

**AGENDA**  
**February 1, 2011 AT 4:00**

**PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

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

**Approval of minutes from November 9, 2010 Planning & Zoning Board/ Special Magistrate as Local Planning Agency.**

**2. OLD BUSINESS:**

**3. None**

**4. NEW BUSINESS:**

**RZ 10007-02**

Quadventure

Change zoning from County Rural Residential to City Planned Unit Development.

**CU 101201**

Ed Lynum/Andrew Brown

Conditional Use permit to allow a doublewide mobile home in an area zoned commercial for security purposes.

**5. FORUM**

**6. ADJOURNMENT:**

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

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

**Case No:** CP1007-01

**Parcel Number(s):** G17=001, G17=034, G17=013, G17=009, G17=008,  
and G17=039

**Property Location:** SE of the CR 179 and SR 44 Intersection (South of  
Brownwood)

**Owner/Developer:** Quadventure, LLC

**Applicant:** LPG Urban & Regional Planners

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a zoning map amendment from Sumter County Rural Residential to City of Wildwood "Planned Unit Development".

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

The attached maps illustrate the zoning, future land use, and site characteristics within the vicinity of the subject property.

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

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

- TE Policy 1.9.12 – Requires minimum densities along future transit corridors.

As shown on the attached vicinity map, the subject property is contiguous to the south of Brownwood, the future town center being developed by The Villages. The proposed scale and intensity of the Quadventure project is comparable to that in Brownwood. Additionally, the City believes the SR 44 corridor is appropriate for the type and scale of development proposed.

Therefore, Staff suggests approval and a favorable recommendation of Ordinance #02011-01 (attached), to be forwarded to the City Commission for final action.

The Planning and Zoning Board/Special Magistrate has a duty to (1) determine whether sufficient information to make a recommendation to the City Commission has been submitted, or (2) describe those terms and conditions appropriate for the Planning and Zoning Board to develop a recommendation for 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 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 January 21, 2011.

DATED: January 24, 2011

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Melanie Peavy  
Development Services Director

**ORDINANCE O2011-01**

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

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

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

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

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

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

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

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

AND:

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

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

All lying and being in Sumter County, Florida.

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

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

(A) General.

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

(B) Land Uses.

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

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

The conceptual plan ("Exhibit 'A'") includes three Development Option Tables. The Project shall be developed in conformance with the Development Option

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

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

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

(C) Recreation and open space.

1. Recreation

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

2. Open Space

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

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

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

(D) Public Facilities.

1. Potable Water, Wastewater, and Reuse.

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

2. Solid Waste.

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

3. Drainage.

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

4. Transportation, Streets and Sidewalks.

(a) The Project shall contain one point of ingress and egress on SR 44;  
(b) The Project shall be designed to ensure internal and external transportation connectivity. The Project shall provide a 110 foot right-of-way as depicted on "Exhibit A" that runs relatively perpendicular to SR 44. East/West interconnection to the adjoining properties shall be provided within the Project. The location of this East/West connection should run relatively parallel to SR 44 and not be located more than 700 feet from SR 44.

(c) The Project shall adhere to the City's Design Standards relating to internal and external interconnectivity for all modes of transportation for the Project; and

(d) The Project shall provide accommodation for the placement of a transit stop within the project boundary along SR 44. The construction or placement of the transit stop is not the responsibility of the owner/developer and shall be the responsibility of the City or the transit service provider.

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

(f) An eight (8) foot sidewalk shall be provided on both sides of the street within the 110 foot right-of-way as described in subsection 4(b) above. A minimum five (5) foot sidewalk shall be provided on both sides of all other internal streets;

(g) The City and the developer will enter into a written Developer's Agreement concerning maintenance of the streets and sidewalks prior to site plan approval;

5. Building Placement

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

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

6. Parking.

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

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

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

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

(E) Landscaping Requirements.

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

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

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

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

(F) Lighting.

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

(G) Utilities.

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

(H) Signage.

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

(I) Conservation Measures.

The Project shall implement the following conservation measures:

(a) New construction shall utilize energy efficient design and meet or exceed the Florida Energy Efficiency Code for Building Construction.

(b) New construction shall utilize Florida Friendly Landscaping principals. Low volume and drip irrigation shall be used where appropriate.

(c) The use of computerized and programmable thermostats is encouraged.

(d) The use of "green" building materials will be encouraged.

(e) Residential appliances including dishwashers, clothes washers, ceiling fans and refrigerators shall be Energy Star qualified.

(f) Residential heating and cooling equipment shall be Energy Star qualified.

(g) Residential interior and exterior electrical lighting fixtures shall be fitted with CFL or LED bulbs.

(f) Residential windows shall be energy star qualified and rated by the National Fenestration Rating Council (NFRC) to meet a U factor of .65 and solar heat gain coefficient of 0.40 or less.

(J) Maintenance of Common Areas.

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

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

(K) Enforcement of Rules and Regulations.

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

(L) Impact Fees.

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

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

(M) Amendments.

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

(N) Expiration of PUD.

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

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

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

**Section 4: Official Zoning Map.**

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

**Section 5: Severability.**

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

**Section 6: Conflict.**

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

**Section 7: Effective Date.**

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

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

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

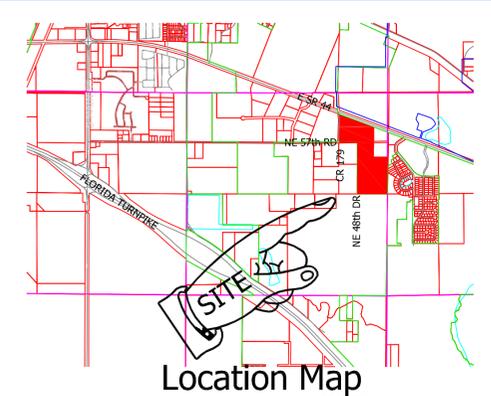
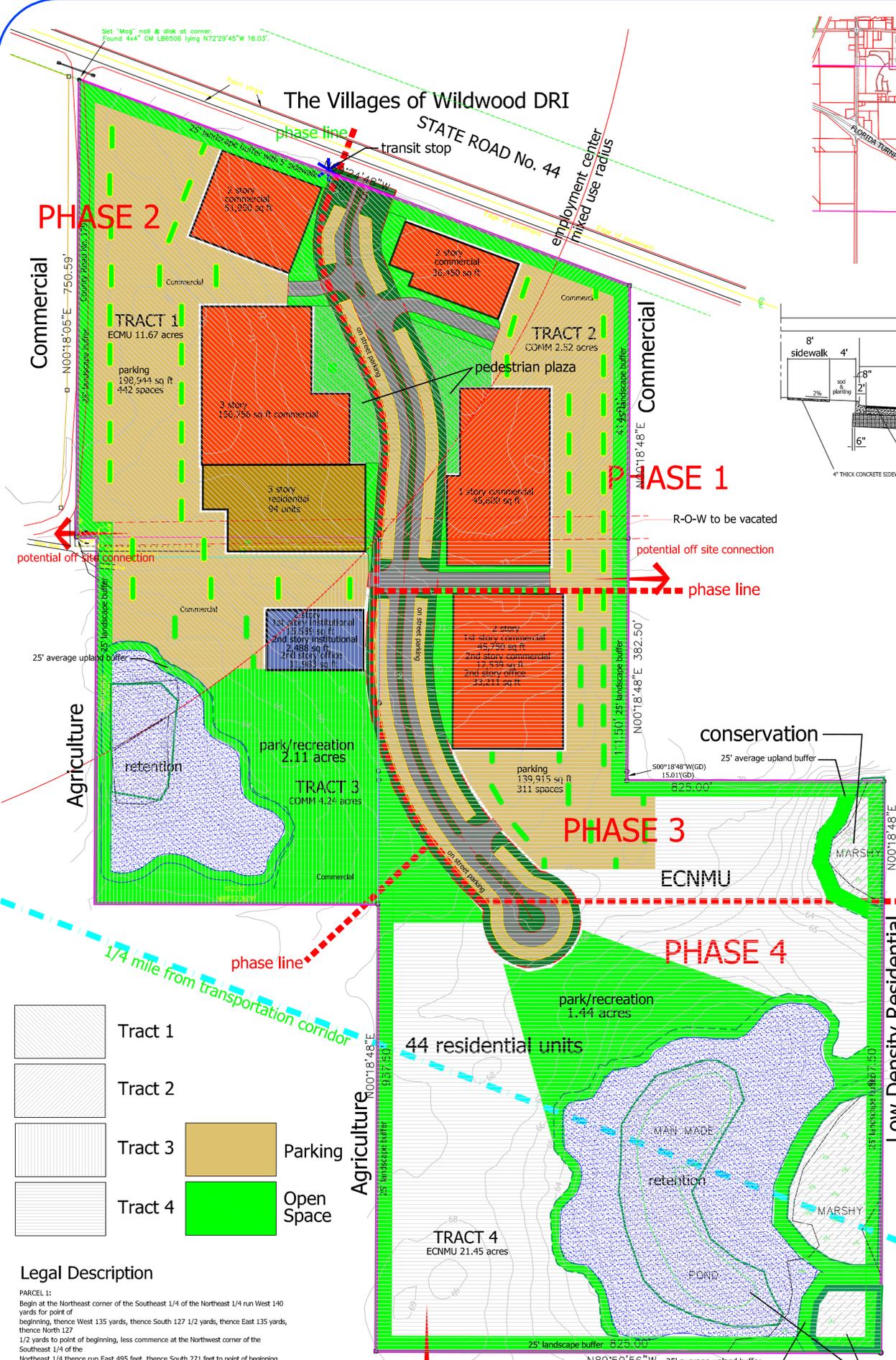
\_\_\_\_\_  
ED WOLF, MAYOR

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

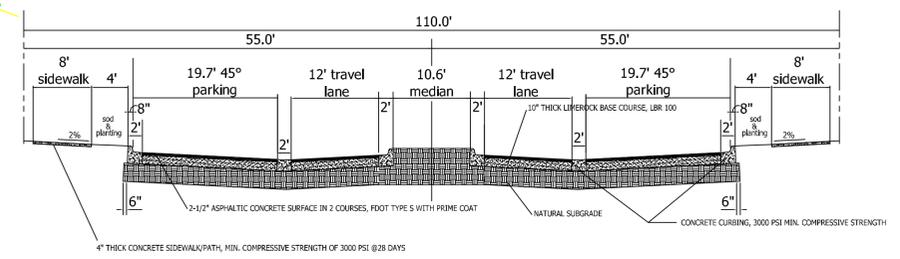
Second Reading: \_\_\_\_\_

Approved as to Form:

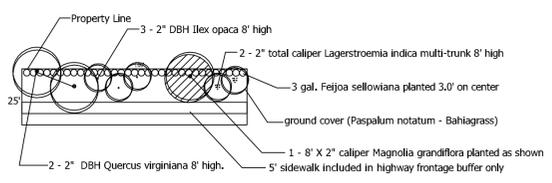
\_\_\_\_\_  
Jerri A. Blair, City Attorney



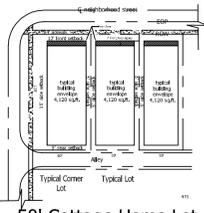
Owner: Quadventure LLC.  
 300 Lake Ella Road  
 Fruitland Park, FL 34731  
 Agent: LPG Urban & Regional Planners, Inc.  
 Greg A. Beliveau  
 1162 Camp Ave.  
 Mount Dora, FL 32757  
 Environmental: Modica and Associates, Inc.  
 302 Mohawk Road  
 Clermont, Florida 34715



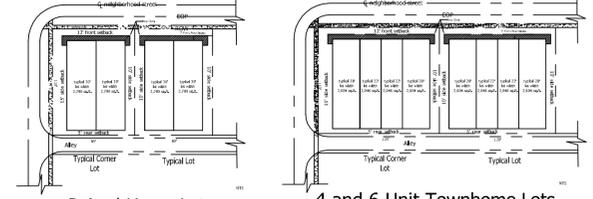
Typical 110' Road Section



100 Feet of Typical 25' Perimeter Landscape Buffer



50' Cottage Home Lot



Typical Lots

Notes:

- Total project area 39.88 acres +/-, 36.67 +/- acres net developable, 25.67 +/- acres (70%)
- Land use category Commercial, Employment Center Neighborhood Mixed Use.
- Net residential density 5.8 du/acre
- Open space 9.17 acres (25%)
- Parking to be by ULI amended standards 25% compact parking and 5% motorcycle parking.
- Vacate internal county road R.O.W.
- Detention water and sewer from City of Wildwood. Stormwater management by system of pipes and retention ponds. All improvements to be constructed by developer.
- 25' perimeter landscape buffer as shown in detail.
- Project phasing as shown
- Potential residential types: single family detached, attached
- Parks and recreation as shown
- Sidewalk location shown in road cross section.
- Transit stops as shown.
- Skilled nursing and ACLF allowed in commercial areas.
- 11.67 acres solely within the Employment Center Mixed Use Center
- Wetlands identified in EA are depicted on the plan
- Mitigation for wetland impacts are provided in littoral planting in retention ponds and buffers.

Legal Description

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

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

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

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

Open Space:  
 36.67 acres usable land x .25 = 9.17 acres open space required  
 3.69 acres in perimeter buffer  
 1.34 acres in upland buffers  
 4.14 acres in parks and plazas  
 9.17 acres total provided

Parking:  
 413,891 sq ft of commercial, office, and institutional floor area  
 827 spaces required @ 2 spaces per 1000 sq ft average (ULI)  
 141 attached residential parking required @ 1.5 spaces per unit  
 968 spaces total required  
 753 spaces provided in surface lots  
 235 spaces on street  
 988 spaces total provided

Development Option 1

Tract	Use	Land Use	Area (acres)	Net Usable	Net 70%	Floor Area Commercial	% ECNMU	Floor Area Office	% ECNMU	Floor Area Institutional	% ECNMU	Residential Acreage	% ECMU	Residential Units	Density
Tract 1	Commercial/Residential	ECMU	11.67	11.49	8.04	245,156 (7 FAR)	0.00	0.00	0.00	0.00	0.35	0.00	0.00	97.00	12 du/acre
Tract 2	Commercial	Commercial	2.52	2.52	1.76	19,166 (1.25 FAR)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Tract 3	Commercial	Commercial	4.24	4.00	2.80	30,492 (1.25 FAR)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Tract 4	Com/Off/Res/Inst	ECNMU	21.45	18.66	6.53(13.06-4.76)	54,232.00	0.30	45,194.00	0.25	18,077.00	0.10	4.76	0.35	44 +/-	7 du/acre
<b>Totals</b>			<b>39.88</b>	<b>36.67</b>	<b>12.60</b>	<b>349,046.00</b>		<b>46,768.00</b>		<b>18,077.00</b>		<b>4.76</b>		<b>141.00</b>	
<b>Total Floor</b>						<b>413,891.00</b>									

Development Option 2

Tract	Use	Land Use	Area (acres)	Net Usable	Net 70%	Floor Area Commercial	% ECNMU	Floor Area Office	% ECNMU	Floor Area Institutional	% ECNMU	Residential Acreage	% ECMU	Residential Units	Density
Tract 1	Commercial/Residential	ECMU	11.67	11.49	8.04	170,307.00	0.00	0.00	0.00	0.00	0.35	0.00	0.00	94.00	12 du/acre
Tract 2	Commercial	Commercial	2.52	2.52	1.76	20,511.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Tract 3	Commercial	Commercial	4.24	4.00	2.80	30,367.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Tract 4	Com/Off/Res/Inst	ECNMU	21.45	18.66	6.53(13.06-4.53)	65,334.00	0.30	42,667.00	0.15	14,222.00	0.05	6.53	0.50	46.00	7 du/acre
<b>Totals</b>			<b>39.88</b>	<b>36.67</b>	<b>12.60</b>	<b>306,519.00</b>		<b>42,667.00</b>		<b>14,222.00</b>		<b>6.53</b>		<b>140.00</b>	
<b>Total Floor</b>						<b>363,408.00</b>									

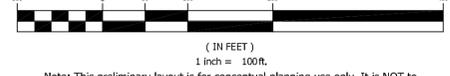
Development Option 3

Tract	Use	Land Use	Area (acres)	Net Usable	Net 70%	Floor Area Commercial	% ECNMU	Floor Area Office	% ECNMU	Floor Area Institutional	% ECNMU	Residential Acreage	% ECMU	Residential Units	Density
Tract 1	Commercial/Residential	ECMU	11.67	11.49	8.04	170,307.00	0.00	0.00	0.00	0.00	0.35	0.00	0.00	94.00	12 du/acre
Tract 2	Commercial	Commercial	2.52	2.52	1.76	20,511.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Tract 3	Commercial	Commercial	4.24	4.00	2.80	30,367.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
Tract 4	Com/Off/Res/Inst	ECNMU	21.45	18.66	5.22(13.06-7.84)	22,738.00	0.20	17,054.00	0.15	5,685.00	0.05	7.84	0.60	55.00	7 du/acre
<b>Totals</b>			<b>39.88</b>	<b>36.67</b>	<b>12.60</b>	<b>243,923.00</b>		<b>46,768.00</b>		<b>5,685.00</b>		<b>7.84</b>		<b>149.00</b>	
<b>Total Floor</b>						<b>296,376.00</b>									

AND:  
 THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 17, RUN THENCE NORTH 89°50'56" WEST 825.00 FEET ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 00°18'48" EAST 733.89 FEET ALONG THE WEST BOUNDARY OF THE EAST 825.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN THENCE NORTH 89°52'26" WEST 462.76 FEET PARALLEL THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO A POINT ON THE EAST BOUNDARY OF THE WEST 33.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; FROM SAID POINT, RUN THENCE NORTH 00°18'48" EAST 567.83 FEET ALONG THE EAST BOUNDARY OF THE WEST 33.00 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 TO A POINT THAT IS 33.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; FROM SAID POINT, RUN THENCE SOUTH 89°52'26" EAST 462.88 FEET PARALLEL THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; FROM SAID POINT, RUN THENCE SOUTH 00°18'48" WEST 567.83 FEET ALONG THE WEST BOUNDARY OF THE EAST 825.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 17 TO THE POINT OF BEGINNING OF THIS DESCRIPTION. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS 66.00 FEET WIDE DESCRIBED AS FOLLOWS: FROM THE EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 00°12'05" WEST ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 468.00 FEET; THENCE SOUTH 89°49'28" WEST 723.62 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89°49'28" WEST 1817.85 FEET; THENCE NORTH 09°21'45" WEST 66.00 FEET; THENCE NORTH 89°49'28" EAST 1189.87 FEET; THENCE NORTH 00°11'08" WEST 1763.45 FEET TO THE SOUTH RIGHT OF WAY OF A COUNTY ROAD; THENCE NORTH 89°47'45" EAST ALONG SAID SOUTH RIGHT OF WAY OF A COUNTY ROAD 66.00 FEET; THENCE SOUTH 00°01'08" EAST 1703.49 FEET; THENCE NORTH 89°49'28" EAST 562.00 FEET; THENCE SOUTH 00°01'08" EAST 66.00 FEET TO THE POINT OF BEGINNING.

All lying and being in Sumter County, Florida.

November 8th, 2010  
 GRAPHIC SCALE

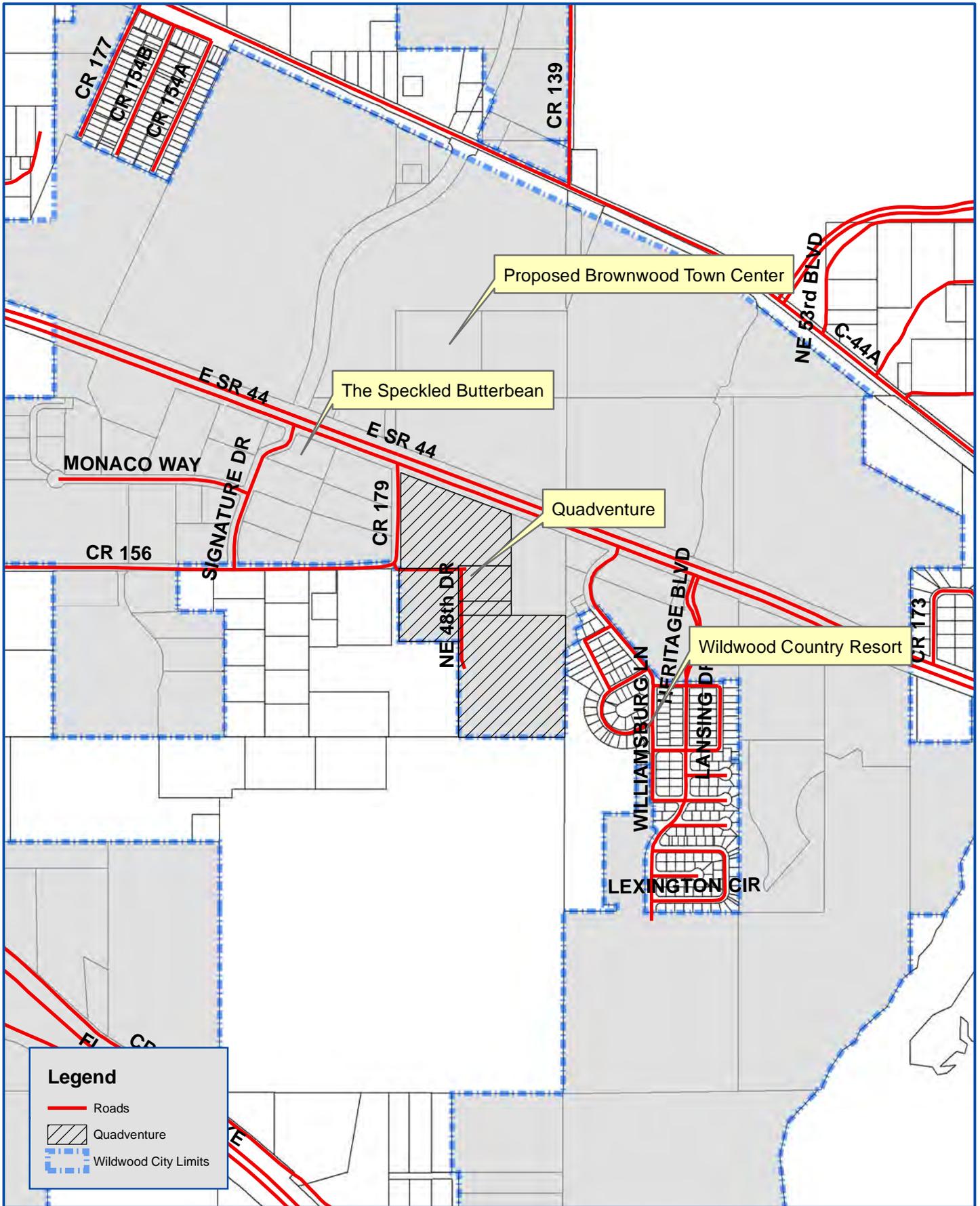


Conceptual Development Plan For:  
**Quadventure LLC**  
 Wildwood, Florida



File:M:\1477-1\quadventures 11-08-10 concept plan.dwg

Note: This preliminary layout is for conceptual planning use only. It is NOT to be used for construction, platting, permitting and/or mapping. Lot sizes & all other aspects of this conceptual layout are subject to final engineering design.



**Legend**

-  Roads
-  Quadventure
-  Wildwood City Limits





**Legend**

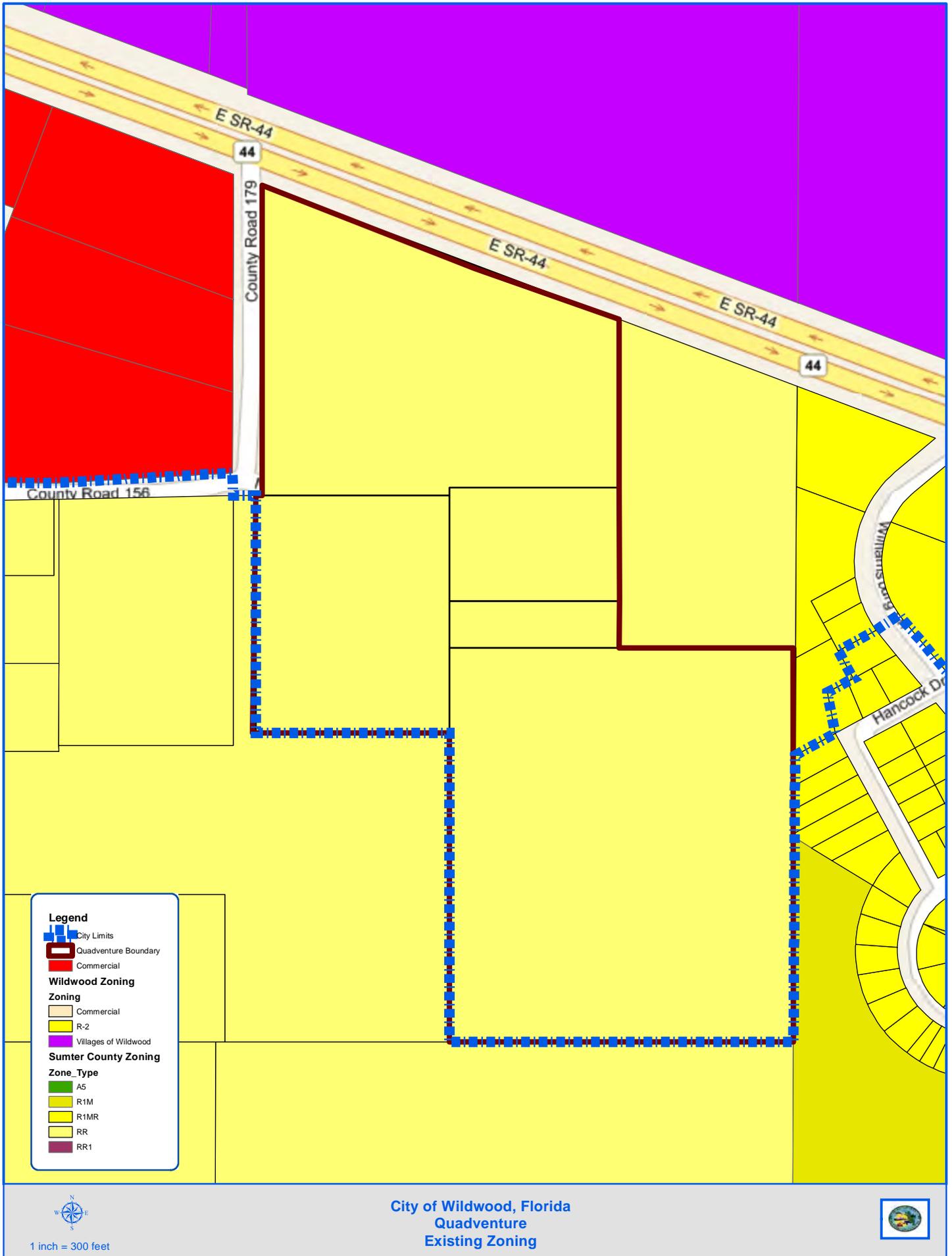
- Quadventure
- Wildwood City Limits



1 inch = 500 feet

**City of Wildwood, Florida  
Quadventure**





**Legend**

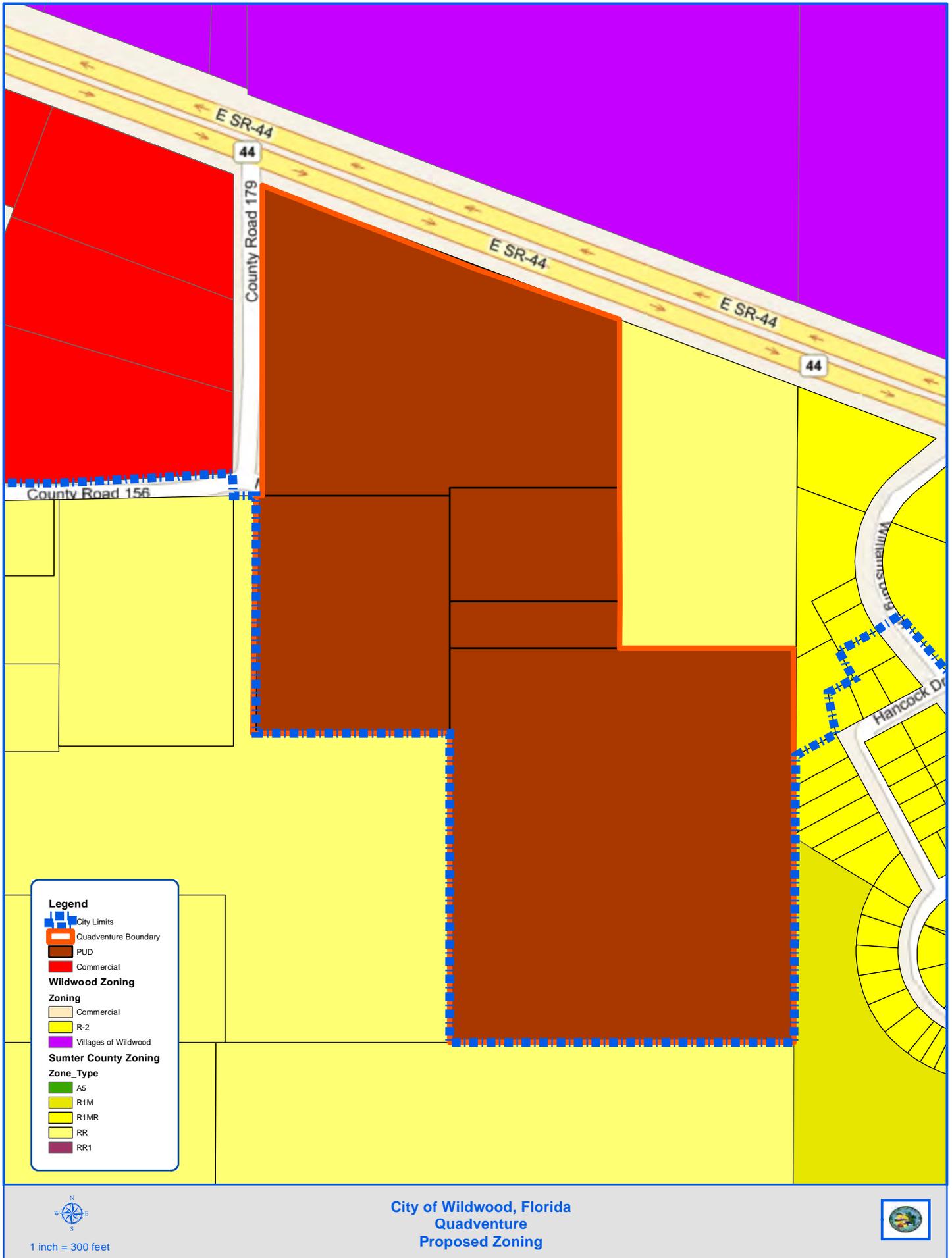
-  City Limits
-  Quadventure Boundary
-  Commercial
- Wildwood Zoning**
- Zoning**
-  Commercial
-  R-2
-  Villages of Wildwood
- Sumter County Zoning**
- Zone\_Type**
-  A5
-  R1M
-  R1MR
-  RR
-  RR1



1 inch = 300 feet

City of Wildwood, Florida  
 Quadventure  
 Existing Zoning

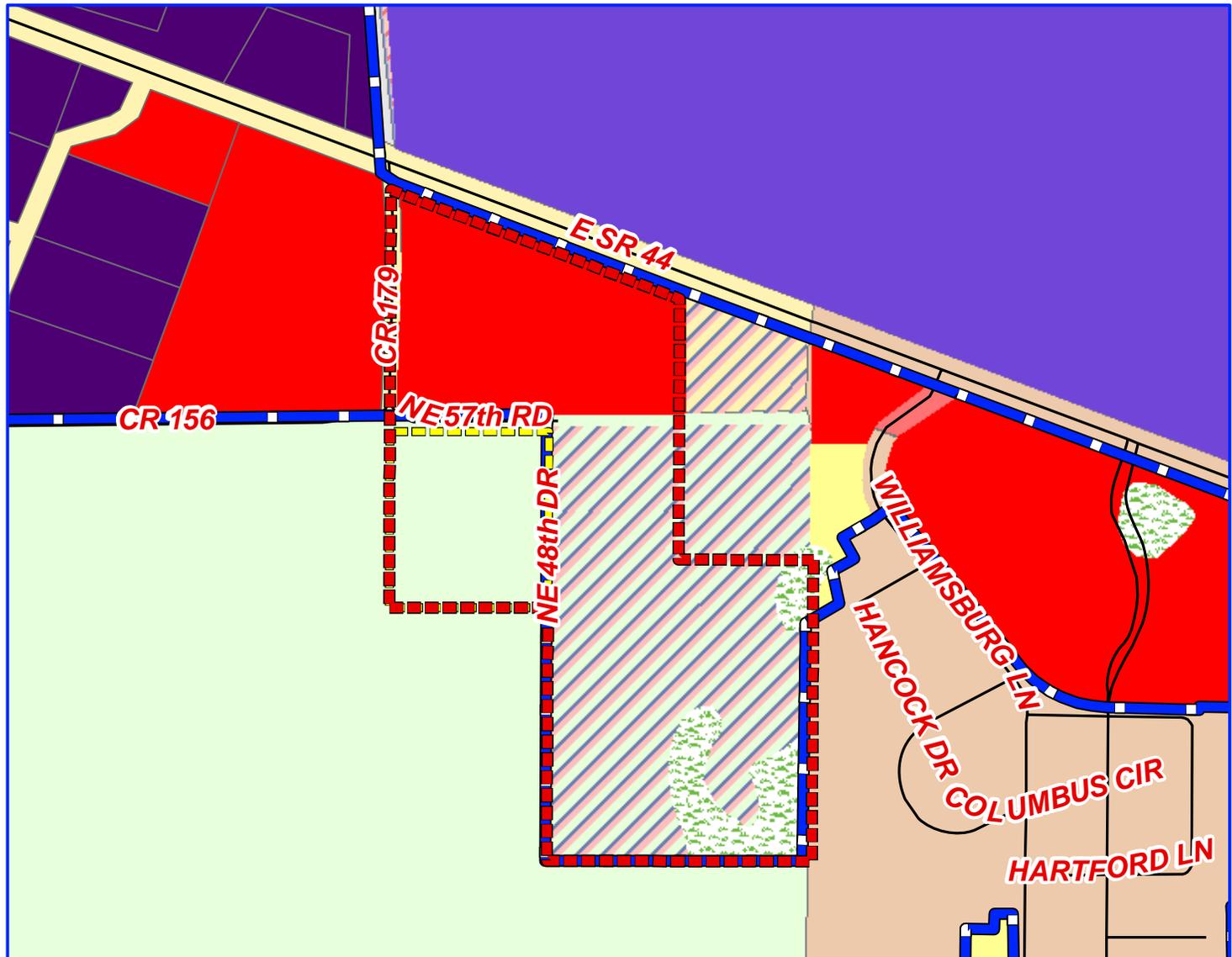




1 inch = 300 feet

City of Wildwood, Florida  
 Quadventure  
 Proposed Zoning



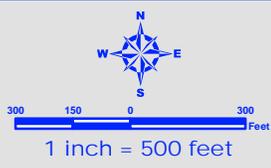


**Legend**

- Project Boundary (39.3 Ac±)
- Annexation Boundary (6 Ac±)
- 2007 - Wildwood City Boundary
- City Of Wildwood Existing FLU**
- COM -- Commercial
- I -- Industrial
- Wildwood FLUM Designations**
- Conservation
- Commercial
- The Villages of Wildwood DRI
- Low Medium Density Residential
- Employment Center Neighborhood Mixed Use

**Sumter Co. Future Land Use**

- Agricultural: one unit per ten acres
- Rural Residential: one unit per acre
- Low Density Residential: Two units per acre
- Commercial
- Municipalities
- Mixed Use: subject to Development Order



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

Project No.: 1477/1  
File Name: 1477-1\_FLU\_Bx11.mxd  
Project Name: Quadventure  
Project Manager: Greg Beliveau  
Creation Date: May 24, 2010  
Revision Date:  
Created By: D. Ludwig



**CITY OF WILDWOOD  
PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

**Case No:** CU 101201

**Owner:** Ed Lynum

**Applicant:** Andrew Brown

**Parcel No:** G06=099

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The applicant seeks approval from the Wildwood Planning and Zoning Board/Special Magistrate for Conditional Use Permit CU101201 to place double wide mobile home on a property zoned Commercial as a security measure.

**FINDINGS OF FACT**

1. The application is complete; the property owner is Ed Lynum.
2. The subject property is described as:  
  
BEG 661.38 FT W OF NE COR OF S W1/4 RUN W 210 FT S 512.03 FT E 210 FT N 512.03 FT TO POB LE SS THAT PART N OF OLD RD 44
3. Review of the application is complete.
4. Staff has reviewed the City of Wildwood Land Development Regulations (LDR's), Chapter 3.6 and finds that, pursuant to Chapter 3.6(d)(1) the Board/Special Magistrate in granting a Conditional Use may "... prescribe appropriate conditions and safeguards to ensure compliance with the requirements of this chapter and the code in general. Such conditions may include time limits for the initiation and duration of the conditional use, specific minimum or maximum limits to regular code requirements, or any other conditions reasonably related to the requirements and criteria of this code."
5. All required notices were sent via certified mail to adjoining property owners of the property for which the Conditional Use is sought. The general public was notified via legal notice in the January 21, 2011 issue of the Daily Commercial, posting on the front and back doors of City Hall and at the Wildwood Post Office.

Staff recommends **approval** of this Conditional Use application contingent on the following:

1. Approval, exemption or permitting of the project by all agencies of competent jurisdiction;
2. A conditional use that is not initiated within 1 year of being granted shall not be established without a new application and public hearing in accordance with the procedures for such. A conditional use that is abandoned for a period of six months or more shall not be re-established without a new application and public hearing in accordance with the procedures for such;

3. The conditional use should be permitted for 1 year. After 1 year, the applicant should re-apply and a new public hearing should be held in accordance with the Land Development Regulations; and;
4. A concurrency determination application has been submitted to the Development Services Department. It has been determined that water and wastewater services are available to the property. Should the conditional use be granted, applicant shall be required to connect to city services and pay applicable tie and connection fees. The applicant will further be required to purchase a separate meter for the mobile home. Wastewater connection will require the installation of an E-1 lift station.

Dated: January 24, 2011

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Melanie Peavy  
Development Services Director



Conditional Use Request

**Legend**

-  Commercial
-  Residential Mixed Use
-  City of Wildwood



1 inch = 500 feet

City of Wildwood, Florida  
G06=099 Conditional Use Request



**City of Wildwood  
Planning & Zoning Board/Special Magistrate as Local Planning Agency  
November 9, 2010**

The meeting of the Planning & Zoning/Special Magistrate as the Local Planning Agency of the City of Wildwood convened on Tuesday, November 9, 2010 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, FL.

Present: Special Magistrate Archie O. Lowry, Jr.; Melanie Peavy, Development Services Director; Jason McHugh Development Services Coordinator; Shelley Martin, Development Technician and Robert Smith, City Manager.

The meeting was called to order at 4:00 p.m. by Special Magistrate, Archie O. Lowry Jr.

Minutes from the October 5, 2010 Planning & Zoning Board/Special Master as Local Planning Agency meeting were **approved**.

All City officials were sworn in.

**Case Number: CP 0111-01**      Annual Update to the 5 Year Schedule of the Capital Improvement Element

Florida Statute requires the City to annually adopt a financially feasible 5-year schedule of capital improvements. It is intended to demonstrate the City's ability to maintain the adopted Level of Service (LOS) for public facilities for the next 5 years (2010-11 to 2014-15). The schedule will be adopted by Ordinance No. 02010-26.

Melanie Peavy read staff report into record.

**Special Magistrate:** Asked if the Commission has had a chance to review this project before making a decision.

**Melanie Peavy:** Explained there are different elements that the Commission has had a chance to see throughout the year. Explained the budget that we have used for this project is an anticipated budget based on developer's agreements and things that are in place with future developers. The LOS standards are for transportation, potable water, sanitary sewer, drainage, recreation, solid waste and public schools.

**Special Magistrate:** Wanted to verify the tables on Exhibit B that are marked in red ink are for changes to an existing report.

**Jason McHugh:** Explained the strike through, and underline, were from the recently approved comprehensive plan. Only a few changes were needed to be changed from the original submission.

**Melanie Peavy:** Explained for the transportation portion, there is one City project, which we are seeking a Community Development Block Grant (CDBG) grant to fund the repaving of CR 232 from US 301 to CR 213.

**Special Magistrate:** Can you explain where this is located?

**Melanie Peavy:** Walker Rd by Russell Stover and CR 213 is where Outokumpu is now.

**Special Magistrate:** So if the grant is not received, then this project will not go forward, is that correct?

**Melanie Peavy:** That is correct.

**Melanie Peavy:** Explained the Executive Summary which will be explained in detail with Ordinance Number 02010-26. Schedule is broken down to show project expenditures, the revenue sources associated with each project and the feasibility of the projects. The Lake Sumter Metropolitan Planning Organization (LSMPO) maintains the Concurrency Management system (CMS). All roadways are anticipated to operate within their adopted LOS within the next 5 years. Explained there is only one City transportation project scheduled in the next five years, the City is actively seeking a (CDBG) to fund the repaving of CR 232 from US 301 to CR 213.

**Special Magistrate:** According to the table of 9.1A this project will not be repaved if the grant is not received?

**Melanie Peavy:** That is correct, as you are looking at the chart, the City, Florida Department of Transportation (FDOT) and Sumter County; these improvements come directly from those sources.

Potable Water, Sanitary Sewer and Reuse Projects are anticipated to operate within their adopted LOS (LOS) for the next five years. Three projects on the schedule relate to the line extensions for Landstone, Wildwood Springs and Champagne Farms. In the future the city and the developers will enter into an agreement which, among other items, will outline the costs and timetables for the delivery of water and wastewater to the developments. Explained Connection and Transmission Infrastructure Extensions (TIE) fees, and that it will enable the City to complete utility infrastructure projects without having to bond for payment.

**Jason McHugh:** Explained the Memorandum of Understanding (MOU) with Landstone. They are required to enter into a developer's agreement within 6 months of the amended and restated development order which will be heard by the City Commission. They reserved 2,000 units. Wildwood Springs reserved 1,000 units for the 1<sup>st</sup> phase of their project which they will sign a developers agreement to reserve those units. The capacity is within the comprehensive plan and has already been approved thru the Department of Community Affairs (DCA), but at this time we do not have the funds to put the lines to the project, which means we will not run the lines until they pay the Transmission Infrastructure Extensions (TIE) fees before the development is started.

**Melanie Peavy:** Explained 100% of the TIE fees and 50% of the connection fees are due at the signing of the developer's agreement. 25% of connection fees are due at building permit and 25% is due at Certificate of Occupancy (CO).

**Special Magistrate & Melanie Peavy:** Discussed under the development agreement that was set in 2006 will still stay in force and the distance is the factor to making up the TIE fees for each project. Inflation rider and increase cost factor has been addressed for future developments. The City will not bare the cost for any TIE fees. The City is obligated to get the connection to the property and the developer is obligated to get it to the residence.

**Melanie Peavy:** Noted that the Landstone project will have no TIE fees for wastewater because Landstone will be donating a wastewater treatment plant on the property.

**Special Magistrate:** But the city will be able to collect revenue when the facility is in use?

**Melanie Peavy:** Yes.

**Melanie Peavy:** The design and construction of the Champagne Farms water treatment plant and transmission system may add up to 3.5 Million Gallons a Day (MGD) of additional capacity in the first phase of expansion with an anticipated completion date of 2014.

**Melanie Peavy:** There will be two drainage/storm water projects. The Osceola Avenue project is to alleviate a ponding issue. The CR 232 drainage improvements are in conjunction with the CR 232 resurfacing project. The City is actively seeking a CDBG to fund both drainage projects.

**Special Magistrate:** Has no questions.

**Melanie Peavy:** No new recreation projects at this point. All recreation facilities are operating within their adopted LOS. Solid waste has been contracted with Waste Management to provide refuse services to the businesses and residents. Sumter County School District 2010-2011 work plan does not include capacity projects within the City's Concurrency Service Area.

**Melanie Peavy:** Summed up the 5-year schedule of Capital Improvements that will be administered by the City. The City has financing mechanisms in place to fund the costs associated with potable and sanitary sewer improvements. The total anticipated cost of the Wildwood Springs and Landstone utility line extensions is \$1,172,140. The design and construction of the Champagne Farms water treatment plant and transmission system is estimated at \$2.5 million. The design of the wastewater treatment plant is estimated at \$500,000. The three remaining projects are expected to be funded by the CDBG. In the event the City is not awarded the grants, the projects will be dropped from the schedule.

**Special Magistrate:** Based upon the testimony and information before me, I **recommend approval** of the goals and the objectives for the Counsel to approve.

With no further business to discuss, the meeting was adjourned at 4:45 p.m.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Archie O. Lowry, Jr., Special Magistrate  
City of Wildwood, Florida