

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

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

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

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

HUMAN RESOURCES
Extension 105
330-1339 Fax

**PARKS & RECREATION
COMMUNITY CENTER**
Reservations:
Extension 114

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

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

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

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

AGENDA

February 7th, 2012 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Minutes for the previous P&Z Board as LPA meeting of July 5, 2011 were approved at the regular P&Z meeting of August 9, 2011.
2. **OLD BUSINESS:**

None
3. **NEW BUSINESS:**

CP 1201-01 MICO Customs @ Shamrock Industrial Park
City-initiated small-scale land use change from Commercial (COM) to Industrial (I).

CP 1201-02 Shamrock Industrial Park
City-initiated small-scale land use change from Commercial (COM) to Industrial (I).
4. **FORUM**
5. **ADJOURNMENT:**
6. **CALL TO ORDER: Planning & Zoning Board**

Approval of minutes from the January 3rd, 2012 Planning & Zoning Board/ Special Magistrate meeting.

AGENDA

February 7th, 2012 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

7. OLD BUSINESS:

None

8. NEW BUSINESS:

SP 1112-02 K&B Lawn and Landscaping

Site Plan approval for a 476 sq. ft. building and related parking for a plant nursery.

RZ 1110-01 Trailwinds Village / Word Property

Planned Development rezoning approval for a planned development with a maximum of 960 ALF beds (Assisted Living), 100 ILF units (Independent Living), 160,000 sq. ft. of office space and 200,000 sq. ft. of retail space.

RZ 1201-01 MICO Customs @ Shamrock Industrial Park

City-initiated rezoning approval from C-3 (General Commercial – Highway) to M-1 (Industrial).

SP 1112-04 MICO Customs @ Shamrock Industrial Park

Site Plan approval for a 5,000 sq. ft. building and a 3,000 sq. ft. carport.

RZ 1201-02 Shamrock Industrial Park

City-initiated rezoning approval from C-3 (General Commercial – Highway) to M-1 (Industrial).

9. FORUM

10. 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
January 3, 2012**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, January 3, 2012 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Special Magistrate Archie O. Lowry, Jr.; Melanie Peavy, Development Services Director; Jason McHugh, Development Services Coordinator; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry.

Melanie Peavy, Development Services Director, was sworn in at this time.

Minutes were approved and signed from the December 6, 2011 Planning & Zoning Board Meeting (as well as a new file copy of the November 1, 2011 minutes that were previously approved).

Old Business:

NONE

New Business:

SE 1111-01 Missy's Place Adult Day Care – Special Exception approval for an adult day care in a residential area.

Melanie Peavy: Introduced herself and read the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval with a cap of 14 participants.

Mr. Lowry asked general questions about the property location, the status of a Special Exception approval for a child day care at another location, and the criteria used by Ms. Peavy to make her determination.

Mr. Lowry had further questions regarding the additional requirements being requested as part of the approval based on the project's similarity to other uses allowed in a residential district, as well as the proposed road widening of CR 466A (Cleveland Avenue).

Special Magistrate: Asked the owner and applicant to address the project at this time.

Robert Shoemaker, property owner (Oxford Land Bandit, Inc.) and Melissa Wilkes, applicant, were sworn in at this time to address this project.

Melissa Wilkes: Introduced herself (she is a licensed nursing home administrator in Ohio and Florida, most recently with Arbor Village in Wildwood), briefly addressed the project, and outlined the project's high points.

Mr. Lowry had some follow up questions regarding the specifics of the project, which Ms. Wilkes addressed.

Special Magistrate: Mr. Shoemaker, have you spoken to any of the contiguous property owners?

Robert Shoemaker: I spoke to one property owner.

Special Magistrate: And what was the nature of that conversation?

Robert Shoemaker: The property owner was for it; he had moved to the north (West Virginia). He did not have a chance to put anything in writing (it is the property to the north).

The Special Magistrate had additional questions regarding who owned the property previously and the previous neighbors.

There was additional discussion of the market research and evidence of need for this type of business in this locale.

Special Magistrate: Is there anyone here to speak in favor or opposition to the project?

No one stepped forward from the public at this time.

Melanie Peavy: Addressed the three letters that were received objecting to the Special Exception regarding the permissibility of the project in a residential area and vehicular and pedestrian safety. Ms. Peavy addressed those concerns as having a de minimis impact.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, I give approval for the Special Exception use for an adult day care in a residential area, subject to the conditions noted in the staff report and a requirement that the use be implemented within the next 180 days, or this approval shall expire and the applicant would have to reapply.

There was some additional conversation regarding upcoming revisions to the Land Development Regulations. However, this would not impact the approval today or the requirement that the special exception be implemented within the next 180 days.

Special Magistrate: Is there any other business to come before me today?

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 3:30 p.m.

Date

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

CITY OF WILDWOOD
Planning and Zoning Board/Special Master

Case No: CP 1201-01
MICO Customs at Shamrock Industrial Park

Parcel Number(s): D32=152

Property Location: Southeast of the intersection of County Road 462 and NE 44th Drive

Applicant: City of Wildwood

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

Staff recommends approval of Ordinance #02012-08 (attached), to be forwarded to the City Commission.

The 2.16 +/- acre subject parcel is intended to be utilized for custom wood fabrication. The amendment to Industrial is necessary to accommodate the proposed development and make the land use consistent throughout Shamrock Industrial Park. Subject to approval of this small-scale land use change and rezoning approval, the applicant has submitted a Site Plan for consideration at today's regular Planning and Zoning Board meeting.

The attached maps illustrate the subject parcel's relation to the surrounding area as well as the existing and proposed Future Land Use Map designations within the vicinity.

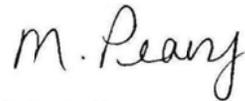
Staff believes a Future Land Use Map designation of "Industrial" is appropriate based on the intended use of the property and should be recommended for approval for the following reasons:

- The subject parcel is located in an area with compatible and similar uses;
- The subject amendment does not meet the criteria of urban sprawl;
- Approval of the land use amendment on the subject parcel will not adversely affect surrounding property; and
- Approval of the land use amendment will not cause public facilities to operate below their adopted level of service.

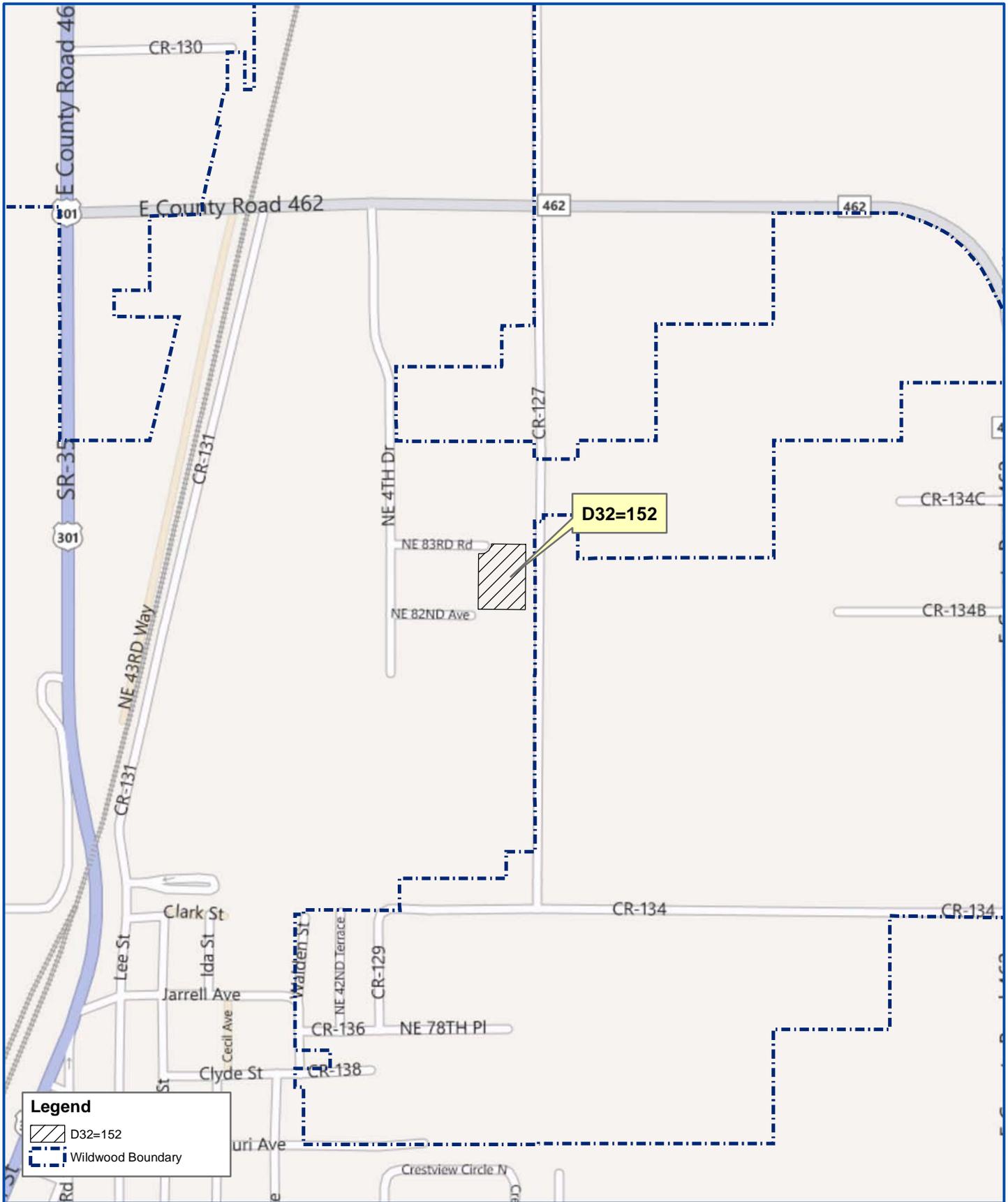
The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to (1) determine whether sufficient information to make a recommendation to the City Commission has been submitted, or (2) describe those terms and conditions appropriate for the Local Planning Agency to develop 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 27, 2012.

DATED: February 1, 2012



Melanie Peavy
Development Services Director



Legend

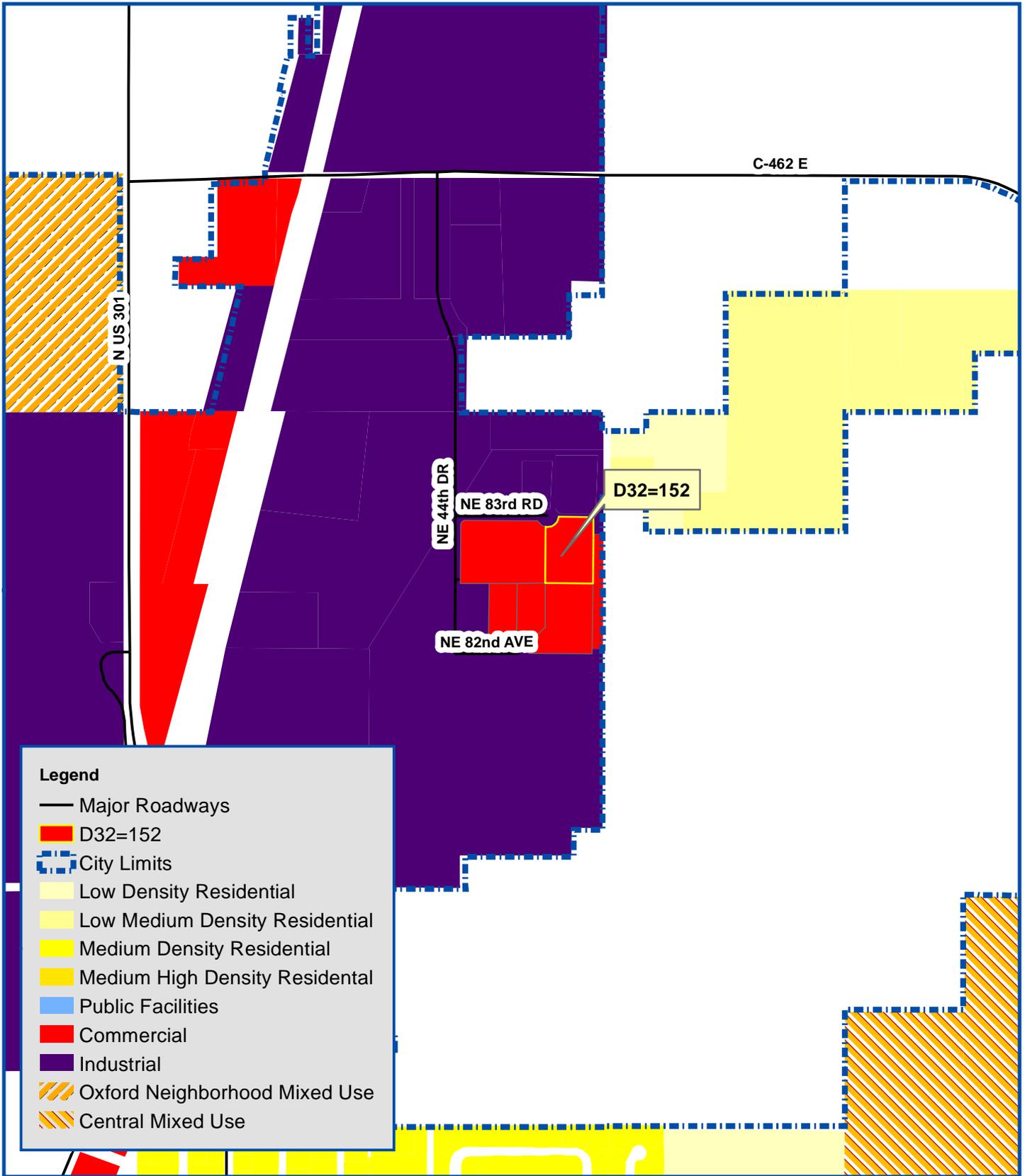
-  D32=152
-  Wildwood Boundary



1 inch = 750 feet

D32=152 Parcel Location





1 inch = 750 feet

D32=152
Small Scale Comp Plan Amendment 2012
Existing Land Use



ORDINANCE NO. O2012-08

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A SMALL SCALE LAND USE 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:

MMMP, LLC (H. Gary Morse, Manager)
Parcel Number D32=152
Containing 2.16 acres +/-

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°30'55" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 576.40 FEET; THENCE NORTH 89°29'05" WEST 70.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°30'55" WEST 368.20 FEET; THENCE NORTH 89°43'34" WEST 263.46 FEET; THENCE NORTH 00°16'26" EAST 314.32 FEET TO A POINT ON A 60.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 12°17'38" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°12'36" AN ARC DISTANCE OF 102.85 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°29'05" EAST 192.65 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from City comprehensive plan category "Commercial" to City comprehensive plan category "Industrial."

AND WHEREAS, the City is also proposing to amend the Future Land Use Map to include 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 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 and Zoning Maps are attached hereto 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 shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2011, 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

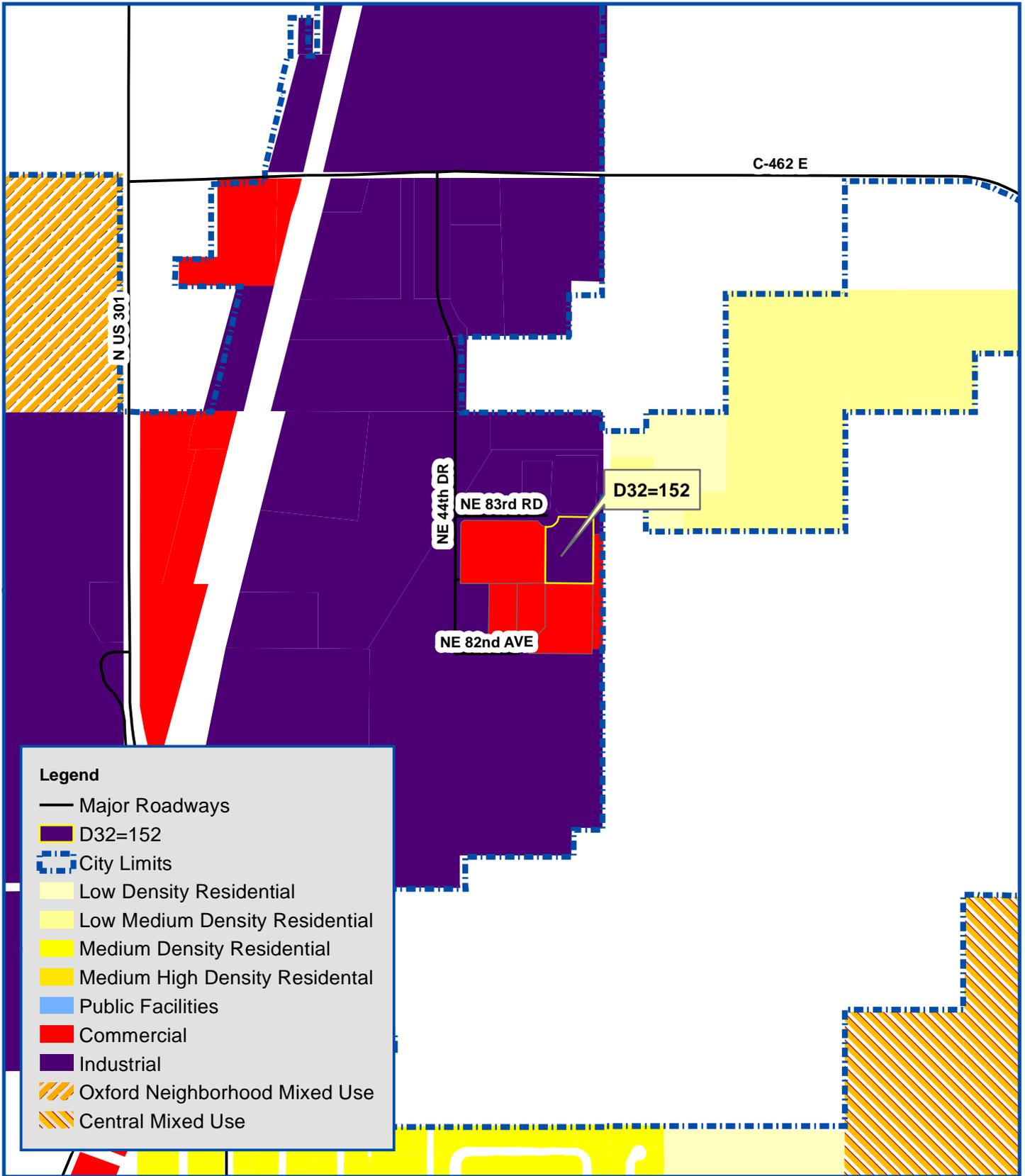
Ed Wolf, Mayor

First Reading: _____
Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

I:\Development Services New\Developments and Projects\SP 1112-04 Mico Customs @ Shamrock Commercial Properties\O2012-XX MICO Customs @ Shamrock SSCPA.doc



1 inch = 750 feet

D32=152
Small Scale Comp Plan Amendment 2012
Proposed Land Use



CITY OF WILDWOOD
Planning and Zoning Board/Special Master

Case No: CP 1201-02
Shamrock Industrial Park

Parcel Number(s): D32=145, D32=153, D32=154, & D32=155

Property Location: Southeast of the intersection of County Road 462 and NE 44th Drive

Applicant: City of Wildwood

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

Staff recommends approval of Ordinance #02012-10 (attached), to be forwarded to the City Commission.

The 8.7 +/- acre subject parcel is already part of a larger Industrial Park. The amendment to Industrial is necessary to make the land use consistent throughout Shamrock Industrial Park.

Staff believes a Future Land Use Map designation of "Industrial" is appropriate based on the intended use of the property and should be recommended for approval for the following reasons:

- The subject parcel is located in an area with compatible and similar uses;
- The subject amendment does not meet the criteria of urban sprawl;
- Approval of the land use amendment on the subject parcel will not adversely affect surrounding property; and
- Approval of the land use amendment will not cause public facilities to operate below their adopted level of service.

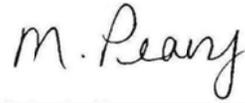
The attached maps illustrate the subject parcel's relation to the surrounding area as well as the existing and proposed Future Land Use Map designations within the vicinity.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency 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 Local Planning Agency to develop a recommendation for the City Commission.

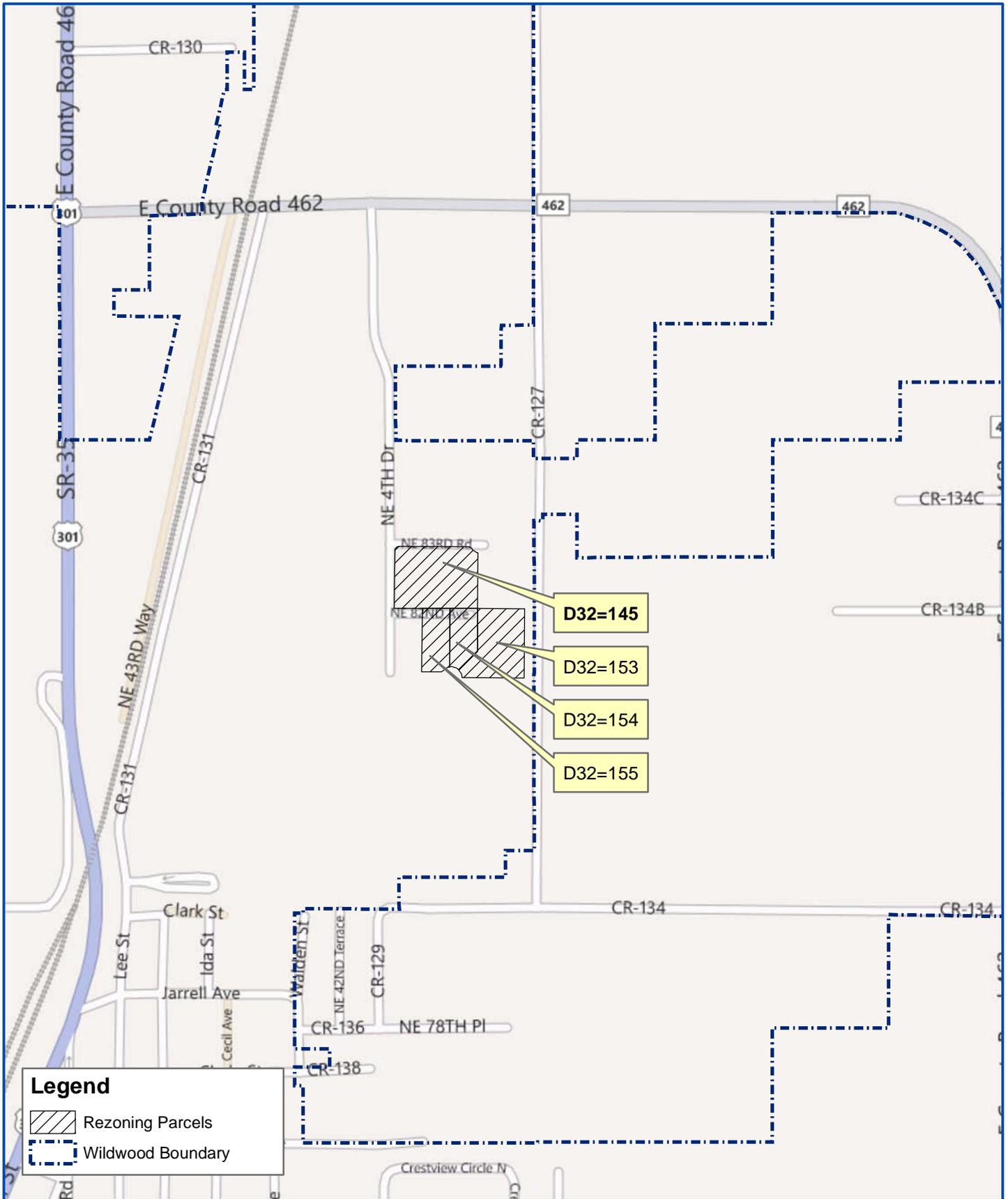
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via

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 27, 2012.

DATED: February 1, 2012

A handwritten signature in cursive script that reads "M. Peavy".

Melanie Peavy
Development Services Director



Legend

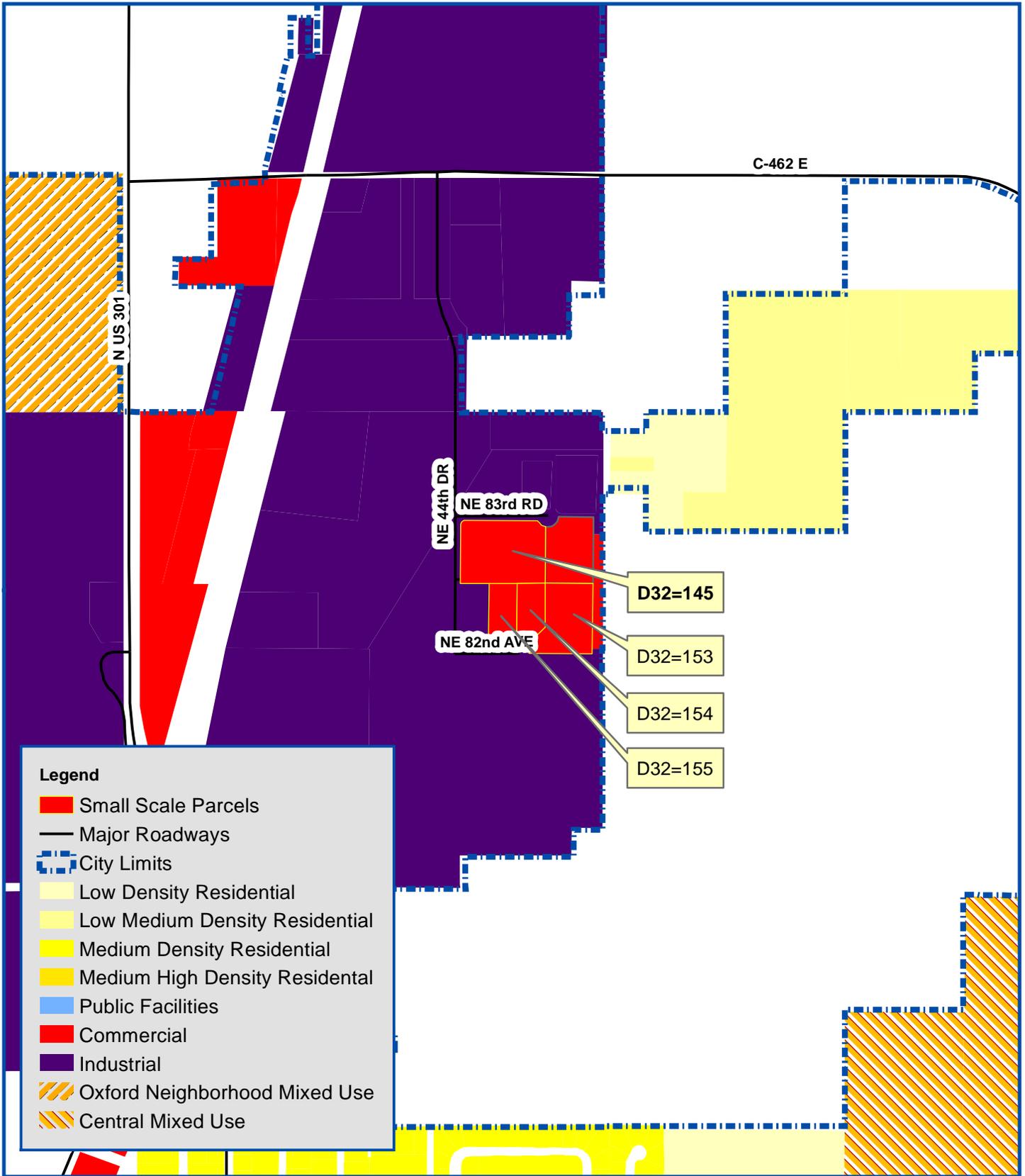
-  Rezoning Parcels
-  Wildwood Boundary



1 inch = 750 feet

**D32=145, D32=153, D32=154, D32=155
Parcel Locations**





1 inch = 750 feet



ORDINANCE NO. O2012-10

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A SMALL SCALE LAND USE 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:

Great Lakes Carpet and Tile, Inc.
Parcel Number D32=145
MMMP, LLC (H. Gary Morse, Manager)
Parcel Numbers D32=153, D32=154, & D32=155
Containing 8.7 acres +/-

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°30'55" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 576.40 FEET; THENCE NORTH 89°29'05" WEST 70.00 FEET; THENCE SOUTH 00°30'55" WEST 368.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°30'55" WEST 390.36 FEET; THENCE NORTH 89°29'57" WEST 349.52 FEET TO A POINT ON A 60.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 89°27'33" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139°44'55" AN ARC DISTANCE OF 146.34 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°42'31" AN ARC DISTANCE OF 21.69 FEET TO A POINT OF TANGENCY; THENCE N89°29'57"W, 102.17 FEET; THENCE N00°30'03"E, 358.07 FEET; THENCE N89°43'34"W, 157.06 FEET; THENCE N00°30'03"E, A DISTANCE OF 323.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°46'23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.17 FEET; THENCE S89°43'34"E, A DISTANCE OF 387.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST

HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53°58'05"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 41°56'53"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.93 FEET; THENCE S00°16'26"W, A DISTANCE OF 314.32 FEET; THENCE S89°43'34"E, 263.46 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from City comprehensive plan category "Commercial" to City comprehensive plan category "Industrial."

AND WHEREAS, the City is also proposing to amend the Future Land Use Map to include 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 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 and Zoning Maps are attached hereto 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 shall take effect upon its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2011, 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

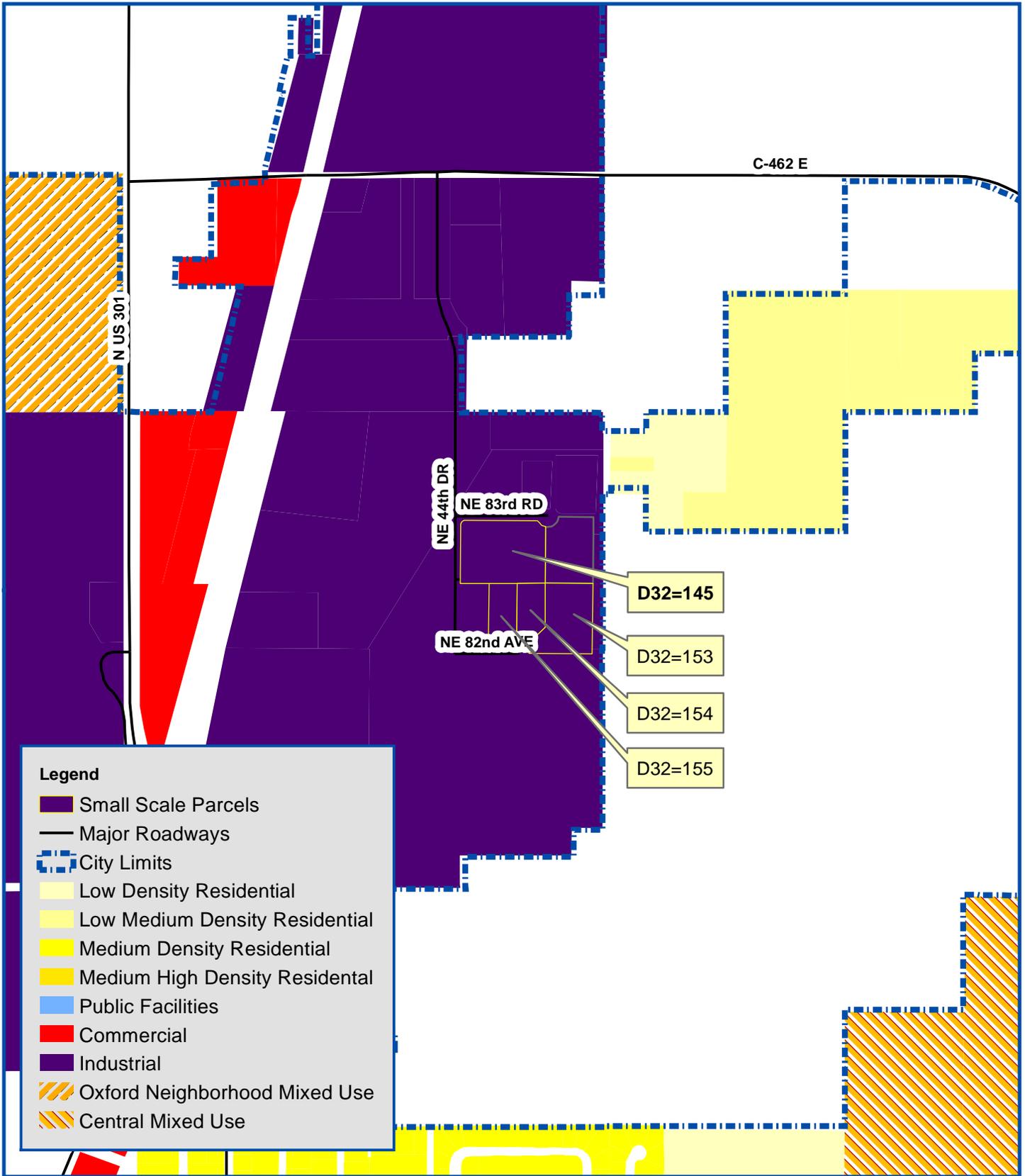
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

I:\Development Services New\Developments and Projects\SP 1112-04 Mico Customs @ Shamrock Commercial Properties\O2012-XX MICO Customs @ Shamrock SSCPA.doc



1 inch = 750 feet

**D32=145, D32=153, D32=154, D32=155
Small Scale Comp Plan Amendment 2012
Proposed Land Use**



CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1112-02

Owner: James E. Bennett

Applicant: Kevin Burke

Engineer: Walling Engineering (H. Bennett Walling, P.E.)

Parcel No: D32=048

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 476 sq. ft. building and paved parking area. The site will be utilized for a Nursery.

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/Special Magistrate to develop a recommendation for the City Commission.

City Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan, subject to:

1. Approval, exemption or permitting of the project by all agencies of competent jurisdiction; and
2. Satisfaction of any outstanding requirements as noted by the City's Engineer in their letter dated January 4 , 2012.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on January 27, 2012.

DATED: February 1, 2012



Melanie Peavy
Development Services Director



January 4, 2012

■
Suite 200
1823 SE Fort King Street
Ocala, Florida
34471

Ms. Melanie Peavy
City of Wildwood
100 North Main Street
Wildwood, Florida 34785

Re: *K&B Lawn and Landscaping; Site Plan Review*
City of Wildwood, Florida
City Project Number SP1112-02
KHA Project Number 142173071

Dear Ms. Peavy:

On behalf of the City of Wildwood, Kimley-Horn and Associates, Inc. has reviewed the application and site plan submitted by Walling Engineering dated December 8, 2011. Per our conversation, we reviewed this application as a site plan, rather than a minor site plan, and we had the following comments:

General

1. Submit an updated boundary and tree survey per LDR 4.4(C)(19) and 4.4(C)(20). The survey should be signed and sealed by a registered surveyor and should clearly identify the property boundary, all right-of-ways, easements, and existing utilities. There are numerous conflicts between the 1991 survey submitted, the survey information shown on the plans and the legal description shown on the plans.
2. Submit a Traffic Impact Study per LDR 4.4(D)(1).
3. Submit an Environmental Assessment per LDR 4.4(D)(2).
4. Provide an Erosion Control Plan.

Sheet 1

5. Clarify the proposed building area. The project information lists the building area as 476 s.f. while the plans label the building area as 376 s.f.
6. Verify the proposed impervious area subject to vehicular traffic. Our measurement for the area is 4,200± s.f. This would require this project to be permitted through SWFWMD. If this is the case, please provide stormwater calculations in accordance with LDR 4.4(D)(4) and LDR 6.4.
7. List all required agency permits including Sumter County Driveway Connection Permit and SWFWMD ERP.



8. Provide the proposed building height per LDR Section 4.4(C)(2)(b).
9. Identify the zoning of adjacent parcels per LDR Section 4.4(C)(3).
10. Identify the soil classifications for on-site soils per LDR 4.4(C)(6).
11. How does the owner intend to provide for solid waste? Provide a dumpster pad per City of Wildwood standards if necessary.

Sheet 2

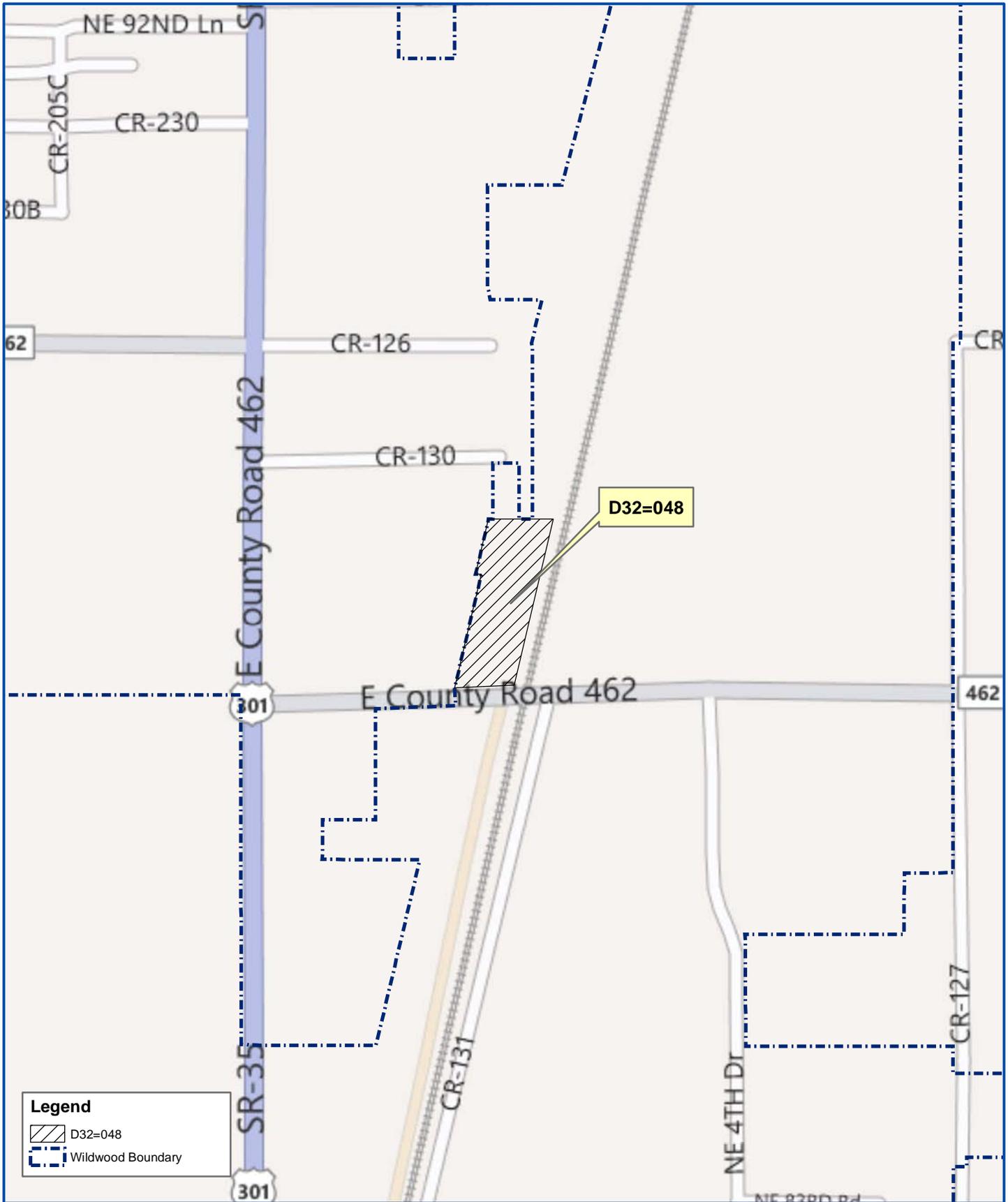
12. Provide a statement of ownership and maintenance for the on-site utilities. The City will not own or maintain the service lines or grinder station to the facility. Identify the location of the nearest hydrant on the utility plan. If there is not a hydrant within 500' of the proposed improvements, a new hydrant must be constructed.
13. Identify the location of the Reclaimed Water Main running parallel to CR 131.
14. Provide a sufficient grade difference to allow the parking area to drain to the proposed retention areas.
15. Identify the location and inverts for the 15" ACCMP culvert.
16. Our review does not constitute concurrence or approval of the plans with respect to ADA guidelines. This responsibility lies with the Engineer of Record. Be advised that during final inspection by the City representatives the constructed slopes will be measured and checked prior to release of the certificate of occupancy.
17. Show the proposed irrigation system on the landscape plan per LDR 4.4(C)(7).
18. Provide the height of the proposed plantings.
19. Use the City Standard Detail for a Water Service Connection.
20. Revise the handicap striping detail to have 6" stripes.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Richard V. Busche, P.E.

Cc: Dave Grimm – City of Wildwood
Paul Ketz – City of Wildwood
File



Legend

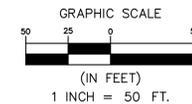
-  D32=048
-  Wildwood Boundary



1 inch = 500 feet

D32=048 Parcel Location





BOUNDARY SURVEY

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 73 EAST, FLORIDA COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 7, BLOCK E, ORANGE HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 25, PUBLIC RECORDS OF FLORIDA COUNTY, FLORIDA; FROM SAID POINT OF BEGINNING RUN S00°04'24"W ALONG THE WEST LINE OF AFORESAID LOT 7, 210.00 FEET TO THE SOUTHWEST CORNER OF LOT 8, BLOCK E, ORANGE HEIGHTS; THENCE PARALLEL WITH THE CENTERLINE OF THE MAIN LINE TRACKS OF C.S.X. TRANSPORTATION, INC. RUN S13°18'37"W 215.10 FEET TO THE NORTH LINE OF S. L. FORT'S LAND; THENCE ALONG SAID CENTERLINE WESTERLY (AS MEASURED AT RIGHT ANGLES) OF AFORESAID CENTERLINE OF MAIN LINE TRACKS; THENCE PARALLEL WITH SAID CENTERLINE S13°18'37"W 441.60 FEET TO THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 462; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE RUN N88°08'30"E 165.78 FEET TO A POINT THAT IS 100.00 FEET WESTERLY (AS MEASURED AT RIGHT ANGLES) OF AFORESAID CENTERLINE; THENCE PARALLEL WITH AND 100.00 FEET FROM SAID CENTERLINE RUN N13°18'37"E 864.65 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 130 (LYNNE STREET); THENCE ALONG SAID EXTENSION LINE AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, RESPECTIVELY, RUN N89°55'36"W 235.75 FEET TO THE POINT OF BEGINNING.

RESERVING THE EASTERLY 10.00 FEET THEREOF (BY PERPENDICULAR MEASUREMENT) AS AN EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES PURPOSES.

SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS EMBOSSED WITH THE SURVEYOR'S SEAL.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN SHOWN HEREON.
4. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH R/W LINE OF COUNTY ROAD 462 BEING N88°08'30"E PER D.O.T. PLANS.
5. DESCRIPTION GENERATED BY THIS SURVEY BASED ON INFORMATION FURNISHED BY CLIENT.
6. STATUS OF LOTS AND STREETS IN ORANGE HEIGHTS IS UNKNOWN.

CERTIFIED TO

C. JOHN CONIGLIO, TRUSTEE OF C. JOHN CONIGLIO, P.A.
 PROFIT SHARING PLAN
 C. JOHN CONIGLIO, P.A.
 ATTORNEYS TITLE INSURANCE FUND, INC.
 DON HAINES
 TOM ROBESON

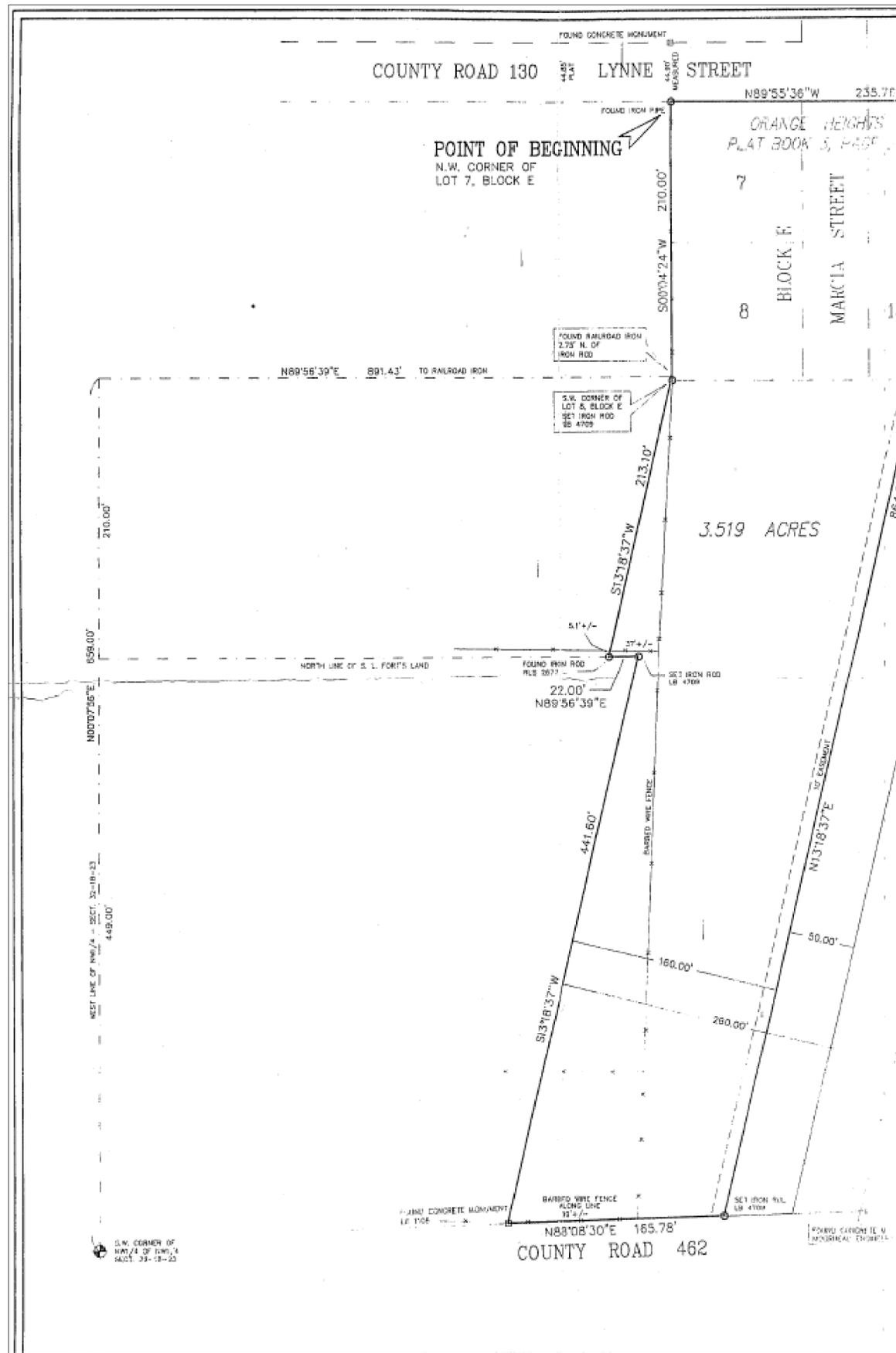
CLIENT - C. JOHN CONIGLIO
 JOB NO. - 91066
 DATE - MARCH 28, 1991

"I HEREBY CERTIFY THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA ADMINISTRATIVE CODE RULE 21HH-8."
William S. Barley
 WILLIAM S. BARLEY, R.L.S. NO. 3815
 STATE OF FLORIDA

**FARNER
BARLEY
AND ASSOCIATES, INC.**

350 NORTH SINGLEY AVENUE • SAVANNAH, FL 32776 • (904) 343-5481

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS



CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate
Staff Report

Case Number: RZ 1201-01

Owner: MMMP, LLC (H. Gary Morse, Manager)

Applicant: City of Wildwood

Location: Southeast of the intersection of County Road 462 and NE 44th Drive

The City of Wildwood seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a rezoning from "C-3 General Commercial - Highway" to "M-1 Industrial" in conformance with the Future Land Use Map of the Comprehensive Plan.

Staff recommends approval of Ordinance #02012-09 (attached), to be forwarded to the City Commission.

The 2.16 +/- acre subject parcel is located to the southeast of the intersection of County Road 462 and NE 44th Drive. The property was recently subject to an approved Small Scale Comprehensive Plan amendment to change the future land use to "Industrial". The requested zoning of "M-1 Industrial" will bring the property into compliance with the Future Land Use Map and the Comprehensive Plan.

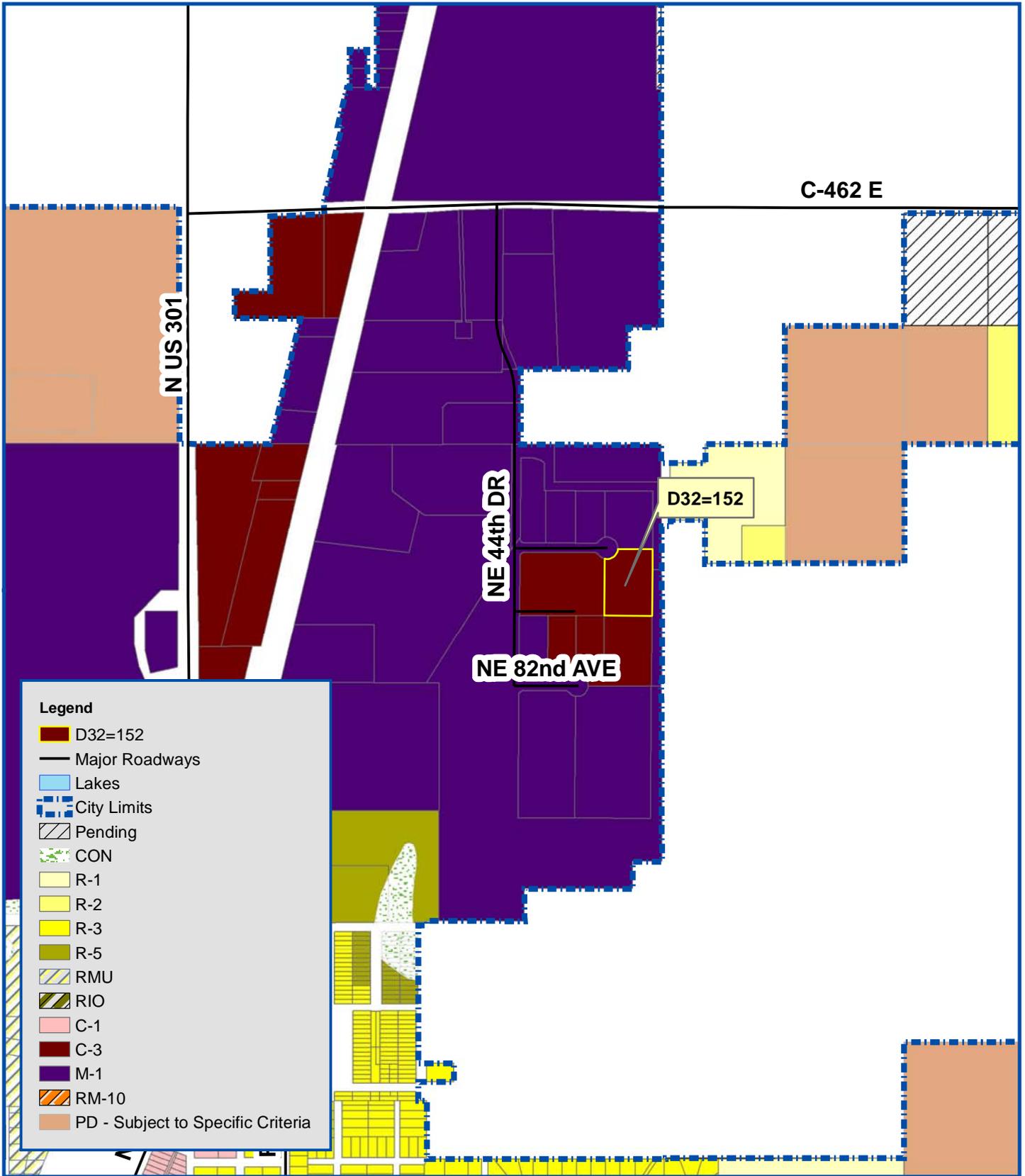
The Planning and Zoning Board/Special Magistrate has to duty to recommend approval, approval with conditions, or denial of the rezoning pursuant to subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice 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 January 27, 2012.

DATED: February 1, 2012



Melanie Peavy
Development Services Director



1 inch = 750 feet

**D32=152
Existing Zoning**



ORDINANCE NO. O2012-09

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 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 "C-3: Commercial", shall be rezoned to "M-1: Industrial", pursuant to the City of Wildwood Land Development Regulations and official Zoning Map;

MMMP, LLC (H. Gary Morse, Manager)
Parcel Number D32=152
Containing 2.16 acres +/-

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°30'55" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 576.40 FEET; THENCE NORTH 89°29'05" WEST 70.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°30'55" WEST 368.20 FEET; THENCE NORTH 89°43'34" WEST 263.46 FEET; THENCE NORTH 00°16'26" EAST 314.32 FEET TO A POINT ON A 60.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 12°17'38" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°12'36" AN ARC DISTANCE OF 102.85 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°29'05" EAST 192.65 FEET TO THE POINT OF BEGINNING.

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 _____, 2011, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

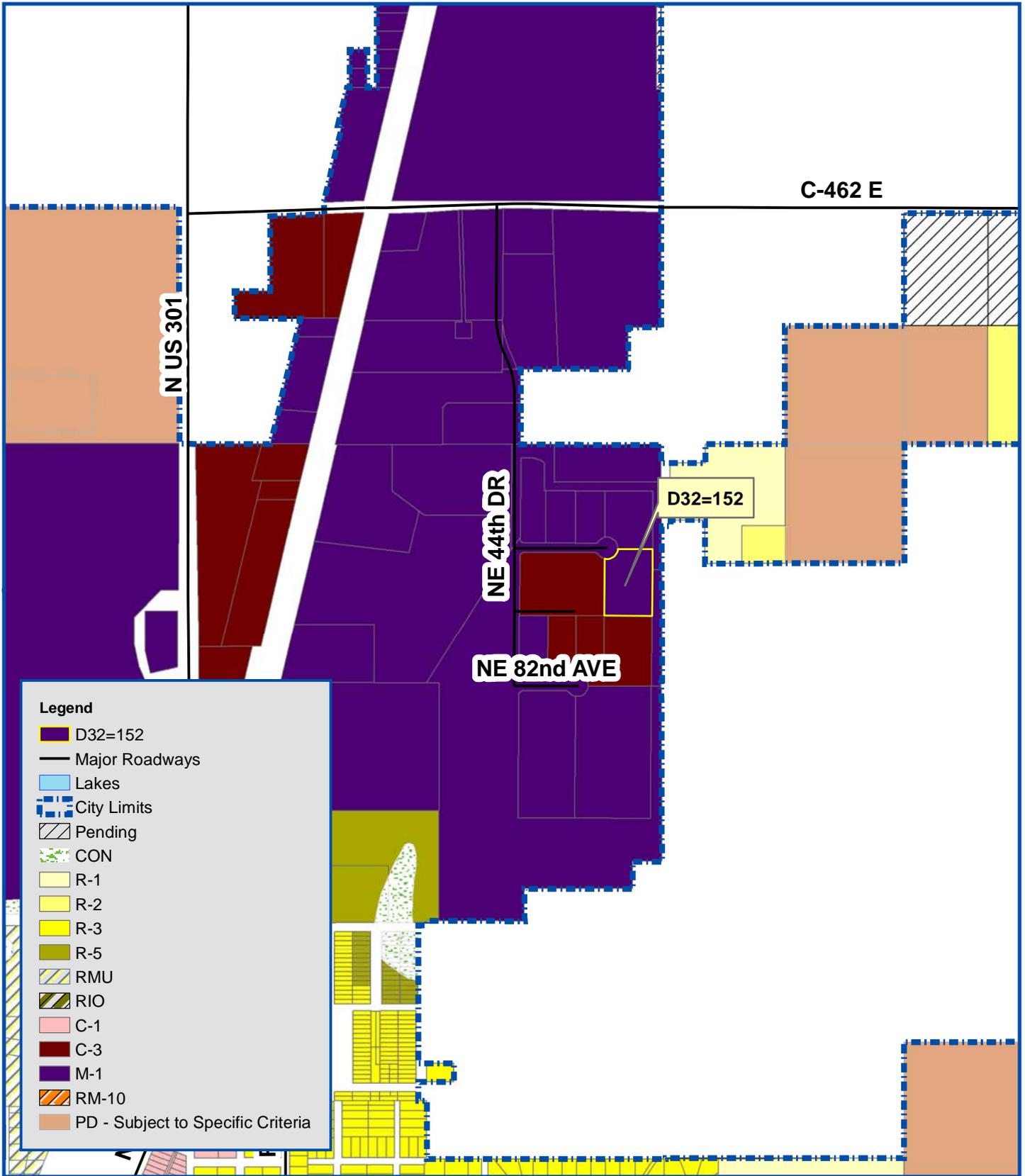
ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney



1 inch = 750 feet

**D32=152
Proposed Zoning**



CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1112-04

Owner: MMMP, LLC (H. Gary Morse, Manager)

Applicant: MMMP, LLC (H. Gary Morse, Manager)

Engineer: Farner, Barley, and Associates, Inc. (Jeffrey Head, P.E.)

Parcel No: D32=152

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 5,000 sq. ft. building and a 3,000 sq. ft. carport area. The site will be utilized for custom wood fabrication.

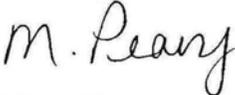
The Planning and Zoning Board/Special Magistrate has a duty to (1) determine whether sufficient information to make a recommendation to the City Commission has been submitted, or (2) describe those terms and conditions appropriate for the Planning and Zoning Board/Special Magistrate to develop a recommendation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

City Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan, subject to:

1. Approval of CP 1201-01 – Small-Scale Future Land Use change from Commercial (COM) to Industrial (I);
2. Approval of RZ 1201-01 – Rezoning from General Commercial – Highway (C-3) to Industrial (M-1);
3. Approval, exemption or permitting of the project by all agencies of competent jurisdiction; and
4. Satisfaction of any outstanding requirements as noted by the City's Engineer in their letter dated January 5, 2012.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in the Daily Commercial on January 27, 2012.

DATED: February 1, 2012



Melanie Peavy
Development Services Director



January 5, 2012

■
Suite 200
1823 SE Fort King Street
Ocala, Florida
34471

Ms. Melanie Peavy
City of Wildwood
100 North Main Street
Wildwood, Florida 34785

**Re: *Mico at Shamrock Industrial Park; Site Plan Review
City of Wildwood, Florida
City Project Number SP1112-04
KHA Project Number 142173072***

Dear Ms. Peavy:

On behalf of the City of Wildwood, Kimley-Horn and Associates, Inc. has reviewed the application and site plan submitted by Farner Barley and Associates, Inc. dated December 19, 2011 and have the following comments:

General

1. The zoning on this property is C-3 not Planned Industrial as noted on the plans and development application. It does not appear that the proposed use is consistent with the C-3 zoning, or the underlying future land use. The following review comments have been provided assuming that the land use and zoning classifications were consistent with the proposed use
2. Submit a boundary and tree survey per LDR 4.4(C)(19) and 4.4(C)(20).
3. Submit a Traffic Impact Study per LDR 4.4(D)(1).
4. Submit an Environmental Assessment per LDR 4.4(D)(2).
5. Submit a Landscape and Irrigation Plan per LDR 4.4(C)(17).
6. Provide a copy of all required regulatory permits including SWFWMD.

Sheet 3

7. Identify the zoning of adjacent parcels per LDR Section 4.4(C)(3).
8. Revise the parking spaces to be 20' in length per LDR 6.6(D)(1).
9. Revise the parking calculations to be consistent with table 6-11 of the LDRs.
10. Revise the handicap striping detail to have 6" stripes. All other pavement markings shall be 6" as well per LDR 6.6(D)(2).
11. The plans indicate a number of trees to be preserved, but do not depict the trees to be removed. Notes are present that seem to indicate that some trees are planned for removal. Show the location of any existing trees proposed to be removed.

Sheet 4

12. The top elevation for the existing catch basin in the southeast corner of the parking area does not match the proposed grade. Revise as necessary.



Sheet 5

13. Provide the City Standard Details and Specifications or a reference for the construction of all utilities.
14. Verify that all improvements are within 500' of the existing fire hydrant and provide a new hydrant if necessary. Alternatively, provide a letter of approval from Sumter County Fire and Rescue regarding the location of the hydrant in relation to the proposed improvements.

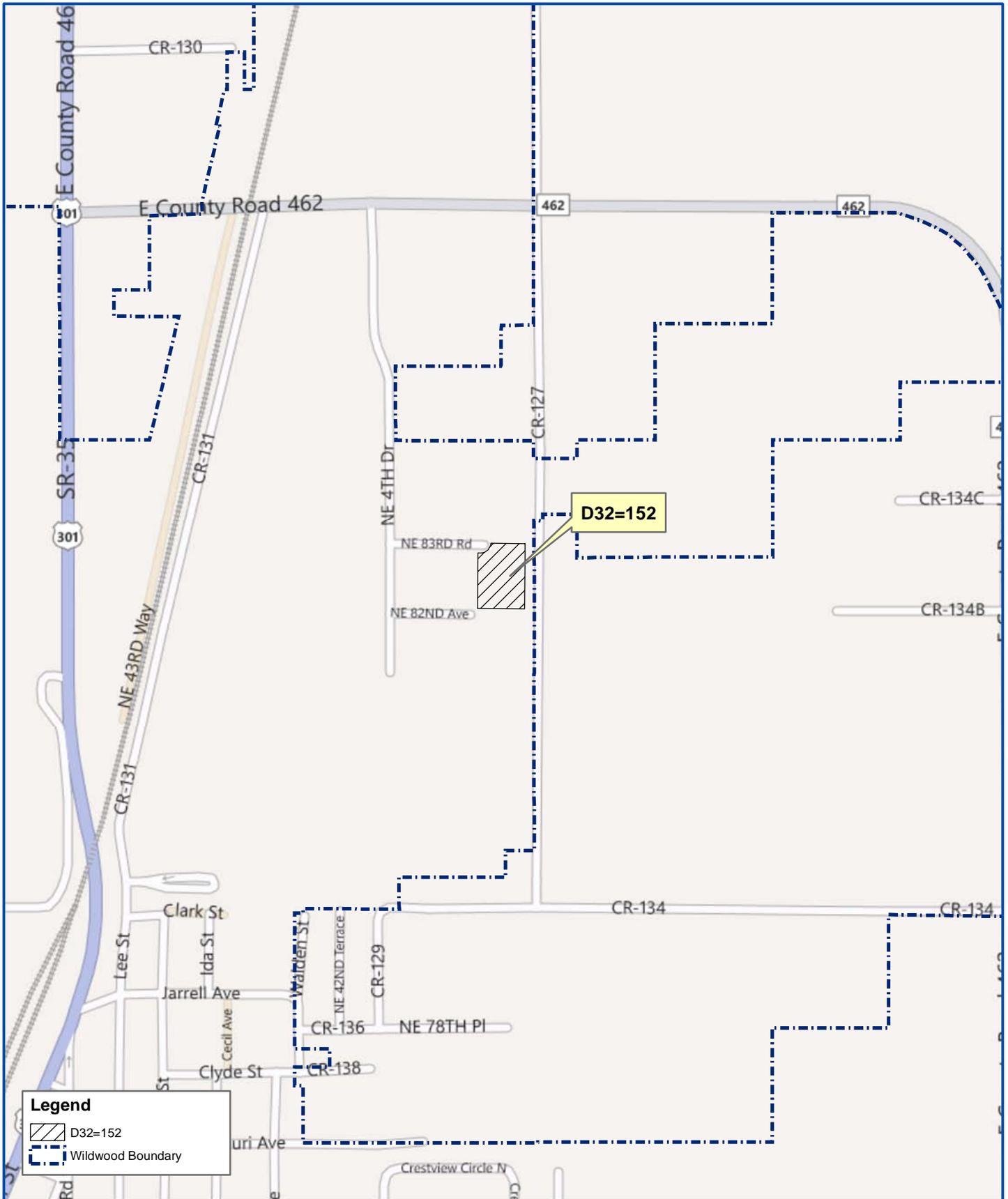
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

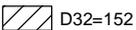
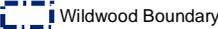
A handwritten signature in blue ink, appearing to read "R. Busche", enclosed within a blue oval scribble.

Richard V. Busche, P.E.

Cc: Dave Grimm – City of Wildwood
Paul Ketz – City of Wildwood
File



Legend

-  D32=152
-  Wildwood Boundary

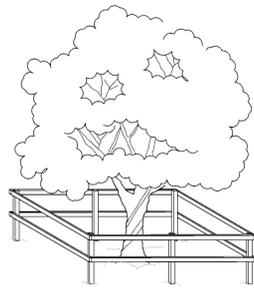


1 inch = 750 feet

D32=152 Parcel Location



INDIVIDUAL OR CONTINUOUS BARRICADE TO BE CONSTRUCTED OF 2X4 LUMBER, 4 HT, TO PROTECT EXISTING TREES TO REMAIN DURING CLEARING OF TREES AND UNDERBRUSH OF TREES REMOVED. LOCATE BARRIER AT DRIP LINE OR AS CLOSE AS POSSIBLE.



NOTE: COORDINATE WITH LANDSCAPE ARCHITECT FOR TREE PROTECTION AND WHICH TREES ARE TO BE PROTECTED AND WHICH ARE TO BE RELOCATED.

TREE PROTECTION DETAIL
NOT TO SCALE

TREE LEGEND

- EXISTING TREES TO REMAIN AND PROTECTED PER DETAIL THIS SHEET

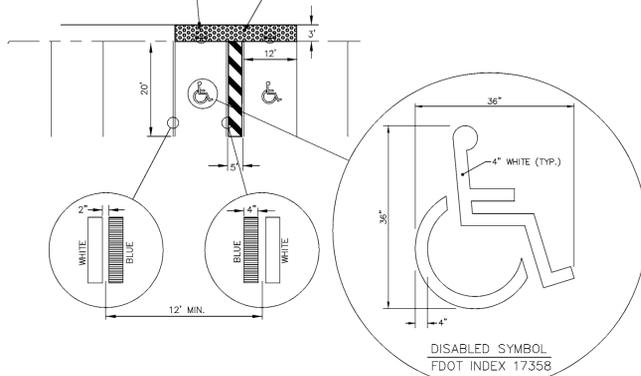
NOTE: ALL EXISTING TREES NOT FLAGGED FOR REMOVAL OR RELOCATION SHALL REMAIN IN PLACE WITH TREE PROTECTION PROVIDED PER DETAILS



NOTE: (HANDICAP SIGN ONLY)

- ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. "L" LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
- TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
- BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
- ONE SIGN REQUIRED FOR EACH PARKING SPACE.
- HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD)

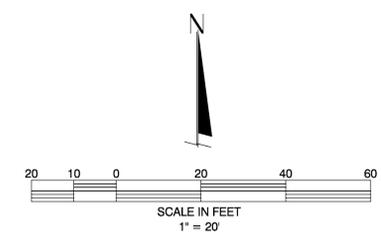
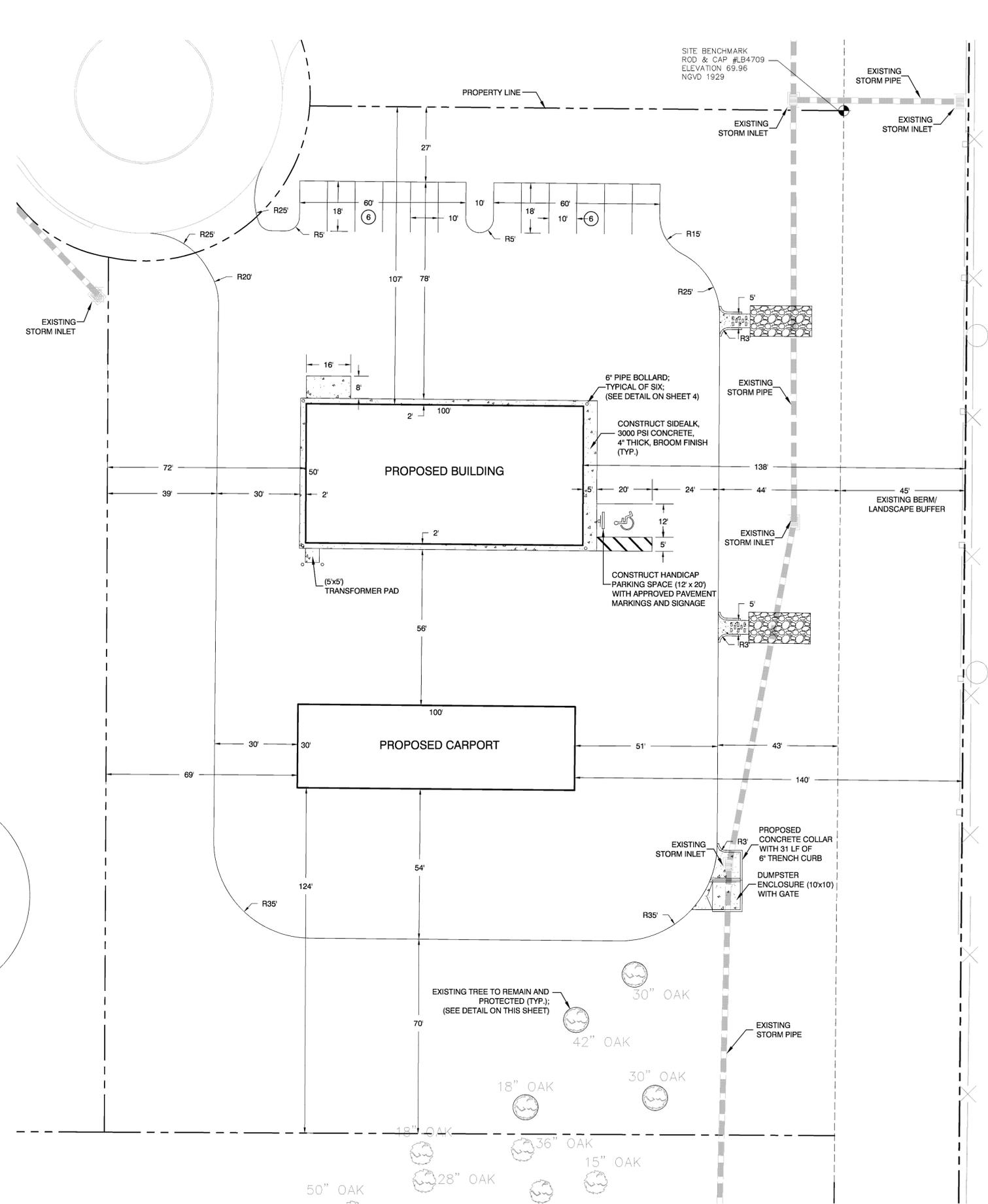
SEE DETAIL DTL002 FOR RESERVED PARKING SIGNAGE SPECIFICATIONS



HANDICAP PARKING STRIPING FOR SINGLE SPACES

NOTES:

- EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY," OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGNS SHALL NOT BE OBTUSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION, THE CITY OF ALTAMONTE SPRINGS DISCOURAGES VARIATIONS FROM THE STANDARD.
- FL DOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.
- THIS DETAIL IS PROVIDED TO SUPPORT LDC SECTION 3.41.3.2



SITE DATA

- ZONED: I.P. (PLANNED INDUSTRIAL)
- PROPOSED USE: INDUSTRIAL
- PROJECT ADDRESS - TO BE ASSIGNED
- ELECTRIC BY: SUMTER ELECTRIC COOPERATIVE
- WATER BY: CITY OF WILDWOOD
- SEWER BY: CITY OF WILDWOOD
- TELEPHONE BY: CENTURY LINK
- SOLID WASTE BY: WASTE MANAGEMENT
- BUILDING CONSTRUCTION: MASONRY/STEEL CONST.
- BUILDING HEIGHT: MAX. HEIGHT = 50'-0"
- LOCATED IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA
- 2.16 ACRES, MORE OR LESS
- SOIL TYPE - 4 CANDLER FINE SANDS
- SOIL TYPE - 8 LAKE FINE SANDS
- PERMITTING AGENCIES: -CITY OF WILDWOOD -S.W.F.W.M.D.

PARKING PROVIDED:
10' x 18' STANDARD SPACES = 12
12' x 20' HANDICAP SPACES = 1
TOTAL PARKING PROVIDED = 13

WAREHOUSE PARKING REQUIREMENTS (4,000 S.F.)
1 SPACE PER 1,000 S.F. = 4

OFFICE PARKING REQUIREMENTS (1,000 S.F.)
1 SPACE PER 250 S.F. = 4

TOTAL PARKING REQUIRED = 8

IMPERVIOUS AREA:
CONCRETE = 1,049 SQ. FT. (0.03 AC.) 1.39% COVERAGE
PARKING = 39,878 SQ. FT. (0.92 AC.) 42.59% COVERAGE
BUILDINGS = 8,000 SQ. FT. (0.18 AC.) 8.33% COVERAGE

TOTAL IMPERVIOUS = 48,927 SQ. FT. (1.12 AC.) 52.00% COVERAGE
TOTAL OPEN AREA = 45,302 SQ. FT. (1.04 AC.) 48.15% COVERAGE
TOTAL SITE AREA = 94,089 SQ. FT. (2.16 AC.) 100% COVERAGE

BUILDING SETBACKS
* 20 FT FROM OUTER BOUNDARY UNLESS OTHERWISE NOTED PER MEMORANDUM OF AGREEMENT WITH DUBLIN INVESTMENTS.

- NOTES:**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
 - ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
 - ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
 - ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE LEAD-FREE PAINT. SITE LIGHTING TO BE PROVIDED BY BUILDING MOUNTED LIGHT FIXTURES.
 - REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPSTER.
 - PROJECT IS NOT WITHIN 100 YR FLOOD PLANE PER FEMA PANEL 1202960075B, AND IS LOCATED IN ZONE C.

BY	
REVISIONS	
DATE	

ENGINEERS SURVEYORS PLANNERS
FARNER BARLEY AND ASSOCIATES, INC.
Certificate of Authorization Number: 4709
4450 N.E. 53rd Road • Wildwood, Florida 34785 • (352) 748-3126

MICO CUSTOMS AT SHAMROCK COMMERCIAL PROPERTY SITE PLAN

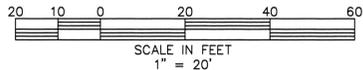
DATE	12/08/2011
DRAWN BY	JJT
CHKD BY	JJT
FILE NAME	GRADING
JOB NO.	111108.0000

LEGEND

- INDICATES 4" x 4" CONCRETE MONUMENT FOUND, UNLESS OTHERWISE NOTED.
- INDICATES 4" x 4" CONCRETE MONUMENT SET, (LB # 4709) UNLESS OTHERWISE NOTED.
- INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT
- (P.C.P.) FOUND, UNLESS OTHERWISE NOTED.
- (R.P.) REBAR AND CAP SET, (LB # 4709) UNLESS OTHERWISE NOTED.
- INDICATES CONCRETE OCTAGON MONUMENT FOUND.
- INDICATES CONCRETE MONUMENT.
- INDICATES PERMANENT REFERENCE MARKER
- INDICATES PERMANENT CONTROL POINT
- INDICATES MEASURED
- INDICATES PLAT
- INDICATES DESCRIPTION
- INDICATES CALCULATED
- INDICATES FOUND
- INDICATES IDENTIFICATION
- INDICATES CURVE NUMBER IN CURVE TABLE.
- INDICATES LINE NUMBER IN LINE TABLE
- INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- INDICATES ARC LENGTH
- INDICATES CHORD LENGTH
- INDICATES CHORD BEARING
- INDICATES RADIUS LENGTH
- INDICATES CENTERLINE
- PSM INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- PLS INDICATES PROFESSIONAL LAND SURVEYOR
- RLS INDICATES REGISTERED LAND SURVEYOR
- (R) INDICATES RADIAL LINE
- LB INDICATES LICENSED BUSINESS
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- O.R.B. INDICATES OFFICIAL RECORD BOOK
- R/W INDICATES RIGHT-OF-WAY
- (N.T.) INDICATES NON-TANGENT
- PC INDICATES POINT OF CURVATURE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- OH INDICATES OVERHEAD
- AC INDICATES AIR CONDITIONER
- ○ INDICATES UTILITY POLE
- ○ INDICATES GUY ANCHOR
- ○ INDICATES LIGHT POLE
- ○ INDICATES ELECTRICAL RISER
- ○ INDICATES TELEPHONE RISER
- ○ INDICATES WATER METER
- ○ INDICATES WELL
- ○ INDICATES BARBED WIRE FENCE
- ○ INDICATES WOOD BOARD FENCE
- ○ INDICATES CHAIN LINK FENCE
- ○ INDICATES BENCHMARK

NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. DESCRIPTION PREPARED FOR THIS SURVEY.
4. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH RANGE 23 EAST AS BEING S00°30'55"W, AN ASSUMED MERIDIAN.
5. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
6. UNDERGROUND: IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
7. ELEVATIONS DEPICTED HEREON REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.



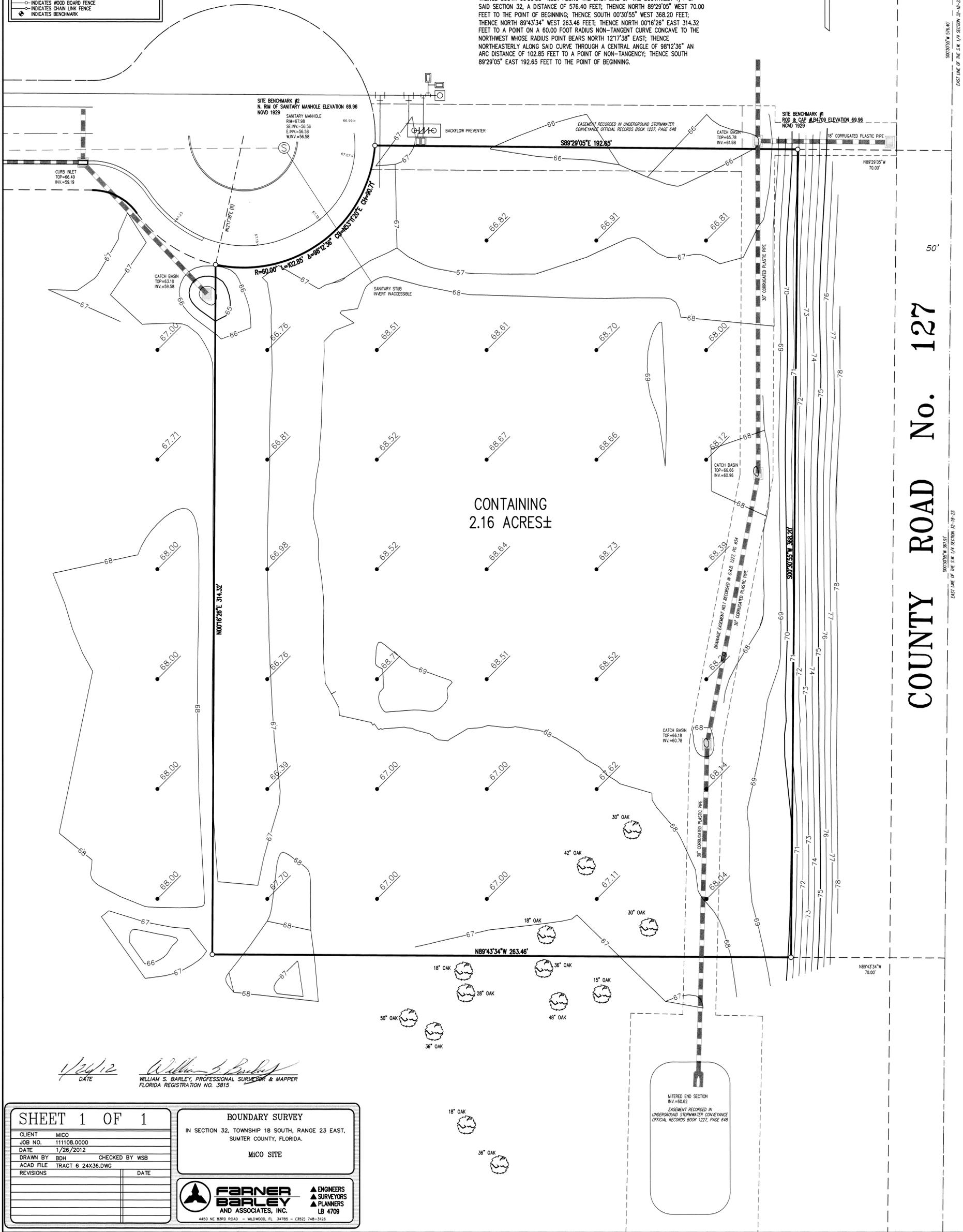
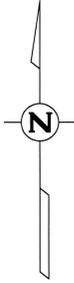
BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°30'55" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 576.40 FEET; THENCE NORTH 89°29'05" WEST 70.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°30'55" WEST 368.20 FEET; THENCE NORTH 89°43'34" WEST 263.46 FEET; THENCE NORTH 00°16'28" EAST 314.32 FEET TO A POINT ON A 60.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHWEST WHOSE RADIUS POINT BEARS NORTH 12°17'38" EAST; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 98°12'36" AN ARC DISTANCE OF 102.85 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°29'05" EAST 192.65 FEET TO THE POINT OF BEGINNING.

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
THE SOUTHWEST 1/4 OF
SECTION 32-18-23



DATE: 1/26/12
 Signature: William S. Barley
 WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 3815

SHEET 1 OF 1	
CLIENT	MICO
JOB NO.	111108.0000
DATE	1/26/2012
DRAWN BY	BDH
CHECKED BY	WSB
ACAD FILE	TRACT 6 24X36.DWG
REVISIONS	DATE

BOUNDARY SURVEY

IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA.

MICO SITE

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

METERED END SECTION
 EASEMENT RECORDED IN
 UNDERGROUND STORMWATER CONVEYANCE
 OFFICIAL RECORDS BOOK 1227, PAGE 648

COUNTY ROAD No. 127

SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 32-18-23
 EAST LINE OF THE S.W. 1/4 OF SECTION 32-18-23

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate
Staff Report

Case Number: RZ 1201-02

Owner: Great Lakes Carpet and Tile, Inc. and MMMP, LLC (H. Gary Morse, Manager)

Applicant: City of Wildwood

Location: Southeast of the intersection of County Road 462 and NE 44th Drive

The City of Wildwood seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a rezoning from “C-3 General Commercial - Highway” to “M-1 Industrial” in conformance with the Future Land Use Map of the Comprehensive Plan.

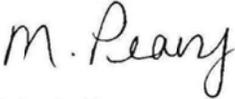
Staff recommends approval of Ordinance #02012-11 (attached), to be forwarded to the City Commission.

The 2.16 +/- acre subject parcel is located to the southeast of the intersection of County Road 462 and NE 44th Drive. The property was recently subject to an approved Small Scale Comprehensive Plan amendment to change the future land use to “Industrial”. The requested zoning of “M-1 Industrial” will bring the property into compliance with the Future Land Use Map and the Comprehensive Plan.

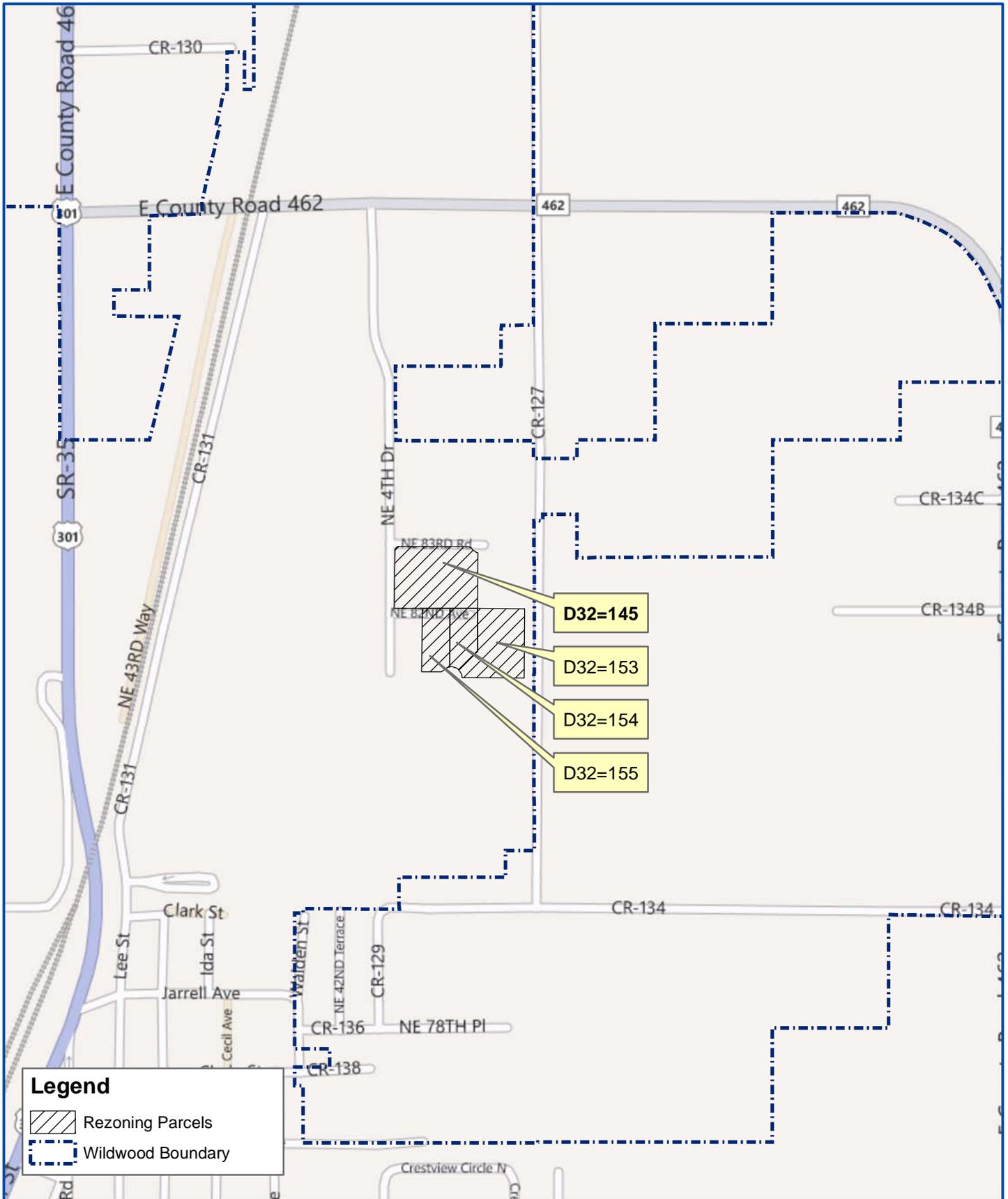
The Planning and Zoning Board/Special Magistrate has to duty to recommend approval, approval with conditions, or denial of the rezoning pursuant to subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice 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 January 27, 2012.

DATED: February 1, 2012



Melanie Peavy
Development Services Director



Legend

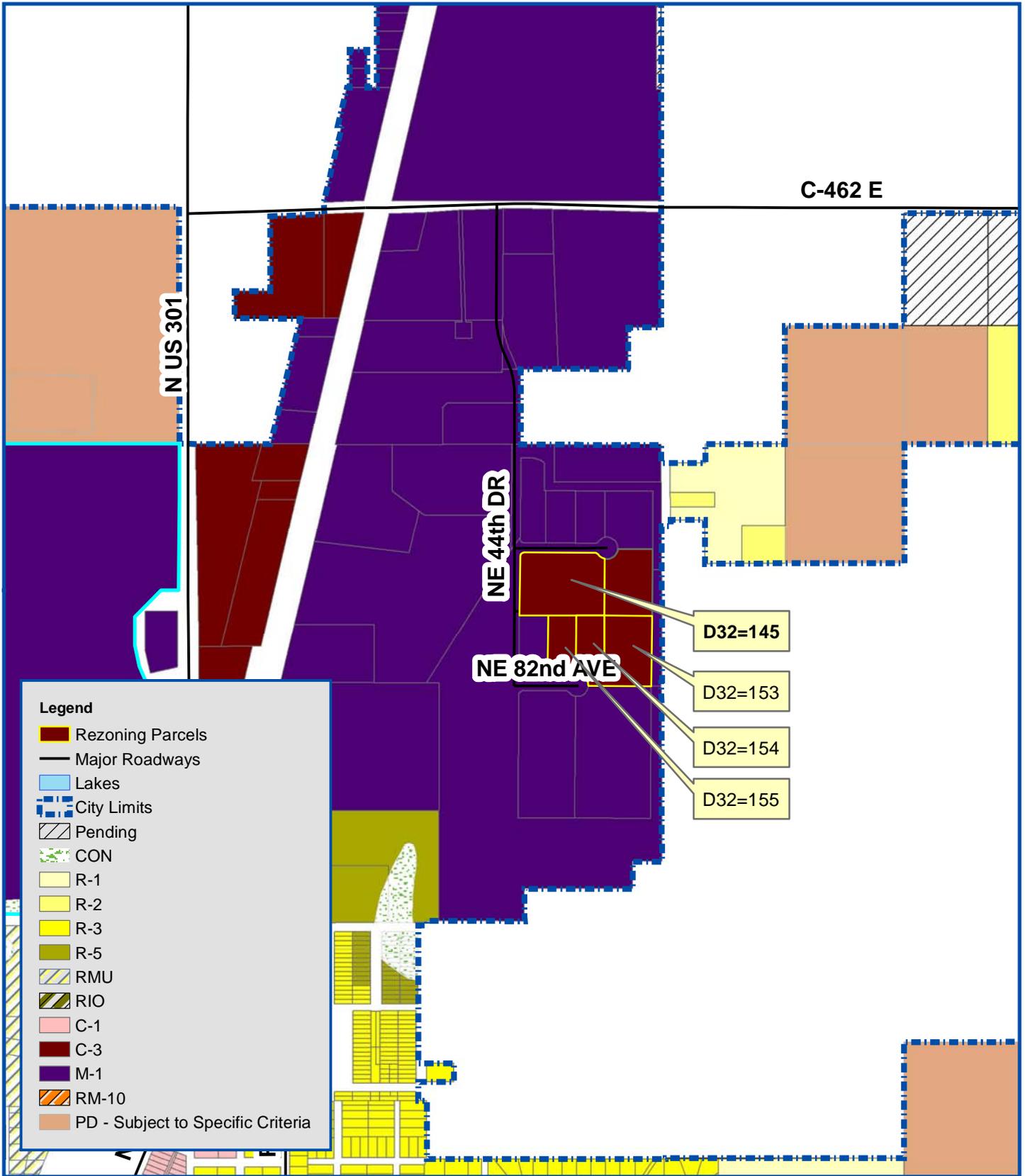
-  Rezoning Parcels
-  Wildwood Boundary



1 inch = 750 feet

**D32=145, D32=153, D32=154, D32=155
Parcel Locations**





1 inch = 750 feet

**D32=145, D32=153, D32=154, D32=155
Existing Zoning**



ORDINANCE NO. O2012-11

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 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 "C-3: Commercial", shall be rezoned to "M-1: Industrial", pursuant to the City of Wildwood Land Development Regulations and official Zoning Map;

Great Lakes Carpet and Tile, Inc.
Parcel Number D32=145
MMMP, LLC (H. Gary Morse, Manager)
Parcel Numbers D32=153, D32=154, & D32=155
Containing 8.7 acres +/-

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE SOUTH 00°30'55" WEST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32, A DISTANCE OF 576.40 FEET; THENCE NORTH 89°29'05" WEST 70.00 FEET; THENCE SOUTH 00°30'55" WEST 368.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°30'55" WEST 390.36 FEET; THENCE NORTH 89°29'57" WEST 349.52 FEET TO A POINT ON A 60.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 89°27'33" WEST; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 139°44'55" AN ARC DISTANCE OF 146.34 FEET TO A POINT OF REVERSE CURVATURE OF A 25.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°42'31" AN ARC DISTANCE OF

21.69 FEET TO A POINT OF TANGENCY; THENCE N89°29'57"W, 102.17 FEET; THENCE N00°30'03"E, 358.07 FEET; THENCE N89°43'34"W, 157.06 FEET; THENCE N00°30'03"E, A DISTANCE OF 323.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°46'23"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.17 FEET; THENCE S89°43'34"E, A DISTANCE OF 387.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 53°58'05"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 23.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEAST HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 41°56'53"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.93 FEET; THENCE S00°16'26"W, A DISTANCE OF 314.32 FEET; THENCE S89°43'34"E, 263.46 FEET TO THE POINT OF BEGINNING.

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 _____, 2011, by
the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

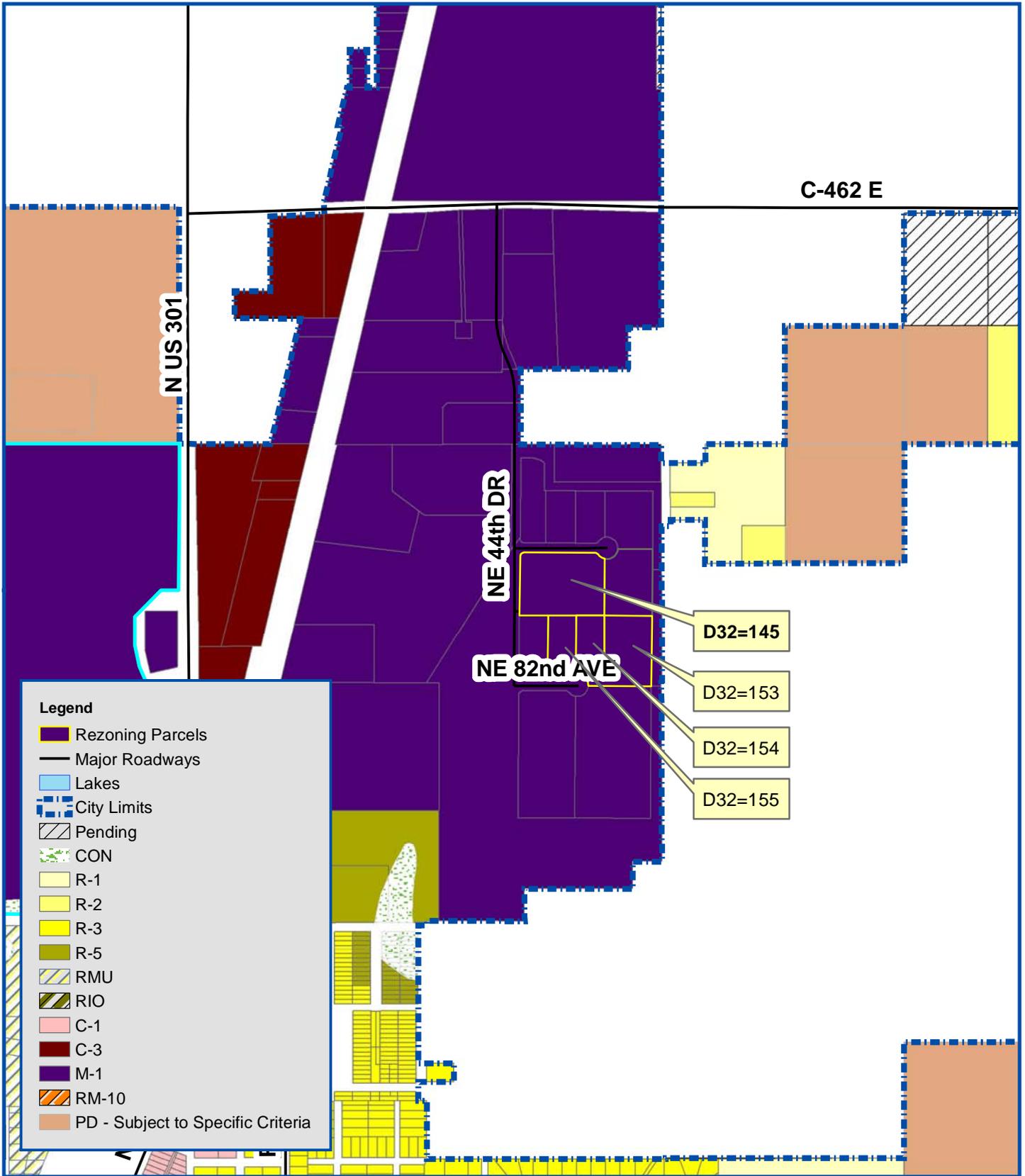
First Reading: _____

Second Reading: _____

Approved as to form:

Jerri A. Blair, City Attorney

I:\Development Services New\Developments and Projects\SP 1112-04 Mico Customs @ Shamrock Commercial Properties\O2012-XX
MICO Customs @ Shamrock Rezoning.doc



1 inch = 750 feet

**D32=145, D32=153, D32=154, D32=155
Proposed Zoning**



CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1110-01

Parcel Number(s): G04=021, G04=004, and G03=004

Property Location: North of CR 466A; East of Powell Road/CR 462
intersection near The Villages

Owner/Developer: Word Family, LLC (Tow Word)

Applicant: AVID Group on behalf of Word Family, LLC

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a "Planned Development" (PD) approval on 157 acres of property zoned "Central Mixed Use" (CMU). The CMU zoning district allows for a mix of retail, medical, office, residential, and recreational uses.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2012-07 adopts the Trailwinds Planned Development Agreement. The Project's legal description, conceptual development plans, typical internal roadway section, typical buffer and linear park sections have been incorporated into the Ordinance as exhibits. The PD Agreement outlines specific criteria and standards for the Project.

The Project's development program consists of no more than 420 dwelling units, 160,000 SF of commercial office, 200,000 SF of commercial retail, and no less than 5 acres of recreational uses. It is worth noting the development entitlements sought by the Applicant are significantly less than that which is permissible under the CMU zoning district. The Developer intends to construct a 960 bed Adult Living Facility (ALF) and a 100 unit Independent Living Facility (ILF) rather than 420 traditional dwelling units by utilizing the conversion ratio allowed by the City.

Prior to site plan approval, the Developer is required to enter into a Developer's/Utility Agreement with the City to address the provision of water, wastewater and reuse water services. Said agreement will also specify the operation and maintenance responsibilities of other on-site infrastructure.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The Project meets or exceeds the minimum requirements of the Comprehensive Plan and the Land Development Regulations, and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

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. The City has received numerous response letters in opposition to the Project. The majority of the opposition letters are from residents of the adjoining neighborhood to the north (homes along Ansley Path in The Villages). The letters stated concerns about the Project's impact to their neighborhood.

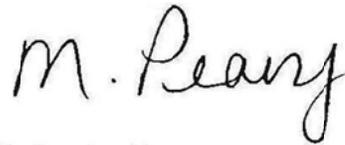
Notice also has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on January 27, 2012.

Staff recommends approval of Ordinance #02012-07 to be forwarded to the City Commission for final action for the following reasons:

- The Project's development program is significantly less than the maximum development that may be sought;
- The nature and characteristics of the Project are consistent with development trends in the area; and
- Ordinance O2012-07 includes standards and criteria that mitigate the potential impacts of the Project; and
- The Project meets or exceeds the minimum requirements of the Comprehensive Plan and Land Development Regulations.

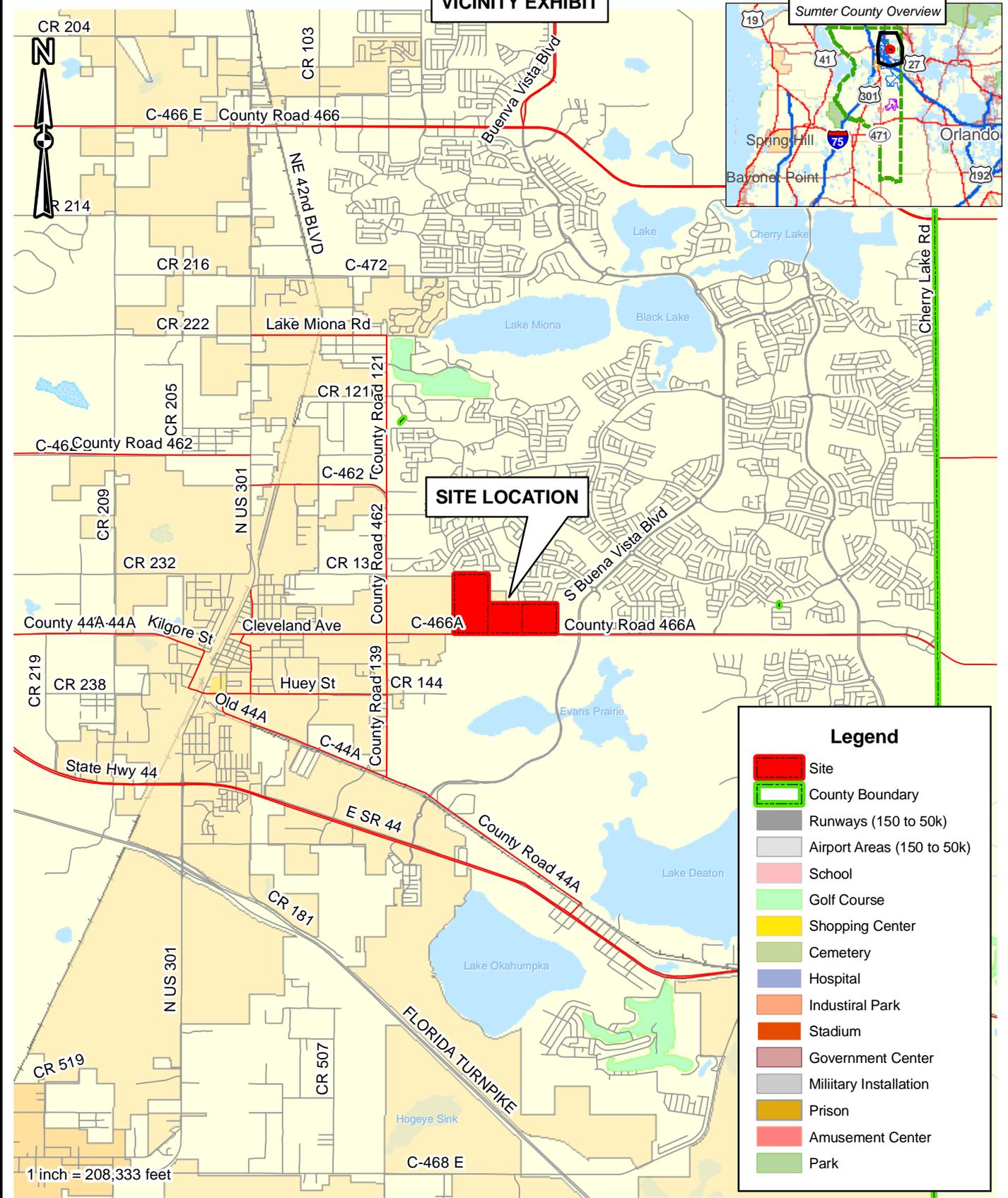
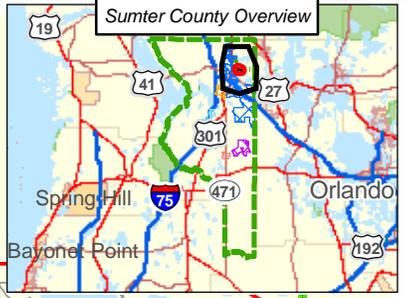
The Planning and Zoning Board/Special Magistrate has a duty to recommend to the City Commission approval, approval with conditions, or denial pursuant to subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations.

DATED: February 1, 2012



Melanie Peavy
Development Services Director

VICINITY EXHIBIT



AVID GROUP

CIVIL ENGINEERING
LAND PLANNING
TRAFFIC/TRANSPORTATION
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCES
SURVEYING
GIS

2300 CURLEW ROAD, STE 201
PALM HARBOR FLORIDA
34683

PHONE (727) 789-9500
FAX (727) 784-6662
AVIDGROUP.COM

**TRAILWINDS VILLAGE
WORD FAMILY LLC**

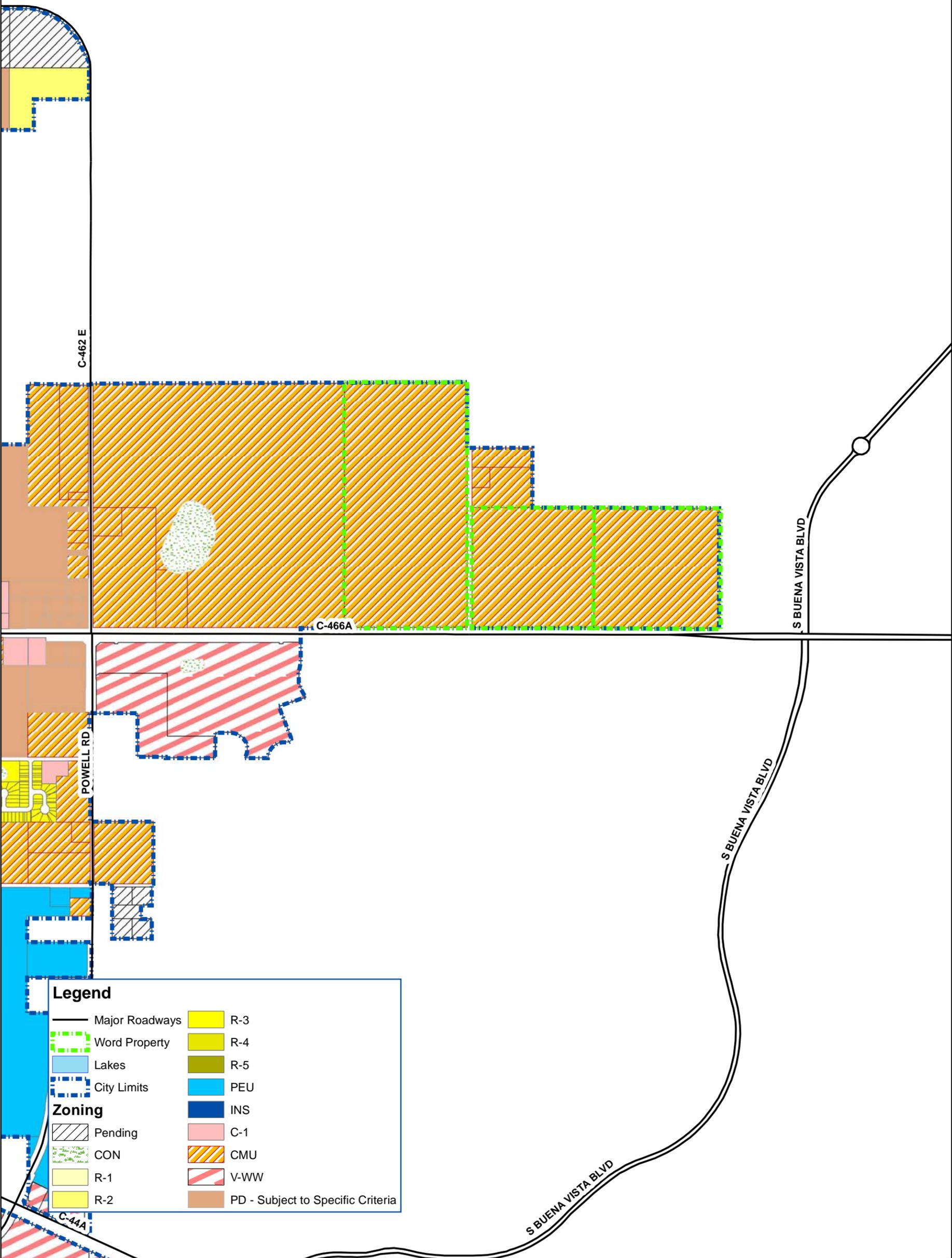
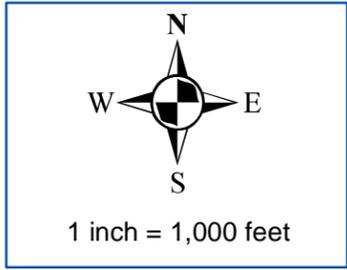
CITY OF WILDWOOD, SUMTER COUNTY

EXHIBIT-NO

VIC-1

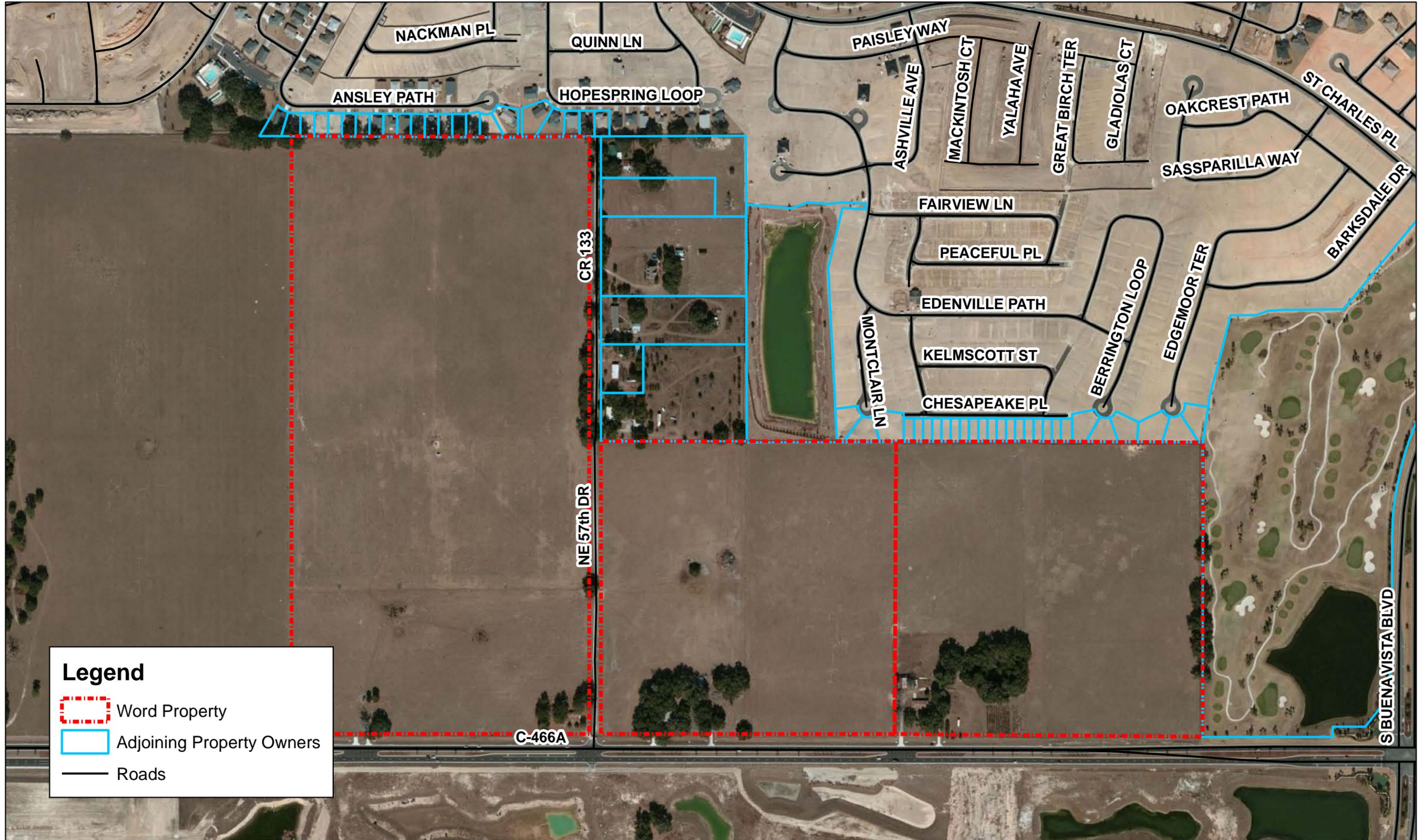
GIS DATA SOURCE: 2008 ESRI & 2011 SUMTER COUNTY DATA

The sole purpose of this drawing is to illustrate the approximate dimensions and layout of the demised premises. No other warranty or representation, expressed or implied, is made with respect to the illustration. All quantities are estimated.



Legend	
— Major Roadways	■ R-3
- - - Word Property	■ R-4
■ Lakes	■ R-5
- - - City Limits	■ PEU
Zoning	
▨ Pending	■ INS
▨ CON	■ C-1
■ R-1	▨ CMU
■ R-2	▨ V-WW
	■ PD - Subject to Specific Criteria

Adjoining Neighborhood to the Word Property



Site Photos:

Perspective of Residents along Ansley Path (The Villages)









ORDINANCE NO. 2012-07

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 WORD FAMILY LLC; 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 filed by Word Family LLC (hereinafter referred as the, "Developer") for a Mixed Use 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 February 7, 2012 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Word Family LLC Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on October 31, 2011.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. 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.
- D. That the Developer intends to develop a Project consisting of 157.02 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. 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 Applicant has applied for a Mixed Use Planned Development (MUPD) of the lands described in “Exhibit A”.
- B. That the zoning district of the subject land described in “Exhibit A” is classified as Central Mixed Use (CMU) 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. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- 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 shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by AVID Group dated January 30, 2012 (revision date) is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
 - 1) The conceptual development plan illustrates the general location of the following land uses:

- a. Residential: Adult Living Facility (ALF) and Independent Living Facility (ILF);
 - b. Commercial Office and Medical Office;
 - c. Commercial Sales and Retail; and
 - d. Recreational (Parks)
- 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements.

C. Development Program. The Project shall be developed in one (1) phase in accordance with the conceptual development plan and this Section.

- 1) Residential Development. The residential component of the Project shall contain a mix of two (2) or more housing types. Adult Living Facilities and Independent Living Facilities each count as one (1) housing type. Conversions of ALF beds and ILF units to other residential units are permitted. Three (3) ALF beds shall equal one (1) residential unit. One (1) ILF unit shall equal one (1) residential unit.
- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential (ALF and ILF)	30.00
Commercial Office and Medical Office	33.87
Commercial Sales and Retail	37.90
Recreational	5.46
Total	107.23

- 3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Residential		960 (ALF beds) 100 (ILF units)
Office	160,000	
Retail	200,000	

- 4) Land Use (Trip) Equivalency Matrix. Land uses may be converted to land uses in accordance with the following Table provided doing

so does not exceed Development of Regional Impact thresholds established by F.S. § 380.06(2)(d) and Chapter 28-24, Florida Administrative Code. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 8th Edition.

		<i>Change To</i>						
		Residential, Condo/Townhome (per Unit)	Residential, Apartment/Multi-Family (per Unit)	Residential, ACLF (per Bed)	Residential, ILF (per Unit)	Commercial Retail (1,000 SF)	Commercial Office (1,000 SF)	Medical Office (1,000 SF)
<i>Change From</i>	Residential, Condo/Townhome (per Unit)	N/A	1.701	0.605	0.750	11.828	4.102	9.521
	Residential, Apartment/Multi-Family (per Unit)	0.588	N/A	0.356	0.441	6.954	2.411	5.598
	Residential, ACLF (per Bed)	1.652	2.809	N/A	1.239	19.535	6.774	15.726
	Residential, ILF (per Unit)	1.333	2.268	0.907	N/A	15.771	5.469	12.695
	Commercial Retail (1,000 SF)	0.085	0.144	0.051	0.063	N/A	0.347	0.805
	Commercial Office (1,000 SF)	0.244	0.415	0.148	0.183	2.884	N/A	2.321
	Medical Office (1,000 SF)	0.105	0.179	0.064	0.079	1.242	0.431	N/A

Example #1: To convert from Commercial Sales to Medical Office:

- Take the desired sq.ft. of Medical Office and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales.
- 20,000 sq.ft. of Medical Office * 0.805 (Commercial Sales equiv. factor) = 16,100 sq.ft. of Commercial Sales
- To add 20,000 sq.ft. of Medical Office, you reduce Commercial Sales by 16,100 sq.ft.

Example #2: To convert from Commercial Sales to ACLF beds:

- Take the desired ACLF beds and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales
- 200 ACLF beds * 0.051 (Commercial Sales equiv. factor) = 10.2 * 1,000 = 10,200 sq.ft. Commercial Sales
- To add 200 ACLF beds, you reduce Commercial Sales by 10,200 sq.ft.

D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development 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. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:
- 1) Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.
- F. Principal Uses. Principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations shall be permitted within the Project with the exception of retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses with outdoor storage of goods. However, the outside storage of goods is permissible if the goods:
- a. Are located contiguous either behind or flanking the principal structure;
 - b. Are enclosed by a screen or other similar material; and
 - c. Are architecturally compatible with the principal structure.
- G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.
- H. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design District Standards pursuant to section 6.12 of the Land Development Regulations.
- I. Recreation and Open Space. The Project shall maintain a minimum of 15% open space.
- 1) Parks and Recreation. The Project shall contain a minimum of 5 acres of parks which may include both passive and active recreation parks.
 - 2) Buffers. The Project shall contain a 25' perimeter buffer along CR 466, a 25' perimeter buffer along the northern boundary where it abuts platted single-family subdivision lots within The Villages of Sumter, and a 20' wide perimeter buffer elsewhere. The Project will also contain 10' wide interior buffers in instances where there is a change of land use and along both sides of internal roadways (public and private) as depicted on the typical roadway section incorporated into this Ordinance as "Exhibit D". Typical 100' landscape buffer sections are incorporated into this Ordinance as "Exhibit C."

- 3) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations.

- 1) Gopher Tortoise Survey. As stated in the Preliminary Protected Species Assessment submitted with the Planned Development application, a gopher tortoise survey is required 90 days prior to any construction activities taking place. If tortoises are found on the Project, a relocation permit from the Florida Fish and Wildlife Conservation Commission may be required.
- 2) Wetlands. The Project contains a 0.36 acre wetland as shown on the conceptual development plan. A 15' minimum, 25' average buffer is required along the preserved wetland. The wetland and associated wetland buffer may be utilized as a passive recreation park.

K. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's water and wastewater system prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services.

- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, section 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities easement serving lands other than the Planned Development shall be underground.
- 5) Transportation Concurrency: There is sufficient roadway capacity available to accommodate the Project at buildout. The responsibility to fund the improvements listed in Section L of this ordinance, in part or whole, will be the responsibility of the applicant/developer.

L. Access and Transportation

- 1) Access.
 - a. CR 466A. CR 466A is owned, operated, and maintained by Sumter County. The main access point from CR 466A for the Project shall be "Road A" as depicted on the conceptual development plan. Six (6) other access points to the Project shall be permitted along CR 466A if approved by Sumter County.
 - b. CR 133. To ensure the traffic generated by the Project does not adversely impact the existing residents along CR 133, the Project shall construct an internal roadway parallel to CR 133 as indicated on the conceptual development plan unless superseded by a future agreement. This internal roadway shall be buffered from CR 133 as described herein.
 - c. NE 57th Drive. NE 57th Drive is an unimproved road that currently provides ingress and egress to several homes along CR 133 (north of the Project). The Project shall ensure two (2) access points to CR 133 are provided along the Project's internal roadways as shown on the conceptual development plan.
 - d. Interconnectivity to the West. The Project is required to construct at least one (1) internal roadway west to the adjoining property. The conceptual development plan has identified "Road C" as this east/west connection through the Project. Cross-access to the adjoining property to the west shall also be provided within the commercial development pod in the southwest corner of the Project.

- 2) Transportation System Improvements. The Developer shall be fully responsible for the following improvements to the transportation system to mitigate transportation impacts of the Project. These improvements were identified in the Traffic Impact Analysis submitted with the Planned Development application:
 - a. The Developer shall construct a second westbound turn lane on CR 466A to Powell Road in order to maintain a level of service (LOS) "C" at the intersection of CR 462/Powell Road and CR 466A.
 - b. The Developer shall construct left and right turn deceleration lanes at all site access points to ensure safe and efficient operations to and from the Project.
 - c. The Developer shall install a traffic signal at the main access point to the Project (Road A on the conceptual development plan) prior to the Project reaching 40% of buildout.
 - d. The Developer shall install a second traffic signal (if and when deemed warranted by Sumter County) at the access point indentified as Road E-1 on the conceptual development plan.
- 3) Internal Roadways.
 - a. Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed with accordance with the conceptual development plan and the typical roadway section incorporated into this Ordinance as "Exhibit D."
 - b. The Project shall provide a system of multi-use trails and sidewalks that encourage walking and bicycling within the development as shown on the conceptual development plan and on Exhibit D. One side of the road shall contain a 10' wide (minimum) multi-use path and the other side of the road shall contain a 10' wide multi-use path or a 5' wide sidewalk.
 - c. Golf carts. Golf carts may be allowed to utilize the multi-use paths within the Project pending final engineering approval at the time of site plan. The City shall ensure the allowance of golf carts within the Project does not present a safety concern. The Developer is aware that golf carts are not allowed to access or cross CR 466A per the regulations of Sumter County.

M. 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 shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of

common areas. The City will be granted the right to enforce the common areas maintenance obligations against the 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.

- N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and 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.

- O. Impact Fees. The Planned Development 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 Planned Development.

- P. 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 six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. 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

Trailwinds Village Planned Development

Ordinance O2012-07

“Exhibit A”

Legal Description

**LEGAL DESCRIPTION
FOR TRAILWINDS VILLAGE
PLANNED DEVELOPMENT**

LEGAL DESCRIPTION PER BOUNDARY & TOPOGRAPHIC SURVEY BY WILLIAM S. BARLEY, PS&M, OF FARNER BARLEY AND ASSOCIATES, INC., DATED APRIL 4, 2007:

LEGAL DESCRIPTION:

(PROVIDED BY CLIENT)

THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY OF CR 466-A AND C.R. 137.

Trailwinds Village Planned Development

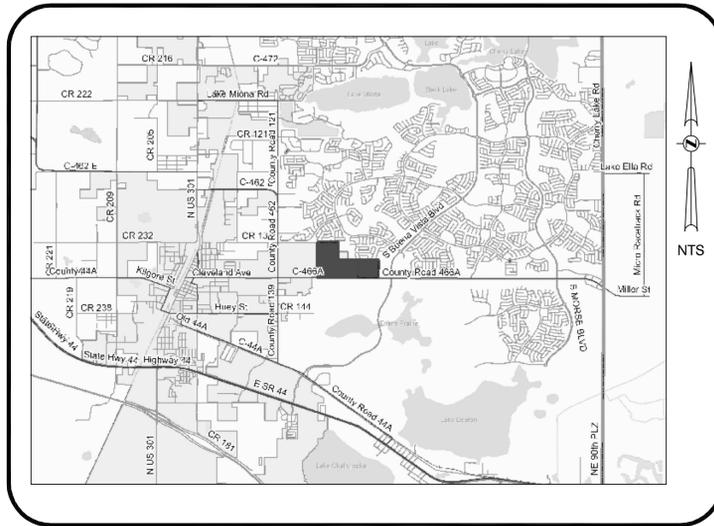
Ordinance O2012-07

“Exhibit B”

Conceptual Development Plan

Revised January 30, 2012

LOCATION MAP



LEGAL DESCRIPTION

LEGAL DESCRIPTION PER BOUNDARY & TOPOGRAPHIC SURVEY BY WILLIAM S. BARLEY, PS&M, OF FARNER BARLEY AND ASSOCIATES, INC., DATED APRIL, 2007.

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY OF CR-466A AND CR 137.

PROFESSIONAL TEAM

CIVIL ENGINEERS/PLANNERS:

AVID GROUP
2300 CURLEW ROAD SUITE 201
PALM HARBOR, FLORIDA 34683
PHONE: (727) 789-9500

GEOTECHNICAL ENGINEERS/BIOLOGISTS:

UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PHONE: (407) 423-0504

SURVEYORS:

FARNER BARLEY AND ASSOCIATES, INC
4450 NE 83RD ROAD
WILDWOOD, FL 34785
PHONE: (352) 748-3126

UTILITY COMPANIES

POWER:
SECO ENERGY - SUMTER COUNTY
330 S. HIGHWAY 301
SUMTERVILLE, FL 33585-0301
PHONE: (352) 793-3801

WATER:
CITY OF WILDWOOD WATER DEPT.
100 N. MAIN ST.
WILDWOOD, FL 34785
PHONE: (352) 330-1346

TELEPHONE / CABLE:
CENTURYLINK - OCALA
3202 SE BROADWAY ST.
OCALA, FL 34471-2126
PHONE: (352) 368-8785

SEWER:
CITY OF WILDWOOD WATER DEPT.
100 N. MAIN ST.
WILDWOOD, FL 34785
PHONE: (352) 330-1349

GAS:
TECO PEOPLES GAS - OCALA
702 N. FRANKLIN ST.
P.O. BOX 2562
TAMPA, FL 33601-2562
PHONE: (352) 622-0111 / (877) 832-6747

PLANNED DEVELOPMENT
CONCEPT PLAN

FOR

TRAILWINDS VILLAGE

@ CR-466A & NE 57TH DR.

SECTIONS 3 & 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

Prepared For:

WORD FAMILY LLC

4300 NW 23RD AVENUE; SUITE 37
GAINESVILLE, FL. 32606
PHONE: (352) 317-2863

Prepared By:



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
SURVEYING FAX (727) 784-6662
GIS AVIDGROUP.COM

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DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING AVID GROUP, @ (727)789-9500.

NO.	DATE	DESCRIPTION	BY
7			
6			
5			
4			
3			
2	1/30/12	REVISED PER CLIENT	PP
1	12/21/11	CITY COMMENTS	BM
R E V I S I O N S			

PLAN INDEX

- COVER SHEET
- PD CONCEPT PLAN
- OVERALL CONCEPT PLAN

SITE DATA

CURRENT FUTURE LAND USE: CMU (CENTRAL MIXED USE)

PROPOSED FUTURE LAND USE: CMU (CENTRAL MIXED USE)

CURRENT ZONING: CMU (CENTRAL MIXED USE)

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

DETERMINATION OF PROPOSED / MAXIMUM BUILDOUT SCENARIO		REQUIRED	PROPOSED	
GROSS SITE AREA		157.02 AC	157.02 AC	
30% REDUCTION (PER COMP PLAN FLUE POLICY 1.6.1)		47.11 AC (30% MIN)	49.79 AC (31.7%)	
NET DEVELOPABLE AREA		109.91 AC (70% MAX)	107.23 AC (68.3%)	
MIXED USE LAND AREA REQUIREMENTS (NET DEVELOPABLE AREA)				
	MINIMUM	MAXIMUM	PROPOSED (ACRES)	PROPOSED (DENSITY/INTENSITY)
RESIDENTIAL CATEGORY A (RESIDENTIAL, 10-14 DU/AC)	21.98 AC (20%)	54.96 AC (50%)	30.00 AC (27.3%)	420 DU (14.00 DU/AC)
NONRESIDENTIAL CATEGORY B (COMMERCIAL SALES, 0.5 FAR)	11.99 AC (15%)	39.96 AC (50%)	79.91 AC (72.7%)	
CATEGORY C (COMMERCIAL OFFICE, 0.5 FAR)	19.98 AC (25%)	39.96 AC (50%)	37.90 AC (47.4%)	200,000 SF (0.12 FAR)
CATEGORY D & E (REG/TOURISM, GOV'T, CMVC, INST & REC, 0.5 FAR)	4.00 AC (5%)	7.99 AC (10%)	33.87 AC (42.4%)	160,000 SF (0.11 FAR)
			5.46 AC (6.8%)	- SF (- FAR)
			TOTAL	107.23 AC (100.0%)

30% LAND AREA BREAKDOWN		PROPOSED
STORMWATER RETENTION/OPEN SPACE		19.54 AC
ROADS		19.45 AC
PERIMETER BUFFERS		6.33 AC
INTERIOR BUFFERS		4.47 AC
		TOTAL
		49.79 AC

LAND USE (TRIP) EQUIVALENCY MATRIX

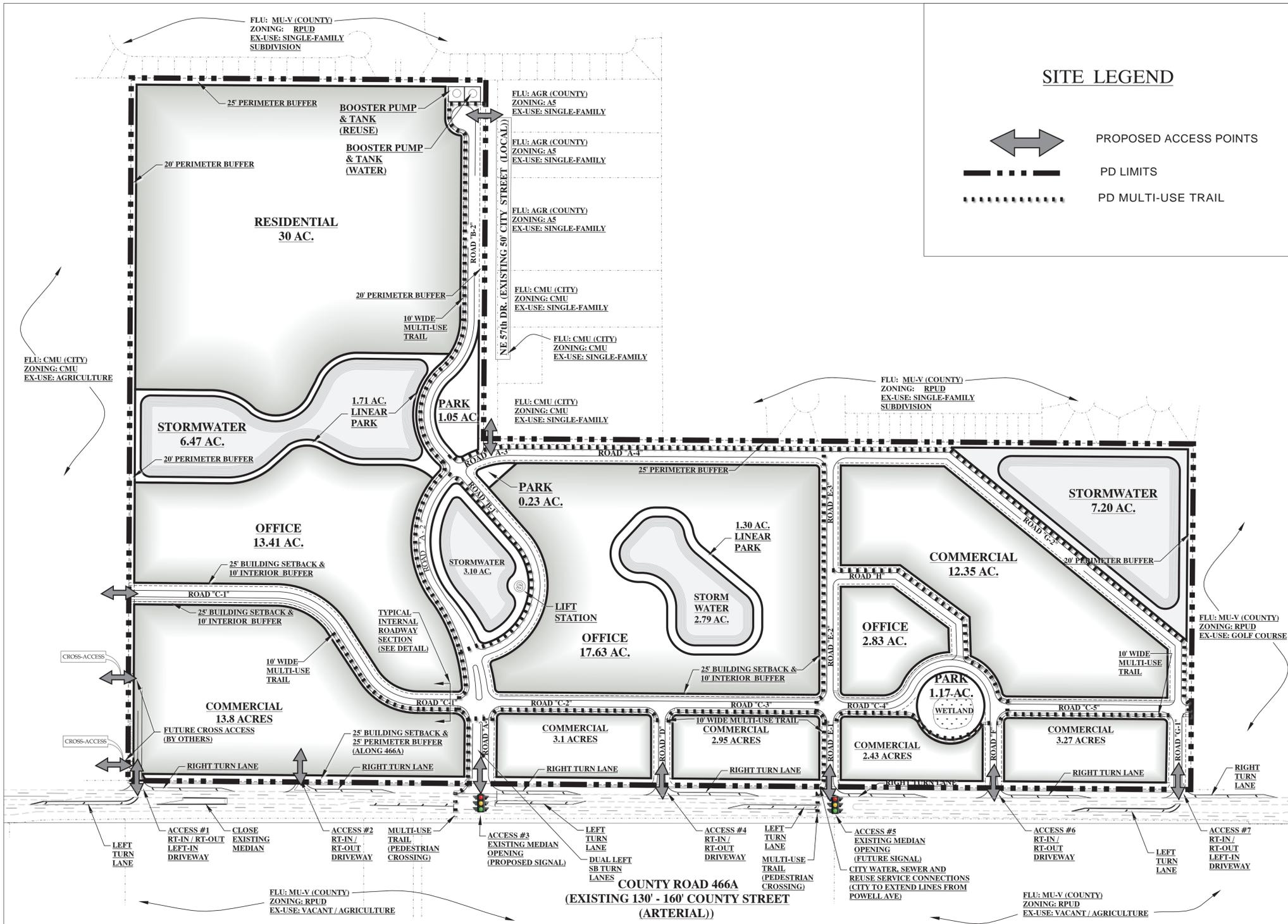
	RESIDENTIAL, CONDO/TOWNHOME (PER DW. UNIT)	RESIDENTIAL, APARTMENT/MULTI-FAMILY (PER DW. UNIT)	RESIDENTIAL, ACLF (PER BED)	CHANGE TO			
				RESIDENTIAL, ADULT SR. (PER DW. UNIT)	COMMERCIAL SALES (PER 1,000 SQ.FT.)	GENERAL OFFICE (PER 1,000 SQ.FT.)	MEDICAL OFFICE (PER 1,000 SQ.FT.)
RESIDENTIAL CONDO/TOWNHOME (PER DWELLING UNIT)	N/A	1.701	0.605	0.750	11.828	4.102	9.521
RESIDENTIAL APARTMENT/MULTI-FAMILY (PER DWELLING UNIT)	0.588	N/A	0.356	0.441	6.354	2.411	5.598
RESIDENTIAL, ACLF (PER BED)	1.652	2.809	N/A	1.239	19.535	6.774	15.726
RESIDENTIAL, ADULT SR. (PER DWELLING UNIT)	1.333	2.268	0.807	N/A	15.771	5.469	12.695
COMMERCIAL SALES (PER 1,000 SQ.FT.)	0.085	0.144	0.051	0.063	N/A	0.347	0.805
GENERAL OFFICE (PER 1,000 SQ.FT.)	0.244	0.415	0.148	0.183	2.884	N/A	2.321
MEDICAL OFFICE (PER 1,000 SQ.FT.)	0.105	0.179	0.064	0.079	1.242	0.431	N/A

EXAMPLE #1: TO CONVERT FROM COMMERCIAL SALES TO MEDICAL OFFICE TAKE THE DESIRED SQ.FT. OF MEDICAL OFFICE AND MULTIPLY BY THE EQUIVALENCY FACTOR TO GET THE EQUIVALENT SQ.FT. OF COMMERCIAL SALES 20,000 SQ.FT. OF MEDICAL OFFICE * 0.085 (COMMERCIAL SALES EQUIV. FACTOR) = 16,100 SQ.FT. OF COMMERCIAL SALES TO ADD 20,000 SQ.FT. OF MEDICAL OFFICE, YOU REDUCE COMMERCIAL SALES BY 16,100 SQ.FT.

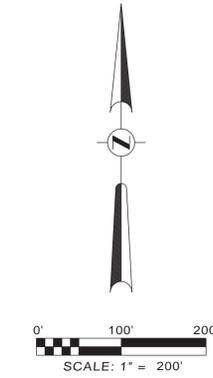
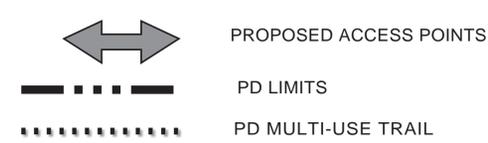
EXAMPLE #2: TO CONVERT FROM COMMERCIAL SALES TO ACLF BEDS TAKE THE DESIRED ACLF BEDS AND MULTIPLY BY THE EQUIVALENCY FACTOR TO GET THE EQUIVALENT SQ.FT. OF COMMERCIAL SALES 200 ACLF BEDS * 0.051 (COMMERCIAL SALES EQUIV. FACTOR) = 10,200 SQ.FT. COMMERCIAL SALES TO ADD 200 ACLF BEDS, YOU REDUCE COMMERCIAL SALES BY 10,200 SQ.FT.

NOTES:

- PROJECT TO BE PERMITTED AND DEVELOPED IN ONE PHASE.
- ADJUSTMENT OF THE PROPOSED RESIDENTIAL/NONRESIDENTIAL LAND AREAS AND USES MAY BE PERMITTED AT TIME OF DEVELOPMENT TO ADDRESS MARKET CONDITIONS, SITE DESIGN, AND/OR REGULATORY AGENCY PERMITTING REQUIREMENTS. SUCH APPROVAL SHALL BE SUBJECT TO REVIEW FOR EQUIVALENCY TRADE-OFF (BASED ON NET NEW 2-WAY TRIP GENERATION) THROUGH APPLICATION OF THE ABOVE LAND USE EQUIVALENCY MATRIX AND FOR COMPLIANCE WITH THE ALLOWABLE (MIN/MAX) RANGE OF CMU MIXED USE LAND AREA REQUIREMENTS (LISTED ABOVE).
- ASSISTED LIVING AND SKILLED NURSING FACILITIES LOCATED WITHIN THE RESIDENTIAL LAND USE AREA SHALL HAVE A DENSITY EQUIVALENT OF THREE (3) BEDS EQUALS ONE (1) DWELLING UNIT.
- ALL ROADS SHALL BE CONSTRUCTED BY THE DEVELOPER, WITH THE PUBLIC ROADS TO BE DEDICATED TO THE CITY OF WILDWOOD. PRIVATE ROADS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION(S).
- COUNTY ROAD 466A DRIVEWAY CONNECTIONS AND TURN LANES SHALL BE PER FDOT CRITERIA OR AS OTHERWISE APPROVED BY SUMTER COUNTY.
- STORMWATER MANAGEMENT SYSTEM, PARKS, AND PERIMETER AND INTERNAL LANDSCAPE BUFFERS, AND OTHER COMMON OPEN SPACE AREAS SHALL BE LOCATED WITHIN COMMON AREA TRACT(S) OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION(S).
- CENTRAL WATER, SEWER AND RECLAIMED WATER SERVICE TO BE PROVIDED BY THE CITY OF WILDWOOD. ON-SITE UTILITIES SHALL BE CONSTRUCTED BY THE DEVELOPER, WITH THE POTABLE WATER BOOSTER PUMP AND TANK, RECLAIMED WATER BOOSTER PUMP AND TANK, AND CENTRAL SANITARY SEWER LIFT STATION, AND ASSOCIATED UTILITY LINES LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR LOTS TO BE DEDICATED TO THE CITY OF WILDWOOD.
- STORMWATER MANAGEMENT SYSTEM MAY BE COMPRISED OF WET (CLAY LINED) AND/OR DRY PONDS.



SITE LEGEND



PD CONCEPT PLAN (AREAS)

	PROPOSED
RESIDENTIAL	30.00 AC
COMMERCIAL SALES	37.90 AC
COMMERCIAL OFFICE	33.87 AC
PARKS	2.44 AC
LINEAR PARKS	3.02 AC
STORMWATER RETENTION/OPEN SPACE	19.54 AC
ROADS	19.45 AC
PERIMETER BUFFERS	6.33 AC
INTERIOR BUFFERS	4.47 AC
TOTAL PROJECT AREA	157.02 AC

15% PARKS AND OPEN SPACE CALCULATION

OPEN SPACE REQUIRED: 23.55 AC
(15% OF 157.02 AC GROSS SITE AREA)

	PROPOSED
PARKS	2.44 AC (1.6%)
LINEAR PARKS	3.02 AC (1.9%)
STORMWATER RETENTION/OPEN SPACE*	11.78 AC (7.5%)
PERIMETER BUFFERS	6.33 AC (4.0%)
INTERIOR BUFFERS	4.47 AC (2.8%)
TOTAL	28.04 AC (17.9%)

* ACREAGE LISTED IS ONLY 50% OF THE 15% PARKS AND OPEN SPACE REQUIREMENT, PER THE CODE'S DEFINITION OF OPEN SPACE (LDR CHAPTER 2). ACTUAL STORMWATER RETENTION/OPEN SPACE ACREAGES BEING PROPOSED ARE LISTED IN THE "PD CONCEPT PLAN (AREAS)" TABLE ABOVE.

NO.	DATE	DESCRIPTION
1		
2	1-30-12	REVISED PER CLIENT
3	1-22-11	REVISED PER CITY COMMENTS

SCALE: 1" = 200'
DRAWN BY: E V - S - O Z S
PROJ. MANAGER: Perisa
PROJ. #: 2356-003
DATE: 10-31-11

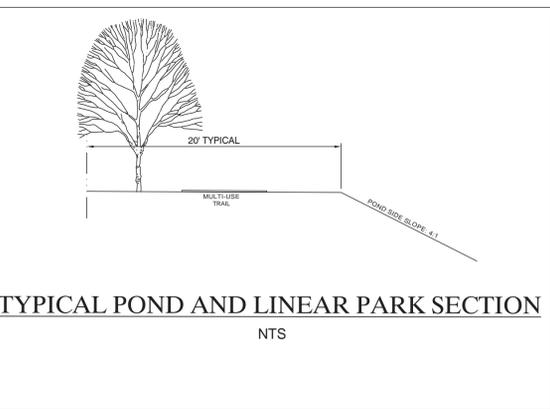
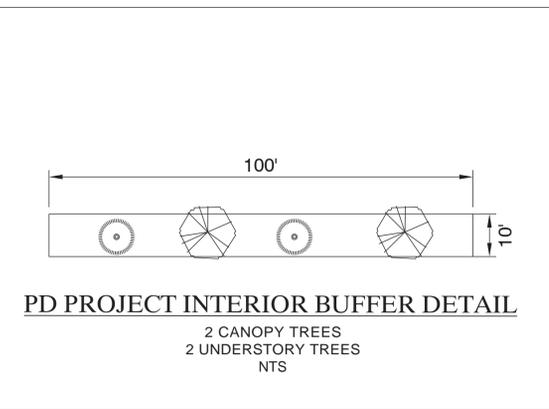
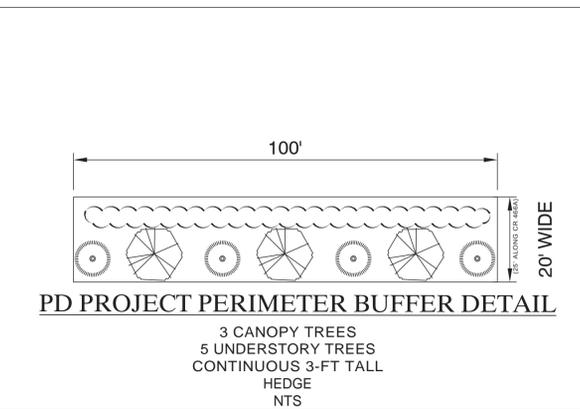
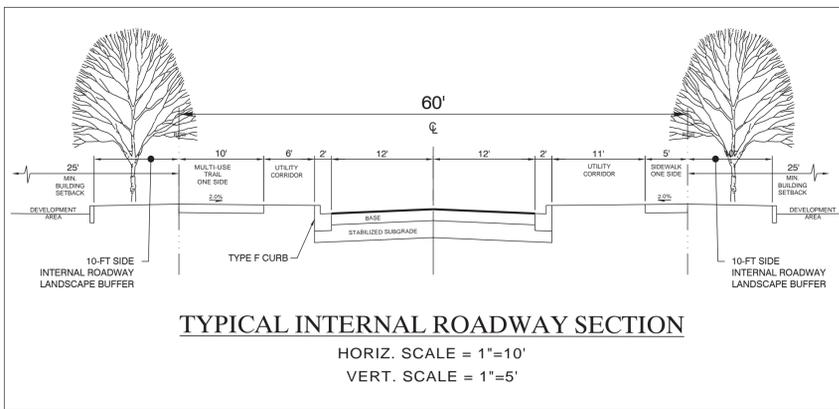
WORD FAMILY, LLC

CIVIL ENGINEERING 2900 CURLEW ROAD STE 201
LAND PLANNING PALM HARBOR, FLORIDA 34883
TRAFFIC/TRANSPORTATION
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCES SURVEYING
PHONE (727) 789-9500
FAX (727) 784-6682
GIS AVIDGROUP.COM

AVID GROUP

TRAILWINDS VILLAGE
CITY OF WILDWOOD, SUMTER CO.

PD CONCEPT PLAN



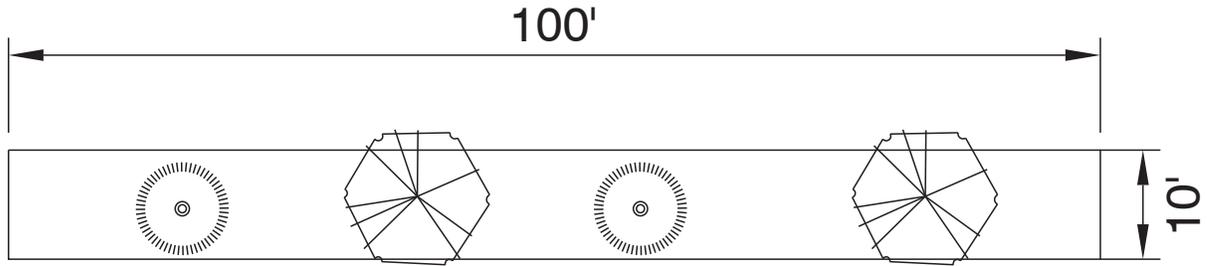
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Trailwinds Village Planned Development

Ordinance O2012-07

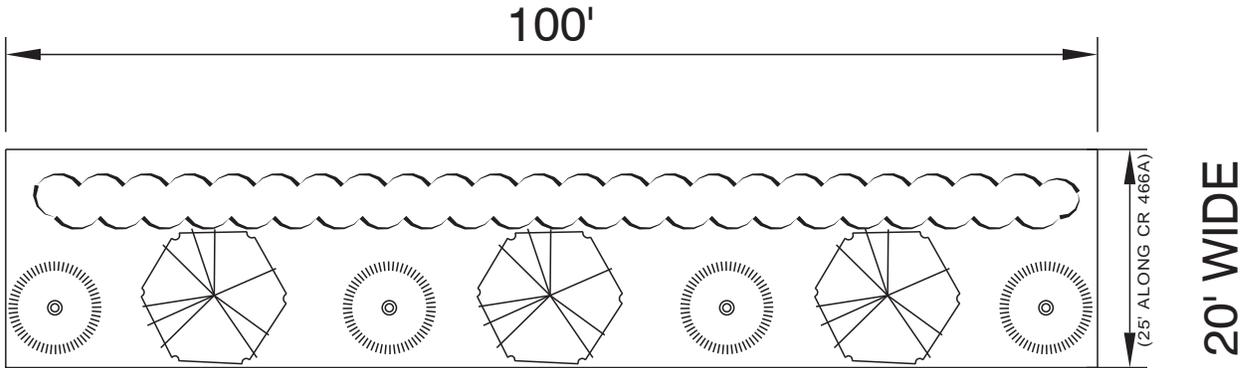
“Exhibit C”

Buffer Details and Typical Linear Park Section



PD PROJECT INTERIOR BUFFER DETAIL

2 CANOPY TREES
 2 UNDERSTORY TREES
 NTS



PD PROJECT PERIMETER BUFFER DETAIL

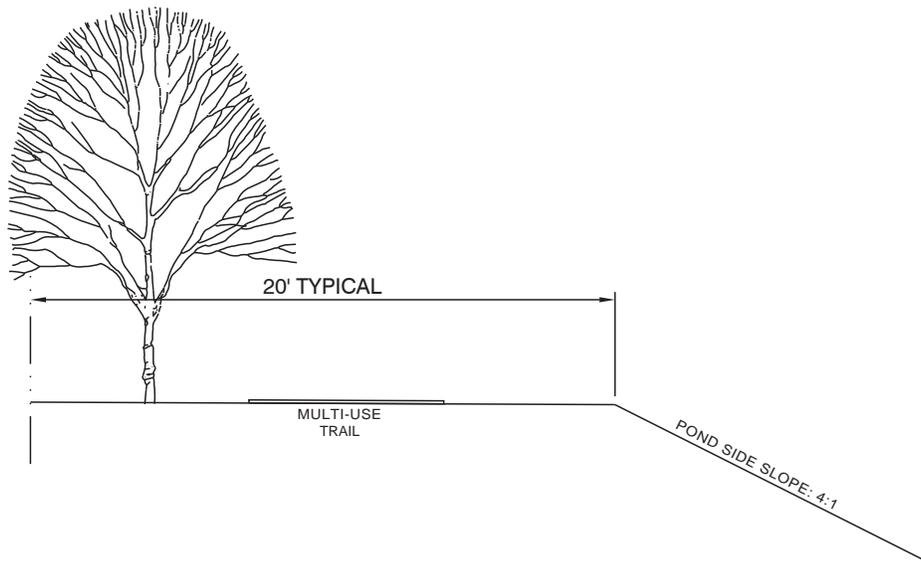
3 CANOPY TREES
 5 UNDERSTORY TREES
 CONTINUOUS 3-FT TALL
 HEDGE
 NTS



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201
 LAND PLANNING PALM HARBOR, FLORIDA
 TRAFFIC/TRANSPORTATION 34683
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL SCIENCES PHONE (727) 789-9500
 SURVEYING FAX (727) 784-6662
 GIS AVIDGROUP.COM

TYPICAL BUFFERS

TRAILWINDS VILLAGE PD



TYPICAL POND AND LINEAR PARK SECTION

NTS



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 LAND PLANNING PALM HARBOR, FLORIDA
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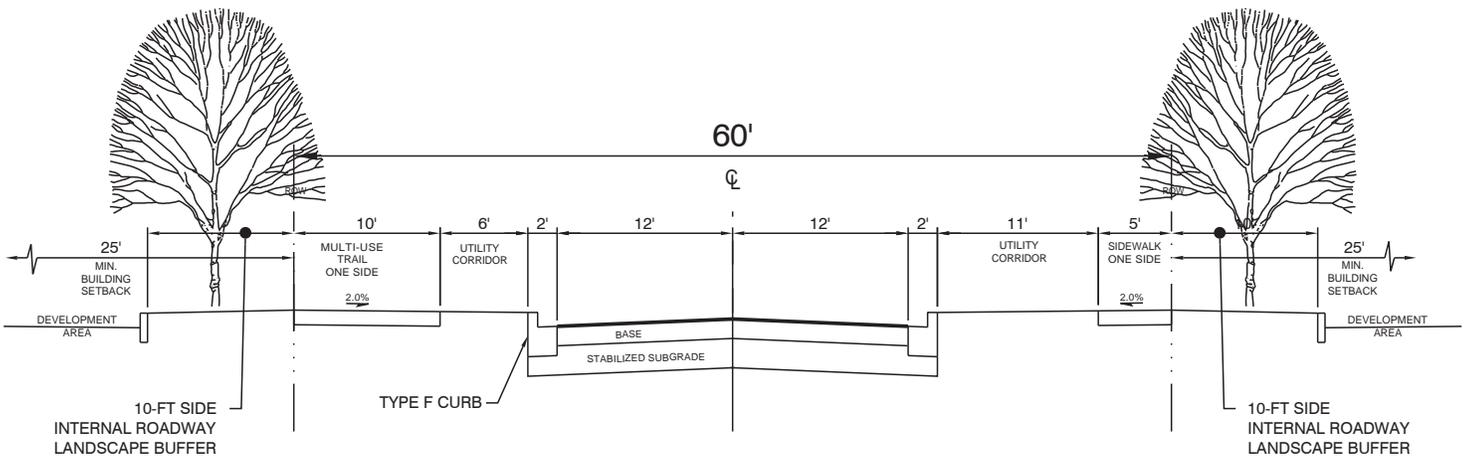
**TYPICAL POND AND LINEAR
 PARK SECTION
 TRAILWINDS VILLAGE PD**

Trailwinds Village Planned Development

Ordinance O2012-07

“Exhibit D”

Typical Internal Roadway Section



TYPICAL INTERNAL ROADWAY SECTION

NOT TO SCALE



CIVIL ENGINEERING
 LAND PLANNING
 TRAFFIC/TRANSPORTATION
 LANDSCAPE ARCHITECTURE
 ENVIRONMENTAL SCIENCES
 SURVEYING
 GIS

2300 CURLEW ROAD STE 201
 PALM HARBOR, FLORIDA
 34683

PHONE (727) 789-9500
 FAX (727) 784-6662
 AVIDGROUP.COM

**TYPICAL INTERNAL
 ROADWAY SECTION
 TRAILWINDS VILLAGE PD**