardware	Ballast, Ext Cords, Joint Knife, Tape Rule, Bits, Etc	\$ 273.51
281	Wildwood Mower & Saw, Inc	Blades and Bolts	\$ 19.99
282	Wildwood Tire Company	Tires	\$ 19.59

MISCELLANEOUS

283	General Fund	May Water Utility Tax	\$ 3,074.38
284	General Fund	May 10% Refuse Franchise	\$ 6,895.70

285	General Fund	CRA Reimburse for D Grimm May 2012	\$ 4,989.41
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GREENWOOD CEMETERY

286	Wildwood Ace Hardware	PVC Pipe and Fittings	\$ 75.59
287	Turfmasters & Associates, Inc	Lawn Pest Control and Weed Control	\$ 575.00

ATTORNEYS/CONSULTANTS/SURVEYORS

288	Jerri A Blair	Attorney	\$ 10,400.00
289	Potter Clement Lowry	Special Magistrate	\$ 3,640.00

FUEL INVENTORY

290	Stone Petroleum Products, Inc	Regular Unleaded Gasoline	\$ 10,221.56
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TOTAL	\$ 817,518.14
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CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Joseph Jacobs, City Clerk

Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Purchase of Training Equipment

REQUESTED ACTION:

Work Session (Report Only)
x Regular Meeting

DATE OF MEETING: June 11, 2012
 Special Meeting

CONTRACT:

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

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT:

None - \$1902.95 from LETF

- Annual
 Capital
 N/A

FUNDING SOURCE:
EXPENDITURE ACCOUNT:

Law Enforcement Trust Fund
LETF

HISTORY/FACTS/ISSUES:
Mayor and Commission,

Historically, one of the highest liability areas faced by Government entities in Law Enforcement is lack of or failure to train personnel. At this time we have defensive tactic's instructors on staff, but we need some basic equipment to get started.

One Redman WDS Suit - \$1472.99
Two Redman training bags - \$149.99 each
Two 21 inch training batons - \$64.99 each

The Funds are to be paid out of the Law Enforcement Trust Fund, for a total of \$1902.95

E.W. Reeser, Chief 

*City of
Wildwood,
Florida*



DATE: June 5, 2012

TO: City Manager, Mayor and Commissioners

FROM: E.W. Reeser, Chief 

**RE: Expenditures of Law Enforcement Trust Fund
Certificate of Compliance**

The department respectfully requests the purchase of the following items:

One Redman WDS Suit \$1,472.99
Two Redman training bags - \$149.99 each
Two 21 inch training batons – \$64.99 each

Total amount to be spent from the LETF account, \$1902.95 (plus any shipping cost)

All of the above items are not normally budgeted by the Wildwood Police Department, I certify these request to be in compliance with F.S.S. 932.7055 (5)(a)

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Purchase of budgeted items, Data Radios – In-Car Video systems

REQUESTED ACTION:

Work Session (Report Only)
x Regular Meeting

DATE OF MEETING: June 11, 2012
 Special Meeting

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

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: \$30,924.00

Annual
 Capital
 N/A

FUNDING SOURCE: General Fund (Budgeted)
EXPENDITURE ACCOUNT: Capital Improvement 521.0640

HISTORY/FACTS/ISSUES:
Mayor and Commission,

In the 2011/2012 Budget, \$55,100.00 was set for Narrow-banding and (3) In-car videos Systems. The FCC is requiring the narrow-banding of all radios to include data radios by the end of this year. We are switching out the old Mobile Data Radios in the patrol cars with a Bluetree Modem. We need to purchase the modems and start scheduling installations. I'm also concerned about the possibility of the modems being back ordered causing us to be in violation with the FCC.

Blue Tree Modems - 22 @ \$642.00 for a total of \$14,124.00

Mobile Vision in-car cameras - 3 @ \$5,600.00 each total \$16,800.00

Total Expenditures of \$30,924.00

All items are budgeted

E.W. Reeser, Chief 

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Purchase of Patrol Cars – Impact Fees

REQUESTED ACTION:

Work Session (Report Only)
x Regular Meeting

DATE OF MEETING: June 11, 2012
 Special Meeting

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

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: \$80,400.00 (Impact fees, no impact to the budget)

Annual
 Capital
 N/A

FUNDING SOURCE: Impact Fees
EXPENDITURE ACCOUNT: 521.0635

HISTORY/FACTS/ISSUES:
Mayor and Commission,

With the addition of the additional Officers, the need to update the patrol Fleet has taken a priority. Attached is a spreadsheet of our current fleet as of March 27, 2012. The spreadsheet illustrates excluding the two patrol cars we obtained last year as part of the USDA grant; our fleet is extremely old and in need of new vehicles. Due to the foresight of the City, with the implantation of 'impact fee' which allows the increase in growth to help pay for itself. The additional officers to be hired this month will allow us to purchase two patrol cars now and pay in full, without any impact to the budget or the tax payers.

I have conferred with Fleet Maintenance Steve Watson and it is our recommendation we purchase the Ford Interceptor. This will allow us to have a good comparison of the Fords and Dodges as we move forward.

2 – 2013 Ford Interceptor packaged, \$40,200.00 each, total \$80,400.00

E.W. Reeser, Chief 

Wildwod Police Department Patrol Fleet

Year	VIN #	Make	Model	Milage	Est. % of Life Remaining*	Life Remaining in years
1999	2FAFP71W2XX116125	Ford	CROWN VIC	111,292	0%	0
2000	2FAFP71W9YX167302	Ford	CROWN VIC	100,851	0%	0
2001	2FAFP71W61X103031	Ford	CROWN VIC	129,863	0%	0
2001	2G1WF55K819245760	Chevy	Impala	163079	0%	0
2002	2FAFP71WX2X115278	Ford	CROWN VIC	111,432	0%	0
2003	2FAFP71WO3X187642	Ford	CROWN VIC	111,667	0%	0
2003	2FAFP71W43X187644	Ford	CROWN VIC	104,546	0%	0
2003	2FAFP71W63X187645	Ford	CROWN VIC	115,999	0%	0
2003	2SAHP71W73X187646	Ford	CROWN VIC	105,868	0%	0
2003	2FAFP71W63X121967	Ford	CROWN VIC	62,576	38%	1.9
2004	2FAFP74W64X113560	Ford	CROWN VIC	146,744	0%	0
2005	2G1WF55K459299367	Chevy	Impala	164,819	0%	0
2006	2FAFP71W26X119458	Ford	CROWN VIC	87,187	13%	.65
2006	2FAFP71W46X119459	Ford	CROWN VIC	103,900	0%	0
2006	2FAFP71W46X119460	Ford	CROWN VIC	125,123	0%	0
2006	2FAFP71W26X119461	Ford	CROWN VIC	87,286	13%	.65
2006	2FAFP71W46X119462	Ford	CROWN VIC	82,889	17%	.85
2006	2FAFP71W66X119463	Ford	CROWN VIC	104,619	0%	0
2007	2G1WS55R179400361	Chevy	Impala	71,459	29%	1.45
2007	2G1WS55R079400934	Chevy	Impala	84,189	16%	.8
2007	1GNE03037R410815	Chevy	Tahoe	64,538	35%	1.75
2010	2FABP7BVXBX112112	Ford	CROWN VIC	21,369	79%	3.95
2010	2FABP7PV8AX133734	Ford	CROWN VIC	23,460	77%	3.85

* Using 100,000 miles as the expected life of a patrol car.

City of Wildwood, Florida

100 N. Main Street
Wildwood, Florida 34785

TO: Mayor/Commissioners

FROM: Dave Grimm, Projects Planner/Coordinator

RE: CSX Utility Relocation – Change Order No. 2

DATE: June 11, 2012

Item number 11 on the Schedule of Values, Bacteriological Testing, was not required on this project resulting in a \$1,490.00 decrease in the contract amount. The final contract amount incorporating this change order is \$100,006.25.

Staff recommends approval of the attached change order.

Change Order
No. 2

Date of Issuance: 05/17/2012

Effective Date: 05/17/2012

Project: CSX Utility Casing Extensions	Owner: City of Wildwood	Owner's Contract No.:
Contract: CSX Utility Casing Extensions		Date of Contract:
Contractor: Hughes Brothers Construction		Engineer's Project No.: 142173077

The Contract Documents are modified as follows upon execution of this Change Order:

Description:

Change Order No. 2 to include changes in contract price.

Attachments (list documents supporting change):

Schedule of Values for Pay Request #2 from Hughes Brothers Construction, Inc.

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Price:

\$ 159,836.25

~~[Increase]~~ [Decrease] from previously approved Change Orders No. 1:

\$ 58,340.00

Contract Price prior to this Change Order:

\$ 101,496.25

~~[Increase]~~ [Decrease] of this Change Order:

\$ 1,490.00

Contract Price incorporating this Change Order:

\$ 100,006.25

Original Contract Times: Working days Calendar days

Substantial completion (days or date): 45 Days

Ready for final payment (days or date): 60 Days

~~[Increase]~~ ~~[Decrease]~~ from previously approved Change Orders No. 0 to No. 0:

Substantial completion (days or date): 0 Days

Ready for final payment (days or date): 0 Days

Contract Times prior to this Change Order:

Substantial completion (days or date): 45 Days

Ready for final payment (days or date): 60 Days

~~[Increase]~~ ~~[Decrease]~~ of this Change Order:

Substantial completion (days or date): 0 Days

Ready for final payment (days or date): 0 Days

Contract Times with all approved Change Orders:

Substantial completion (days or date): 45 Days

Ready for final payment (days or date): 60 Days

RECOMMENDED:

By: [Signature] DIFA
Engineer (Authorized Signature)

Date: 5-17-2012

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 5-17-12

SCHEDULE OF VALUES

ITEM #	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT	Last Period		This Period		Complete to Date		Total %
						Qty	Amount	Qty	Amount	Qty	Amount	Complete
1	Mobilization	1	LS	\$ 7,565.00	\$ 7,565.00	1	\$ 7,565.00	0	\$ -	1	\$ 7,565.00	100.00%
2	Excavation, Backfill, Grading and Site Restoration	1	LS	\$ 37,890.00	\$ 37,890.00	1	\$ 37,890.00	0	\$ -	1	\$ 37,890.00	100.00%
3	Perf. Sod	275	SY	\$ 3.15	\$ 866.25	275	\$ 866.25	0	\$ -	275	\$ 866.25	100.00%
4	Support of Excavation Adjacent to track	1	LS	\$ 64,340.00	\$ 64,340.00	1	\$ 64,340.00	0	\$ -	1	\$ 64,340.00	100.00%
5	8" DR 14 PVC Water Main with Casing Spacers	40	LF	\$ 145.00	\$ 5,800.00	40	\$ 5,800.00	0	\$ -	40	\$ 5,800.00	100.00%
6	8" MJD Fittings	2	EA	\$ 1,575.00	\$ 3,150.00	2	\$ 3,150.00	0	\$ -	2	\$ 3,150.00	100.00%
7	16" Reuse Watermain Main with Casing Spacers	25	LF	\$ 335.00	\$ 8,375.00	25	\$ 8,375.00	0	\$ -	25	\$ 8,375.00	100.00%
8	14" Welded Steel Casing Extension	25	LF	\$ 255.00	\$ 6,375.00	25	\$ 6,375.00	0	\$ -	25	\$ 6,375.00	100.00%
9	24" Welded Steel Casing Extension	25	LF	\$ 270.00	\$ 6,750.00	25	\$ 6,750.00	0	\$ -	25	\$ 6,750.00	100.00%
10	Pressure Testing	1	LS	\$ 1,060.00	\$ 1,060.00	1	\$ 1,060.00	0	\$ -	1	\$ 1,060.00	100.00%
11	Bacteriological Testing	1	LS	\$ 1,490.00	\$ 1,490.00	0	\$ -	0	\$ -	0	\$ -	0.00%
12	Performance and Payment Bonds	1	LS	\$ 3,475.00	\$ 3,475.00	1	\$ 3,475.00	0	\$ -	1	\$ 3,475.00	100.00%
13	Railroad Protective Liability Insurance	1	LS	\$ 12,700.00	\$ 12,700.00	1	\$ 12,700.00	0	\$ -	1	\$ 12,700.00	100.00%
14	Change Order #1	1	LS	\$ (58,340.00)	\$ (58,340.00)	1	\$ (58,340.00)	0	\$ -	1	\$ (58,340.00)	100.00%
TOTAL CONTRACT					\$ 101,496.25		\$ 100,006.25		\$ -		\$ 100,006.25	

3.f.5.
Page 3 of 3

HUGHES BROTHERS CONSTRUCTION, INC.
 2236 CR 243 E
 Wildwood, FL 34785

City of Wildwood, Florida

100 N. Main Street
Wildwood, Florida 34785

TO: Mayor/Commissioners
FROM: Dave Grimm, Projects Planner/Coordinator
RE: City Hall Annex Improvements – Exterior Painting
DATE: June 11, 2012

I solicited quotes for the painting of the exterior of the City Hall Annex Building to include: chemical/pressure washing, repair of all cracks/holes, repair one cast sill and treatment of surface rust on the soffit.

The results are as follows:

Don Ellis Painting and Pressure Cleaning -	\$2,379.00
Mike's Painting and Pressure Cleaning -	\$3,475.00
Xcalibur Painting -	\$6,275.00
Josiah Testerman Painting -	No Bid

Staff recommends awarding the project to Don Ellis Painting and Pressure Cleaning in the amount of \$2,379.00.



DON ELLIS
PAINTING & PRESSURE CLEANING, INC.

P.O. Box 2398, Belleview, FL 34421 (352) 347-8165

Proposal

DATE: May 24, 2012

TO: City of Wildwood
Annex Building
Wildwood, FL

ATTN: David Grimm

Description of Services to be completed:

- Chemical /Pressure washing of exterior building.
- Repair/fill of holes, cracks or breaches in building.
- Repair broken window sill on back of building.
- Rust treat any rusted metal and metal supports under soffits.
- Priming building with Sherwin Williams "lox-on conditioner" tinted.
- Painting building with "Sherwin Williams Superpaint" in satin sheen.
- Priming and painting soffits around building.
- Masking and painting all electrical boxes, pipes, and wires (factory finish-spray)
- Painting new double doors (spray finish)
- Price includes prep, material, labor and (2) colors.

Note: does not include metal window guards per David Grimm.

Total: Two Thousand Three Hundred Seventy-Nine Dollars and 00/00 \$2,379.00

Authorizing Signature

Date



Mike's Painting & Pressure Cleaning, Inc.

13750 SW 61st Place Road
Ocala, FL 34481
www.ocalapaint.com

Phone # (352)489-2253 mikespaint@att.net
Fax # (352)489-2253

Date	Estimate #
6/4/2012	426

Project

City of Wildwood Annex Building
100 E. Wonder Street
Wildwood, Fl. 34785

Name / Address

City of Wildwood
100 North Main Street
Wildwood, Fl. 34785

Item	Description	Total
033	<p>Exterior painting</p> <p>Turbo tip building to remove all loose and or flaking paint. Scrape any additional loose paint, flash sand where needed. Make several repairs on building; filling holes in block, missing window sill corner etc. Fill all foundation cracks using a masonry cement mix. Apply one coat of Behr clear sealer. Apply two coats using Behr Pure Premium satin finish (which is the comparable to S.W. Superpaint). Apply two coats using Behr oil based DTM on two rear metal entry doors.</p> <p>Painting includes: block , fascia, soffit, trim Painting excludes: window/door metal frames</p>	3,475.00

No deposit needed.	Total	\$3,475.00
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Signature _____

Terms	upon completion of service
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Xcalibur

3.f.6 INVOICE

Page 4 of 4

Residential • Commercial • Striping

P.O. Box 433 • Oxford, FL 34484
816-678-9828

INVOICE#
SHEET#
DATE: 5-29-12

INVOICE SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME	City of Wildwood
ADDRESS	100 N. Main St
CITY, STATE	Wildwood, FL 34785
PHONE#	(352) 330-1330

NAME	City Hall Annex
ADDRESS	
CITY, STATE	
PHONE#	

Exterior Paint:

Power wash + prep (patch work)
 Remove vines off sodit + prep rusty steel
 Spray sodit two coats + utilities in color #
 Primer building with Loxon Primer in color #
 Paint building with Super Paint in color #
 Paint windows bases + front sign in color #

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of DOLLARS (\$ 6275.⁰⁰) with payments to be paid in full when job is completed.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control.

Respectfully Submitted _____
Per _____

"NOTE" This INVOICE may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF INVOICE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

DATE

SIGNATURE

City of Wildwood, Florida

100 N. Main Street
Wildwood, Florida 34785

TO: Mayor/Commissioners

FROM: Dave Grimm, Projects Planner/Coordinator

RE: City Hall Annex Improvements – Replace Rear Steel Doors

DATE: June 11, 2012

I solicited quotes for the removal and replacement of the rear steel security doors to include a 2'0" / 4'0" x 6'8" pair of hollow metal steel doors, Roton continuous hinges, surface mounted closers, panic hardware and aluminum threshold.

The results are as follows:

Ro-Mac Supply -	\$3,883.91
Midstate Glass of Citrus County -	\$4,885.00
Ocala Glass -	No Bid
Glazing Specialists -	No Bid

Staff recommends awarding the project to Ro-Mac Supply in the amount of \$3,883.91.

Ro-Mac Lumber Supply
700 East Main Street
Leesburg Fl 34748
352-787-4545 Phn
352-787-9618 Fax

Quotation

3.f.7.
Page 2 of 3

QUOTATION

DATE: 5/15/2012
 FAX NO:

ATTN:
 RE: CITY OF WILDWOOD - ANNEX DOORS
 AS REQUESTED
 PRICES TO REMAIN FOR A PERIOD OF: 30 Days

OUR QUOTE NO: 12-213
 PER REQUESTED

SIR/MADAM
 We are pleased to submit the following quote for the above referenced project per

Line	Qty	Unt	Description	DM #	Unit	Extension
Hollow Metal						
	1	ea.	4068 FLUSH DOOR			
	1	ea.	2068 FLUSH DOOR			
Hardware						
	1	ea.	780-210 79" ROTON HINGE CLEAR			
	1	ea.	780-210HD 79" ROTON HINGE CLEAR			
	2	ea.	8501 NORTON CLOSER 689			
	1	ea.	7100-48 RIM EXIT 32D 48"			
	1	ea.	633F PULL x TP x ESCUTHCHEON x CYLINDER 6320			
	1	ea.	7100-24 RIM EXIT 32D 24"			
	1	ea.	CORBIN CYLINDERS (MATCH KEYWAY)			
	1	ea.	M200 STEEL REMOVABLE MULLION 7'			
	1	ea.	2005AV THRESHOLD 72"			
	6	ea.	HINGE COVERS FOR FRAME			

Material Total Hollow Metal	\$886.83
Material Total Hardware	\$2,458.05
BEFORE TAX Material Total	\$3,344.88
Installation	\$539.03
Before Tax Total	\$3,883.91

Sincerely, **Steve Bickelhaupt**

steve.bickelhaupt@romaclumber.com

Project Manager

ACCEPTED BY: _____

DATE:

MIDSTATE GLASS OF CITRUS CO. INC.

*** PROPOSAL FOR MATL. AND LABOR ***

TO: City Of Wildwood

ATTN: David Grimm
CELL: 352-249-6259
FAX: 352-330-1338

EST. NO:
DATE: 16-May-12
ESTIMATOR: BOB DEY

PROJECT: Wildwood City Annex Building Renovatio
*** THIS PROPOSAL INCLUDES ***

BASE PRICE SCOPE OF WORK:
FURNISH AND INSTALL FIXED GLASS FRAMING AND ENTRANCE DOORS CONSISTING OF:
1 EACH OPENING APPROX. 112" X 141" WITH 1 PAIR OF NARROW STYLE DOORS WITH
NORTON SURFACE MOUNTED CLOSERS.
STANDARD MS LOCKING.
SEALAIR WEATHERING.
OFFSET PIVOTS.
CO9/CP PUSH PULLS.

INCLUDES: REMOVAL AND DISPOSAL OF EXISTING ENTRANCE AND GLASS.
PERIMETER CAULKING.
CLEAR TEMPERED GLASS.
CLEAR ANODIZED FINISH.
ALL GLASS TO BE MONOLITHIC NON-IMPACT

Base Price:

~~\$3,576.00~~

ALTERNATE ADD # 1:

USE 7/16" - 5/16" LAMINATED GLASS IN LIEU OF TEMPERED ADD TO BASE PRICE:

~~\$899.00~~

REAR DOORS

ALTERNATE ADD # 2 FOR REPLACING EXISTING LOADING DOCK DOORS:

- 1 EACH PAIR 4'0/2"0 X 6'8" CECO FLUSH GALVANIZED DOORS
- 2 EACH SURFACE MOUNTED CONTINUOUS HINGES
- 1 EACH REMOVABLE MULLION YALE
- 2 EACH RIM PANIC DEVICES YALE
- 2 EACH CLOSERS WITH HOLD OPEN NORTON.
- 1 EACH THRESHOLD PEMKO.
- 2 EACH SWEEPS PEMKO.
- 1 EACH DOOR SEAL PEMKO.

NOTE: CYLINDERS AND KEYING BY OTHERS.
INSTALLED (REUSE EXISTING FRAME):

\$4,885.00

*** EXCLUSIONS ***

BUILDING PERMIT, SIGNED AND SEALED SHOP DRAWINGS (ADD \$600.00)

2319 HWY. 44 WEST
PHONE 352-726-5946

INVERNESS, FL. 34453
FAX 352-726-8959

City of Wildwood, Florida

100 N. Main Street
Wildwood, Florida 34785

TO: Mayor/Commissioners
FROM: Dave Grimm, Projects Planner/Coordinator
RE: City Hall Annex Improvements – Replace Front Entrance
DATE: June 11, 2012

I solicited quotes for the removal and replacement of the front entrance doors, transom and sidelites to include a 6'0" x 7'0" pair of aluminum doors, maximum security lock, surface mounted closers, offset pivots, clear anodized finish and 1/4" clear tempered glass.

The results are as follows:

Lake Glass and Mirror -	\$3,375.00
Midstate Glass of Citrus County -	\$3,576.00
Ocala Glass -	No Bid
Glazing Specialists -	No Bid

An additional cost of \$600.00 is to be added to the above quotes for a building permit and signed/sealed shop drawings if required by the County Building Department.

Staff recommends awarding the project to Lake Glass and Mirror in the amount of \$3,375.00.

Lake Glass and Mirror, Inc.

3391 West Main Street
Leesburg, Florida 34748
Phone 352-787-4700 Fax 352-787-6681

DATE: May 24, 2012
TO: City of Wildwood
RE: Storefront Door Quote
ATTN: Dave Grim

Lake Glass and Mirror, Inc. is pleased to quote the following:

One 6'-0" X 7'-0" storefront door pair with offset pivots, MS lock, narrow stiles, surface mounted overhead closer, Clear anodized finish, 1/4" clear tempered glass and sidelites with 141" overall transom. Removal of existing frame and glass is included.

Also included is the removal of two pieces of existing glass.

Price.....\$3,375.00

Add for 1/4" clear laminated glass in lieu of tempered.....\$660.00

Please contact me if you have any questions.

Respectfully,



Erich Fehmerling
Project Manager

MIDSTATE GLASS OF CITRUS CO. INC.

*** PROPOSAL FOR MATL. AND LABOR ***

TO: City Of Wildwood

ATTN: David Grimm
CELL: 352-249-6259
FAX: 352-330-1338

EST. NO:
DATE: 16-May-12
ESTIMATOR: BOB DEY

PROJECT: Wildwood City Annex Building Renovatio
*** THIS PROPOSAL INCLUDES ***

BASE PRICE SCOPE OF WORK:

FURNISH AND INSTALL FIXED GLASS FRAMING AND ENTRANCE DOORS CONSISTING OF:
1 EACH OPENING APPROX. 112" X 141" WITH 1 PAIR OF NARROW STYLE DOORS WITH
NORTON SURFACE MOUNTED CLOSERS.
STANDARD MS LOCKING.
SEALAIR WEATHERING.
OFFSET PIVOTS.
CO9/CP PUSH PULLS.

INCLUDES: REMOVAL AND DISPOSAL OF EXISTING ENTRANCE AND GLASS.
PERIMETER CAULKING.
CLEAR TEMPERED GLASS.
CLEAR ANODIZED FINISH.
ALL GLASS TO BE MONOLITHIC NON-IMPACT

Base Price:

\$3,576.00

ALTERNATE ADD # 1:

USE 7/16" - 5/16" LAMINATED GLASS IN LIEU OF TEMPERED ADD TO BASE PRICE:

\$899.00

ALTERNATE ADD # 2 FOR REPLACING EXISTING LOADING DOCK DOORS:

1 EACH PAIR 4'0/2'0 X 6'8" CECO FLUSH GALVANIZED DOORS
2 EACH SURFACE MOUNTED CONTINUOUS HINGES
1 EACH REMOVABLE MULLION YALE
2 EACH RIM PANIC DEVICES YALE
2 EACH CLOSERS WITH HOLD OPEN NORTON
1 EACH THRESHOLD PEMKO.
2 EACH SWEEPS PEMKO.
1 EACH DOOR SEAL PEMKO.

NOTE: CYLINDERS AND KEYING BY OTHERS.
INSTALLED (REUSE EXISTING FRAME):

\$4,885.00

*** EXCLUSIONS ***

BUILDING PERMIT, SIGNED AND SEALED SHOP DRAWINGS (ADD \$600.00)

2319 HWY. 44 WEST
PHONE 352-726-5946

INVERNESS, FL. 34453
FAX 352-726-8959

From The Office of The City Clerk

City Of Wildwood
100 North Main Street
Wildwood, Florida 34785

Lease/Purchase Request for Financing proposals were sent to five(5) sources to purchase
Four (4) Ford pickup trucks for the Water and Wastewater Departments.

Three(3) responses received from:

Suntrust Banks

BB&T Banks

Government Capital Corporation

Staff recommends acceptance of the quote from BB&T for three(3) year as in the best interest of the
City and ask for authorization to proceed with closing process.



Joseph Jacobs

City clerk/Finance Director

EQUIPMENT FINANCING RESULTS'

FY 2012

\$72,126.00 REQUESTED TO PURCHASE A TOTAL OF FOUR (4) FORD PICKUP TRUCKS FOR WATER AND WASTEWATER DEPARTMENTS

SOURCE	RATE		ANNUAL PAYMENT	TERM	TOTAL INTEREST PAID	TOTAL PAY BACK
1)						
MUNICIPAL TRUST						
Equipment Finance						
And Leasing						
Corp.	2.67%	Annual in Advance	\$15,203.87	5 yrs	\$3,852.37	\$76,019.37
	2.89%	Annual in Arrears	\$15,702.79	5 Yrs	\$6,346.96	\$78,513.96
(three (3) year term not quoted)						
.....						
2)						
Government						
Capital Corp.	4.333%	Annual in Advance	\$25,086.09	3 yrs	\$3,082.27	\$75,258.27
	4.523%	Annual in Advance	\$15,739.74	5 yrs	\$6,527.70	\$78,698.70
\$1.00 purchase @ end of Lease						
.....						
3)						
BB&T Governmental						
Finance	1.79%	Annual in Advance	\$24,486.75	3 yrs	\$1,284.25	\$73,460.25
	1.98%	Annual In Advance	\$15,006.72	5 yrs	\$2,857.60	\$75,033.60

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

PHONE (800) ALANJAY (252-6529)		WWW.ALANJAY.COM	
Corporate Office	2003 U.S. 27 South Sebring, FL 33870	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
Direct	863-402-4281	Mobile	863-381-0982
		Fax 863-402-4221	

QUICK QUOTE SHEET

FOR VEHICLES SOLD UNDER THE FLORIDA SHERIFF'S ASSOCIATION CONTRACT

DATE 16-Apr-12 PAGE 1 of 1

REQUESTING AGENCY: CITY OF WILDWOOD WINTER DEPT.

CONTACT PERSON: STEVE WATSON

PHONE NUMBER: 352-303-0459

FAX NUMBER: 352-330-1353 e-mail swatson@wildwood-fl.gov

www.fisheriffs.org

FSA BID NUMBER 11-19-0907

MODEL: F-150 (F1C) SPECIFICATION # 34

2012 FORD F-150 REG CAB 4X2

***All vehicles will be ordered white w/ darkest interior
Unless Clearly stated otherwise on purchase order.*

BASE DISTRICT PRICE: \$13,575.00

OPTION #	DESCRIPTION	COST
<u>CLIVWC</u>	<u>HD TOW PKG W/DRAWBAR & 2" BALL</u>	<u>\$465.00</u>
<u>WLIB</u>	<u>WHELEN LIBERTY LIGHTBAR</u>	<u>\$1,795.00</u>
<u>TEMP</u>	<u>NO TEMP TAG REQUESTED</u>	<u>\$0.00</u>

TOTAL OF OPTIONS:	<u>\$2,260.00</u>
EXTENDED WARRANTY:	<u>\$0.00</u>
TOTAL COST:	<u>\$15,835.00</u>
QTY 1 =	<u>\$15,835.00</u>

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes please feel free to contact me at any time, I will be happy to assist you.

Comments: _____

Alan Jay Chevrolet Pontiac Buick GMC Cadillac, Inc. FEID #65-0211404
 Alan Jay Ford Lincoln Mercury, Inc. FEID # 20-5996360 / Alan Jay Chrysler Jeep, Inc. 65-0558530
 Alan Jay Import Center, Inc. d/b/a Alan Jay Toyota FEID # 59-3533026 / Alan Jay Nissan, Inc. FEID #76-0833978
 Saturn of Sebring, Inc. 59-3533024

VEHICLE QUOTED BY: Dave Wilson, Fleet Manager 863-402-4281
"I Want to be Your Fleet Provider"
dave.wilson@alanjay.com

Call Us first, for all of your Fleet Automotive, & Light Truck needs.

PHONE (800) ALANJAY (252-6529)

WWW.ALANJAY.COM

Corporate Office	2003 U.S. 27 South Sebring, FL 33870	Mailing Address	P.O. BOX 9200 Sebring, FL 33871-9200
Direct	863-402-4281	Mobile	863-381-0982
			Fax 863-402-4221

QUICK QUOTE SHEET

FOR VEHICLES SOLD UNDER THE FLORIDA SHERIFF'S ASSOCIATION CONTRACT

DATE 16-Apr-12 PAGE 1 of 1
 REQUESTING AGENCY: CITY OF WILDWOOD WASTE WATER
 CONTACT PERSON: STEVE WATSON
 PHONE NUMBER: 352-303-0459
 FAX NUMBER: 352-330-1353 e-mail swatson@wildwood-fl.gov

www.flsheriffs.org

FSA BID NUMBER 11-19-0907

MODEL: F-250 (F2A) SPECIFICATION # 36
2012 FORD F-250 REG CAB 4X2

***All vehicles will be ordered white w/ darkest interior
 Unless Clearly stated otherwise on purchase order.*

BASE DISTRICT PRICE: \$16,691.00

OPTION #	DESCRIPTION	COST
<u>CLIVWC</u>	<u>HD TOW PKG W/DRAWBAR & 2 5/16" BALL</u>	<u>\$525.00</u>
<u>W-VERTEX</u>	<u>WHELEN VERTEX 4 CORNER LED</u>	<u>\$527.00</u>
<u>TEMP</u>	<u>NO TEMP TAG REQUESTED</u>	<u>\$0.00</u>
TOTAL OF OPTIONS:		<u>\$1,052.00</u>
EXTENDED WARRANTY:		<u>\$0.00</u>
TOTAL COST:		<u>\$17,743.00</u>
QTY 1 =		<u>\$17,743.00</u>

I appreciate the opportunity to submit this quotation. Please review it carefully. If there are any errors or changes please feel free to contact me at any time, I will be happy to assist you.

Comments: _____

Alan Jay Chevrolet Pontiac Buick GMC Cadillac, Inc. FEID #65-0211404
 Alan Jay Ford Lincoln Mercury, Inc. FEID # 20-5996360 / Alan Jay Chrysler Jeep, Inc. 65-0558530
 Alan Jay Import Center, Inc. d/b/a Alan Jay Toyota FEID # 59-3533026 / Alan Jay Nissan, Inc. FEID #76-0833978
 Saturn of Sebring, Inc. 59-3533024

VEHICLE QUOTED BY: Dave Wilson, Fleet Manager 863-402-4281
"I Want to be Your Fleet Provider"
dave.wilson@alanjay.com

SunTrust Equipment Finance and Leasing Corporation

300 E. Joppa Road
Suite 700
Towson, MD 21286
Tel. 410.307.6705
Cel. 410.952.1208
Lawanna.gatton@suntrust.com

Lawanna S. Gatton
Vice President

3.f.9.

Page 7 of 13



May 31, 2012

Joseph Jacobs
City of Wildwood, FL
110 N. Main Street
Wildwood, FL 34785

Dear Mr. Jacobs:

SunTrust Equipment Finance & Leasing Corp. is pleased to provide the following proposal to finance the acquisition of the Equipment by the City of Wildwood, FL.

Lessee:	City of Wildwood, FL
Type of Financing:	Tax Exempt Lease Purchase (Master Agreement is in place)
Equipment:	Vehicles
Financing Amount:	\$72,126.00
Lease Term:	Five years
Interest Rate:	2.67% Annual In Advance 2.89% Annual in Arrears

The interest rate is firm for a funding by June 30, 2012, if this proposal is selected by June 1, 2012, subject to final approval by the City. If the financing is not selected and closed within the above described timeframe, the interest rate will be subject to indexation based on the three (3) year swap rate. A \$100 documentation fee will be due at closing. This fee can be capitalized into the financing amount if desired by the Lessee. If an escrow account is established utilizing our new Escrow Agreement, a set up fee of up to \$250.00 will be assessed. This fee can be paid from any interest earnings on the escrow account. Should you have any questions, feel free to contact me.

Very truly yours,

Lawanna S. Gatton
Assistant Vice President

RE: finance quote

From : Gatton.Lawanna <Lawanna.Gatton@suntrust.com>
Subject : RE: finance quote
To : Joseph Jacobs <jjacobs@wildwood-fl.gov>

Wed, Jun 06, 2012 12:43 PM

Mr. Jacobs,

Below please find the two options presented. Should you need anything additional, please let me know.

Thank you!
Lu Gatton

Interest Rate: 2.6700% (Annual)

<u>Payment Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Principal Component</u>	<u>Interest Component</u>	<u>Principal Balance</u>
1	6/15/12	15,203.87	15,203.87	0	56,963.13
2	6/15/13	15,203.87	13,682.96	1,520.92	43,280.17
3	6/15/14	15,203.87	14,048.29	1,155.58	29,231.87
4	6/15/15	15,203.87	14,423.38	780.49	14,808.49
5	6/15/16	15,203.87	14,808.49	395.39	0
Totals		76,019.37	72,167.00	3,852.37	

Interest Rate: 2.8772% (Annual)

<u>Payment Number</u>	<u>Payment Date</u>	<u>Payment Amount</u>	<u>Principal Component</u>	<u>Interest Component</u>	<u>Principal Balance</u>
	6/15/12	0	0	0	72,167.00
1	6/15/13	15,702.79	13,626.39	2,076.40	58,540.61
2	6/15/14	15,702.79	14,018.45	1,684.34	44,522.16
3	6/15/15	15,702.79	14,421.79	1,281.00	30,100.36
4	6/15/16	15,702.79	14,836.74	866.05	15,263.62
5	6/15/17	15,702.79	15,263.62	439.17	0
Totals		78,513.96	72,167.00	6,346.96	

Lawanna S. Gatton
410-307-6705
410-952-1208 cell
410-307-6620 fax

From: Joseph Jacobs [mailto:jjacobs@wildwood-fl.gov]
Sent: Tuesday, June 05, 2012 12:49 PM
To: Gatton.Lawanna
Cc: Horn.Adam
Subject: Fwd: finance quote

Dear Suntrust:



GOVERNMENT CAPITAL
CORPORATION

May 22, 2012

Mr. Joseph Jacobs
Wildwood City Hall
352-330-1330
jjacobs@wildwood-fl.gov

Dear Mr. Jacobs,

Thank you for the opportunity to present proposed financing for the City of Wildwood. I am submitting for your review the following proposed structure:

LENDER:	Government Capital Corporation	
ISSUER:	City of Wildwood, Florida	
FINANCING STRUCTURE:	Tax Exempt Structure w/ \$1.00 purchase	
EQUIPMENT COST:	\$ 72,176.00	\$ 72,176.00
TERM:	3 Annual Payments	5 Annual Payments
INTEREST RATE:	4.333%	4.523%
PAYMENT AMOUNT:	\$ 25,086.09	\$ 15,739.74
1ST PAYMENT DUE	At signing, and annually thereafter	

The above proposal is subject to audit analysis and mutually acceptable documentation. The terms outlined herein are subject to change and rates are valid until the June 11, 2012 City Council meeting. If funding does not occur within this time period, rates will be indexed to markets at such time. The above payment amount includes all applicable issuance costs.

Our finance programs are flexible and my goal is customer delight. If you have any questions regarding other payment terms, frequencies or conditions, please do not hesitate to call.

With Best Regards,



Drew Whittington
Client Services

200 West Forsyth Street
 Jacksonville, FL 32202
 (904) 361-5253
 Fax (904) 361-5276

May 31, 2012

Mr. Joseph Jacobs
 City Clerk/Finance Director
 City of Wildwood, FL
 100 N. Main Street
 Wildwood, FL 34785

Dear Mr. Jacobs,

Branch Banking and Trust Company ("BB&T") is pleased to offer this proposal for the financing requested by the City of Wildwood ("City"):

- (1) **Project:** Lease Purchase Financing for the purchase of Four (4) Ford Pickup Trucks
- (2) **Amount To Be Financed:** \$72,176
- (3) **Interest Rates, Financing Terms and Corresponding Payments:**

<u>Term</u>	<u>Bank Qualified Rate</u>
3 years	1.79%
5 years	1.98%

Interest and principal payments may be paid annually in accordance with the City's request. Payments will be made in advance, with the first payment due at the closing of the loan. Interest on the principal balance will accrue based on a 30/360 day count basis. A sample amortization schedule assuming a closing date of June 15 is included. Upon being awarded this transaction, BB&T must approve the final amortization schedule.

In the event that the above mentioned equipment is not received by the City prior to closing, the financing proceeds shall be deposited on behalf of the City into a project fund account with BB&T. Earnings on the project fund shall accrue to the benefit of the City for use on project costs or interest payments.

The interest rate stated above is valid for a closing date not later than 45 days after today. Closing of the financing is contingent upon completing documentation acceptable to BB&T and its counsel.

All applicable taxes, permits, costs of counsel for the City and any other costs shall be the City's responsibility and separately payable by the City

The financing documents shall allow prepayment of the principal balance in whole on a scheduled payment date with a 1% prepayment premium.

The financing documents shall include provisions that will outline appropriate changes to be implemented in the event that this transaction is determined to be taxable in accordance with Florida State Statutes or the Internal Revenue Service code.

The stated interest rate assumes that the City expects to borrow less than \$10,000,000 in the calendar year 2011 and that the financing shall comply with the IRS Code Sections 141, 148, 149(e) and 265(b)(3). BB&T reserves the right to terminate its interest in this bid or to negotiate a mutually acceptable rate if the financing is not a qualified tax-exempt financing.

(4) Financing Documents:

BB&T shall use its standard form financing contracts and related documents for this installment financing. We shall provide a sample of those documents to you should BB&T be the successful proposer. BB&T shall also require that the City's local counsel provide an acceptable legal opinion. A draft of this opinion will be provided with our documents.

(5) Security:

This financing shall be secured by a covenant to budget and appropriate from legally available non ad-valorem revenues of the City.

* * * * *

BB&T appreciates the opportunity to make this financing proposal and requests to be notified within ten days of this proposal should BB&T be the successful proposer. If BB&T is not selected as the loan provider, it requests that either the City or the City's Financial Advisor provide BB&T with the results of all competing bids.

BB&T shall have the right to cancel this offer by notifying the City of its election to do so (whether or not this offer has previously been accepted by the City) if at any time prior to the closing there is a material adverse change in the City's financial condition, if we discover adverse circumstances of which we are currently unaware, if we are unable to agree on acceptable documentation with the City or if there is a change in law (or proposed change in law) that changes the economic effect of this financing to BB&T. We reserve the right to negotiate and/or terminate our interest in this transaction should we be the successful proposer.

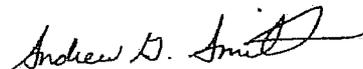
Please call me at (803) 251-1328 with your questions and comments or contact David Pierce in our Jacksonville, FL office at:

200 W. Forsyth Street
Suite 200
Jacksonville, FL 32202
Phone: 904.361.5253
Fax: 904.361.5276
Email: david.pierce@bbandt.com

We look forward to hearing from you.

Sincerely,

BRANCH BANKING AND TRUST COMPANY



Andrew G. Smith
Senior Vice President

Wildwood Truck Financing Prelim. Amortization Schedule-3 year term

Compound Period : Annual
 Nominal Annual Rate : 1.790 %

CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	06/15/2012	72,176.00	1		
2 Payment	06/15/2012	24,486.75	3	Annual	06/15/2014

AMORTIZATION SCHEDULE - Normal Amortization

Date	Payment	Interest	Principal	Balance
Loan 06/15/2012				72,176.00
1 06/15/2012	24,486.75	0.00	24,486.75	47,689.25
2012 Totals	24,486.75	0.00	24,486.75	
2 06/15/2013	24,486.75	853.64	23,633.11	24,056.14
2013 Totals	24,486.75	853.64	23,633.11	
3 06/15/2014	24,486.75	430.61	24,056.14	0.00
2014 Totals	24,486.75	430.61	24,056.14	
Grand Totals	73,460.25	1,284.25	72,176.00	

Wildwood Truck Financing Prelim. Amortization Schedule-5 year term

3.f.9.

Page 13 of 13

Compound Period : Annual

Nominal Annual Rate : 1.980 %

CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	06/15/2012	72,176.00	1		
2 Payment	06/15/2012	15,006.72	5	Annual	06/15/2016

AMORTIZATION SCHEDULE - Normal Amortization

Date	Payment	Interest	Principal	Balance
Loan 06/15/2012				72,176.00
1 06/15/2012	15,006.72	0.00	15,006.72	57,169.28
2012 Totals	15,006.72	0.00	15,006.72	
2 06/15/2013	15,006.72	1,131.95	13,874.77	43,294.51
2013 Totals	15,006.72	1,131.95	13,874.77	
3 06/15/2014	15,006.72	857.23	14,149.49	29,145.02
2014 Totals	15,006.72	857.23	14,149.49	
4 06/15/2015	15,006.72	577.07	14,429.65	14,715.37
2015 Totals	15,006.72	577.07	14,429.65	
5 06/15/2016	15,006.72	291.35	14,715.37	0.00
2016 Totals	15,006.72	291.35	14,715.37	
Grand Totals	75,033.60	2,857.60	72,176.00	

CITY OF WILDWOOD

CITY COMMISSION REPORT Commission Meeting Date: June 11,2012

Subject: CR 501 (Prison) Water Treatment Plant aka Coleman WTP

Submitted By: Bruce H. Phillips, PE, PLS, Utility Director

Department: Utility Department

Staff Recommendation (Motion Ready):

Approve Kimley-Horn and Associates, Inc. Individual Project Order (IPO) No. 15.

BACKGROUND: On October 24, 2010 experienced a water hammer resulting in a water line separation and subsequent flooding inside the high service pump building resulting in water reaching a depth of 18± inches. The resulting damage requires the replacement of drywall, cabinetry, electrical components along with the mechanical repairs/modifications to the failed piping. During the inspection of the damages it was determined that the electrical room does not meet National Electric Code (NEC) requirements for clear work space.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS: The City submitted a claim to its insurance carrier to repair the damages and the code issues (Opinion of Cost (OPC) \$264,080.36). Consequently the insurance carrier denied the ^{claim} ~~claim~~ for the code violations and offered a settlement of \$79,872.23 less deductible. KHA, at the request of City staff, submitted a second OPC \$138,864.70 for just the flood damages repairs. Final claim settlement was \$85,000 less deductible.

CONCLUSIONS: City staff has made the plant operational since the event.

KHA has submitted IPO No. 15 to provide the following scope of services to correct the flood damage and the code issues:

- Preparation of Construction Plans and Specifications
- Bid Administration and Assistance
- Construction Administration

LEGAL REVIEW: Pending

RECOMMENDATIONS: Staff recommends approval of IPO No. 15 in the amount of \$47,500.

FISCAL IMPACT: Funding for IPO No. 15 will be from the insurance settlement and will have no significant impact on the FY 11/12 budget,

ALTERNATIVES: Make no corrections to the plant, leaving the code violations as they presently exist.

SUPPORT MATERIAL: Copy of KHA IPO No. 15

C:\Users\bphillips\Documents\Agenda Items\CR 501 WTP Flood Repairs 5-24-12.doc



INDIVIDUAL PROJECT ORDER NUMBER 15
April 2, 2012

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

Identification of Project:

Project: Coleman WTP Flood Repairs – with National Electric Code (NEC) modifications

Client: City of Wildwood

General Category of Services:

On October 24, 2010 the Coleman Water Treatment Plant (WTP) experienced a pressure transient (aka “water hammer”) that resulted in a water line separation and subsequent flooding inside the high service pump (HSP) building with water reaching an estimated depth of +/- 18-inches inside the facility. The resulting damage requires replacement of drywall, cabinetry, electrical components, along with mechanical repairs/modifications to the failed pipeline. The following is a description of the architectural, electrical, and civil engineering services required to make the repairs recommended in the KHA memorandum to the City dated January 21, 2011. These repairs are intended to replace/repair the flood damaged equipment along with making the necessary modifications to meet with NEC requirements.

The following is a description of the services to be provided.

Specific Scope of Basic Services:

Task 1 – Construction Plans and Specifications

- A. KHA and their electrical sub-consultant, Verrando Engineering, will conduct site observations to verify what flood damaged components have been replaced since the last visit and what components remain to be replaced.
- B. KHA and their sub-consultant will prepare construction documents that detail the electrical, mechanical, millwork, and finished building repairs that are required as a result of the flooding. The construction documents will include the addition of another motor control center (MCC) room within the existing building, relocating the MCC equipment to the new room, along with other related flood damage repairs.
- C. KHA will present 90% plans, specifications, and cost opinion to City staff for review and comment.
- D. KHA will prepare final construction documents based on comments received from City staff.

Task 2 – Bid Administration Assistance

- A. KHA will prepare bid packages consisting of plans and specifications (in CSI or EJCDC format).
- B. The City will prepare and advertise the Bid Notification. KHA will provide the technical information required for the notification language.
- C. KHA will administer distribution of the bid packages and maintain a log of the issued bid packages.
- D. KHA will respond to RFI’s and prepare bid addendums as necessary during the bid process.
- E. KHA will review the bid responses and tabulate the results. KHA will provide the City with a written bid tabulation record along with a selection recommendation.

Task 3 – Construction Administration

- A. *Pre-Construction Conference.* KHA will conduct a Pre-Construction Conference prior to commencement of work at the Site.



B. *Visits to Site and Observation of Construction.* KHA will provide on-site construction observation services during the construction phase. KHA will make visits at intervals as required to ensure that the work is being performed in accordance with the plans and specifications. Additional observations may be required based on unforeseen conditions and contractor performance. Such visits and observations by KHA are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Work based on KHA exercise of professional judgment. Based on information obtained during such visits and such observations, KHA will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and KHA will keep the City informed of the general progress of the Work.

The purpose of KHA's site visits will be to enable KHA to better carry out the duties and responsibilities specifically assigned in this Agreement to KHA, and to provide the City a greater degree of confidence that the completed Work will conform in general to the Contract Documents. KHA shall not, during such visits or as a result of such observations of Contractor's work in progress, supervise, direct, or have control over Contractor's work, nor shall KHA have authority over or responsibility for the means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction selected by Contractor, for safety precautions and programs incident to Contractor's work, nor for any failure of Contractor to comply with laws and regulations applicable to Contractor's furnishing and performing the Work. Accordingly, KHA neither guarantees the performance of any Contractor nor assumes responsibility for any Contractor's failure to furnish and perform its work in accordance with the Contract Documents.

C. *Recommendations with Respect to Defective Work.* KHA will recommend to the City that Contractor's work be disapproved and rejected while it is in progress if, on the basis of such observations, KHA believes that such work will not produce a completed Project that conforms generally to Contract Documents.

D. *Clarifications and Interpretations.* KHA will respond to reasonable and appropriate Contractor requests for information and issue necessary clarifications and interpretations of the Contract Documents to the City as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by the City.

E. *Change Orders.* KHA may recommend Change Orders to the City, and will review and make recommendations related to Change Orders submitted or proposed by the Contractor.

F. *Shop Drawings and Samples.* KHA will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents. Such review and approvals or other action will not extend to means, methods, techniques, equipment choice and usage, sequences, schedules, or procedures of construction or to related safety precautions and programs.

G. *Substitutes and "or-equal."* KHA will evaluate and determine the acceptability of substitute or "or-equal" materials and equipment proposed by Contractor in accordance with the Contract Documents, but subject to the provisions of applicable standards of state or local government entities.

H. *Inspections and Tests.* KHA may require special inspections or tests of Contractor's work as KHA deems appropriate, and may receive and review certificates of inspections within KHA's area of responsibility or of tests and approvals required by laws and regulations or the Contract Documents. KHA's review of such certificates will be for the purpose of determining that the results certified indicate compliance with the Contract Documents and will not constitute an independent evaluation



that the content or procedures of such inspections, tests, or approvals comply with the requirements of the Contract Documents. KHA shall be entitled to rely on the results of such tests and the facts being certified.

- I. *Disagreements between Client and Contractor.* KHA will, if requested by the City, render written decision on all claims of the City and Contractor relating to the acceptability of Contractor's work or the interpretation of the requirements of the Contract Documents pertaining to the progress of Contractor's work. In rendering such decisions, KHA shall be fair and not show partiality to the City or Contractor and shall not be liable in connection with any decision rendered in good faith in such capacity.
- J. *Applications for Payment.* Based on its observations and on review of applications for payment and accompanying supporting documentation, KHA will determine the amounts that KHA recommends Contractor be paid. Such recommendations of payment will be in writing and will constitute KHA's representation to the City, based on such observations and review, that, to the best of KHA's knowledge, information and belief, Contractor's work has progressed to the point indicated and that such work-in-progress is generally in accordance with the Contract Documents subject to any qualifications stated in the recommendation. In the case of unit price work, KHA's recommendations of payment will include determinations of quantities and classifications of Contractor's work, based on observations and measurements of quantities provided with pay requests.

By recommending any payment, KHA shall not thereby be deemed to have represented that its observations to check Contractor's work have been exhaustive, extended to every aspect of Contractor's work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to KHA in this Agreement. It will also not impose responsibility on KHA to make any examination to ascertain how or for what purposes Contractor has used the moneys paid on account of the Contract Price, nor to determine that title to any portion of the work in progress, materials, or equipment has passed to the City free and clear of any liens, claims, security interests, or encumbrances, nor that there may not be other matters at issue between the City and Contractor that might affect the amount that should be paid.

- K. *Substantial Completion.* KHA will, promptly after notice from Contractor that it considers the entire Work ready for its intended use, in company with the City and Contractor, conduct a site visit to determine if the Work is substantially complete. Work will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list. If after considering any objections of the City, KHA considers the Work substantially complete, KHA will notify the City and Contractor.
- L. *Final Notice of Acceptability of the Work.* KHA will conduct a final site visit to determine if the completed Work of Contractor is generally in accordance with the Contract Documents and the final punch list so that KHA may recommend, in writing, final payment to Contractor. Accompanying the recommendation for final payment, KHA shall also provide a notice that the Work is generally in accordance with the Contract Documents to the best of KHA's knowledge, information, and belief based on the extent of its services and based upon information provided to KHA upon which it is entitled to rely.
- M. *Limitation of Responsibilities.* KHA shall not be responsible for the acts or omissions of any Contractor, or of any of their subcontractors, suppliers, or of any other individual or entity performing or furnishing the Work. KHA shall not have the authority or responsibility to stop the work of any Contractor.



Additional Services if required:

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

This proposal does not include short circuit analysis of entire electrical distribution system, circuit breaker trip analysis, or generator load testing.

Schedule:

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

Method of Compensation:

The Engineer will complete the above scope of services for a lump sum fee of \$47,500, inclusive of expenses. A breakdown of fee by task is as follows:

Task	Description	Lump Sum Fee
Task 1	Construction Plans and Specifications	\$29,000
Task 2	Bid Administration Assistance	\$5,000
Task 3	Construction Administration	\$13,500
Total:		\$47,500

Other Special Terms of Individual Project Order:

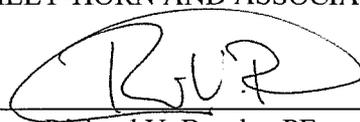
Services provided under this will be invoiced on a monthly basis. All invoices will include a description of services provided.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY:  _____

Richard V. Busche, PE

TITLE: _____

TITLE: Vice President

DATE: _____

DATE: April 2, 2012

CITY OF WILDWOOD

CITY COMMISSION REPORT Commission Meeting Date:

Subject: Five year CIP and R & R Program Funding

Submitted By: Bruce H. Phillips, PE, PLS, Utility Director

Department: Utility Department

Staff Recommendation (Motion Ready): Approval of Kimley-Horn & Associates, Inc. (KHA) Individual Project Order (IPO) Number 17.

BACKGROUND: At the Commission workshop on June 6, 2012 City staff presented “The State of the Utilities” for the City. The presentation included a Five (5) year Capital Improvements Program (5-year CIP) and a Five (5) year Renew and Replace Program (5-year R&R) for both the Water Division and the Wastewater Division of the Utility Department.

FINDING, CONCLUSIONS AND RECOMMENDATIONS:

FINDINGS: The State of the Utilities provided a needs assessment for the Utility Department and included a 5-year CIP and a 5-year R&R program listing those needs and an estimated cost of those needs.

CONCLUSIONS: IPO Number 17 provides a scope and fee for KHA, and their consultant Angie Brewer and Associates, Inc. to evaluate different funding opportunities available to the City. The specific scope is as follows:

- Data Identification – consultant will review program and identify additional data needed
- Project Evaluation – review up to 10 projects providing an overall status of outside funding sources.
- Funding Source Identification – providing funding sources for each project, funding cycles, potential amounts and eligibility requirements.
- Final Funding Analysis – includes each of the projects, identifies recommended funding source and provides detailed information illustrating the

steps, timing, and resources necessary to obtain the funding.

LEGAL REVIEW: Pending City Attorney approval of IPO No. 17.

RECOMMENDATIONS: Staff recommends approval of IPO #17.

FISCAL IMPACT: Funding from account no. 401-0035-535.0310 with an unencumbered balance of \$20,064.91 as of May 31, 2012.

ALTERNATIVES: Staff investigate funding sources

SUPPORT MATERIAL: IPO #17 attached.



INDIVIDUAL PROJECT ORDER NUMBER 17
May 17, 2012

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

Identification of Project:

Project: Funding Analysis

Client: City of Wildwood

Project Understanding:

1. The City of Wildwood desires a funding analysis be prepared that will provide specific information to identify funding resources (grants, loans, etc.) that will provide mechanisms to fund needed capital improvement projects within the City limits.
2. As an Associate Consultant, Angie Brewer & Associates, Inc. will provide and submit a funding analysis as described in the below scope of services.

Following is a description of specific work tasks for this IPO.

Specific Scope of Basic Services:

1. Data Identification – The Associate Consultant will identify and research data required and request information from City, KHA, and other sources as needed. Information Request(s) (IR) will be prepared and submitted to the City, KHA, and other sources.
2. Project Evaluations – The Associate Consultant shall review up to ten (10) projects and other relevant data. The Associate Consultant will perform data research based on information resulting from the IR(s). An observation of the overall status of outside funding sources will be made that will include current funding efforts and future funding needs.
3. Funding Source Identification – A review of the project for Fundable Elements will occur. The Associate Consultant will utilize the Funding Analysis to identify potential funding sources for the project. The details of each source including funding cycles, potential amounts, and eligibility requirements, will be provided.
4. Final Funding Analysis - The Associate Consultant will prepare a Funding Analysis which includes each of the ten (10) projects and identifies the funding sources recommended by the Associate Consultant to be pursued. Detailed information illustrating the steps, timing, and resources necessary to obtain the funding will also be included.

Additional Services if required:

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



Schedule:

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

Method of Compensation:

KHA will complete the above scope of services for an hourly fee not to exceed \$10,000.

Other Special Terms of Individual Project Order:

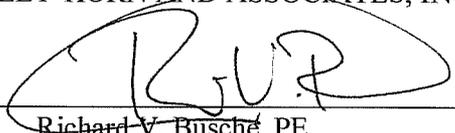
Services provided under this IPO will be invoiced on a monthly basis. All invoices will include a description of services provided.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY:  _____
Richard V. Busché, PE

TITLE: _____

TITLE: Vice President _____

DATE: _____

DATE: May 17, 2012 _____



INDIVIDUAL PROJECT ORDER NUMBER 18
May 21, 2012

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

Identification of Project:

Project: Word Property Preliminary Engineering Report

Client: City of Wildwood

Project Understanding:

1. The City of Wildwood desires KHA to provide a Preliminary Engineering Report addressing needed offsite utility system improvements for a project within the City limits, northeast of the intersection of C-462 and C466A, commonly known as the Word Property.
2. Under a separate Agreement, the City and the owner of the Word Property are preparing a joint application for a potential EDA grant.

Following is a description of specific work tasks for this IPO.

Specific Scope of Basic Services:

1. Data Identification – KHA will compile data from the Word Property owners pertaining to the proposed project, expected flows, phased development schedules, etc., as needed to support our work.
2. KHA will prepare a draft Preliminary Engineering Report addressing the EDA requirements outlined in Form ED-900.
3. KHA will review the draft report with City staff and make one round of revisions to address City comments.
4. KHA will prepare one final Preliminary Engineering Report and provide it to the City to include in a grant application to the EDA.

Additional Services if required:

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



Schedule:

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

Method of Compensation:

KHA will complete the above scope of services for an hourly fee not to exceed \$3,500.

Other Special Terms of Individual Project Order:

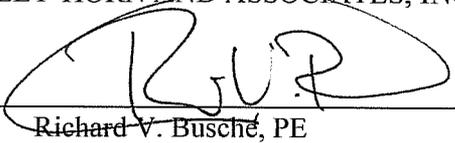
Services provided under this IPO will be invoiced on a monthly basis. All invoices will include a description of services provided.

ACCEPTED:

THE CITY OF WILDWOOD, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

BY:  _____

Richard V. Busché, PE

TITLE: _____

TITLE: Vice President _____

DATE: _____

DATE: May 21, 2012 _____

CITY OF WILDWOOD

SECTION 504 COMPLIANCE POLICY,

EVALUATION PLAN, TRANSITION PLAN,

AND GRIEVANCE/COMPLAINT

PROCEDURES

FOR

COMMUNITY DEVELOPMENT BLOCK GRANT

PROGRAMS AND PROJECTS

TABLE OF CONTENTS

	<u>Page</u>
I. General Policy	3
A. Applicability.....	3
B. Section 504 Law and Regulations.....	3
C. Definitions	4
II. Communications.....	6
A. Auxiliary Aids.....	6
III. Employment.....	7
A. General Prohibitions.....	7
B. Reasonable Accommodation.....	8
C. Employment Criteria	8
IV. Program Accessibility.....	8
A. General Requirements.....	8
B. Non-Housing Facilities.....	9
V. Enforcement.....	11
A. Assurances.....	11
B. Self-Evaluation.....	12
C. Designation of Responsible Employee.....	13
VI. Grievance Procedures/Complaint Resolution.....	13
A. General Provisions.....	13
B. Notice.....	13
C. Grievance Procedures.....	14
D. Compliance Information.....	16
E. Discrimination Complaints/Grievances.....	16
F. Complaint/Grievance Resolution.....	16

Attachments

- A. Self Evaluation Plan Format
- B. Self Evaluation/Transition Plan Preparation
Participating Parties
- C. Transition Plan

I. GENERAL POLICY

A. APPLICABILITY

This Section 504 Compliance Policy establishes procedures and guidelines that shall be used to effectuate compliance with nondiscrimination based on handicap to the end that no otherwise qualified individual with handicaps in the United States shall, solely by reason of his or her handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance from the Department of Housing and Urban Development (HUD). Compliance with Section 504 does not assure compliance with requirements for accessibility by physically-handicapped persons imposed under the Architectural Barriers Act of 1968. All HUD Federally financed activities shall be accomplished in compliance with applicable state and federal laws.

B. SECTION 504 LAW AND REGULATIONS

Laws relative to nondiscrimination based on handicap in federally assisted programs of HUD, in general, may be found in section 504 of the Rehabilitation Act of 1973 (as amended), section 109 of the Housing and Community Development Act of 1974 (as amended), and 24 CFR, Part 8. The provisions of these nondiscriminatory procedures shall not be construed to conflict with or supersede the requirements of any other applicable state or federal laws or regulations. In regard to programs or activities in connection with Community Development Block Grants (CDBG), the U.S. Department of Housing and Urban Development (HUD) grant administration regulations relating to nondiscriminatory practices are promulgated in the Uniform Federal Accessibility Standards (UFAS). This document, which sets standards for facility accessibility by

physically handicapped persons for federally funded facilities, programs, and/or activities, is hereby incorporated by reference. Future state or federal regulations applicable to nondiscriminatory practices under the CDBG Program shall supersede and/or supplement this policy.

C. DEFINITIONS

1. "Accessible," when used with respect to the design, construction, or alteration of a facility or a portion of a facility other than an individual dwelling unit, means that the facility or portion of the facility when designed, constructed or altered, can be approached, entered, and used by individuals with physical handicaps.
2. "Accessible," when used with respect to the design, construction, or alteration of an individual dwelling unit, means that the unit is located on an accessible route and when designed, constructed, altered, or adapted can be approached, entered, and used by individuals with physical handicaps.
3. "Accessible route" means a continuous unobstructed path connecting accessible elements and spaces in a building or facility that complies with the space and reach requirements of applicable standards prescribed by 24 CFR, Part 8, section 8.32.
4. "Adaptability" means the ability of certain elements of a dwelling unit, such as kitchen counters, sinks, and grab bars, to be added to, raised, lowered, or otherwise altered, to accommodate the needs of persons with or without handicaps, or to accommodate the needs of persons with different types or degrees of disability.
5. "Auxiliary aids" means services or devices that enable persons with impaired sensory, manual, or speaking skills to have an equal opportunity to participate in, and enjoy the benefits of, programs or activities receiving Federal financial assistance (i.e., readers,

Brailled materials, audio recordings, telephone communication devices for deaf persons (TDD's), interpreters, etc.).

6. "Individual with handicaps" means any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such an impairment; or is regarded as having such an impairment.

7. "Qualified individual with handicaps" means:

(a) with respect to employment, an individual with handicaps who, with reasonable accommodation, can perform the essential functions of the job in question; and

(b) with respect to any non-employment program, an individual with handicaps who meets the essential eligibility requirements and who can achieve the purpose of the program or activity without modifications in the program or activity that the City can demonstrate would result in a fundamental alteration in its nature; or

(c) with respect to any other non-employment program or activity, an individual with handicaps who meets the essential eligibility requirements for participation in, or receipt of benefits from, that program or activity.

8. "Undue hardship" means financial or administrative burdens which would be imposed on the operation of the City of Wildwood's program. Factors to be considered include:

(a) the overall size of the City's program with respect to number of employees, number and type of facilities, and size of budget;

(b) the type of the City's operation, including the composition and structure of the City's workforce; and

- (c) the nature and cost of the accommodation needed.

II. COMMUNICATIONS

A. AUXILIARY AIDS

The City of Wildwood shall furnish appropriate auxiliary aids where necessary to afford an individual with handicaps an equal opportunity to participate in, and enjoy the benefits of, a program or activity receiving Federal financial assistance. The City is not required to provide individually prescribed devices or other devices of a personal nature. Where the City communicates with applicants and beneficiaries via telephone, telecommunication devices for deaf persons (TDD's) shall be used. The telephone number to utilize the TDD is 1-(800)955-8771.

This is not a dedicated circuit, however, employees who normally answer this line are familiar with TDD tones and will immediately switch the line to TDD receive mode. The City of Wildwood shall adopt and implement procedures to ensure that interested persons (including persons with impaired vision or hearing) can obtain information concerning the existence and location of accessible services, activities, and facilities. Mobility impaired persons in wheelchairs should call ahead for assistance, blind individuals should call ahead for escorts, and deaf persons should call ahead for an interpreter (person schooled in sign language). In brief, if the disabled person calls City Hall prior to the event and communicates to a City employee the particular problem which he or she has, assistance will be provided accordingly. However, Section 504 does not require the City to take any action that the City can demonstrate would result in a fundamental alteration in the nature of a program or activity or in undue financial and administrative burdens.

III. EMPLOYMENT

A. GENERAL PROHIBITIONS

No qualified individual with handicaps shall, solely on the basis of handicap, be subjected to discrimination in employment under any program or activity that receives Federal financial assistance from HUD.

B. REASONABLE ACCOMMODATION

The City of Wildwood shall make reasonable accommodation to the known physical or mental limitations of an otherwise qualified applicant with handicaps or employee with handicaps, unless the City can demonstrate that the accommodation would impose an undue hardship on the operation of its program. The City may not deny any employment opportunity to a qualified handicapped employee or applicant if the basis for the denial is the need to make reasonable accommodation to the physical or mental limitations of the employee or applicant.

C. EMPLOYMENT CRITERIA

The City of Wildwood will not use any employment test or other selection criterion that screens out individuals with handicaps nor make any pre-employment inquiry of an applicant to determine whether the applicant is an individual with handicaps or to the nature or severity of a handicap. The City may, however, make pre-employment inquiry into an applicant's ability to perform job-related functions.

IV. PROGRAM ACCESSIBILITY

A. GENERAL REQUIREMENTS

No qualified individual with handicaps shall, because the City's facilities are

inaccessible to or unusable by individuals with handicaps, be denied the benefits of, be excluded from participation in, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance.

B. NON-HOUSING FACILITIES

New non-housing facilities shall be designed and constructed to be readily accessible to and usable by individuals with handicaps. Alterations to existing non-housing facilities shall, to the maximum extent feasible, be made to make them more readily accessible to and usable by individuals with handicaps. The City shall operate each non-housing program or activity receiving Federal financial assistance so that the program or activity, when viewed in its entirety, is readily accessible to and usable by individuals with handicaps.

(1) Methods

The City of Wildwood may comply with the requirements of this section through such means as location of programs or services to ensure accessible facilities or accessible portions of facilities, assignment of aides to beneficiaries, home visits, the addition or redesign of equipment, changes in management policies or procedures, acquisition or construction of additional facilities, or alterations to existing facilities. The City is not required to make structural changes in existing facilities where other methods are effective in achieving compliance with this section.

(2) Historic Preservation Programs or Activities

In meeting Section 504 requirements in historic preservation programs or activities, the City of Wildwood shall give priority to methods that provide physical

access to individuals with handicaps. However, in cases where a physical alteration to an historic property would substantially impair the "significant historic features" of the property or result in undue financial and administrative burdens, the structural modifications need not be made. In unique cases where this occurs, the precise alterations, impact and reasons for noncompliance shall be completely documented.

(3) Time Period for Compliance

The City shall comply with the obligations established under this section immediately, except that where structural changes in facilities are undertaken, such changes shall be made within the time frames established by the attached transition plan. If structural changes to non-housing facilities will be undertaken to achieve program accessibility, the City shall develop a transition plan setting forth the steps necessary to complete such changes. The plan shall be developed with the assistance of interested persons, including individuals with handicaps or organizations representing those individuals. A copy of the plan shall be available for public inspection, and at a minimum, shall:

- (a) Identify physical obstacles in the City's facilities that limit the accessibility of its programs or activities to individuals with handicaps;
- (b) Describe in detail the methods that will be used to make the facilities accessible;
- (c) Specify the schedule for taking the steps necessary to achieve compliance with this section and identify steps that will be taken during each year of the transition period;
- (d) Indicate the official responsible for implementation of the plan; and

- (e) Identify the persons or groups with whose assistance the plan was prepared.

V. ENFORCEMENT

A. ASSURANCES

An applicant for Federal financial assistance for a program or activity to which Section 504 applies shall submit an assurance to HUD on a form specified by the responsible civil rights official that the program or activity will be operated in compliance with Section 504. In the case of Federal financial assistance extended in the form of real property or to provide real property or structures on the property, the assurance will obligate the City of Wildwood for the period during which the real property or structures are used for the purpose for which Federal financial assistance is extended. In the case of Federal financial assistance extended to provide personal property, the assurance will obligate the City for the period during which it retains ownership or possession of the property. In all other cases, the assurance will obligate the City for the period during which Federal financial assistance is extended.

B. SELF-EVALUATION

The City of Wildwood shall, as expeditiously as possible, and after consultation with interested persons, including individuals with handicaps or with organizations representing those individuals:

- (a) Evaluate its current policies and practices to determine whether they do not or may not meet the requirements of Section 504;
- (b) Modify any policies and practices that do not meet the requirements of Section 504; and

- (c) Take appropriate corrective steps to remedy the discrimination.

The attached Self-Evaluation Plan will be utilized to review each public facility for accessibility and compliance. The results of this evaluation are to be utilized in preparing the Transition Plan.

A recipient that employs fifteen or more persons shall, for at least three years following completion of the evaluation, maintain on file, make available for public inspection, and provide to the responsible civil rights official, upon request: a list of the interested persons consulted, a description of areas examined and any problems identified, and a description of any modifications made and or any remedial steps taken.

C. DESIGNATION OF RESPONSIBLE EMPLOYEE

A recipient that employs fifteen or more persons shall designate at least one person to coordinate its efforts to comply with Section 504. The responsible person designated is the Clerk who can be reached at telephone number (352)330-1330.

VI. GRIEVANCE PROCEDURES/COMPLAINT RESOLUTION

A. GENERAL PROVISIONS

A recipient that employs fifteen or more persons shall adopt grievance procedures that incorporate appropriate due process standards and that provide for the prompt and equitable resolution of complaints alleging any action prohibited by Section 504.

B. NOTICE

A recipient that employs fifteen or more persons shall take appropriate initial and continuing steps to notify participants, beneficiaries, applicants, and employees, including those with hearing and vision impairments, and unions and professional organizations that

it does not discriminate on the basis of handicap. The notification shall state that the recipient does not discriminate in regards to its federally assisted programs. The notification shall also include an identification of the responsible employee designated to coordinate with Section 504 (See Section V, Paragraph D above). The initial notification shall be made as soon as possible but within 90 days of Policy adoption. Methods of notification may include the posting of notices or publication in newspapers. Any such notice must include all of the information discussed in this paragraph. The recipient must also ensure that members of the population likely to be affected directly by a federally assisted program who have visual or hearing impairments are provided with the information necessary to understand and participate in the program.

C. GRIEVANCE PROCEDURES

Any person or any representative of such a person who believes that he or she has been discriminated against should first contact, in writing, the person identified as Coordinator on page 11 of this policy. The grievance must be filed within 30 days of the alleged discriminatory act and must give the following:

- (1) Name and address of the complainant;
- (2) Name and address of the alleged offending party;
- (3) Specific details, in a near chronological order, of the events leading to the alleged action;
- (4) Alleged discrimination;
- (5) Names, addresses and phone numbers of any witnesses or other persons having knowledge of the circumstances; and

(6) Any other relevant information.

The Coordinator will attempt to satisfactorily resolve the issue, informally, by contacting the involved parties within 20 days of receipt. Documentation of all phone calls, contacts and information received or disseminated must be carefully kept. Additionally, the members of the elected government must be kept informed and up-to-date regarding the grievance and the progress in resolution. This information flow will occur via written progress reports, no less frequently than monthly, and discussions, as necessary, at each regularly scheduled meeting of the elected body.

The Citizens Advisory Task Force (CATF) will be called into session to advise the coordinator and to fashion a plan for resolution should initial resolution attempts fail. This group will function in an advisory capacity to the City as specified in the document which establishes their existence. Records of proceedings will be maintained and forwarded to the elected body. The CATF may call both parties together in an attempt to reach an amicable solution. The Coordinator will act as the intermediary between the CATF and the electorate and will ensure the same information flow as described above.

Should informal resolution be unsuccessful, the grievance will be elevated to the formal stage. All communications will occur only in written form, via certified mail. The local government's attorney will become the lead official, acting on behalf of and with the consent of the local governing body. Maximum effort will be given to achievement of a mutually agreeable resolution with all proceedings and communications thoroughly and precisely documented.

If the preceding attempts remain unsuccessful, the matter shall be officially brought to the attention of the applicable State or Federal agency and their guidance solicited and

followed.

Information in the sections which follow expand further on grievance/complaints which have exhausted local capability.

D. COMPLIANCE INFORMATION

Each recipient shall keep such records and submit to the responsible civil rights official complete and accurate compliance reports upon request. The records shall indicate the extent to which individuals with handicaps are beneficiaries of federally assisted programs. Each recipient shall permit access to these records by the responsible civil rights official and the general public during normal business hours.

E. DISCRIMINATION COMPLAINTS/GRIEVANCES

Any person, or any representative of such a person, who believes that he or she has been discriminated against may file a confidential complaint with HUD's Office of Fair Housing and Equal Opportunity, Department of Housing and Urban Development, Washington, D.C. 20410. The written complaint must be filed within 180 days of the alleged discriminatory act. The complaint must give the name and address of the alleged complainant, the name and address of the offending party, and the details of the events leading to the charge of discrimination. The responsible civil rights official will notify both the complainant and the recipient of the agency's receipt of the complaint within ten calendar days.

F. COMPLAINT/GRIEVANCE RESOLUTION

HUD's civil rights official will review the case for acceptance, rejection, or referral within twenty days of acknowledgment of receipt of the complaint. The recipient of federal monies is then notified of the complaint and is given a chance to respond in writing within

thirty days of receiving it. HUD officials then attempt to resolve the complaint informally. If informal resolution is not possible, an investigation is conducted resulting in either a dismissal of the complaint or a letter of findings against the recipient which must be issued within 180 days of receipt of the complaint. The letter of findings is then sent via certified mail, return receipt requested, to both the complainant and the recipient. Within ten days of notification of noncompliance, the recipient may volunteer to comply with the regulation. Otherwise, compliance may be effected by the suspension or termination of, or refusal to grant or continue federal financial assistance.

This last measure is the end result of a process which goes through many channels: (1) the recipient is notified of its failure to comply, (2) a finding of noncompliance is formally recorded after the recipient has been given the opportunity for a hearing, (3) the Secretary of HUD approves the action, and (4) thirty days expire after the Secretary has filed a report with the committees of the House and Senate having legislative jurisdiction over the program or activity involved.

Intimidatory or retaliatory acts by the recipient or the offended party is prohibited. No intimidation, threats, coercion, or discrimination against any person for having participated in this investigation is permitted. The identity of complainants shall be kept confidential except to the extent necessary to carry out the intent of this policy.

This policy has been approved and adopted this ____ day of _____, 2012

Chief Elected Official

Attest:

Clerk

ATTACHMENT A SELF-EVALUATION PLAN

1. Parking:
 - (a) handicapped designated parking spaces provided
 - (b) spaces closest to accessible entrance and on accessible route
 - (c) spaces minimum of 96" in width
 - (d) access aisle adjacent to parking space and minimum of 60" in width
 - (e) slope of space and access aisle is maximum of 1:50
 - (f) spaces marked with universal access codes

2. Accessible Route:
 - (a) unobstructed path
 - (b) minimum width of 36"
 - (c) minimum passing space of 60" at 200' intervals
 - (d) minimum head room of 80"
 - (e) surface texture of firm, stable, non-slip material
 - (f) slope not to exceed 1:20
 - (g) if slope exceeds .5", install ramp (see Section 5)
 - (h) gratings of maximum .5" width in direction of route

3. Outside Paths and Walks:
 - (a) minimum of one accessible route in boundary of site from public transportation stops, parking, passenger loading zones, streets or sidewalks.

4. Curb Ramps:
 - (a) provided where an accessible route crosses a curb
 - (b) maximum slope of 1:12
 - (c) minimum width of 36"
 - (d) firm, stable, non-slip surface
 - (e) maximum slope of flared sides of 1:10 if no hand or guard rails provided

5. Ramps:
 - (a) provided on any part of an accessible route with a slope exceeding 1:20
 - (b) maximum slope of 1:12
 - (c) maximum cross slope of 1:50
 - (d) firm, stable, non-slip surface
 - (e) 30" to 34" high handrails extending 1' beyond top and bottom of ramp provided is ramp rise exceeds 6" and run exceeds 72"
 - (f) edge protection to prevent slipping off ramps

- (g) level landing same width as ramp and minimum of 60" in length at top and bottom of ramp and at turn of ramp

6. Building Entrance:

- (a) minimum of one principle entrance
- (b) on an accessible route
- (c) level entry or sloped with a 32" non-revolving door
- (d) minimum of 32" width
- (e) entryway clear of obstacles
- (f) hardware maximum height of 48" and push/pull type or lever operated
- (g) maximum of 8.5 lbf exterior hinged door, 5 lbf interior hinged, sliding or folding
- (h) maximum of .5" height with leveled edge and maximum slope of 1:2

7. Elevators:

- (a) minimum of one serving each level on an accessible route in a multi-story facility where levels are not connected by ramps
- (b) self-leveling with reopening devices
- (c) doors remain open for 3 seconds
- (d) minimum side opening of 51" x 58" and minimum front opening of 51" x 80"
- (e) centered maximum of 42" from floor and lighted
- (f) control panel maximum of 48" from floor with buttons minimum of 3/4" and marked with raised characters

8. Lifts:

- (a) may be used in lieu of elevator
- (b) minimum of 30" x 48"
- (c) control panel maximum of 48" front approach and 54" parallel approach
- (d) one hand operable

9. Toilets:

- (a) on accessible route
- (b) entrance door minimum of 32" with lever handle or push/pull type hardware
- (c) door closer 5 lbf maximum effort to open
- (d) unobstructed space
- (e) doors on stalls minimum of 32" and stalls minimum of 36"
- (f) grab bars 33-36" high at back and side of commode, 1.25-1.5" diameter, and 1.5" clear of wall
- (g) commode seat 17-19" height
- (h) toilet paper dispenser 19" minimum above floor

- (l) lavatory maximum 34" height, drain and hot water pipes insulated, and minimum 29" clearance below apron
- (j) mirror bottom 40" maximum above floor
- (k) urinal basin opening maximum 17" from floor
- (l) towel dispenser and disposal unit height 40" maximum above floor
- (m) faucet handles extended

10. Drinking Fountains:

- (a) 50% of water fountains must be accessible on each floor; if only one is available, it must be accessible
- (b) on an accessible route, spout mounted 36" above floor
- (c) controls must be operable with one hand without grasping or twisting
- (d) wall mounted bottom of apron to floor 27" minimum; built in 30" x 48" minimum in front of fountain

11. Warning Signals:

- (a) If warning systems are provided, both visual and audible should be provided
- (b) signals must be perceptible above prevailing sounds
- (c) signals must be visual--flashing exit signs

12. Meeting Rooms and Conference Areas:

- (a) are all rooms handicapped accessible
- (b) minimum of three wheelchair locations in lieu of seats
- (c) wheelchair locations must be on an accessible route
- (d) wheelchair locations forward access must be a minimum of 48" long x 33" wide and side access must be a minimum of 60" long x 33" wide
- (e) performing areas must be on an accessible route
- (f) listening systems must be audio looped and radio frequency acceptable

13. Public Telephones:

- (a) minimum of one per floor if phones are installed
- (b) on an accessible route with clear floor space 30" x 48"
- (c) highest operable control 48" for front approach and 54" for parallel approach
- (d) control must be push buttons
- (e) at least one phone shall generate a magnetic field and at least one shall have a volume control for the hearing-impaired

Definition: Handicapped means wheelchair bound, mobility impaired, hearing-impaired, deaf, and/or blind.

ATTACHMENT B
SELF EVALUATION PLAN
&
TRANSITION PLAN
PREPARATION PARTICIPATING PARTIES

The below listed INDIVIDUALS, bodies, organization, firms, or INDIVIDUALS have participated in the preparation of the Transition Plan based on results obtained from analysis of the completed Self Evaluation Plan for each public facility.

Review of each facility deficiencies identified in the Self Evaluation format was conducted with goals established for correction to the maximum extent of the local government's capability. Factors considered in assigning implementation time frames include, but are not limited to, the number of known handicapped INDIVIDUALS currently residing in the jurisdiction, an assessment of potential for future residence of handicapped INDIVIDUALS, age and material condition of the facility, intended use of the facility, potential for future use by handicapped persons, type of changes necessary to achieve compliance, estimated cost of achieving compliance, resource availability of the local government to fund compliance changes, techniques available to obtain funding if not available, time frame estimates and/or projections based on current need and funding or on projected need and funding and any other unique non-quantifiable factors which may enter the decision process.

It is herein emphasized that the goal of attaining full compliance has been set and has been the guiding criteria of the participants listed.

Participating Parties:

Members of the City Commission
Chief Elected Official

Attachment C

City of Wildwood

Assessment of Handicap Accessible Facilities and Transition Plan

For Section 504 Compliance

Building: City Hall Located at 100 North Main Street, Wildwood, FL 34785

Building Access Item	Is Item Handicap Accessible?	If not, describe when and how the item will be made accessible and the person who will be responsible
Parking	Yes	
Route to Building Entrance	Yes	
Outside Paths and Walkways	Yes	
Curb Ramps	Yes	
Ramps	Yes	
Building Entrance	Yes	
Elevator/Lifts	Yes	
Toilets	Yes	
Drinking Fountain	Yes	
Meeting Rooms	Yes	
Public Telephones	N/A	

This 504 Assessment/Transition Plan was completed on June 4, 2012

Signature, Joseph Jacobs, City Clerk, ADA/504 Coordinator

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Vandalism at the MLK Park

REQUESTED ACTION: Information Only

Work Session (Report Only)
 Regular Meeting

DATE OF MEETING: 6/11/12
 Special Meeting

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

Vendor/Entity: _____
Termination Date: _____

BUDGET IMPACT: N/A

Annual
 Capital
 N/A

FUNDING SOURCE: _____
EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

Mayor and Commission,

This is an informative packet of pictures to express my concern with the vandalism occurring at the MLK park. Shortly after I started with the City of Wildwood, the inmate guard notified me that there was graffiti on the posts at the picnic pavillion. The Parks and Rec crew brought some white paint to the park and painted over the graffiti. A police report was not generated at this time because the extent of the graffiti was minor and was taken care of the same day, or day, after it occurred.

In recent weeks and months the vandalism is occurring more often. On Friday, May 25, 2012 Parks and Rec employee, Nicholas Sapp (Gator) went to lock up the restroom facilities and came across two young men exiting the restroom and took off running. When Mr. Sapp walked up to the facility he noticed that the deadbolt lock on the women's restroom had been ripped out of the door, wet toilet paper thrown all over the grounds, as well as the inside of the restrooms, and obscene drawings on the columns of the facility. The Wildwood Police Department was notified and a police report was generated. Pictures are attached.

In mid April staff noticed that the sign at the entrance to the Park had been broken. Signs posted around the grounds of the park, stating that reclaimed water is used have been almost entirely scraped of their lettering. I have attached two pictures. The signs that are posted at the main entrance of the park appear to be the ones that are damaged, but the signs on the outer perimeter are left alone. The only markings on these signs are what appears to be normal wear and tear.

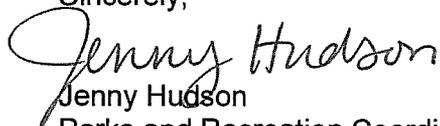
As we venture deeper and deeper into the summer months, I am afraid that the vandalism and graffiti will worsen as school is out. I mentioned the severity of this at the June 5, 2012 Parks and Recreation Board meeting. Board member, Joe Foster, asked to give him a month as he was shocked to hear what is occurring, and he will meet with both Curtis Carter and Tony Jones, whom have Churches on the perimeter of the Park. Mr. Foster mentioned that he will speak with both Pastors and ask that they

speaking with their congregations about coming together as a community to take care of the MLK park and stop the vandalism that is occurring. I appreciate his eagerness to find a solution and get the community involved, however; in the meantime I believe the City needs to take action.

It is staff's recommendation to keep the restroom facility locked at all times until further notice. As it stands, staff unlocks the facility by 7:30am and locks them at 3:30pm. Staff will either need to replace the entire door to the women's restroom or locate an industrial size deadbolt in order to keep the facility locked. The other recommendation is to purchase a camera to monitor what is taking place at the park.

As mentioned before, staff feels that the vandalism will continue to worsen as the summer months come and go. Please review the submitted information and let me know how we should proceed with this matter.

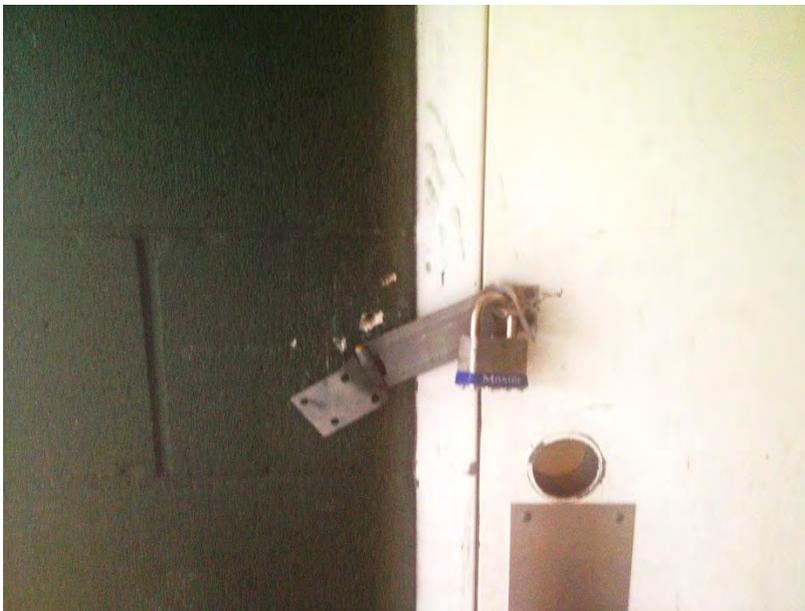
Sincerely,



Jenny Hudson
Parks and Recreation Coordinator



May 25, 2012 the deadbolt lock was ripped out of the door. Nicholas Sapp (Gator) was unable to replace the lock due to the size of the original hole; he bolted a hinge to the concrete, as well as the door only to be dismantled by week ending June 1, 2012.



Closer picture of what the hole and hinge look like.



The ceiling above the water fountain plug- the fountain pipe is tampered with causing water to spray at a high pressure towards the ceiling resulting in paint chipping.



Additional view of the ceiling.



Obscene drawing on post in front of restroom. Permanent marker is becoming a regular occurrence.



Additional obscene drawing on post in front of restroom.



More permanent marker located on Men's restroom door.



Park sign at entrance to facility has been broken. (Was noticed by staff mid - April).



Reclaimed water sign that has been completely scraped free of lettering at park entrance.



Reclaimed water sign that is intact other than normal wear and tear from weather.