



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Mayor Pro Tem/Commissioner – Pamala Harrison-Bivins – Seat 2

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Workshop

September 30, 2024 9:00 AM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

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

1. Call to Order

2. General Items For Consideration

A. *DETERMINATION ON ALLOWING PUBLIC COMMENTS*

3. Item(s) for Discussion

A. *ANNEXATIONS WITHIN THE JOINT PLANNING AREA*

4. Adjournment

September 30, 2024 9:00 AM

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Determination on Allowing Public Comments

REQUESTED ACTION: Commission to make determination.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Public comments are not scheduled as an agenda item for workshops and special meetings. Section 8.5 of the City of Wildwood's Meeting Rules and Order Policy states that the City Commission shall make a determination at the beginning of the special meeting or workshop as to whether public comments will be allowed. A decision to allow public comments shall be approved by a majority vote, or in the case of a workshop, by a consensus of the City Commission.

SECTION 8 PUBLIC COMMENTS

8.1 PURPOSE

These procedures are established to provide an orderly method for the City Commission to receive comments from the public on specific agenda items and general matters at public meetings. Public presentations to the City Commission shall be in accordance with the following rules and guidelines, which shall be enforced by the presiding officer.

8.2 PUBLIC COMMENTS

A. Public Hearing Items

1. Individuals addressing "Public Hearing" items do not have to ask for, nor complete a 'Public Comment' card for time to address the City Commission prior to the meeting.
2. Individuals present to address specific agenda items listed under "Public Hearings" will address the City Commission, using the guidelines established for same, at the time the item is considered by the City Commission.
3. The presiding officer will read the agenda item being considered, open the public hearing, and ask for public comments on the item. Individuals wishing to address the City Commission will raise their hands at the appropriate time and the presiding officer will call upon the individuals to approach the lectern.
4. The City Commission may recall an individual to provide additional information or to answer questions.
5. The speaker shall be limited to four (4) minutes time. Any unused time by a speaker may not be donated to another speaker.

B. Agenda Items Listed Under Consent Agenda

1. The City Commission will determine if an agenda item listed under the consent agenda will be removed and opened for discussion if an individual submits a public comment card to address the same.
2. The presiding officer may allow a speaker who has completed a public comment card on an agenda item under the consent agenda to address the City Commission prior to action being taken on the consent agenda. If the City Commission indicates that it has no discussion on the item after the speaker addresses the City Commission, it will remain on the consent agenda.
3. The speaker shall be limited to four (4) minutes.

4. The City Commission may recall an individual to provide additional information or to answer questions.

C. Public Forum After Public Hearings

1. Individuals who wish to address items not specifically listed on the agenda will be given the opportunity to address the City Commission under the agenda heading of "Public Forum" after the heading of "Public Hearings".

2. Individuals may request to speak by completing a "Public Comment" card at the meeting and submitting it to the clerk.

3. The speaker shall be limited to four (4) minutes. Time may not be donated to another speaker.

4. The City Commission may respond to selected comments under the heading of "City Commission Reports". The city manager may also respond to selected comments under the heading of "City Manager Reports".

8.3 ADDRESSING PUBLIC COMMENTS

The City Commission may address the comments from the public as stated above. There shall be no input or additional remarks from the audience while the City Commission is addressing comments. The City Commission may recall an individual to the lectern to provide additional information or to answer questions.

8.4 ACTION ON ITEMS

The City Commission shall not take formal action upon issues or matters presented by the citizenry under public comments at the same meeting. If formal action is required, the item will be scheduled for the next regular Commission meeting for consideration. Items not requiring Commission action shall be directed to the city manager for consideration and further action. The City Commission may, by a majority vote, act on items that are declared by the City Commission to constitute an emergency.

8.5 WORKSHOPS AND SPECIAL MEETINGS

Public comments are not scheduled as an agenda heading for workshops and special meetings. The City Commission shall make such a determination at the beginning of the special meeting or workshop as to whether public comments will be allowed. A decision to allow public comments shall be approved by a majority vote, or in the case of a workshop, by a consensus of the City Commission.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Annexations within the Joint Planning Area

REQUESTED ACTION: For information only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached memo regarding annexations within the Joint Planning Area prepared by City Manager Jason McHugh. Relevant sections of the Interlocal Services Boundary Agreement and Chapter 19 of the City's Code of Ordinances have also been provided for reference.



Memorandum

To: Wildwood City Commission
From: Jason McHugh, AICP, CPM, City Manager
Date: September 24, 2024
Re: Annexations within the Joint Planning Area

Dear Mayor and Commissioners:

Annexation of properties located within established neighborhoods that lie within the Joint Planning Area with Sumter County has come under scrutiny over the last few months. During recent public meetings, residents within the mobile home parks collectively known and referred to as “Wildwood Country Resort” have publicly spoken for and against annexation into the city limits. This correspondence is intended to provide data and analysis concerning this issue to better position the City Commission to make informed decisions on future annexations and to ensure that Staff’s operational procedures are aligned with the City Commission’s intent.

Background:

The City Commission adopted Ordinance No. 2009-10 on April 13, 2009, establishing an Interlocal Services Boundary Agreement (ISBA) and Joint Planning Area (JPA) with Sumter County pursuant to F.S. Chapter 171, Part II. The ISBA/JPA is a long-term planning tool intended to protect rural areas and to establish areas of future municipal expansion within unincorporated Sumter County. The ISBA/JPA coordinates annexations, future land use, public services and facilities, and the protection of natural resources. The ISBA/JPA contains various sub-agreements that memorialize each jurisdiction's responsibility to provide the respective public services. For example, Wildwood is responsible for providing law enforcement services within its municipal limits while Sumter County is responsible for providing fire rescue and emergency medical services.

Chapter 19 of the City's Code of Ordinances regulates the City's water, sewer, and reuse water systems. Section 19-372 of Chapter 19 requires properties outside the City limits that connect to the City's utilities to be annexed into the City when the property is eligible unless the City Commission determines it's not in the best interest of the City. In addition to numerous other properties, three established neighborhoods within the ISBA/JPA are connected to the City's utilities that would be subject to annexation under this requirement: 1) Wildwood Country Resort 2) The Fairways, and 3) Continental Country Club. To date, the City has annexed only two properties within these neighborhoods. In both instances, the annexations were voluntary. However, the property owner was directed by Sumter County staff to proceed through the City's annexation process due to the properties being located within the ISBA/JPA.

Recently, Sumter County staff implemented a stricter stance on the annexation requirements for properties located within an ISBA/JPA. If the County receives an application for a building permit, special use permit, lot split, future land use/zoning, or development permit for a property in the ISBA/JPA, then it is subject to annexation by the City. To proceed with the aforementioned permit applications, the County requires a completed annexation application or an agreement to annex in the future (such as a Covenant in Support of Annexation) and confirmation from the City's Development Services Department to proceed with the permit issuance. The only exceptions to the above position are the following: 1) Medical hardship temporary use permit 2) Ag-exempt buildings, and 3) Repair permits for an existing residential structure, its accessory buildings, or existing commercial structure such as HVAC replacement or roof replacement (see attached correspondence).

Some residents within Wildwood Country Resort have approached the City Commission and City Staff about their desire for annexation into the city limits while others have a contrary view and do not want to annex. The residents within Wildwood Country Resort have a long history of conflict with the previous owner and manager of the park and often express concerns over the lack of infrastructure maintenance, particularly roads and stormwater.

Analysis:

City staff reviews all annexation requests on a case-by-case basis. Since the adoption of the ISBA/JPA, all annexation requests heard by the City Commission have been at the request of the property owner (i.e. voluntary). The City Commission has not initiated large-scale annexation of neighborhoods as contemplated in Section 19-372 and as the ISBA/JPA may be interpreted. Such annexations are often politically challenging, onerous, and may be subject to legal challenges from affected property owners.

With annexation comes the responsibility to provide public facilities and services as agreed upon in the ISBA/JPA. Most notable for this discussion are roadway and stormwater maintenance responsibilities. The Road Sub Agreement of the ISBA states “All non-“Regionally Significant” County roads within the MSA shall become roads under the City’s jurisdiction and maintenance responsibility by the segment upon the annexation of at least fifty-one percent (51%) of an agreeable segment.” Non-regionally significant County roadways within the ISBA/JPA are transferred to the City once 51% of the roadway frontage lies within the city limits. Regionally significant roads which include but are not limited to major transportation corridors such as CR 462, CR 466A, CR 466, Powell Road, Warm Springs Boulevard, and Marsh Bend Trail, remain under the County’s responsibility. Therefore, more local roads are transferred from the County to the City as the City annexes more property putting further scrutiny on annexations.

Roadway and stormwater improvements are costly, particularly on roads where proper maintenance has been deferred or neglected. While the roads within Wildwood Country Resort are not county-maintained roads (they are under private ownership), the expectation from some of the residents is that the City will assume these responsibilities upon annexation. If the City Commission decides to instruct Staff to begin the annexation of the neighborhood, the private ownership of the roadways will pose challenges that must be resolved before the annexation can take place. Additionally, if the City Commission intends to acquire the roadways in an effort to place them in the public domain it is advisable to consider implementing a special assessment under Florida Statutes Chapter 170. This assessment would fund the necessary improvements, alleviating the financial burden on existing taxpayers.

Another consideration for the City Commission is the well-being of existing neighborhoods lying within the City's ISBA/JPA. As properties are incrementally annexed over time, neighborhoods will experience a jurisdictional divide that may impact the adequate provision of public services. Continued coordination and cooperation with Sumter County will become even more important to ensure there isn't a gap in service provision.

Summary:

Maintaining the City's current operating procedure for annexations for the time being is the recommended course of action. Coordination with Sumter County staff has narrowed down the annexation triggers so that existing residents may maintain their homes and keep them in good repair without requiring annexation. Reviewing voluntary annexation applications on a case-by-case basis at the request of a property owner is the most advantageous alternative for the City. Although this position may be interpreted as contrary to Section 19-373, it is in the best interest of the City as a whole and is consistent with the intent of the ISBA/JPA. Lastly, the City Commission may want to reconsider this position in the future as more properties within neighborhoods are annexed into the City limits.

From: [Arnold, Bradley](#)
To: [Gill, Sarah](#); kathy.steele@sumtercountyfl.gov; rhonda.aubuchon@sumtercountyfl.gov; [Evans, Ashley](#); [Oberholtzer, Jared](#); [Estep, Emily](#); [Smith, Sergio](#); [Schlak, Brenda](#); [Vance, Stacy](#); [Myers, Jennifer](#); [Smith, Leslie](#)
Cc: [Deanna Naugler \(dnaugler@websterfl.com\)](mailto:dnaugler@websterfl.com); ccityhall@cfl.rr.com; cntrhill@embarqmail.com; [Deanna Naugler \(dnaugler@websterfl.com\)](mailto:dnaugler@websterfl.com); [Jason McHugh](#); [Mike Eastburn \(meastburn@cityofbushnellfl.com\)](mailto:meastburn@cityofbushnellfl.com); [Kennedy, Stephen](#); [Rodriguez, David](#)
Subject: UPDATED Annexation Triggers for Properties in the Joint Planning Area of Each City
Date: Friday, September 13, 2024 1:49:09 PM

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

All,

Thank you for your diligence in following my prior instructions and it is time to update those with the new feedback from the cities.

For Wildwood and Bushnell

If a building permit, special use permit, lot split, future land use/zoning, or development permit application is submitted for a property that is in the **JOINT PLANNING AREA** of Wildwood or Bushnell then it is subject to annexation review by the respective city. If the respective city determines the property is subject to annexation then the completed annexation agreement or covenant to annex document will be submitted by the respective city as well as an indication from that city if they desire the county to proceed with the permit application pending the future annexation action.

The only exception to the above rule is the following:

1. Medical hardship temporary use permit first renewal as the requirement to annex upon the next renewal will be added to the permit language.
2. Ag-exempt buildings
3. Repair permits for an existing residential structure, its accessory buildings, or existing commercial structure (examples: HVAC replacement/roof replacement).

For Center Hill, Coleman, and Webster

The same rule as noted above will be applied to Center Hill, Coleman, and Webster as Wildwood and Bushnell effective January 1, 2025.

Until January 1, 2025, a special use permit, lot split, future land use/zoning or development permit application is the trigger for annexation review with the city if the property is in the **JOINT PLANNING AREA** of one of these cities.

Utility Service Areas

As this was a confusion point in application, do not worry about these, as Planning will catch any

developments that would warrant exercising the USA discussion with a city.

Bradley

BOCC Logo



Bradley Arnold
County Administrator/Budget
Officer

Board of Sumter County Commissioners
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ORDINANCE NO. O2021-31

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA APPROVING AN AMENDMENT AND RESTATEMENT OF THE INTER-LOCAL SERVICE BOUNDARY ROADS SUB-AGREEMENT WITH SUMTER COUNTY, FLORIDA; PROVIDING FOR RESOLUTION OF CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Florida Inter-Local 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 inter-local agreements on matters such as annexation, joint planning and service provision; and,

WHEREAS, the Municipal Annexation or Contraction Act, Chapter 171, Part I, Florida Statutes, and the Inter-Local Service Boundary Agreement Act, Chapter 171, Part II, Florida Statutes, recognizes the use of inter-local service boundary agreements and joint planning agreements as a means to coordinate future land use and public facilities and services; and,

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

WHEREAS, the Roads Sub-Agreement requires updating to reflect road name changes provided by Sumter County; and,

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

WHEREAS, the City and Sumter County have found a necessity for an Amendment and Restatement of the Inter-Local Service Boundary Agreement Road Sub-Agreement between the City and the County, a fully executed copy of which is attached hereto and made a part of this ordinance, to be codified in full.

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

SECTION 1. AGREEMENT: The Amendment and Restatement of the Inter-Local Service Boundary Agreement Roads Sub-Agreement between the City of Wildwood and Sumter County, attached hereto as "Attachment A", is hereby adopted and incorporated herein, to be codified as

Ordinance

Ordinance Amending the Road Sub-Agreement of the Interlocal Service Boundary Agreement

Page 1

a provision of the City of Wildwood City Code, along with the terms of this Ordinance.

SECTION 2. CONFLICT: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

SECTION 4. EFFECTIVE DATE: This ordinance shall take effect upon final approval by the City Commission of the City of Wildwood and final approval by the Sumter County Board of County Commissioners of an ordinance adopting the attached Amended and Restated Inter-Local Service Boundary Agreement Roads Sub-Agreement, whichever date is later.

DONE AND ORDAINED this 28th day of June, 2021 by the City Commission of the City of Wildwood, Florida.

ATTEST:

Cassandra Smith

Cassandra Smith, City Clerk

CITY OF WILDWOOD

Ed Wolf

Ed Wolf, Mayor



ATTACHMENT A

**FOURTH AMENDMENT AND RESTATEMENT OF THE INTERLOCAL SERVICE
BOUNDARY AGREEMENT ROAD SUB-AGREEMENT BETWEEN SUMTER
COUNTY, FLORIDA AND THE CITY OF WILDWOOD, FLORIDA**

THIS FOURTH AMENDMENT AND RESTATEMENT OF THE INTERLOCAL SERVICE BOUNDARY AGREEMENT ROADS SUB-AGREEMENT is made and entered into on this 28th day of June, 2021, by and between the Sumter County Board of County Commissioners, a political subdivision of the State of Florida (hereinafter "COUNTY") and the City of Wildwood a municipal corporation of the State of Florida (hereinafter "CITY"), both of whom understand and agree as follows:

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

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

WHEREAS, the County provides for road construction and maintenance on all roads accepted into its system within unincorporated areas. The County also provides for the construction and maintenance of roads designated as "C" and "CR" roads regardless of its location within the unincorporated areas or within the City; and

WHEREAS, the City provides for road construction and maintenance on roads within its jurisdiction except for those within the County or State of Florida road systems; and

WHEREAS, the City's annexations have or have the potential to significantly increase impacts to County and City roads; and

WHEREAS, the County and City acknowledge that the County's and City's road systems improvements and maintenance cannot be adequately funded with the existing funding sources (i.e., gas taxes, impact fees, grants, etc.); and

WHEREAS, the County and City acknowledge increased coordination in road system planning, construction, and maintenance will result in a more efficient expenditure of funds and provide enhanced maintenance or capacity level of service for roads within the City; and

WHEREAS, the Florida Interlocal Cooperation Act of 1969, Section 163.01, Florida Statutes, encourages and empowers local government to cooperate on matters of mutual interest

and advantage, and provides for interlocal agreements between local governments on matters such as roads; and

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

NOW, THEREFORE, in consideration of the mutual covenants set forth in this Agreement, the receipt and sufficiency of which are hereby acknowledged, the City and the County agree that a coordinated approach to road services will result in better and more efficiently maintained roads for all of the citizens of Sumter County and a need exists to change said service delivery arrangements in the following manner:

1. Service Delivery Agreement.

- a. Sumter County shall retain all ownership and authority for roads designated as “Regionally Significant” within the Municipal Service Area (MSA) of City as follows: C-475N, C-466W, C-466E, Morse Boulevard, Buena Vista Boulevard, C-472/Rainey Trail, C-462/Powell Road, C-466A, Meggison Road, CR 525E, Marsh Bend Trail from US 301 to Central Parkway, Warm Springs Avenue, Corbin Trail from Warm Springs Avenue to McNeil Drive, McNeil Drive from Cobin Trail to SR 471, Bexley Trail from Meggison Road to McNeil Drive, Bexely Trail from Central Parkway to SR 471, C-470 West of Central Parkway, Central Parkway, and Landstone Boulevard.
- b. All non-“Regionally Significant” County roads within or adjacent to the existing City boundary shall become roads under the City’s jurisdiction and maintenance responsibility upon the occurrence of the following condition: At least fifty-one percent (51%) of the road segment is either within or adjacent to the existing City boundary;
- c. All non- “Regionally Significant” County roads within the MSA shall become roads under the City’s jurisdiction and maintenance responsibility by the segment upon the annexation of at least fifty-one percent (51%) of an agreeable segment;
- d. Road segment for purposes of this Agreement shall mean the portion of a non-regionally significant road between two major intersecting roads.
- e. The 51% is calculated based on the frontage of annexed parcels on each side of the road segment between two major intersecting roads; and

- f. Once 51% or more of a segment is annexed, the entire road segment between the two major intersecting roads will be deemed annexed into the City and under the City's jurisdiction, and ownership and the City will be fully responsible for all maintenance and other responsibilities of the road;
 - g. The transfer of jurisdictional responsibility from County to City per the conditions stated herein shall include the disclosure from the County to City all prior issued permits pertaining to the segment transferred, maintenance records of the road, and any documents pertaining to the establishment of maintenance easements or rights-of-way to include right-of-way surveys if in existence.
 - h. Any County or City agreements for road improvements with other governmental or private entities existing at the time of the approval of this Agreement shall remain in full force and effect except in the case of a conflict with this Agreement, in which case the terms of this Agreement shall prevail; and,
 - i. The parties recognize that jurisdiction for purposes of all law enforcement issues shall be governed by the law enforcement subagreement. The ownership of the road shall mean that the party owning the road is responsible for maintenance, upgrades, ownership of the right of way and all of the other rights and responsibilities related to the roads other than those which fall within the purview of law enforcement.
2. Level of Service. Within the MSA, the City and County will establish the following Level of Service Standards (LOS):

Interstate, Limited Access Parkways	C
Principal Arterials	D
Minor Arterials	D
Major and Minor Collectors	D
Local Streets	D

If a LOS standard is to be established below what is stated, both City and County must approve the change. As of the date of this Agreement, C-462 from C-466A to US 301 shall have a Level of Service Standard (LOS) of F.

For Strategic Intermodal System (SIS) Facilities and Transportation Regional Incentive Program (TRIP) funded roadways, the LOS shall be established by the Florida Department of Transportation (FDOT).

3. Planning for Roads.

- a. City and County agree to maintain participation in an MPO and its long-range transportation planning process.
- b. County agrees to be the single payment entity for all jurisdictions in County for the dues to participate in the designated MPO;
- c. County agrees to provide annual traffic counts for all jurisdictions in County.
- d. County agrees to fund and manage all traffic signalization in City.
- e. Within the MSA, the County and City will work together on the design of roads;

4. Review of Development within the MSA.

- a. Within the MSA, the City and County agree that County will review all traffic impact studies for development accessing the City or County road networks; and
- b. Within the MSA, the City and County agree to enter into Proportionate Share Agreements or other similar agreements with the City, County, developer, and other impacted jurisdictions to establish required traffic mitigation and responsibility for mitigation.

5. Funding.

- a. The County may establish a Municipal Services Benefit Unit (MSBU) or a Municipal Services Taxing Unit (MSTU) to fund improvements of County or City roads. If the County wishes to extend the MTSU into the City, it must obtain the agreement of the City Commission except for the Regionally Significant Roads listed herein. If the City requests the establishment of MSTU, then the City shall fund and complete the necessary studies and analysis to establish MSTU. If an MSTU is pursued by the County, then the County shall fund the costs of the necessary studies and analysis to establish the countywide MSTU. If the County and City jointly pursue an MSTU, then the City shall fund their proportionate share of the costs of the necessary studies and analysis to establish the joint MSTU. The proportionate share shall be based on the percentage of the City's population compared to the total countywide population using the most recent population estimated by BEBR;

- b. The City may establish a special assessment within the City limits to fund improvements of City roads as long as the City meets all requirements of Chapter 170, Florida Statutes.
 - c. The County shall collect 100% of the applicable County road impact fees within all areas of the City, to mitigate for impacts to County and State roadways, and
 - d. Within the City limits, the City may also enact additional road impact fees that do not duplicate the County's road impact fee; and
 - e. City and County will work together on funding sources for capital improvements relative to transportation within the MSA.
6. Maintenance.
- a. The County shall be responsible for establishing and maintaining the accounts with the electrical providers for the street lighting on the "Regionally Significant" roads within the MSA as listed in 1 a. of this Agreement instead of any other maintenance agreements including landscaping/irrigation.
 - b. The County shall be responsible for maintenance of Regionally Significant Roads within the city limits, including street sweeping and pavement management activities such as striping and resurfacing
 - c. The County will be responsible for all stormwater drainage retention systems associated with the Regionally Significant roads.
 - d. All non- Regionally Significant roads whose jurisdiction is transferred to the City under the terms of this agreement shall be maintained by the City unless otherwise agreed to in a separate maintenance agreement.
7. LSMPO Representation. While Sumter County has three (3) voting representatives allocated on the Lake-Sumter Metropolitan Planning Organization (LSMPO) Governing Board, two (2) shall be members of the Sumter County Board of County Commissioners and one (1) shall be a Sumter County municipal representative serving on a rotating basis as determined by a majority of the five municipalities in Sumter County.

End of Roads Sub-Agreement

Sec. 19-370. - Mandatory connection to water supply and sewer systems.

When a mandated water supply system; sewage system; mandated water system in conjunction with sewer system; and alternative water supply system, including, but not limited to, reclaimed water, aquifer storage and recovery, and desalination systems; or any one of the aforementioned systems is extended outside the incorporated boundaries of the city persons or corporations living or doing business within the five-mile zone created by section 19-369 of this division are required to connect to the system within 120 days after such system or systems are made available. All new structures shall connect to the systems at the appropriate stage of construction of the structure. All ordinances, rules and regulations governing the systems shall govern the systems as extended outside the incorporated boundaries of the city.

(Ord. No. 211, § 5, 2-26-90; Ord. No. 271, § 1, 11-14-94; Ord. No. 294, § 1, 10-14-96)

Sec. 19-371. - Cessation of individual water supply and sewer system.

All owners of individual water supply and sewage systems shall cease using the same for the purpose of domestic water supply and sewage disposal immediately upon the connection to the municipal owned water and sewer supply system, water system, sewer system or other system, as required by section 19-370 and shall utilize the municipal owned water supply system as the exclusive source for domestic water. The city through its authorized agents shall have the right to periodically enter the property to inspect, for problems which affect the integrity of the system or the provision of quality service by the city after giving owner notice of its intent to inspect. Individual water supply systems may be used only for irrigation purposes subsequent to connection to the municipal owned water supply system.

(Ord. No. 211, § 6, 2-26-90; Ord. No. 271, § 1, 11-14-94; Ord. No. 294, § 1, 10-14-96)

Sec. 19-372. - Extension of water and sewer systems not mandated.

- (a) Nothing in this division is intended to, nor may it be construed to, mandate the extension of any city water or sewer system. The decision to extend the systems rests in the sound discretion of the city commission.
- (b) City water, sewer or reclaimed water systems shall not be extended beyond the city limits unless approved by the city commission based on a finding that:
 - (1) It is in the best interest of the city to extend the system in order to improve efficiency, quality of service, quality of environment, or, for some reason, the extension will benefit the city;
 - (2) The property of the applicant cannot be annexed into the city at the time of such request; or
 - (3) Provision is made for persons connecting to the extended system to annex into the city at the time the property is eligible for annexation unless the city commission determines that it is not in the best interest of the city to require such annexation.

(Ord. No. 211, § 8, 2- 26-90; Ord. No. 271, § 1, 11-14-94; Ord. No. 304, § 1, 8-11-97)