



City Hall

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

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330-1338 Fax

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Extension 109

**CITY CLERK/FINANCE**  
Extension 100

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(Utility Accounts/TDD)  
Extension 130

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330-1358 Fax

**PUBLIC WORKS**  
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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 20<sup>th</sup>, 2014 at 3:00 pm

#### PLANNING & ZONING BOARD RESERVE SPECIAL MAGISTRATE

1. **CALL TO ORDER:** Special Called Planning & Zoning Board Meeting
2. **OLD BUSINESS:**  
  
**RZ 1308-02 Wildwood Country Resort (Parcel G16=067)**  
City-initiated rezoning approval from R-1 (Low Density Residential) to C-2 (General Commercial – Neighborhood)
3. **NEW BUSINESS:**  
  
**NONE**
4. **FORUM**
5. **ADJOURNMENT:**

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

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

**Case No:** RZ 1308-02  
**Parcel Number(s):** G06=067  
**Property Location:** 5604 Heritage Boulevard  
**Owner:** Wildwood Villages, LLC

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The City is seeking approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from "R-2: Low Medium Density Residential" to "C-2: General Commercial - Neighborhood" for Parcel G06=067 (shown on Map 1).

**Background**

This case is being heard before the Reserve Special Magistrate for the City of Wildwood, Kristopher A. Vanderlaan, after the City's Regular Special Magistrate, Archie O. Lowry, recused himself from the case to avoid the appearance of a conflict of interest. It had come to his attention that his law firm, Potter Clement and Lowry (which is now Potter, Clement, Burkholz and Alexander), apparently represent a number of people in the subdivision, pertaining to things that may or may not encompass the case before the Planning and Zoning Board, or may have some impact on the subject matter. Therefore, based on his firm's potential involvement in this matter, he declined to make a recommendation to the Commission. The matter was referred to the City Commission for their direction.

The City Commission decided that they would engage a Reserve Special Magistrate, who would hear this and any future cases where an actual or potential conflict of interest which would result in the recusal of the presiding Special Magistrate.

**History/Facts**

The subject parcel is the recreation facility at Wildwood Country Resort and offers recreation opportunities and amenities for the residents of the Hearty Host and Heritage Wood N' Lakes residential developments. The facility is also rented out from time-to-time for weddings, luncheons, church services, and other uses. For example, the Sumter County Chamber of Commerce typically holds its monthly luncheons at the facility.

The City annexed the subject parcel along with numerous other parcels on December 27, 2005 via Ordinance 442. At the time of annexation, the parcel was part of a larger piece of property, Parcel G16=009. This property, along with numerous other parcels, was involved in a large scale comprehensive plan amendment in 2007 in which the parcel was proposed to be designated as "Commercial" on the City's Future Land Use Map. After a 3 year negotiation with the Department of Community Affairs the City's Comprehensive Plan was approved and the Parcel was designated as "Commercial" on the City's Future Use Land Use Map (Map 2).

The City adopted new Land Development Regulations and Zoning Maps to implement the new Comprehensive Plan via Ordinance O2011-07 on July 25, 2011. The intent of the City was to classify the property as a commercial classification on the City's zoning map. Such designation would be consistent with the property's Future Land Use Map designation and would be consistent the commercial zoning applied for by the property owner during the annexation process. However, a Geographic Information System (GIS) error occurred, and the property was coded improperly as residential on the Zoning Map. The error occurred with other parcels to the north, west, and east of the property. The coding error was not caught by City staff prior to adoption of the Zoning Map via Ordinance O2011-07. As a result the property has an adopted zoning classification of R-2: Low Medium Density Residential (Map 3).

City staff became aware of the error on April 1, 2013 when the City received an inquiry about the zoning of the subject parcel. The letter stated that the property was being utilized as a church, a use that is not allowed in the R-2 zoning district without a Special Exception being granted, and asked the City to enforce the current zoning regulations on the subject property. Additional requests were received requesting enforcement of the zoning regulations. Subsequently, similar requests were received from other residents.

After lengthy deliberation with the former City Attorney, City Manager, and new City Attorney regarding the sequence of events, Code Enforcement was directed not to pursue a case against the property owner. The Development Services Department was directed to pursue a rezoning of the property to rectify the mistake and to bring the property in line with its current use and Future Land Use Map designation as originally intended.

### **Staff Recommendation**

**Staff recommends approval of Ordinance #O2014-20 (attached)** which adopts the zoning change to "C-2: General Commercial - Neighborhood" based on the following criteria found in Section 3.3(B)(4) of the Land Development Regulations:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to "C-2: General Commercial - Neighborhood" is consistent with the existing Future Land Use Map designation of "Commercial."

(b) The existing land use pattern of the surrounding area;

The proposed rezoning is compatible with the current use of the property. The property functions as a commercial recreational facility and banquet hall. The residents of the two developments are charged a monthly fee to utilize the facility. Additionally, the facility is rented out as a banquet hall for weddings, luncheons, and other similar purposes. This is consistent with the Sumter County Property Appraiser's commercial designation for tax purposes.

Map 5 shows the immediate area around the subject parcel which was a part of the coding error on the adopted Zoning Map. The area along SR 44, north of the subject parcel, was also intended to be classified as commercial. The SR 44 corridor in the immediate vicinity

contains commercial, industrial, and residential development making this rezoning consistent with current development patterns.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc:

The proposed rezoning will not have an adverse effect on public facilities and services. The rezoning will not change the nature of how the facility operates in its current form and, therefore will not increase its demand for public facilities.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary:

The rezoning is necessary to rectify an error on the City's Zoning Map. A rezoning is also necessary to bring the property in compliance with the property's Future Land Use Map designation and so that the property's zoning classification is consistent with its current use. Without the rezoning to a commercial designation, a nonconforming use would exist.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety:

The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. The rezoning will not change the nature of how the facility operates in its current form, and the traffic generation will remain the same.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property:

The proposed rezoning will not be a deterrent to the development of surrounding properties. The surrounding properties are permitted to develop in accordance with their zoning map designation or may seek a rezoning if necessary.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #O2014-20 (attached).**

The Planning and Zoning Board/Special Magistrate has a duty to make recommendations to the City Commission on all rezonings.

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. Letters were sent out to all property owners within Hearty Host and Heritage Wood N' Lakes on February 7<sup>th</sup>, 2014 informing the residents of this meeting. 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 Friday, February 7<sup>th</sup>, 2014.

As of Friday, February 14, 2014 the City received fifteen (15) letters returned that were not in support of the rezoning and six (6) in favor of it from the City's most recent mailing. A mailing in September 2013 yielded forty-four (44) responses against, and four (4) responses in favor. City staff is aware of the history of civil matters between the owner of the recreation facility and the residents of the two developments. It is the opinion of Staff that the issues the residents have with the facility's owner hold no bearing on this rezoning case.

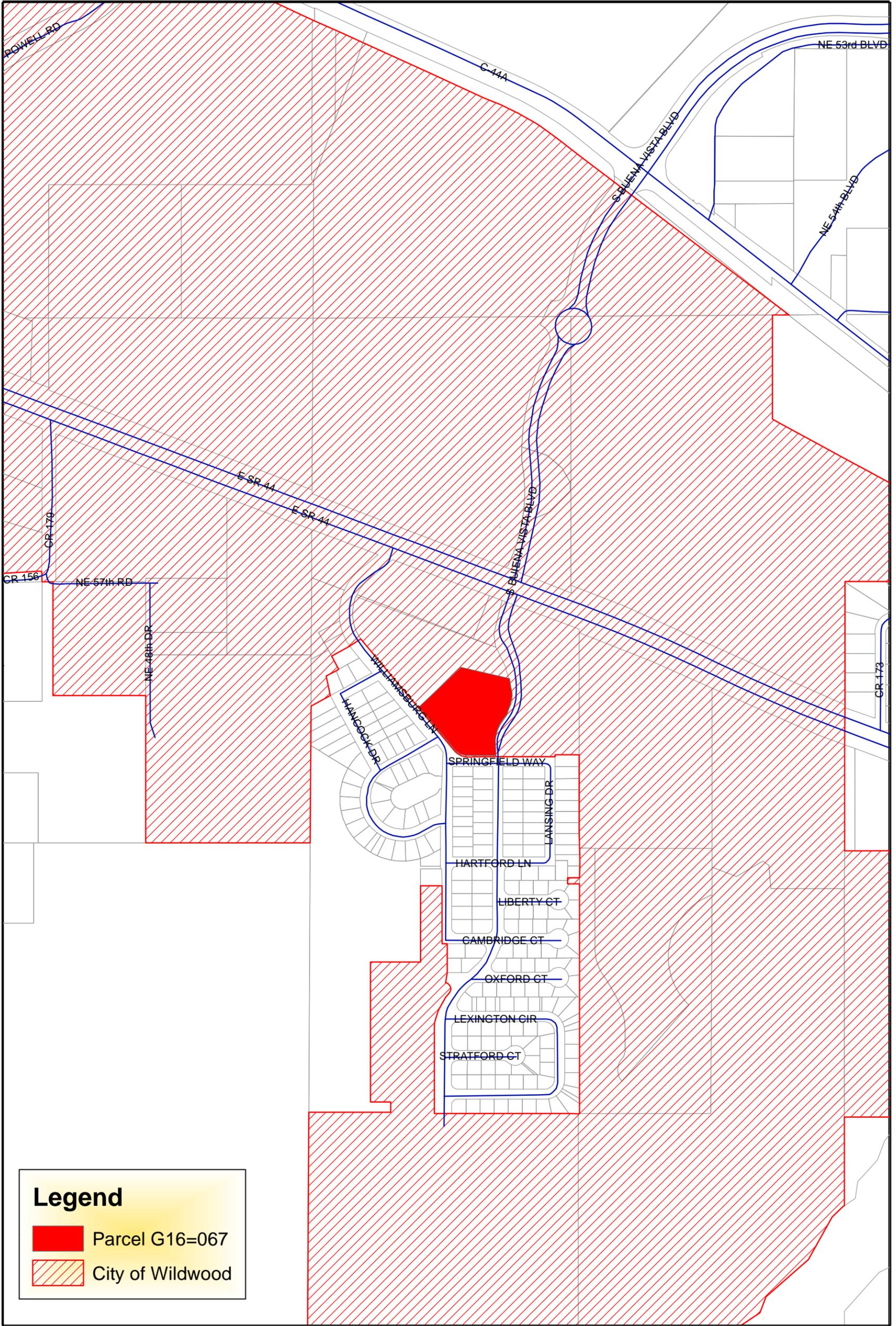
A handwritten signature in black ink that reads "Melanie D. Peavy". The signature is written in a cursive, flowing style.

DATED: February 14, 2014

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Melanie D. Peavy  
Development Services Director

I:\Terr\GIS\Maps\Location\Location - WW Country Resort.mxd - 9/26/2013 8:58:55 AM - tioneal

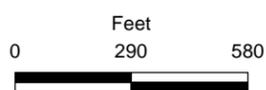


### Legend

-  Parcel G16=067
-  City of Wildwood



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



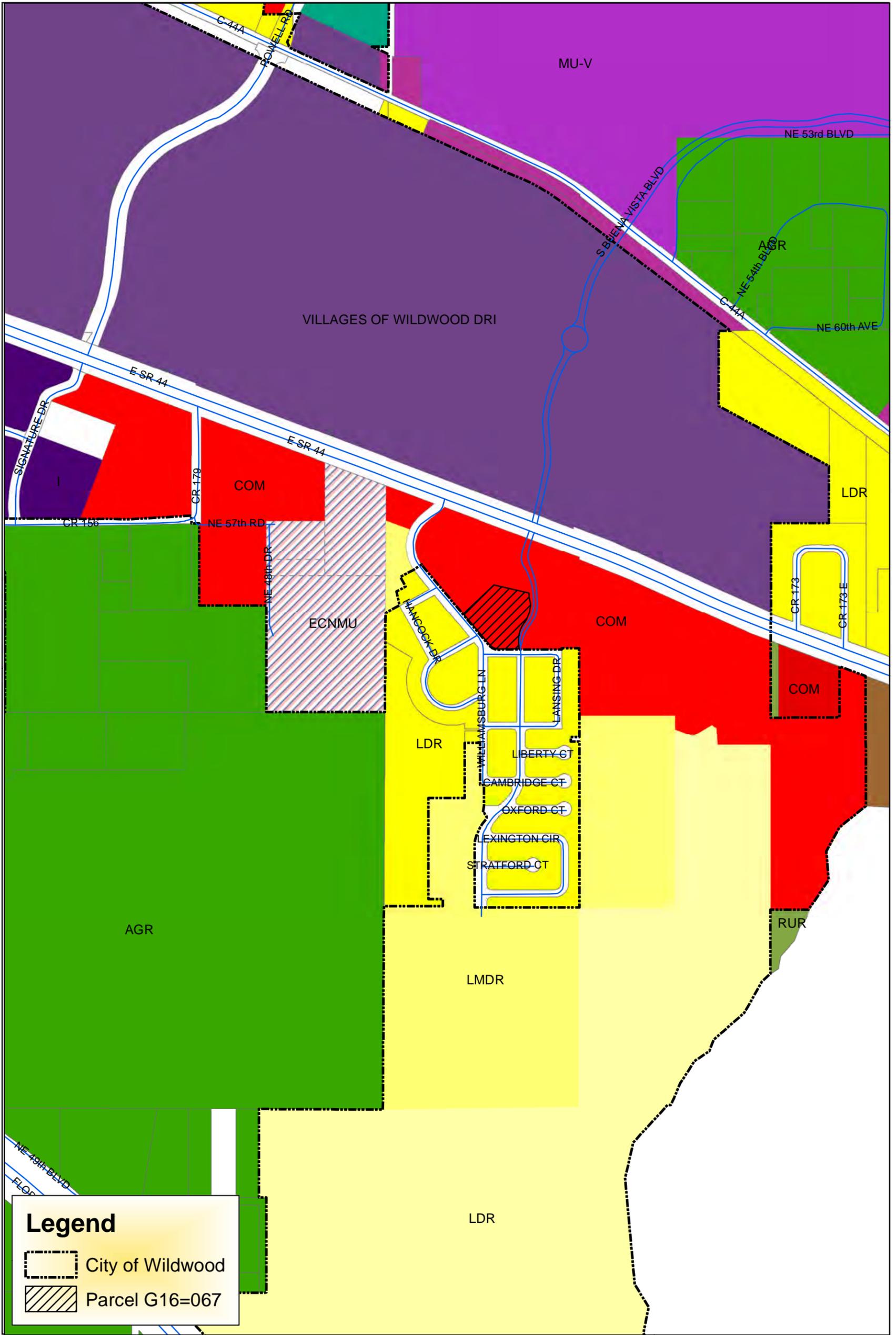
**WILDWOOD COUNTRY RESORT  
 Parcel G16=067**

**WILDWOOD, FLORIDA  
 Map 1**

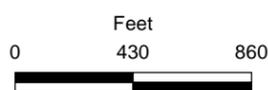
**AUGUST 2013**

**LOCATION MAP**

I:\Terr\GIS\Maps\Existing & Proposed FLU\Existing FLU - WW Country Resort.mxd - 9/26/2013 8:33:09 AM - toneal



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 www.wildwood-fl.gov



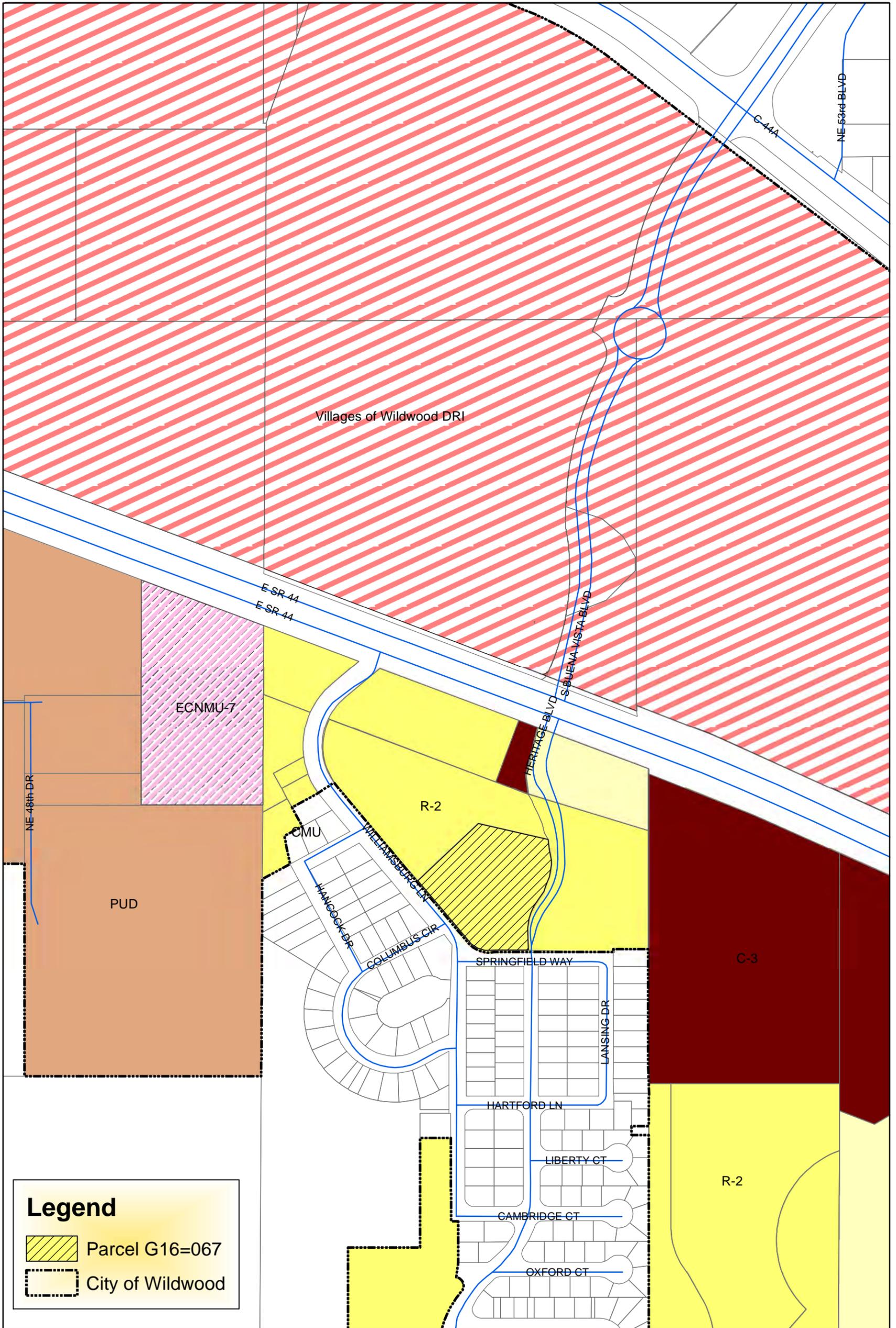
**WILDWOOD COUNTRY RESORT  
 Parcel G16=067**

**WILDWOOD, FLORIDA  
 Map 2**

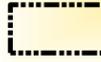
SEPTEMBER 2013

EXISTING FUTURE LAND USE

I:\Terr\GIS\Maps\Existing & Proposed Zoning\Existing Zoning - Wildwood Country Resort.mxd - 9/26/2013 1:11:00 PM - tneal

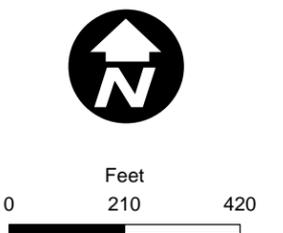


**Legend**

-  Parcel G16=067
-  City of Wildwood

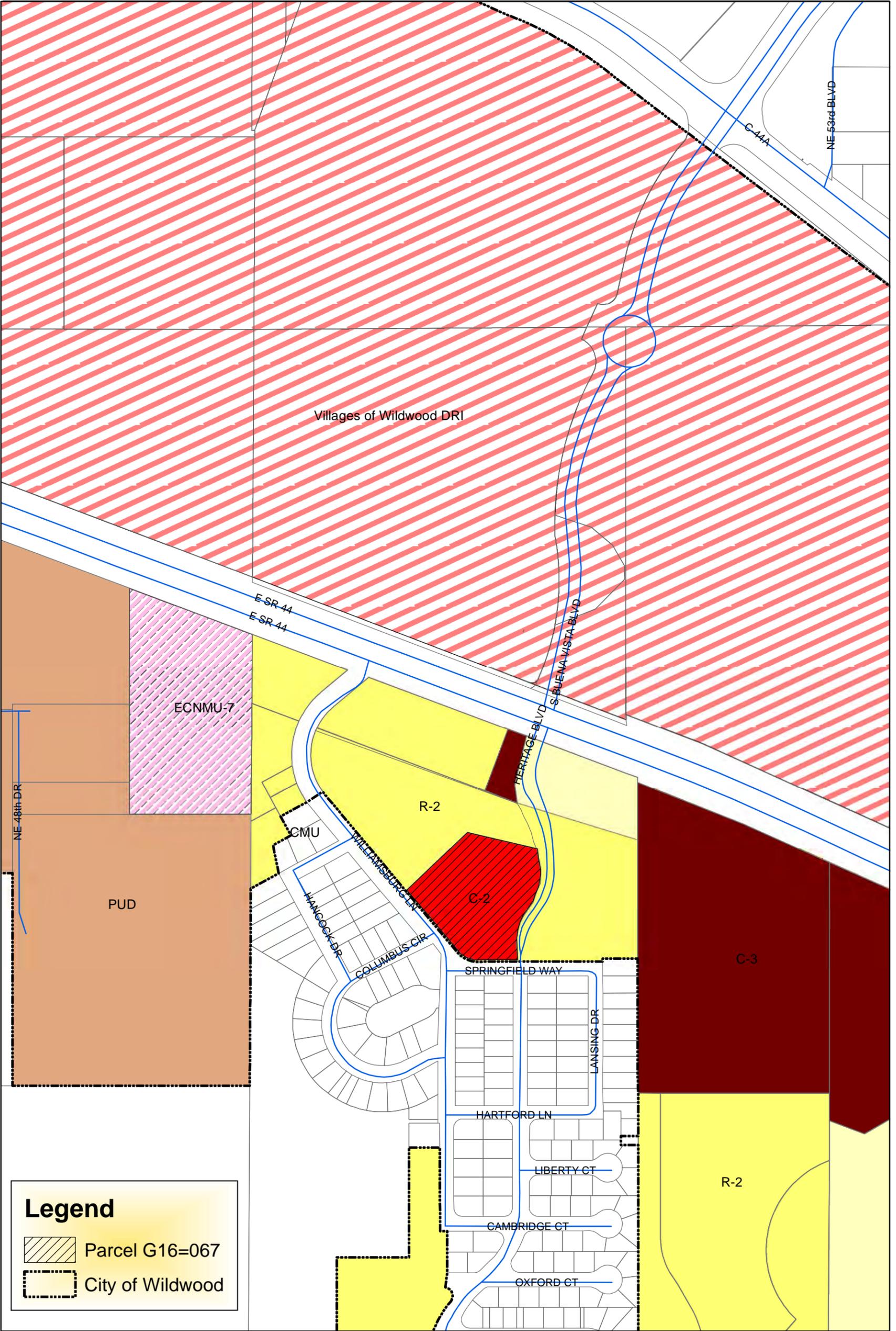


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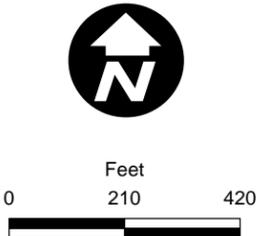


<b>Wildwood Country Resort Parcel G16=067</b>	
<b>WILDWOOD, FLORIDA Map 3</b>	
September 2013	EXISTING ZONING

I:\Terr\GIS\Maps\Existing & Proposed Zoning\Proposed Zoning - Wildwood Country Resort.mxd - 9/26/2013 8:35:06 AM - toneal

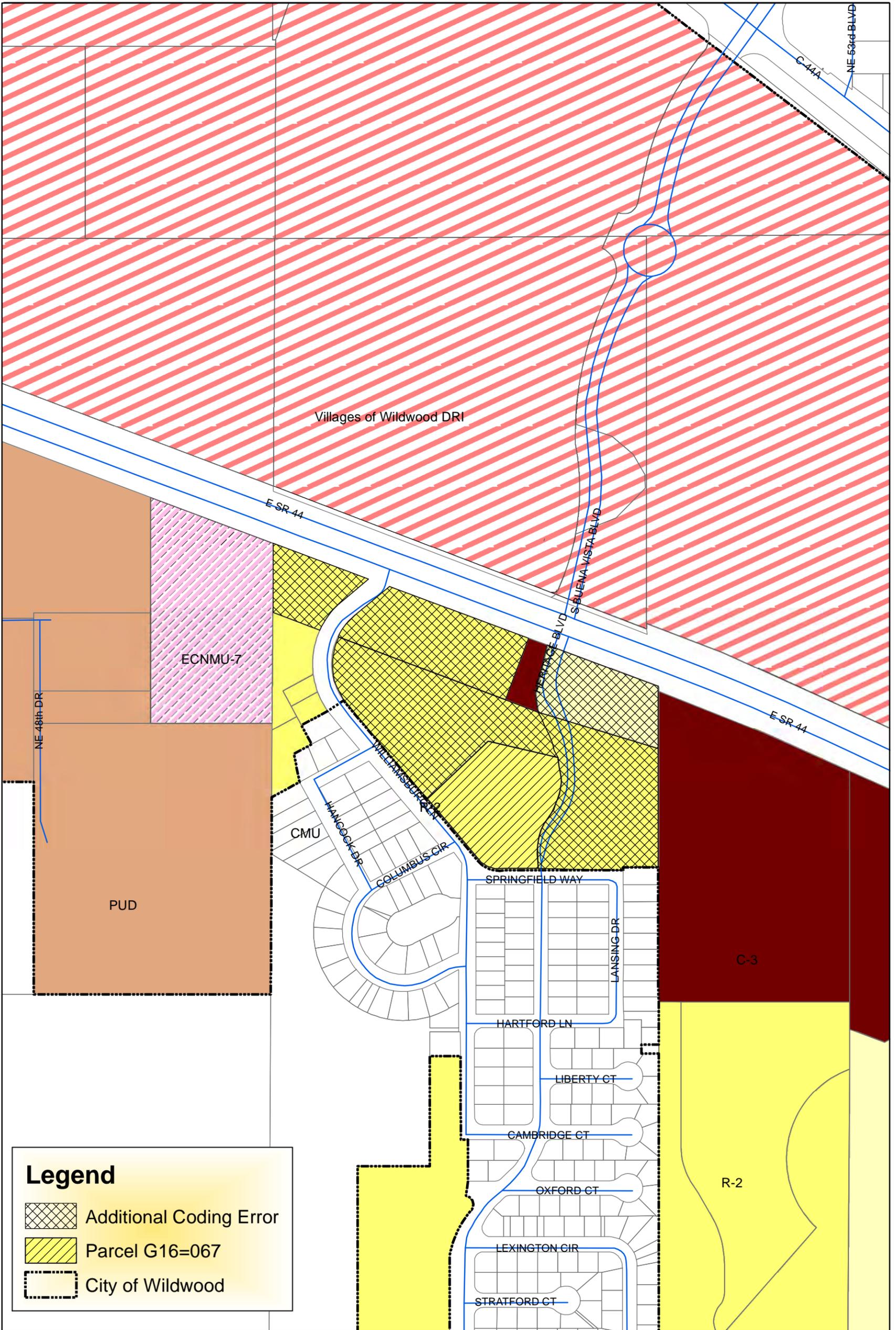


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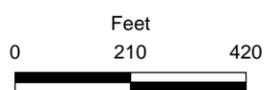


<b>Wildwood Country Resort Parcel G16=067</b>	
<b>WILDWOOD, FLORIDA Map 4</b>	
September 2013	PROPOSED ZONING

I:\Terr\GIS\Maps\Existing & Proposed Zoning\Existing Zoning - Wildwood Country Resort GIS Coding.mxd - 9/26/2013 1:12:22 PM - toneal



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
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## GIS CODING ERROR

### WILDWOOD, FLORIDA Map 5

September 2013

EXISTING ZONING

# Sumter County Property Appraiser

updated: 9/19/2013

PARCEL ID: G16=067

<< Next Lower Parcel    Next Higher Parcel >>

## 2012 Certified Values

Parcel List Generator    Retrieve Tax Record    Property Card  
GIS Map    Print

### Owner & Property Info

Result: 1 of 1

Owner's Name	WILDWOOD VILLAGES LLC		
Site Address			
Mail Address	5604 HERITAGE BLVD WILDWOOD, FL 34785		
Use Desc. (code)	VACANT COMMERCIAL (01000)		
Sec/Twp/Rng	16/19/23	Neighborhood	00001002
Year Built	1983	Tax District	Wildwood (2002)
Effective Area	14705 (SF)	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
<small>COMM AT SW COR OF NW 1/4 OF NW 1/4 RUN N 00 DEG 19 MIN 52 SEC E 44 FT TO SW COR OF LANDS DESC IN OR 1405 PG 520 CONT N 00 DEG 19 MIN 52 SEC E 213.28 FT TO PT ON S/LY R/W OF SR 44 S 89 DEG 20 MIN 43 SEC E 932.21 FT S 20 DEG 39 MIN 17 SEC W 200 FT S 69 DEG 20 MIN 43 SEC E 124.24 FT TO PT 10 FT W OF W/LY EDGE OF PAVEMENT OF HERITAGE BLVD THENCE S/LY ALONG 10 FT OF W OF W/LY EDGE OF HERITAGE BLVD S</small> 28 ...more>>>			

GIS Aerial



### Property & Assessment Values

2012 CERTIFIED VALUES ARE NOT AVAILABLE

### Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Parties
06/2003	1084/741	WD	V (M)	\$2,069,300.00	

### Building Characteristics

#	Bldg Item	Bldg Use (code)	Eff Year Built	Area Breakdown		
1	(001)	(C9)	1983	1) BAS - 10644 SF	2) OP - 1938 SF	3) PC - 1219 SF
2	(002)	(C4)	1983	1) BAS - 880 SF	2) OP - 224 SF	
3	(003)	(C4)	1983	1) BAS - 1800 SF	2) OP - 1224 SF	
Note: All S.F. calculations are based on exterior building dimensions.						

### Land Breakdown

Land Use Code	Frontage	Depth	Land Units
001			3.15 Acres

### Misc Features

Item Number	Description (code)	Units (dims)	Eff. Year
1 ( )	Concrete 4" Depth (CON1)	2,500.00 ( )	
2 ( )	Utility 4 (UT4)	342.00 ( )	1983
3 ( )	Asphalt Grade 1 (PAV1)	58,000.00 ( )	1971
4 ( )	Swim Pool Commercial (POLC)	924.00 (22.00 x 42.00)	1971
5 ( )	Swim Pool Commercial (POLC)	64.00 (8.00 x 8.00)	1983
6 ( )	Swim Pool Commercial (POLC)	648.00 (18.00 x 36.00)	1983

Sumter County Property Appraiser - Roll Year: 2012

updated: 9/19/2013

Result: 1 of 1

### DISCLAIMER

This information was derived from data which was compiled by the Sumter County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Appraiser's office.

City of  
Wildwood,  
Florida



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330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

**COCHRAN TOMMY D SR, & VERTA JE**  
**5495 WILLIAMSBURG LN**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16A309**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16-067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, October 28<sup>th</sup>, 2013, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*Tom Cochran Verta Jean Cochran*

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

**RECEIVED**

SEP 26 2013

**CITY OF WILDWOOD**  
**Development Services Dept.**

City of  
Wildwood,  
Florida



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1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

HILLS FRANK C & IRMENGARD L  
5255 OXFORD CT  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC032

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

See attached

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

**RECEIVED**

SEP 23 2013

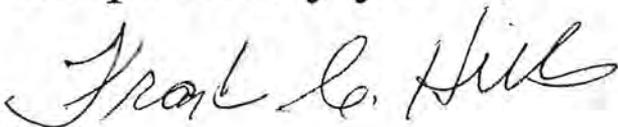
**CITY OF WILDWOOD  
Development Services Dept.**

Below are my reasons for NOT supporting rezoning of recreation facilities parcel G16=067 from R-1 “Low Density Residential” to “C -2 General Commercial Neighborhood.”

There is no intent, purpose, or reason stipulated for rezoning the recreation facilities parcel used by and maintained through fees paid by the residents of Wildwood Country Resort.

Rezoning may bring into our community nefarious business's which in turn invites undesirable persons to roam our community at will. This is a 55+ community and safety is a very important item to all of us.

Respectfully yours,



**RECEIVED**

SEP 23 2013

CITY OF WILDWOOD  
Development Services Dept.

Frank C Hills PER  
5255 Oxford Ct  
Wildwood FL 34785-9330



City of  
Wildwood,  
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**UTILITY**  
1290 Industrial Drive

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330-1349  
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Water Division  
330-1346  
330-1347 Fax

September 19, 2013

WESTERHUIS CORNELIS J & MARIA  
5477 LANSING DR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16B209

NOTICE OF PUBLIC HEARING

TO: Property owners in the vicinity of a property which is being considered for rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*This property is owned by the community and we pay monthly maintenance.*  
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

*Received 9-20-13*

**RECEIVED**

SEP 23 2013

**CITY OF WILDWOOD  
Development Services Dept.**

City of  
Wildwood,  
Florida



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Reservations:  
Extension 114

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

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

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

BRESSLER ROBERT  
5229 HARTFORD LN  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC002

**RECEIVED**

SEP 23 2013

**CITY OF WILDWOOD  
Development Services Dept.**

NOTICE OF PUBLIC HEARING

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16-067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, October 28<sup>th</sup>, 2013, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.



I do not support the above request for the following reason(s)  
*I HAVE LIVED HERE TWENTY YEARS, LEAVE THINGS THE WAY THEY ARE. NO COMMERCIAL; KEEP IT COUNTRY*

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

City of  
Wildwood,  
Florida



City Hall

wildwood-fl.gov  
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Zip Code: 34785

**CITY HALL**  
100 N. Main Street  
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330-1338 Fax

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

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(Utility Accounts/TDD)  
Extension 130

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

**HUMAN RESOURCES**  
Extension 105  
330-1339 Fax

**PARKS & RECREATION  
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Water Division  
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330-1347 Fax

September 19, 2013

TUSCAN JOEL T & LYNN A  
5551 LANSING DR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16B203

**NOTICE OF PUBLIC HEARING**

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

*The clubhouse, pools + RECREATION belong to  
Wildwood Country Resort.*  
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

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SEP 23 2013

**CITY OF WILDWOOD  
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City of  
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(Utility Accounts/TDD)  
Extension 130

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1290 Industrial Drive

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330-1349  
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Water Division  
330-1346  
330-1347 Fax

September 19, 2013

**JANSMA CALVIN P & BARBARA J**  
**5191 LIBERTY CT**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): G16EC014

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

*this property (is part) of our maintenance fee that at this time is \$273<sup>00</sup> per month and we own our property. We've been paying a maintenance fee for almost 22 years! And this property is not even maintained! Come and see for yourself!*  
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)  
Case Number: **RZ 1308-02**

*Calvin & Barbara Jansma*

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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
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Water Division  
330-1346  
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September 19, 2013

REGISTER A T & SHIRLEY F  
5366 HERITAGE BLVD  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC039

**NOTICE OF PUBLIC HEARING**

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

Too Commercial in AN Expanding Villages Inc. Takeover  
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

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SEP 23 2013

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Water Division  
330-1346  
330-1347 Fax

September 19, 2013

LEFEVE BARBARA  
5215 OXFORD CT  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC035

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

*Barbara J. Lefevre*  
Case Number:

RZ 1308-02

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SEP 24 2013

**CITY OF WILDWOOD  
Development Services Dept.**

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100 N. Main Street  
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(Utility Accounts/TDD)  
Extension 130

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

**HUMAN RESOURCES**  
Extension 105  
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**PARKS & RECREATION  
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Extension 114

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

**PUBLIC WORKS**  
410 Grey Street  
330-1343  
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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

FORAN SUE  
5427 HERITAGE BLVD  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC015

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

*Please see page attached.*

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SEP 24 2013

**CITY OF WILDWOOD  
Development Services Dept.**

To Whom it may concern

We do not support the rezoning of the club house and common area surrounding it for commercial purposes. This building is within our residential park. We pay park fees which include the use of and up keep of this building. And we as residents of this park should be able to have access to the amenities for which we pay. What possible reason would anyone have for rezoning a club house in a residential community commercial. It is enough that he rents out for personal gain the facility for which we in this park pay a fee for and should be able to enjoy when we wish. We respectfully request that the rezoning of our club house to commercial be denied.

Thank you

Sue and Gary LaFollette

City of  
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**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

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(Utility Accounts/TDD)  
Extension 130

**DEVELOPMENT SERVICES**  
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Extension 118  
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**HUMAN RESOURCES**  
Extension 105  
330-1339 Fax

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Extension 114

**POLICE**  
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330-1355  
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410 Grey Street  
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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

BROCIOUS RICHARD C & B MAXINE  
2003 CASTANO PL  
LADY LAKE, FL 32159

Your Parcel Number(s): G16A206

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*When we bought our home in W.C.R. We were told the Club house and pool were for our and our guest use only.*

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

Case Number: **RZ 1308-02**

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SEP 24 2013

**CITY OF WILDWOOD  
Development Services Dept.**

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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

CERTIFIED MAIL: 7011 2970 0000 2560 0437  
STONE STEPHEN R & NANCY A  
5612 WILLIAMSBURG LN  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A013

NOTICE OF PUBLIC HEARING

TO: Property owners adjoining a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd..

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

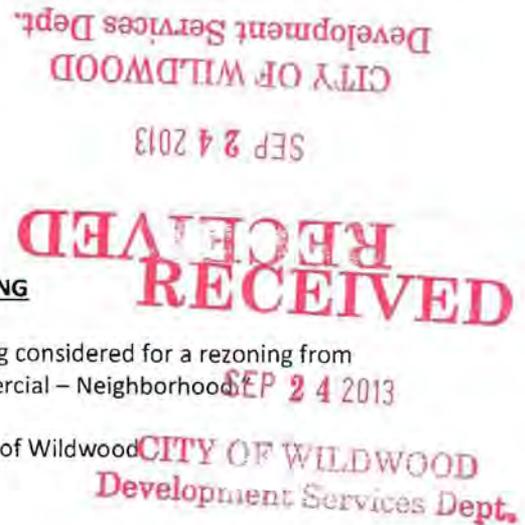
I support the above request.

I do not support the above request for the following reason(s)

*(Please return responses to City Hall no later than Friday, September 27, 2013.)*

Case Number:

**RZ 1308-02**



City of  
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September 19, 2013

HENDRICKSON VIRGINIA B  
5560 HERITAGE BLVD  
WILDWOOD, FL 34785

Your Parcel Number(s) - G16B016

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SEP 25 2013

CITY OF WILDWOOD  
Development Services Dept.

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s) *Will rain our maintenance*  
*Do not want to have to look at back of business tracks*  
*This is a Senior Citizens Park, that is city man*  
*residents pitched their house here, why spend the*  
*county sitting for a few*  
*hundred invest.*

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

Case Number: **RZ 1308-02**

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410 Grey Street  
330-1343  
330-1353 Fax

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

REYNOLDS BARBARA LEE  
5593 HANCOCK DR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A005

**RECEIVED**

SEP 25 2013

**CITY OF WILDWOOD  
Development Services Dept.**

NOTICE OF PUBLIC HEARING

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, October 28<sup>th</sup>, 2013, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

Our pool and clubhouse have been rented out preventing the residences of having access at those times. This is against our deed of restrictions and is not legal. If the zoning is being based on the illegal act of renting out our facilities covered in our deed of restrictions it should not be allowed. Breakdown of Restrictions

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

Case Number: **RZ 1308-02**

352-748-7676

City of  
Wildwood,  
Florida



City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

**DEVELOPMENT SERVICES**  
Planning/Zoning/Concurrency  
Extension 118  
330-1334 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 Gray Street  
330-1343  
330-1353 Fax

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

PERRY LORRAINE E  
5441 WILLIAMSBURG FL  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EA004

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, October 28<sup>th</sup>, 2013, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*See attachment*

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

Case #: RZ 1308-02

Parcel #: G16=067

**RECEIVED**

SEP 26 2013

**CITY OF WILDWOOD**  
Development Services Dept.

✓ I do not support the above request for the following reasons.

I bought my home in Wildwood Country Resort in part because of the clubhouse, swimming pool, hot tub and other amenities that we are now at risk losing. Losing the clubhouse, pool and surroundings will decrease the value of our properties and lower our chances of selling our properties when/if we should desire to do so. Not to mention the fact that we have been paying for said amenities all along.

I am also concerned about the character of people who may be drawn to our property if said re-zoning is allowed thus the possibility of reducing our safety in this community.

Please do not allow this property to be re-zoned from residential to commercial.

Lorraine Perry

City of  
Wildwood,  
Florida



City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

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

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

CERTIFIED MAIL: 7011 2970 0000 2560 0406  
HARRIS VAUGHN R & CHERYL M  
5396 COLUMBUS CIRCLE  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A010

RECEIVED

SEP 25 2013

CITY OF WILDWOOD  
Development Services Dept.

NOTICE OF PUBLIC HEARING

TO: Property owners adjoining a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

GENERAL LOCATION: The property is generally located to the south of SR 44, on the west side of Heritage Blvd..

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on Monday, October 28<sup>th</sup>, 2013, at 7:00 p.m.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*(Please return responses to City Hall no later than Friday, September 27, 2013.)*

Sept 23, 2013

TO: City of Wildwood, Fl  
Planning & Zoning Board  
100 North Main Street  
Wildwood, Fl. 34785

**RECEIVED**

SEP 25 2013

Subject: Case RZ 1308-02  
Rezoning of Parcel G16=067

**CITY OF WILDWOOD  
Development Services Dept.**

We are opposed to this action for the following reasons;

1. This will allow unrestricted rental of the clubhouse & associated facilities to outside interests. This Clubhouse, pool & other facilities were intended for the use of the residents in Wildwood Country Resort. Per our Declaration of Restrictions, Wildwood Villages LLC is required to provide the residents of this community with a Clubhouse, pool, & other amenities. Each resident is presently paying \$273.00 dollars per month / \$3276.00 dollars per year for the use of these facilities.
2. Mr. Woods (owner of Wildwood Villages LLC) is allowed to collect a 10% profit based on the Retail Market value of the facilities. Per an Income & Expense Statement for year ending 12/31/2012, Mr. Woods pocketed \$353,000 dollars as his 10% profit.
3. The residents do not feel, it is appropriate for Mr. Woods to skim that profit margin off the top of the monthly/annual fee we pay & have additional profit from the continued regular rental of the facility while the maintenance of the park is sub-standard.
4. During the time the clubhouse & the pool are being utilized by outside interests, the residents do not have access to these areas. We pay our amenities for that privilege. In addition, who is paying for the utilities (water, electric power, etc) during the use by outside interests?
5. We were advised by the City of Wildwood that our concern with the re-zoning request is a civil matter between the residents of WWCR & Jonathan Woods. Why then, is the City of Wildwood getting involved by granting this rezoning at this time? Shouldn't this issue be resolved through the courts?
6. We polled other communities in the area, and asked if they allowed outside interests to rent their clubhouse & facilities on a regular basis. Those communities include: Park-wood Oak Manor, Oak Grove Village, Wildwood Acres, Rails End, & Continental Country club. The only community that would rent to outside interests was Continental. However, they have banquet rooms especially for that purpose! These rooms are not available on a regular basis, but for special events such as meetings, wedding receptions, etc. This would not interfere with the residents of Continental having access to their club house per their deed covenants. I dare say, try & rent a Recreation Center in the Villages. Not going to happen.

Vaughn & Cheryl Harris  
5396 Columbus Cir  
Wildwood, Fl 34785

City of  
Wildwood,  
Florida



**RECEIVED**

City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

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

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

**WILKINS GAY A**  
**1122 DEER TRL**  
**CONNERSVILLE, IN 47331**

Your Parcel Number(s): **G16B015**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, October 28<sup>th</sup>, 2013, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*It would reduce my property value and increase traffic through our street. It would also reduce the quietness of our neighborhood.*  
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

Case Number: **RZ 1308-02**

City of  
Wildwood,  
Florida



**RECEIVED** City Hall

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

September 19, 2013

SEP 24 2013

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

LAPP BARBARA  
2350 CRISTEN HILL DR  
THE VILLAGES, FL 32162

**CITY OF WILDWOOD**  
Development Services Dept.

**CITY MANAGER**  
Extension 110

Your Parcel Number(s): G16A007

**NOTICE OF PUBLIC HEARING**

**CITY CLERK/FINANCE**  
Extension 100

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood

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

✓ **CASE NUMBER:** RZ 1308-02

✓ **PARCEL NUMBER:** G16A007

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

**HUMAN RESOURCES**  
Extension 105  
330-1339 Fax

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

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

*OCT 14 7 PM CITY COMMISSION: FIRST READING - no discussion*  
The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, October 28<sup>th</sup>, 2013, at 7:00 p.m.** - *BE THE FINAL READING - DECISION MADE*

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

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

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

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record. *Upon my request/payment*  
*WHAT IS THE REQUEST* will you supply me with a copy of your verbatim record of the proceedings? If not, can I record the meeting, proceedings?  
I support the above request.

**UTILITY**  
1290 Industrial Drive

*recommendation*  
 I do not support the above request for the following reason(s)  
- I DO NOT KNOW THE BENEFIT TO CITY WILDWOOD ONCE RE ZONED  
- I DO NOT KNOW THE EFFECT TO THE W.W. PARK OWNERS/RESIDENTS  
- I DO NOT KNOW THE EFFECT UPON PAYMENT OF MAINTENANCE FEES PAID BY LOT/HOME OWNERS FOR THE BUILDINGS YOU PLAN TO REZONE FROM RESIDENTIAL TO COMMERCIAL.  
*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

Case Number: **RZ 1308-02**

City of  
Wildwood,  
Florida



City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

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

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

**NICHOLS EDWARD E SR & MARILYN**  
**9133 SE 135TH LN**  
**SUMMERFIELD, FL 34491**

Your Parcel Number(s): - G16A208

**RECEIVED**

SEP 24 2013

**CITY OF WILDWOOD**  
**Development Services Dept.**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*This will limit my access and use of the facilities for*

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

*which I pay a  
LARGE MAINTENANCE  
FEE.*

Case Number: **RZ 1308-02**

City of  
Wildwood,  
Florida



City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

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

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

FLEMING ROBERT R & SHIRLEY H  
5556 COLUMBUS CIR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A114

RECEIVED

SEP 26 2013

CITY OF WILDWOOD  
Development Services Dept.

NOTICE OF PUBLIC HEARING

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

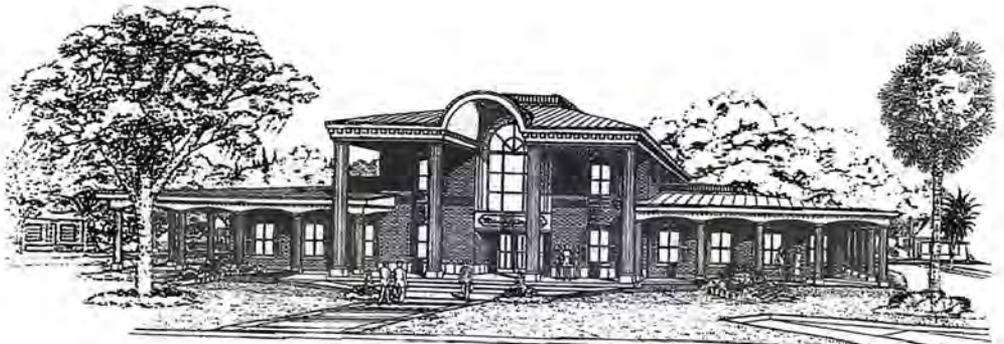
I do not support the above request for the following reason(s)

*WHEN WE BOUGHT OUR HOME HERE THE BUILDING'S POOLS, HOT TUB, ETC, WERE FOR OUR PRIVATE RESIDENTS USE ONLY, NOT FOR HOME 'I'DOM' EVERYONE 6/150.  
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

*WE ARE PAYING MONEY (DUES) TO MAINTAIN AND HAVE OUR RESIDENT USE OF FACILITIES*

Case Number: RZ 1308-02

City of  
Wildwood,  
Florida



City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

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

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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

BRUNEAU NELSON H JR  
5508 HERITAGE BLVD  
WILDWOOD, FL 34785

Your Parcel Number(s): G16B011

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

**RECEIVED**

SEP 26 2013

**CITY OF WILDWOOD**  
Development Services Dept.

City of  
Wildwood,  
Florida



City Hall

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

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100 N. Main Street  
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**PARKS & RECREATION  
COMMUNITY CENTER**  
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100 E. Huey Street  
330-1355  
330-1358 Fax

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

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

**SPENGLER ARTHUR & HORD ROSEMARY**  
5462 HERITAGE BLVD  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EA009

NOTICE OF PUBLIC HEARING

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, October 28<sup>th</sup>, 2013, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*INCREASE IN TAXES - THE RESIDENTS OF THIS COMMUNITY PAY FOR ALL UPKEEP OF THIS PROPERTY & IT SHOULD STAY RESIDENTIAL.*

**RECEIVED**

SEP 27 2013

**CITY OF WILDWOOD  
Development Services Dept.**

City of  
Wildwood,  
Florida



City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

**DEVELOPMENT SERVICES**  
Planning/Zoning/Concurrency  
Extension 118  
330-1334 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  
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1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

RIGGIN BRANDT D  
5201 OXFORD CT  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC036

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

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**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.

I do not support the above request for the following reason(s)

*I believe it will create traffic problems in the park and possibly bring in unwanted business and perhaps some undesirable characters as well. This is a neighborhood for mature adults, and we don't need a lot of busy-ness in our park.*

Case Number: **RZ 1308-02**

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Development Services Dept.**

City of  
Wildwood,  
Florida



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1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

DEARDUFF ROBERT E & WADDELL  
5255 CAMBRIDGE CT  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC020

NOTICE OF PUBLIC HEARING

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.

I do not support the above request for the following reason(s)

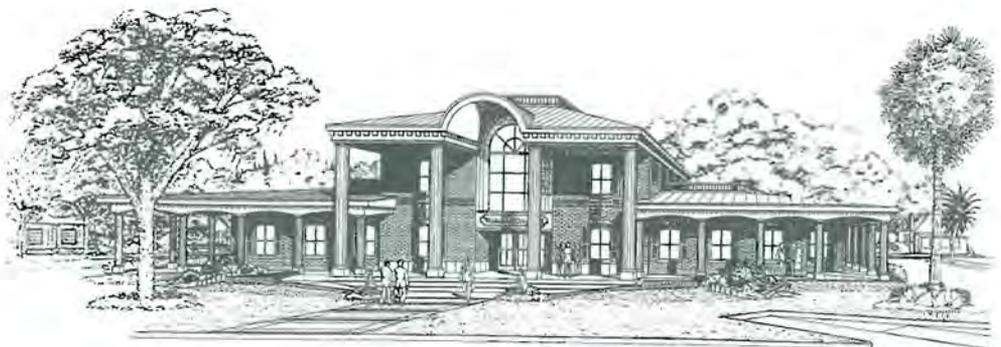
*We don't want Commercial Zoning. This is our home  
they will sell Club House for a ton of money.  
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

*Robert E Dearduff*

Case Number: RZ 1308-02

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SEP 27 2013  
CITY OF WILDWOOD  
Development Services Dept.

City of  
Wildwood,  
Florida



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Water Division  
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330-1347 Fax

September 19, 2013

MCCURDY MICHAEL PAUL  
5486 COLUMBUS CIR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A108

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16-067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

*RESIDENTIAL AREA / NO RETURN TO  
RESIDENTS*

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

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SEP 27 2013

**CITY OF WILDWOOD  
Development Services Dept.**

City of  
Wildwood,  
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Water Division  
330-1346  
330-1347 Fax

September 19, 2013

**VANZIN BEVERLY A & DANIEL F**  
**1707 MCMILLAN RD**  
**PITTSBURGH, PA 15241**

Your Parcel Number(s): **G16B010**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

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**PARCEL NUMBER:** G16-067

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I support the above request.

I do not support the above request for the following reason(s)

*Please see attached sheets - Beverly Vanzin -  
or either Daniel Vanzin*  
*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013)*

**RECEIVED**

SEP 27 2013

**CITY OF WILDWOOD  
Development Services Dept.**



412-221-7239

9/25/13

City of Wildwood  
100 N. Main Street  
Wildwood, FL 34785RE: Notice of PUBLIC Hearing  
CASE#: R2 1308-02  
Parcel#: G16-067

Please be advised that we do not support the rezoning of the above-referenced parcel of land to Commercial for the reasons listed below:

When we bought into Wildwood Country Resort <sup>(1/2008)</sup>, we were told that the Club house & surrounding buildings would be for the Exclusive use of the residents living there. Please see copies of the brochure we were giving regarding amenities - the Club house is to be used for pot-luck dinners, luncheons, buffets, bingo & other events. We can even rent it out for our family gatherings. - Will that change??

Then there is the leisure room - dozen of board games, a television, sofas, card tables & chairs & a pool table for fun. Will that change?? {we have pool table parties there every Sunday}

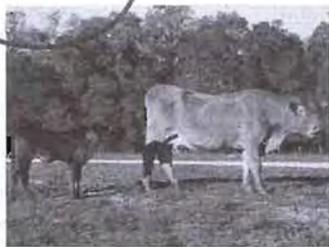
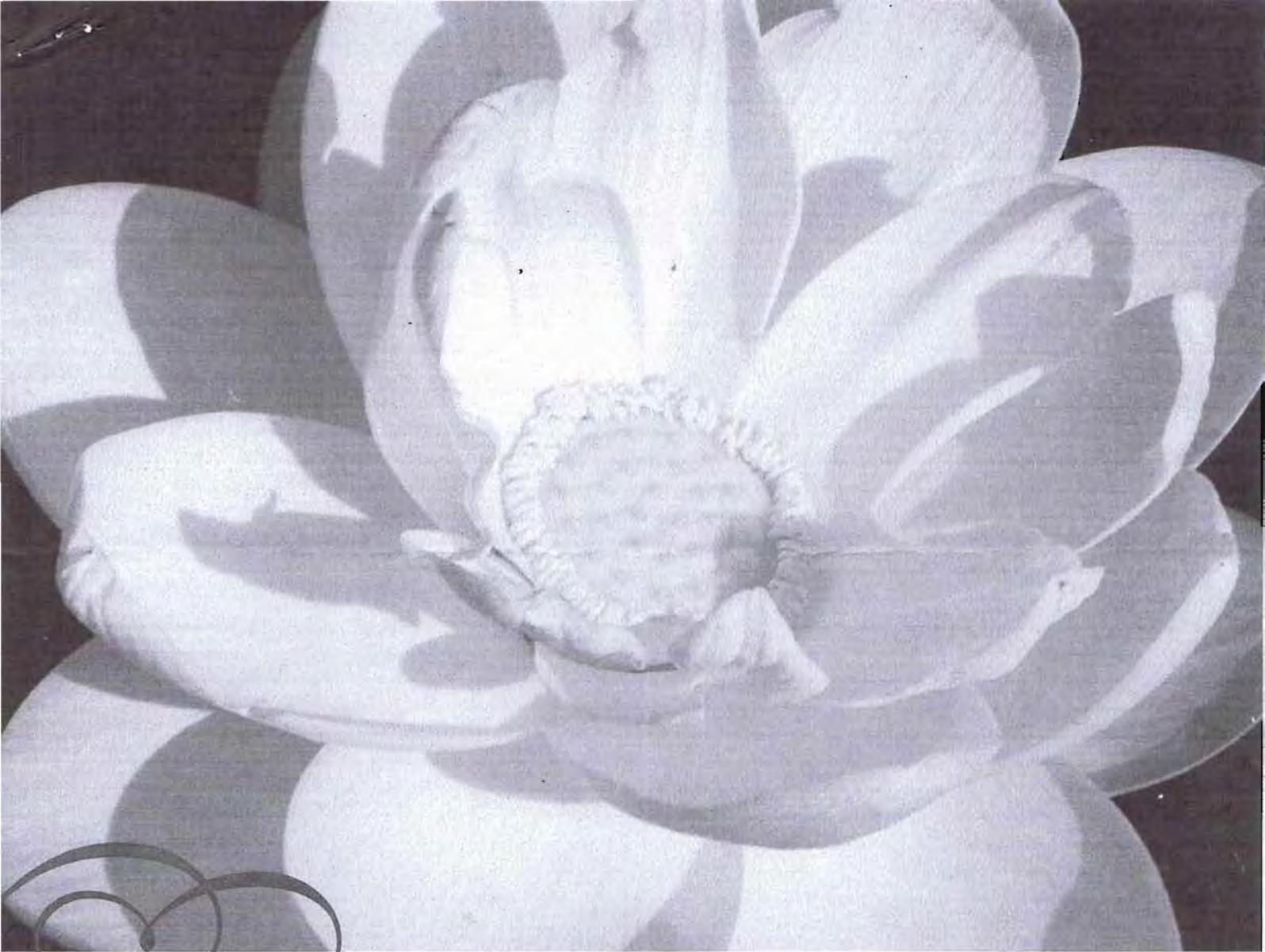
outside the Club house are 2 large swimming pools  
a large deck. and also a hot tub - for all  
us residents to use - for which we are paying a  
maintenance fee. there is also a gazebo  
where we have music for our parties  
if this property is zoned commercial -  
we WILL NOT BE ABLE TO USE THESE  
FACILITIES ANY MORE - WHY???

there is an exercise room containing exercise equipment,  
there are also Shuffleboard, PICKLEBALL &  
tennis courts that we also have access to  
to help us seniors stay in shape - WHY  
ARE YOU TAKING ALL THAT AWAY FROM  
US..

It just doesn't seem right. We  
work all our life for a nice, easy  
fun-filled retirement & you are  
taking away our fun & exercise.

Why.

Per Mr Woods words which I underlined -  
" We hope you will take some time to VISIT OUR COMMUNITY  
AND see everything that's included WITH YOUR PURCHASE  
of A home here. Please keep this Property Residential  
THANK YOU. Beverly Venzler  
Dana Venzler



Active Florida retirement  
in a relaxed setting.

*received when  
we bought  
Nov, 2008*





# Amenities

**Wildwood Country Resort is an active community with people who enjoy having plenty to do right at their fingertips. So when you're done relaxing, get out and have some fun!**

When you drive into Wildwood Country Resort, you will see the newly-renovated clubhouse and office. This will be your first stop as you explore the grounds.

As soon as you walk into the relaxing atmosphere of the clubhouse, you'll be greeted by our sales staff who will be happy to show you around the community.

One of the first features you may note is the large banquet room connected to the clubhouse. Pot-luck dinners, luncheons, buffets, bingo and other events take place in this hall. It can be rented out for any function, and there is a large kitchen to the side of the banquet hall which makes catering an event extremely easy.

Also attached to the clubhouse is our leisure room which contains dozens of board games, a television and sofas.

There are tables and chairs for card playing, crafts or anything else you'd like to do. Also, there's a regulation pool table for additional fun.

Just outside the clubhouse are two large, newly refinished swimming pools, with a large deck area for sunbathing.

The hot tub is situated nearby for easy access and for additional relaxation. It's large enough to fit up to 10 people comfortably.

Feeling like relaxing in the sauna? It's located on the perimeter of the pool and spa area.

Or just relax in the shade of the gazebo and chat with some friends.

Looking for some game time? Our shuffleboard courts provide hours of entertainment for our residents. Everything you need for an afternoon tournament is right at your fingertips,

and our spacious courts allow 4 games to be played simultaneously, so big groups are always welcome.

Our large, newly resurfaced tennis courts are located just beyond the shuffleboard courts. And with night lighting, you can take your afternoon game into the evening with ease and enjoy a full day of invigorating exercise.

In the activity building behind the clubhouse you'll find the exercise room containing everything you can imagine to maintain a healthy lifestyle. You can walk on the treadmill, ride an exercise bike or lift some weights. The choice is yours.

Don't have a home office? Need internet access? Visit the business center which offers computers with printers, desk space and a copy machine to get the job done!

*(Continued on page 8)*



# Amenities

The business center is available to all residents so you have everything you need to prepare presentations, print flyers or just surf the web!

Having an event in the banquet hall? Just drop by the business center, design a flyer, and post it so everyone knows about your event or club.

There are poker games, sewing clubs and other groups always gathering on the resort property or off premises.

One of the most popular clubs in the community is a group called "The Darlin' Purple Ladies," a chapter of the Red Hat Society.

Established in 1972, The Red Hat Ladies are a national organization whose purpose is simply having fun.

They share conversation at monthly afternoon teas, lunches, and dinners and participate in other events as

suggested by the membership.

Residents of Wildwood Country Resort receive a monthly newsletter containing information on all clubs, scheduled events and outings. And the bulletin boards, located by the resident mailboxes, also contain information about upcoming events and opportunities of all different kinds.

No matter what you are into, you'll find lots of ways to get involved and meet new people.

For those who prefer to take things a little slower, there is still a lot to do. Riding a bike or taking a stroll are always pleasant along the tree-lined streets and lakefronts.

There are many lakes located in and close-by the resort. So you can relax and fish and enjoy your days close to home.

With a rich array of amenities at your fingertips, Wildwood Country Resort truly provides something for everyone.

We hope you will take some time to visit our community, and to see everything that's included with your purchase of a home here.

We're sure that you'll see for yourself why so many people call Wildwood Country Resort their home.

We hope that very soon, we'll be able to call you our neighbor, too!

# How To Find Us

No matter where you are coming from, it's easy to get to Wildwood Country Resort. You will discover that finding us is easy... it's leaving that's difficult.

We are located very close to the intersection of the Florida Turnpike and I-75, and easily accessible from all directions.

## From the North

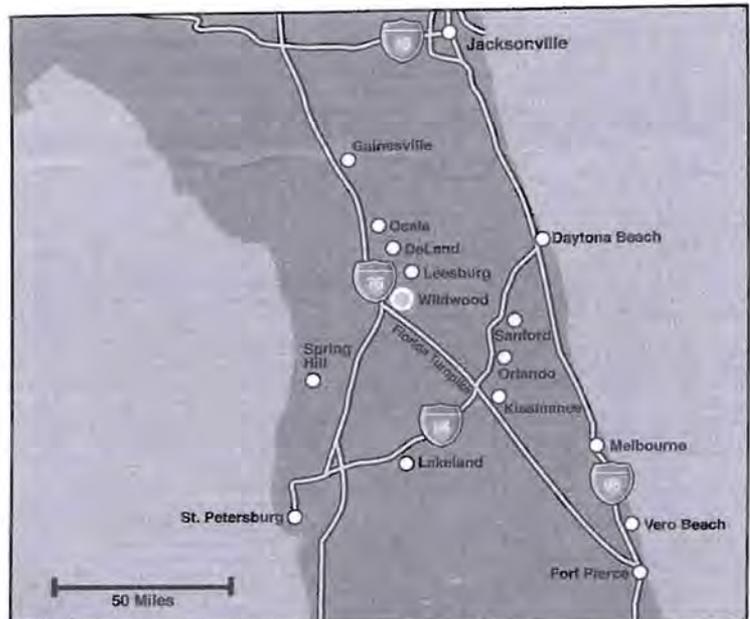
Take I-75 south to Exit 329. Turn left, and take SR-44 east towards Wildwood/Leesburg. Continue on SR-44 for 4 miles. Cross US 301, and you'll find Wildwood Country Resort on your right.

## From the Southeast (Orlando, Miami)

Take the Florida Turnpike north from Orlando. Take Exit 304 (first exit after the Okahumpka service plaza), at US-301 and turn right towards Wildwood. Go right at the first traffic light (SR-44). Continue on SR-44 for 1.5 miles, and you'll find Wildwood Country Resort on your right.

## From the Southwest (Tampa, Naples)

Take I-75 north to Exit 329. Turn right, and take SR-44 east towards Wildwood/Leesburg. Continue on SR-44 for 4 miles. Cross US 301, and you'll find Wildwood Country Resort on your right.



City of  
Wildwood,  
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City Hall

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September 19, 2013

**RYDANT JOSEPH & CAROL**  
**5166 LEXINGTON CIR**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16EC041**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

*SEE THE ATTACHED LETTER*

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

**RECEIVED**

SEP 27 2013

**CITY OF WILDWOOD**  
**Development Services Dep**

Thursday, September 26, 2013

City of Wildwood

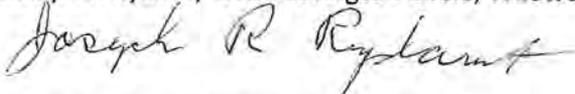
Planning and Zoning Board

Case # RZ 1308-02

My wife and I purchased a home and a lot on Wildwood Country Resort in 2007. When we purchased our home we were told that we would have the use of all facilities, including the swimming pools, club house, Auditorium and access to all roads and community property, including access to Lake Okahumpka, an exercise room, a crafts room and a computer room, complete with computers and printers. We had a storage area for boats and campers too. The boat/camper storage was taken away and that was followed by the computer room and the crafts room. The wood workshop was taken away before we moved here. Now our rights to use our auditorium, swimming pools and club house are in the process of being taken from us too. Jonathan Woods has rented the auditorium out to a church for use on Sundays and other days as they see fit. We can no longer have our holiday dinners on Sunday, as we always did prior to the church taking over the auditorium on Sundays. We no longer can have a Mother's Day breakfast on Sunday we previously did. Now there is a move afoot to take all our rights to the community properties away from the residents by changing the zoning. We, and many others, object to this change of zoning. The residents, and the residents alone, are paying for all the expenses for the community properties that we were promised when we purchased homes and lots here.

My wife, and I, are both dead set against any changes to the zoning as it exists now. We also would like to see that zoning enforced.

Joseph R Rydant, 5166 Lexington Circle, Wildwood, FL 34785 Parcel # G16ECO41



Carol A Rydant, 5166 Lexington Circle, Wildwood, FL 34785 Parcel # G16ECO41



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September 19, 2013

DOVER ROBERT M & RUBY  
2965 GREENLEAF RD  
CLOVER, SC 29710

Your Parcel Number(s): G16B108

case # RZ 1308-02

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SEP 27 2013

CITY OF WILDWOOD  
Development Services Dept.

NOTICE OF PUBLIC HEARING

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16-067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.

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Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

to close residential area our

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

increased traffic around houses + the elderly

unsafe for walking

Case Number:

RZ 1308-02

City of  
Wildwood,  
Florida



City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

**DEVELOPMENT SERVICES**  
Planning/Zoning/Concurrency  
Extension 118  
330-1334 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  
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1290 Industrial Drive

Wastewater Division  
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Water Division  
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September 19, 2013

**WHITEHEAD WILTON H**  
**5676 HANCOCK DR**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): G16DA004

NOTICE OF PUBLIC HEARING

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

*IT WILL GRANT ACCESS TO COMMERCIAL INTEREST IN A RESIDENTIAL AREA*

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

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SEP 27 2013

**CITY OF WILDWOOD  
Development Services Dept.**

City of  
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Water Division  
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330-1347 Fax

September 19, 2013

TITUS STEVEN A  
5590 HANCOCK DR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A106

NOTICE OF PUBLIC HEARING

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

All other park property zoned - resident or agriculture

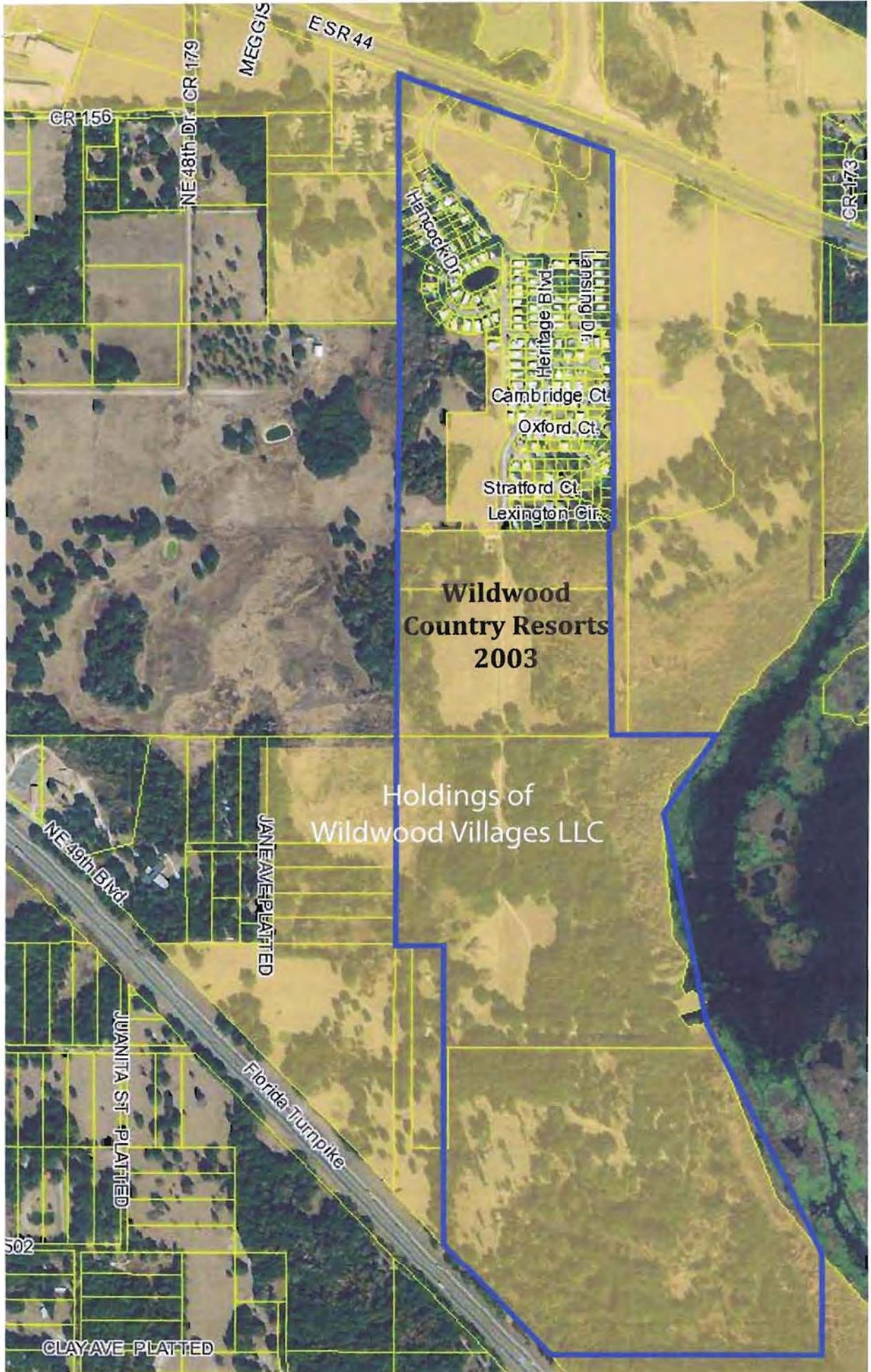
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)  
MOST OF PARK HAS BEEN SOLD OR LOST. REZONING  
WILL PUT A THE LAND FOR SALE SEE ATTACHED

Case Number: RZ 1308-02

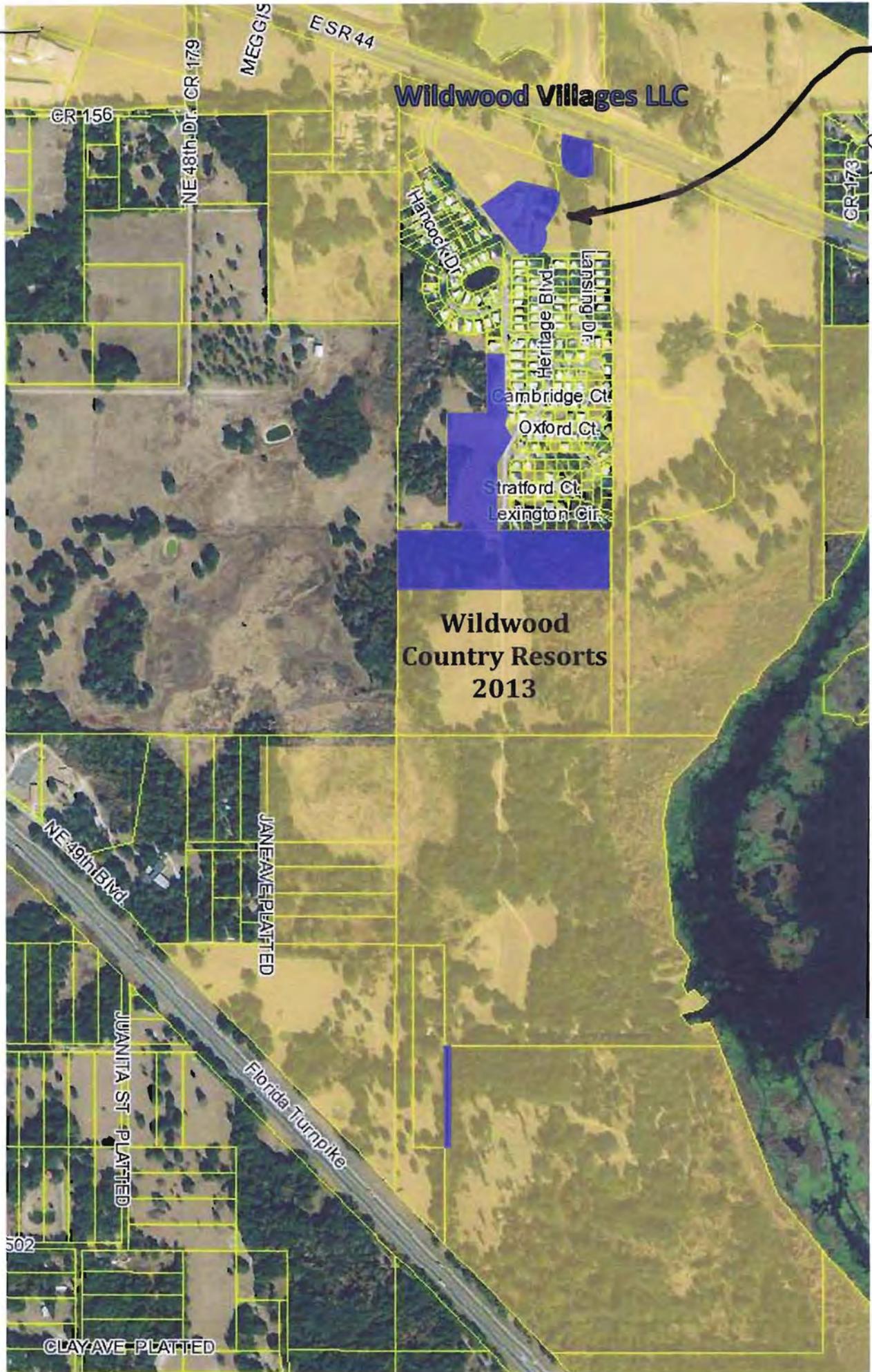
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SEP 27 2013

CITY OF WILDWOOD  
Development Services Dept.



*ORIGINAL WWCRR*



Curbhouse & Pools

BLUE SHADED AREA IS ALL THAT IS LEFT

City of  
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September 19, 2013

**BENNETT DAVID JOHN OGILVIE**  
**5465 WILLIAMSBURG LN**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16EA002**

NOTICE OF PUBLIC HEARING

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

please see attached letter

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

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SEP 27 2013

**CITY OF WILDWOOD**  
Development Services Dept.

**5465 Williamsburg Lane, Wildwood, FL34785**

**Case RZ 1308-02**

**Parcel G16-067**

**We not support the above request for the reasons below.**

**We innocently bought our house in Wildwood Country Resort some six years ago and had we known the extent of distress that dealing with the owner would cause there is no way we would have even considered purchasing.**

**We are now very concerned to hear that the change from Residential to Commercial status for the clubhouse and pools etc is already a done deal with the city suddenly announcing “Oops, sorry folks it was a mistake and, believe it or not, it has always been commercial”... Do you honestly expect us to swallow this especially when members of this community, having voiced their concerns, were assured no change would take place without a meeting in which the residents would be able to have their say. So please explain what precisely is the point of these meetings as it is already a done deal! Do none of the residents have any rights when many have lived here for years, dutifully paying for the upkeep and maintenance?**

**Having witnessed firsthand the way Mr. Woods, the owner of Wildwood Country Resort, deals with the legitimate concerns of this over-55 community a large number of us have sadly been forced to begin legal proceedings against him. Besides our concerns over his management of the site please understand we bought our house after being shown the community building, the computer room, the two swimming pools, the tennis court, the changing rooms with sauna's and the lake with its fishing deck. The swimming pool was at one point closed down by the Public health and safety inspectors as it was deemed dangerous. He was livid that someone had made an anonymous call to them. Days later he threw the computers into the trash and closed down our computer room. I have been told that the tennis courts are no longer ours, padlocks were put onto the gate leading to the lake and this year he invited all the local schools to use our private pools. When I asked the lady in the office why none of the residents had been asked if**

this would be alright, the answer I was given was and I quote. " This site belongs to him so he can do exactly as he pleases."

We have spoken with many of the other over-55 communities in the area and they are shocked by these actions and the fact that a church that is paying him handsomely is now using our facilities every single weekend (even though it is still classified as "residential").... Now he is receiving money from the church he had finally decided to give our deteriorating community a facelift, not for our sakes but so he can hopefully make a greater profit when selling.

At two meetings where my wife asked Mr. Woods to show some courtesy to the elderly residents at whom he was shouting insults, who were merely asking poignant questions, Mr. Woods responded by calling her ignorant, not once but twice.

We cannot believe you are allowing this change and we are fairly sure if you lived on this estate and were ordered to give up your facilities thus seriously devaluing all our properties, you too would be up in arms. We feel that what is happening is not only illegal but thoroughly irreprehensible, and would ask you to cancel your plan to re-designate the club house and pool area as commercial, when it has never in fact been so .



Mr David Bennett



Mrs Patricia Bennett

City of  
Wildwood,  
Florida



City Hall

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**CITY HALL**  
100 N. Main Street  
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Extension 110

**CITY CLERK/FINANCE**  
Extension 100

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Extension 130

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Extension 114

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

**PUBLIC WORKS**  
410 Grey Street  
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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
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Water Division  
330-1346  
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September 19, 2013

MENDENHALL ELIZABETH J  
5254 CAMBRIDGE COURT  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC019

**RECEIVED**

SEP 27 2013

**CITY OF WILDWOOD  
Development Services Dept.**

NOTICE OF PUBLIC HEARING

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.



I do not support the above request for the following reason(s)

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

Case Number: **RZ 1308-02**

City of  
Wildwood,  
Florida



City Hall

wildwood-fl.gov  
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100 E. Huey Street  
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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

FERRIS SHARON  
5582 HANCOCK DR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A107

**NOTICE OF PUBLIC HEARING**

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

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**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.

I do not support the above request for the following reason(s)

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

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**CITY OF WILDWOOD  
Development Services Dept.**

Case Number: **RZ 1308-02**

City of  
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September 19, 2013

**BURK MICHAEL W**  
**5519 LANSING DR**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16B206**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

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**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I do not support the above request for the following reason(s)

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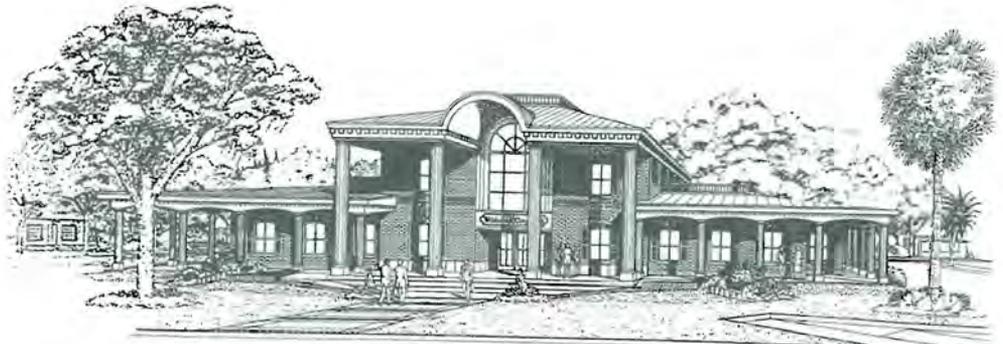
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SEP 27 2013

**CITY OF WILDWOOD**  
**Development Services Dept.**

Case Number: **RZ 1308-02**

City of  
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Florida



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September 19, 2013

NEAVEILL JERRY W & CONNIE JO  
5591 COLUMBUS CIR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A209

**NOTICE OF PUBLIC HEARING**

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.

I do not support the above request for the following reason(s)

*see attached letter*

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

**RECEIVED**

SEP 27 2013

**CITY OF WILDWOOD  
Development Services Dept.**

September 26, 2013

Zoning Board Members,

Listed below are my reasons that I refuse to support Mr. Woods request, for rezoning our amenities to "C-2" General Commercial.

This is only been requested so Mr. Woods, can rent out the property that is the residents recreation area.

This is part and parcel listed in our deed of restrictions which we pay fees for maintaining these facilities.

I feel it is improper to take these away from the residents as we are a 55 plus community and wish to keep it that way.

This change will bring a lot of undesirable's into our sub-division.

Please refuse this request.

Respectfully,

Jerry & Connie Neaveill

5591 Columbus Circle

Wildwood, FL 34785

City of  
Wildwood,  
Florida



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Zip Code: 34785

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Water Division  
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September 19, 2013

GOODSITE JANIS A & DONNA R, LA  
5372 LEXINGTON CIR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC063

**RECEIVED**

SEP 30 2013

**NOTICE OF PUBLIC HEARING** CITY OF WILDWOOD  
Development Services Dept.

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, October 28<sup>th</sup>, 2013, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1330 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

SEE ATTACHED

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

Regarding: Rezoning Application by Wildwood Villages, LLC

Case Number: RZ 1308-02

Parcel Number: G16=067

We do not support the rezoning of the subject property for the following reason:

We find it only reasonable to believe that the residents of Wildwood Country Resort have been paying property taxes as part of our monthly maintenance fee based on the amenities included in this parcel being designated as R-1: Low Density Residential property. We also find it reasonable to believe that a change in zoning to C-2: General Commercial – Neighborhood will increase the taxes charged on this property. This increase will undoubtedly be passed on to Wildwood Country Resort residents.

We have been lead to believe that we have been paying property taxes on this property at the Commercial tax rate and that this rezoning is simply to correct a records error. If, in fact, there was an incorrect property type designation on this parcel, how is it that we were taxed as commercial property and not taxed at the R-1: Low Density Residential tax rate per the cities records in the past?

See Exhibits A and B

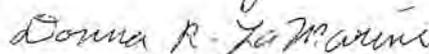
Respectfully submitted,

Janis A. Goodsite and

Donna R. LaMarine

5372 Lexington Circle

Wildwood, FL 34785





**Sumter County BOCC - GIS**

BOCC - Bushnell, FL 33513 | 352-793-0200

Parcel ID: **G16=067**  
**WILDWOOD VILLAGES LLC**  
 5604 HERITAGE BLVD WILDWOOD, FL 34785  
 Street: NOT ON FILE  
 S/T/R: 16/19/23 COMM AT SW COR OF NW 1/4 OF NW 1/4 RUN N 00 DEG 19 MIN 52 SEC E 44 FT TO SW COR OF LANDS DESC IN OR 1405 PG 520 CONT N 0  
 Sales

6/1/2003	1084/741	Vacant	\$2,069,300.00
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NOTES:



This information was derived from data which was compiled by the Sumter County BOCC - GIS. This information should not be relied upon by anyone as a determination of the ownership of property, legal boundary representation, or market value. The map image is not a survey and shall not be used in any Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. This information was last updated: 9/6/2013 and may not reflect the data currently on file at our office.

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**GrizzlyLogic.com**

Do the residents, HOA, or Wildwood Villages, LLC own the amenities?

Answer: Wildwood Villages, LLC owns the amenities and charges the residents of the different platted subdivisions rent for the use of the amenities provided and maintained. The rental amount (maintenance fee) is calculated annually in accordance with each deed of restrictions. It is a contract. The residents are tenants and Wildwood Villages, LLC is the landlord. Florida Law can be read to give the community a chance to purchase the amenities if they are sold. This is why the Board was offered a F.S. §723 first right of refusal to step in and own the amenities before Wildwood Villages, LLC purchased them in 2003.

Why are you paying real estate taxes at the commercial rate?

Answer: Wildwood Villages, LLC is a for profit commercial operation leasing a recreational facility to multiple communities and to the general public. It has always been taxed as a commercial recreational facility. It also pays sales taxes on the weddings and other events that are subject to FL sales tax. Management does give the residents monetary credit for all income received from facility rentals in the calculation of the annual maintenance fees. This process is overseen by your F.S. §723 Resident Committee.

## EXHIBIT A

THIS IS THE Q + A SECTION OF THE OCT 2013 COMMUNITY NEWSLETTER "SENIOR SCENE" FOR WILDWOOD COUNTRY RESORT.

THE QUESTIONS ARE SUBMITTED BY RESIDENTS + ARE ANSWERED BY THE OWNER.

WCR Homeowners,

We had our first general meeting on Monday. When asked for membership comments, Jacques Skutt spoke stating the City of Wildwood Planning and Zoning Board plans to change the status of the clubhouse from residential to commercial. This issue was discussed at our August 7, 5-person committee meeting because Mr. Skutt wrote a letter to the city on this subject. The committee was told it is a commercial recreational facility rented for weddings and other events and has paid taxes on a commercial status. I included this information in the summary of that meeting.

*The proposed change by the city in October is to correct an error.*

As president of your HOA, I feel this information should be distributed to prevent any concern residents might have when hearing this news.

Jonathan Woods will explain the issue in more detail in the October *Senior Scene*.

Beverly Epstein

EXHIBIT B

City of  
Wildwood,  
Florida



City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
Extension 130

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

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

REYNOLDS MARY H  
2696 LYDIA DR SW  
WARREN, OH 44481

Your Parcel Number(s): -- G16A117

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16-067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, October 1<sup>st</sup>, 2013, at 3:00 p.m.**

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*Mary Reynolds*

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

**RECEIVED**

SEP 30 2013

**CITY OF WILDWOOD  
Development Services Dept.**

Case Number:

**RZ 1308-02**

City of  
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Florida



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Zip Code: 34785

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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

STEWART ROBERT W & ELAINE K  
4470 SUN DROP DR  
COMSTOCK PARK, MI 49321

Your Parcel Number(s): G16EA003

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.

I do not support the above request for the following reason(s)

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

**RECEIVED**

SEP 30 2013

**CITY OF WILDWOOD  
Development Services Dept.**

Case Number:

**RZ 1308-02**

City of  
Wildwood,  
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100 N. Main Street  
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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

UPTON CHRISTOPHER N & KAREN B  
10406 TRUXTON RD  
ADELPHI, MD 20783

Your Parcel Number(s): G16A207

**NOTICE OF PUBLIC HEARING**

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16-067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)  
**THIS IS PRIMARILY RESIDENTIAL! DO NOT WANT STORES IN FRONT OF OUR DEV.!**

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

Karen B. Upton 9/25/2013

Case Number:

**RZ 1308-02**

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CITY OF WILDWOOD  
Development Services Dept.

City of  
Wildwood,  
Florida



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Wastewater Division  
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330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

BAILEY DAVID J  
23 FANNY MASON LN  
WALPOLE, NH 3608

Your Parcel Number(s): G16B102

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

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**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

~~I do not support the above request for the following reason(s):~~

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

Case Number:

**RZ 1308-02**

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CITY OF WILDWOOD  
Development Services Dept.

City of  
Wildwood,  
Florida



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100 N. Main Street  
330-1330 Phone  
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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

**NEWTON GENE & NORMA**  
**3945 HONEY CREEK BLVD**  
**GREENWOOD, IN 46143**

Your Parcel Number(s): G16A116

NOTICE OF PUBLIC HEARING

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

*See attached letter*

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

**RECEIVED**

SEP 30 2013

**CITY OF WILDWOOD**  
**Development Services Dept.**

September 24, 2013

Mr. & Mrs. Gene Newton  
3945 Honey Creek Blvd.  
Greenwood, Indiana 46143

City of Wildwood, Florida  
Development Services Department  
100 N. Main Street  
Wildwood, Florida 34785

**RECEIVED**

SEP 30 2013

**CITY OF WILDWOOD**  
Development Services Dept.

To Whom It May Concern:

As the owners of parcel number G16A116 in Wildwood County Resort, located in Wildwood, Florida, we strongly oppose the request of case number RZ 1308-02 brought forward by Wildwood Villages, LLC.

We purchased our property in 2006, after renting there since 1997. We researched other properties but decided to purchase in Wildwood Country Resort because of the friendliness of the people and the amenities that were available. Among those amenities was the clubhouse and the pools. We have already lost part of the use of the facilities because the owner is renting the clubhouse to outside parties every weekend.

Why would the owner wish to change the clubhouse and pools to commercial property unless he wants to sell the amenities and receive a higher price when listed as commercial

If this happens what amenities will we have left. We pay a monthly fee of (\$273.00) for the use of our amenities.

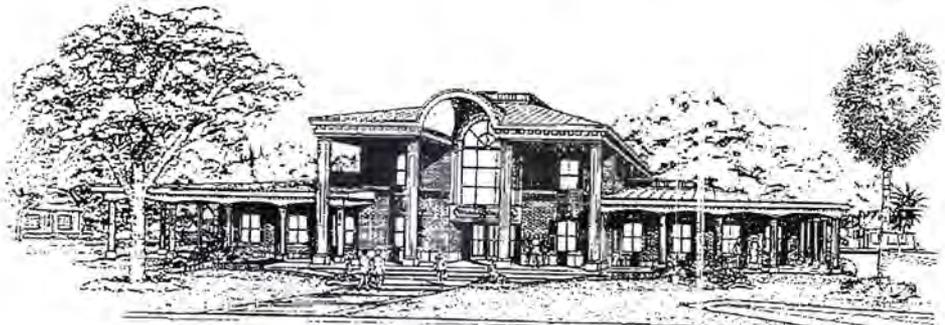
Please refuse this request and allow us to use the amenities that we are entitled to use each month.

Thank you for your consideration of our request.

Sincerely,

*Norma Newton*  
*Gene Newton*  
Norma and Gene Newton

City of  
Wildwood,  
Florida



City Hall

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

**CITY HALL**  
100 N. Main Street  
330-1330 Phone  
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**CUSTOMER SERVICE**  
(Utility Accounts/TDD)  
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Planning/Zoning/Concurrency  
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**POLICE**  
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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

REILLY DESMOND & KAREN  
136 LEDBURY DR  
LONGWOOD, FL 32779

Your Parcel Number(s): G16A200

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16-067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

*(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)*

Case Number: **RZ 1308-02**

**RECEIVED**

SEP 30 2013

**CITY OF WILDWOOD**  
Development Services Dept.

City of  
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Water Division  
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September 19, 2013

LAROCK JAMES E & ELIZABETH C &  
4645 BAER RD  
RANSOMVILLE, NY 14131

**RECEIVED**

SEP 30 2013

Your Parcel Number(s): G16EC024

**NOTICE OF PUBLIC HEARING**

**CITY OF WILDWOOD  
Development Services Dept.**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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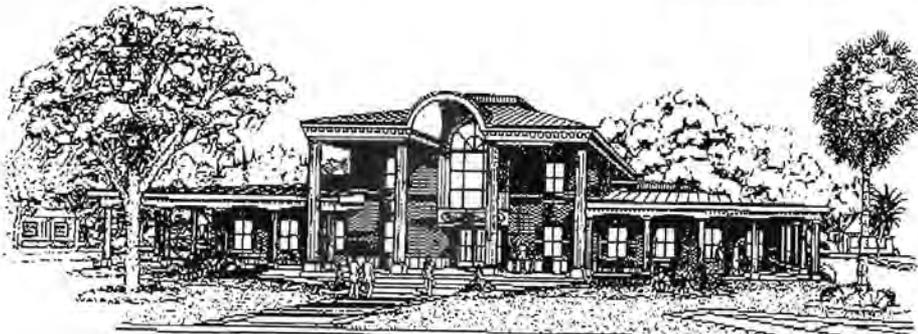
I support the above request.

I do not support the above request for the following reason(s)

*It is not in the best interests of the homeowners  
We enjoy our home and peace and quiet  
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)  
Leave us alone!*

Case Number: **RZ 1308-02**

City of  
Wildwood,  
Florida



City Hall

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

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

**CITY MANAGER**  
Extension 110

**CITY CLERK/FINANCE**  
Extension 100

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(Utility Accounts/TDD)  
Extension 130

**DEVELOPMENT SERVICES**  
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Extension 118  
330-1334 Fax

**HUMAN RESOURCES**  
Extension 105  
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**PARKS & RECREATION  
COMMUNITY CENTER**  
Reservations:  
Extension 114

**POLICE**  
100 E. Huay Street  
330-1355  
330-1358 Fax

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410 Gray Street  
330-1343  
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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

**PLOTZKE ROBERT NORBERT & NANCY**  
29940 29 MILE RD  
LENOX, MI 48048

Your Parcel Number(s): G16A111

**NOTICE OF PUBLIC HEARING**

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request

I do not support the above request for the following reason(s)

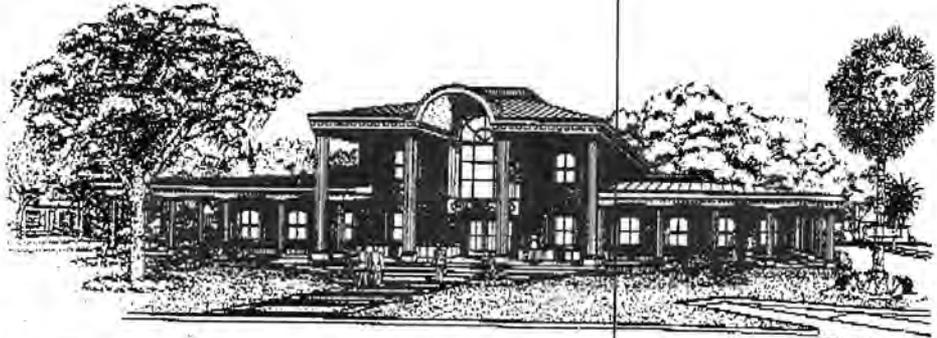
*A commercial building doesn't fit in a senior community. We would lose our activity center. Our owner, J. Woods, only has profits in mind. He has raised our amenities 68% in the past 8 yrs. with no improvements. The roads are crumbling. Mr. Woods has sold off properties surrounding our park for profit taking.*  
(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)  
Case Number: **RZ 1308-02**

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SEP 30 2013

CITY OF WILDWOOD  
Development Services Dept.

City of  
Wildwood,  
Florida



City Hall

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

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**POLICE**  
100 E. Huey Street  
330-1365  
330-1358 Fax

**PUBLIC WORKS**  
410 Grey Street  
330-1343  
330-1363 Fax

**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1348  
330-1347 Fax

September 19, 2013

SIMPSON JAMES G & WANDA SUE  
26513 CRANAGE RD  
OLMSTED FALLS, OH 44138

Your Parcel Number(s): G16DA006

NOTICE OF PUBLIC HEARING

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.

I do not support the above request for the following reason(s)

SEE ATTACHED LETTER - NOT ENOUGH SPACE

(Please return response to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

Case Number: RZ 1308-02

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SEP 30 2013

CITY OF WILDWOOD  
Development Services Dept.

To: REZONE COMMITTEE

City of Wildwood  
Re: parcel #G160DA006  
Case #RZ1308-02 applicant Wildwood Villages LLC/City of Wildwood, Florida, Rezoning

We James G. Simpson and Wanda S. Simpson owners of property located at 5648 Hancock Drive, Wildwood, Florida strongly oppose this rezoning change. This is a 55plus community. When we bought here in 2005 this was residential we believe this change will have a negative impact on our property values. The owner of the common properties Jonathan Woods is only interested in personal gain. He has told us in numerous meetings he plans to sell this property to either the Life Oaks Church or to interested chain hotels.

A portion of our maintenance fees has gone to support this property, which, he has knowingly neglected. There is a lawsuit in progress now and financially supported by many residents against Jonathon Woods for his misdeeds to seniors of this community.

We plead with you to consider all the residents of this community who feel powerless instead of just one wealthy, greedy owner just wanting to gain financially..

Respectfully submitted,

James G. Simpson  
Wanda S. Simpson

Florida address 5648 Hancock Dr. Wildwood, Florida  
Ohio address 26513 Cranage Road, Olmsted Falls, Ohio

Phone 440-235 1853

**RECEIVED**

SEP 30 2013

CITY OF WILDWOOD  
Development Services Dept.

City of  
Wildwood,  
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City Hall

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**UTILITY**  
1290 Industrial Drive

Wastewater Division  
330-1349  
330-1350 Fax

Water Division  
330-1346  
330-1347 Fax

September 19, 2013

EPSTEIN BEVERLY (LE)  
5217 STRATFORD CT  
WILDWOOD, FL 34785

Your Parcel Number(s): G16ED024

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OCT 04 2013

**CITY OF WILDWOOD  
Development Services Dept.**

NOTICE OF PUBLIC HEARING

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16-067

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I support the above request.

I do not support the above request for the following reason(s)

*I see no reason why this error should not*

*be corrected.*

(Please return responses to City Hall no later than Friday, September 27<sup>th</sup>, 2013.)

Case Number:

**RZ 1308-02**

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Emergency 9-1-1  
100 E. Huey Street

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**Dispatch**  
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330-1358 Fax

**Code Enforcement**  
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**PUBLIC WORKS**  
410 Grey Street  
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**UTILITY**  
1290 Industrial Drive

**Wastewater Division**  
330-1349  
330-1350 Fax

**Water Division**  
330-1346  
330-1347 Fax

February 4, 2014

CERTIFIED MAIL: 7012 2000 0001 3757 8464  
STONE STEPHEN R & NANCY A  
5612 WILLIAMSBURG LN  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A013

NOTICE OF PUBLIC HEARING

TO: Property owners adjoining a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

GENERAL LOCATION: The property is generally located to the south of SR 44, on the west side of Heritage Blvd..

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on Thursday, February 20<sup>th</sup> 2014, at 3:00 p.m.

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on Monday, March 24<sup>th</sup>, 2014, at 7:00 p.m.

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334 x 118.

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I support the above request.



I do not support the above request for the following reason(s)

\_\_\_\_\_  
*(Please return responses to City Hall no later than Friday, February 14, 2014.)*

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FEB 13 2014  
CITY OF WILDWOOD  
Development Services Dept.

Case Number: RZ 1308-02

City of  
Wildwood,  
Florida



City Hall

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

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100 N. Main Street  
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Emergency 9-1-1  
100 E. Huey Street

**Admin/Records**  
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**Dispatch**  
330-1355 Phone  
330-1358 Fax

**Code Enforcement**  
330-1355 Phone  
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**PUBLIC WORKS**  
410 Grey Street  
330-1343  
330-1353 Fax

**UTILITY**  
1290 Industrial Drive

**Wastewater Division**  
330-1349  
330-1350 Fax

**Water Division**  
330-1346  
330-1347 Fax

February 4, 2014

**JANSMA CALVIN P & BARBARA J**  
**5191 LIBERTY CT**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16EC014**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

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**CASE NUMBER:** RZ 1308-02  
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**RECEIVED**

**FEB 11 2014**

**CITY OF WILDWOOD  
Development Services Dept.**

City of  
Wildwood,  
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City Hall

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**POLICE**

Emergency 9-1-1  
100 E. Huey Street

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**PUBLIC WORKS**

410 Grey Street  
330-1343  
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**UTILITY**

1290 Industrial Drive

**Wastewater Division**

330-1349  
330-1350 Fax

**Water Division**

330-1346  
330-1347 Fax

February 4, 2014

REILLY DESMOND & KAREN  
136 LEDBURY DR  
LONGWOOD, FL 32779

Your Parcel Number(s): **G16A200**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

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**RECEIVED**

FEB 11 2014

**CITY OF WILDWOOD  
Development Services Dept.**

Case Number: **RZ 1308-02**

City of  
Wildwood,  
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100 E. Huey Street

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**UTILITY**  
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**Wastewater Division**  
330-1349  
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**Water Division**  
330-1346  
330-1347 Fax

February 4, 2014

**PERRY LORRAINE E**  
**5441 WILLIAMSBURG FL**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16EA004**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

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**Water Division**  
330-1346  
330-1347 Fax

February 4, 2014

**BAILEY DAVID J**  
**23 FANNY MASON LN**  
**WALPOLE, NH 3608**

Your Parcel Number(s): **G16B102**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

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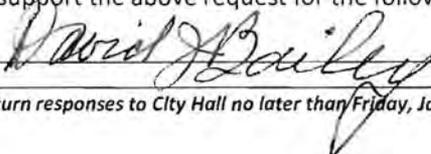
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I support the above request.

I do not support the above request for the following reason(s)

  
\_\_\_\_\_  
(Please return responses to City Hall no later than Friday, January 14, 2014.)

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FEB 12 2014

**CITY OF WILDWOOD**  
**Development Services Dept.**

Case Number: **RZ 1308-02**

City of  
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Florida



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**Code Enforcement**  
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**PUBLIC WORKS**  
410 Grey Street  
330-1343  
330-1353 Fax

**UTILITY**  
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330-1349  
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**Water Division**  
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February 4, 2014

**NORTH TRACT LLC  
4119 BURNS RD  
PALM BEACH GARDENS, FL 33410**

Your Parcel Number(s): **G16A400 & G16D007**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

\_\_\_\_\_  
\_\_\_\_\_  
*(Please return responses to City Hall no later than Friday, January 14, 2014.)*

**RECEIVED**

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**CITY OF WILDWOOD  
Development Services Dept.**

City of  
Wildwood,  
Florida



City Hall

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Extension 110

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February 4, 2014

**BECHTEL ROBERT W**  
**5571 LANSING DR**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16B201**

**NOTICE OF PUBLIC HEARING**

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City of Wildwood  
Development Services Dept.

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.

I do not support the above request for the following reason(s)

*As part of Wildwood Country resort it should remain part of the resort & not be allowed*  
(Please return responses to City Hall no later than Friday, January 14, 2014.)

Case Number: **RZ 1308-02**

to be sold off as a commercial property.  
This is the clubhouse for our resorts private  
use.

if it is re-zoned commercial property & then sold  
as such we would have no meeting area, etc.

If the only way the church can continue to rent  
the clubhouse is for it to be rezoned then  
I guess the church should find new quarters.

**RECEIVED**

FEB 13 2014

Feb, 13, 2014

**CITY OF WILDWOOD  
Development Services Dept.**

City of Wildwood

Re: Parcel # G160DA006

Case # RZ1308-02 Wildwood LLC Rezoning to Commercial

Attention: Rezoning Committee

We James Simpson and Wanda S Simpson owners of property at 5648 Hancock Dr., Wildwood, FL

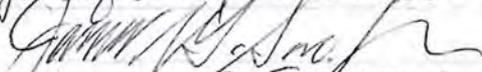
OPPOSE this rezoning.

This is a 55 plus residential community. This property rezoning area represents our amenities such as Club House, pools, Sauna, hot tub and tennis courts. We have paid for the upkeep of this property thru our maintenance fees to Wildwood LLC. In these maintenance fees the residents also pay for the taxes for this property. The taxes on commercial are higher than residential. The people here are retired people on fixed incomes.

The owner of Wildwood LLC Jonathan Woods has a desire to sell this property. This rezoning would fit perfectly in his plan.

We ask you to consider all the residents of this community.

Respectfully submitted

  
JAMES G. SIMPSON

Wanda S Simpson  
WANDA S SIMPSON

City of  
Wildwood,  
Florida



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330-1349  
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**Water Division**  
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February 4, 2014

O'HARA CLARISSA A  
5561 WILLIAMSBURG LN  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A302

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CITY OF WILDWOOD

**NOTICE OF PUBLIC HEARING** Development Services Dept.

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.



I do not support the above request for the following reason(s)

\_\_\_\_\_  
*(Please return responses to City Hall no later than Friday, January 14, 2014.)*

Case Number: **RZ 1308-02**

City of  
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**Water Division**  
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February 4, 2014

PETERSON ALAN R  
5509 HERITAGE BLVD  
WILDWOOD, FL 34785

Your Parcel Number(s): G16B107

NOTICE OF PUBLIC HEARING

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial - Neighborhood."

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I support the above request.

I do not support the above request for the following reason(s)  
THE FACILITIES ON THE PROPERTY WERE BUILT FOR THE PRIVATE  
USE OF THE OWNERS OF THE ADJACENT RESIDENTIAL PROPERTIES.  
(Please return responses to City Hall no later than Friday, January 14, 2014.)

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CITY OF WILDWOOD  
Development Services Dept.

Case Number: RZ 1308-02

City of  
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330-1349  
330-1350 Fax

**Water Division**  
330-1346  
330-1347 Fax

February 4, 2014

**NEAVEILL JERRY W & CONNIE JO**  
**5591 COLUMBUS CIR**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16A209**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

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**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.

I do not support the above request for the following reason(s)

*We don't want our quiet community to be commercial. We feel like we are in the country & if you change this then it will not be the same.*  
*(Please return responses to City Hall no later than Friday, January 14, 2014.)*

**RECEIVED**

FEB 14 2014

**CITY OF WILDWOOD -  
Development Services Dept.**

City of  
Wildwood,  
Florida



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330-1349  
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**Water Division**  
330-1346  
330-1347 Fax

February 4, 2014

**TITUS STEVEN A**  
**5590 HANCOCK DR**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16A106**

**NOTICE OF PUBLIC HEARING**

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I support the above request.

I do not support the above request for the following reason(s)

*Based on the research & presentation of*  
JACQUES SKUIT

(Please return responses to City Hall no later than Friday, January 14, 2014.)

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**FEB 14 2014**

**CITY OF WILDWOOD  
Development Services Dept.**

Case Number:

**RZ 1308-02**

City of  
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February 4, 2014

UPTON CHRISTOPHER N & KAREN B  
10406 TRUXTON RD  
ADELPHI, MD 20783

Your Parcel Number(s): G16A207

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CITY OF WILDWOOD  
Development Services Dept.

NOTICE OF PUBLIC HEARING

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I support the above request.

I do not support the above request for the following reason(s)

AND ... WE LIKE OUR COMMUNITY GROUNDS THE WAY THEY ARE!  
PLENTY OF RETAIL SPACE AVAILABLE ALREADY  
(Please return responses to City Hall no later than Friday, January 14, 2014.)  
AVAILABLE CLOSE BY -- NO NEED TO CHANGE ZONING FOR ANOTHER STRIP MALL

Case Number: RZ 1308-02

Rec'd Feb. 10, 2014

Karen Upton

City of  
Wildwood,  
Florida



City Hall

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330-1347 Fax

February 4, 2014

FERRIS SHARON  
5582 HANCOCK DR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A107

**NOTICE OF PUBLIC HEARING**

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I support the above request.

I do not support the above request for the following reason(s)

see attached letter

*(Please return responses to City Hall no later than Friday, January 14, 2014.)*

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**CITY OF WILDWOOD  
Development Services Dept.**

Case Number:

**RZ 1308-02**

February 12, 2014

To Rezone Committee  
City of Wildwood

**RECEIVED**

FEB 12 2014

Re: parcel # G16A107

**CITY OF WILDWOOD  
Development Services Dept.**

Case # RZ 1308-02 Applicant Wildwood Villia  
LLC/city of Wildwood, Florida, rezoning.

I very strongly object to the possible rezoning from residential to commercial of our Wildwood Country Resort properties. I inherited my home and property with the understanding that it was a residential community of 55 years of age and older. It is a quiet area and changing it to commercial would bring added noise and a lot more traffic. Changing to commercial would lower the value of my property. My community would be adversely affected if commercial interests were allowed to build. Our beautiful entrance to our residential park would be affected.

The owner WWV (Jonathon Woods) of the common areas is only interested in his personal gain and not benefits of the residential community.

Shawn Ferris

5582 Hancock Dr, Wildwood, Florida

Michigan address 02340 Nowland Lake Trail  
Charlevoix, MI 49720 Tel 231-547-1205

City of  
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**HUMAN RESOURCES**  
Extension 105  
330-1339 Fax

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Emergency 9-1-1  
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February 4, 2014

**NICHOLS EDWARD E SR & MARILYN**  
**5571 COLUMBUS CIR**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16A208**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Thursday, February 20<sup>th</sup>, 2014, at 3:00 p.m.**

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, March 24<sup>th</sup>, 2014, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334 x 118.

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

I support the above request.

I do not support the above request for the following reason(s)

*I did not sign an agreement for a general commercial zone.*

*(Please return responses to City Hall no later than Friday, January 14, 2014.)*

*I signed a deed restriction document for a residential mobile home park.*

Case Number: **RZ 1308-02**

**RECEIVED**

**FEB 12 2014**

**CITY OF WILDWOOD**  
**Development Services Dept.**

City of  
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Florida



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**Water Division**  
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February 4, 2014

**CERTIFIED MAIL: 7014 2000 0001 3757 8495**  
**OUTLAND JAMES T & SHARON K, TR**  
**5570 HERITAGE BLVD**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): G16B017

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners adjoining a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd..

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I support the above request.

X

I do not support the above request for the following reason(s) *When we bought, this is a residential area, nice & quiet. This is our clubhouse & entertainment center. Commercial re-zoning would put too much traffic on our roads which are already in disrepair, and remove our amenities. Commercial development would result in unsightly dumpsters, garbage, and attract vermin & wildlife. Church services and other private functions are now being held in this parcel zoned residential which increases traffic in our park.*

Case Number: RZ 1308-02

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**CITY OF WILDWOOD  
Development Services Dept.**

causing further deterioration of our roads!

---

1/25/2004

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Development Services Dept.

I support the above request.

I do not support the above request for the following reason(s)

It defaces A 55+ Community.  
(Down Grades)

(Please return responses to City Hall no later than Friday, January 14, 2014.)

Case Number: RZ 1308-02

City of  
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February 4, 2014

LEFEVE BARBARA  
5215 OXFORD CT  
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC035

NOTICE OF PUBLIC HEARING

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

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I support the above request.

I do not support the above request for the following reason(s)

Too much TRAFFIC FOR THE AREA

(Please return responses to City Hall no later than Friday, January 14, 2014.)

(OVER)

*Barbara LeLave*

Case Number:

RZ 1308-02

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CITY OF WILDWOOD  
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# TYPE OF TRAFFIC

- GOLF CARTS
- WALKERS/WITH DOGS
- WALKERS/WITHOUT
- ELECTRIC WHEEL CHAIRS

City of  
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February 4, 2014

**CLARK BARBARA**  
**5231 CAMBRIDGE CT**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16EC022**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

X

I do not support the above request for the following reason(s)

*How can you respond when the time for*

*(Please return responses to City Hall no later than Friday, January 14, 2014.)*

*responses has expired before this Notice was received - Some more BS!*

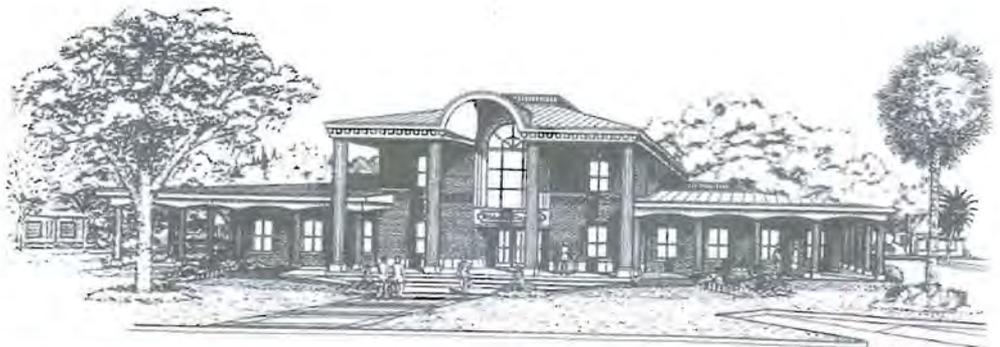
Case Number: **RZ 1308-02**

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February 4, 2014

**HILLS FRANK C & IRMENGARD L**  
**5255 OXFORD CT**  
**WILDWOOD, FL 34785**

Your Parcel Number(s): **G16EC032**

**NOTICE OF PUBLIC HEARING**

**TO:** Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16-067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

*(Please return responses to City Hall no later than Friday, January 14, 2014.)*

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Development Services Dept.

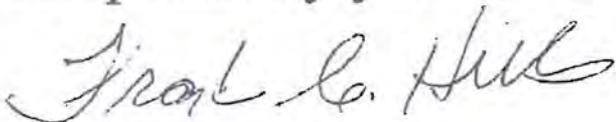
Case Number: **RZ 1308-02**

Below are my reasons for NOT supporting rezoning of recreation facilities parcel G16=067 from R-1 "Low Density Residential" to "C -2 General Commercial Neighborhood."

There is no intent, purpose, or reason stipulated for rezoning the recreation facilities parcel used by and maintained through fees paid by the residents of Wildwood Country Resort.

Rezoning may bring into our community nefarious business's which in turn invites undesirable persons to roam our community at will. This is a 55+ community and safety is a very important item to all of us.

Respectfully yours,



Frank C Hills PER  
5255 Oxford Ct  
Wildwood FL 34785-9330

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Wildwood,  
Florida



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February 4, 2014

SKUTT JACQUES H & THERESA A  
5494 COLUMBUS CIR  
WILDWOOD, FL 34785

Your Parcel Number(s): G16A109

NOTICE OF PUBLIC HEARING

TO: Property owners in the vicinity of a property which is being considered for a rezoning from "R-1: Low Density Residential" to "C-2: General Commercial – Neighborhood."

**OWNER/APPLICANT:** Wildwood Villages, LLC / City of Wildwood  
**CASE NUMBER:** RZ 1308-02  
**PARCEL NUMBER:** G16=067

**GENERAL LOCATION:** The property is generally located to the south of SR 44, on the west side of Heritage Blvd.

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I support the above request.

I do not support the above request for the following reason(s)

See attached

(Please return responses to City Hall no later than Friday, January 14, 2014.)

Case Number: **RZ 1308-02**

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CITY OF WILDWOOD  
Development Services Dept.

City of Wildwood  
Planning & Zoning Board  
Case #RZ-1308-02  
Rezoning of Wildwood Country Resort Amenity Property  
Attention: Paul Ketz

February 5, 2014

Paul,

I will be unable to attend the Planning & Zoning Board Public Hearing on Feb. 20<sup>th</sup> due to a conflict in my schedule. I would like the attached report read into the record on my behalf.

Sincerely,



Jacques Skutt  
5494 Columbus Circle  
Wildwood Country Resort

## **Analysis of Proposed Rezoning of Wildwood Country Resort Amenity Property**

### **Case # RZ-1308-02**

Although it is obvious that the residents of Wildwood Country Resort have grievances with the owner of Wildwood Country Resort, I do not believe that this Board or the City of Wildwood has the ability to resolve these issues. This Hearing is taking place to discuss a City initiated zoning to a Commercial designation of our amenity property located at 5604 Heritage Boulevard. As a resident of Wildwood Country Resort and as a Professional Planner, I would like to submit my comments and opinions.

I have reviewed the staff favorable recommendation for this rezoning and I believe that it is based on three key points.

1. The City of Wildwood believes that the Future Land Use Map designation of our amenity property is Commercial and that the City is therefore obligated to adopt a compatible zoning.
2. The City of Wildwood believes that our amenity property has traditionally been used for commercial purposes and that therefore the rezoning to Commercial would have a null effect.
3. The City of Wildwood has implied that, when the amenity property was annexed, an agreement was made with the present owner that the property would convert to a Commercial designation through the process of adopting a new Comprehensive Plan and new Land Development Regulations.

I disagree or have issues with these three points.

#### **Point 1**

My father-in-law, Gib Titus, was one of the founding partners of our Community. His daughter, Theresa Skutt, and his son, Steve Titus, still reside here. Gib passed away two years ago and Theresa and Steve were able to retrieve documents dating back to 1974 when Gib started to build what is now called Wildwood Country Resort. These documents include engineering and architectural drawings, marketing analysis, financial statements and marketing brochures that all clearly demonstrate that it was the intent of the original Developers of our Community that the recreational facilities located on our amenity property was constructed to serve the needs of residents of our Community and that the residents would have exclusive use of these facilities (see **Exhibit A**-advertising brochure from 1974). This relationship was further confirmed by the Developer Responsibilities included within the Deed Restrictions that were recorded with the three subdivision plats that together form Wildwood Country Resort (see **Exhibit B**-Developer Responsibilities for Hearty Host Subdivision). Although obvious to our residents, even an individual totally unfamiliar with our Community, would conclude from reviewing these documents that our amenity facilities are intended for the residents. Through the payment of amenity fees for 40 years (presently \$273/month) and through the marketing and sales commitment of a series of developers, including the present owner, that this amenity property and facility would always remain, residents were willing to invest in this Community by purchasing their lots and building their homes. Legal opinions support the fact that our residents have strong prescriptive rights over our amenity property.

The reason that I am bringing forward these historical facts is because, when I do a zoning analysis, the first thing that I look for is clarity on the past and existing uses that are established on the parcel of land that is under consideration. In the case of our amenity property, after reviewing literally hundreds of pages of documents, I would classify the use as a "Private Community Recreational Facility". This use began 40 years ago and continues to this day. I believe that this general classification is indisputable, would be supported by every resident of Wildwood Country Resort and in fact, the existence of this recreational facility is the reason why many of our residents decided to invest and live in this Community.

The next step I take when doing a zoning analysis is to look at a City's Permitted Use Chart in their Land Development Regulations and try to find a listed use that most closely matches the classification that my investigation has produced. The City of Wildwood's Permitted Use Chart is located in Chapter 3 of the City's Land Development Regulations. Specifically, I've focused in on Page 3-38 which I've submitted as **Exhibit C**. If you look at the uses listed on the far left column, there is a use that is described as "Community clubhouse, pool or other amenities associated with residential projects". That use is practically identical to the classification that I arrived at through my analysis and I believe that the City of Wildwood and any competent planner would recognize that as the past and present use of our amenity property.

It is important to note that this described use has two parts. A subject- "Community clubhouse, pool or other amenities" and a condition- "Associated with residential projects". It is imperative that both these components are considered. Using the City of Wildwood's description of our use and translating it into our Community's specifics, you have..."Recreational facilities including clubhouse with equipment and furnishings inside, two pools, jacuzzi, pool locker facility, tennis courts, arts and craft building, lake area dock, barbecue and benches (taken from Hearty Host Developer Responsibilities in Deed Restrictions) associated with the platted subdivisions of Hearty Host Lake Resort and Heritage Wood 'N' Lakes Estates".

The City of Wildwood is initiating a proposed zoning amendment of our amenity property to a C2-A, General Commercial zoning. Looking again at the Permitted Use Chart (**Exhibit C**) and going down the column labeled C2-A, the uses permitted in that zone are denoted with a "P". A Community clubhouse, pool or other amenities associated with a residential project is a permitted use in a C2-A zoning, however, the "condition" component of this use is not met in a C2-A zoning. The subdivisions that form Wildwood Country Resort are platted only for single family detached dwellings, the applicable County zoning allows only single family detached dwellings and the deed restrictions allow only single family detached dwellings. The only residential types allowed in a C2-A zoning are apartments, condominiums or mixed use structures. Single family detached dwellings are not allowed in a C2-A zoning therefore the proposed zoning fails to meet the critical test of appropriateness to existing conditions. The City claims that the Future Land Use designation of our amenity property is Commercial. The only zonings compatible with a Commercial Land Use under the City's Land Development Regulations are C1, C2, C2-A and C3. None of these zonings allow single family detached dwellings; therefore, the Commercial Future Land Use is also inappropriate.

The City of Wildwood adopted their new Comprehensive Plan on May 4, 2010. It took over three years to obtain final State approval primarily due to the City's aggressive annexation of thousands of acres in speculation of the expansion of the Villages and the creation of other large residential developments of regional impact. The State, at that period of time, had a strict policy towards concurrency that made it challenging for cities to grow. It is true, that the Future Land Use designation of our amenity property changed on the map from Residential to Commercial.

As a professional planner, I am interested in Comprehensive Planning and I was particularly intrigued with Wildwood's new Comprehensive Plan. I followed the process, read the plan, was aware of the Stipulated Agreement with the State and was pleased that the City was able to finally obtain approval that allowed unprecedented growth for such a small city. I purchased property in Wildwood Country Resort in 2006. I was unaware until the fall of 2012 that the amenity property that serves the Community which I live in changed from Residential to Commercial under the new plan. I received no written notification and was totally uninformed of a change that has had a dramatic effect on the value

and marketability of my property and my ability to know with certainty that our amenity property will continue to remain as a tangible asset to our Community. If I was unaware of this change, being a professional planner familiar with comprehensive planning, I am certain that the majority of our Community's residents were also unaware of this change and the potential impact it would have on their homes.

When I discovered in 2012 that the Future Land Use designation of our amenity property was shown as Commercial, I investigated the historical planning approvals and applications concerning this land with the intent to find some logic that would have supported this abrupt change. Our amenity property has been the hub of Wildwood Country Resort for over 40 years and continues to serve the recreational needs of our residential community.

In 2003, Wildwood Country Resort, including our amenity property was purchased by Wildwood Villages, LLC. In 2004, property fronting onto SR 44 was sold to Bigam Hide Company. In that year, an application was made to Sumter County (prior to annexation) to change the Future Land Use and zoning of this frontage property to Commercial. The application for this change is submitted as **Exhibit D** (Sumter County Zoning & Adjustment Board Application). This application is in the form of a sworn Affidavit and signed by Jonathon D. Woods. The application asks for the present use of the property, which included our amenity property. The response was that our amenity property was used for residential purposes. Since I am not aware that there were any objections to this application, it can be assumed that, in 2004, Sumter County, Mr. Woods and the residents of Wildwood Country Resort all agreed that our amenity property was a residential use.

On December 27<sup>th</sup>, 2005, our amenity property was annexed into the City of Wildwood through Ordinance 442. This Ordinance included approximately 62 other parcels totaling 1251 acres. On the same date, another 1596 acres were annexed through Ordinance 441. City Future Land Use designations and zonings were not assigned at that time, presumably because of the sheer magnitude of the annexations and because the City was preparing a new Comprehensive Plan which would lead to new Land Development Regulations. I am assuming that the City intended to investigate and derive appropriate assignments through these processes.

In 2010, the City adopted their new Comprehensive Plan that mapped our amenity property as Commercial and in 2011, adopted new Land Development Regulations that mapped our amenity property as R1 Residential. The City claims that the Land Development mapping was an error. Residents of Wildwood Country Resort did not receive any notifications of the City's intent to adopt these ordinances...ordinances that would impact the intent of the covenants of Wildwood Country Resort which mandate Developer Responsibilities associated with our amenity property.

To insure that I had a complete record, I requested that the City of Wildwood supply me with all historic public documentation pertaining to zoning of our amenity property. The City complied with this request. Throughout the entire Comprehensive Plan and Land Development Regulation process, there is not a single mention related specifically to our amenity property and the reasoning behind the change to Commercial.

I contacted the State Department of Economic Opportunity. This Department is responsible for the review of municipal Comprehensive Plans. They also had no record of objections or any mention within staff's Evaluation and Appraisal Report relating specifically to our amenity property.

State Statutes require local governments to adopt zonings that are compatible with the Future Land Use

designations. The Statutes also require that in doing so, they must also first insure that the Future Land Use designation is appropriate. With respect to our amenity property, the adopted Future Land Use of Commercial is not appropriate. It was adopted without proper evaluation and consideration to impacts or covenants, without the knowledge of the residents most affected and processed transparently, buried in thousands of acres of other lands that were simultaneously annexed. It is my professional opinion that the Commercial Land Use designation of our amenity property is invalid and should be considered as and restored back to Residential.

## **Point 2**

The City of Wildwood alleges that historically our amenity property has been used for Commercial purposes. It is absolutely true that our clubhouse has been used and rented out for private parties, club assemblies, weddings and a myriad of other assembly type functions that have need of an auditorium. I am submitting as **Exhibit E**, the rules that management used as a guide to hall rental.

“The auditorium may be reserved for special occasions for a small fee by contacting the Subdivision Management. Use of the auditorium may be preempted by meetings called by the Subdivision Management or the Homeowner's Association, both of which take priority over all other uses.”

These rules are not dated, but were part of documents that Mr. Gib Titus had filed from the 1980's. From this rule, it is clear that the auditorium may be rented out but the residential nature of the building as its primary function takes precedence. Present management does not feel obligated to abide to any rules and maintains that it has exclusive rights to rent and use the clubhouse without any priority given to the residents of Wildwood Country Resort although the facility is supported by the \$273/month maintenance fee paid by residents.

Again, it is my professional opinion, that a Private Community Clubhouse may be rented out and used for non-resident assembly functions provided that the rented use does not degrade the residential character of the community and provided that the rental use complies with all applicable law. This is a common accessory use to a Residential Community Clubhouse and in no way negates the Residential designation.

The present owner has authorized at least two uses of our amenity property that does not comply with applicable law. A long-term lease to Live Oaks Church was given. A church use requires a Special Use Permit under the City of Wildwood's Land Development Regulations (**Exhibit F**). No permit has been obtained. Sumter Swim used our Community pools for swimming lessons this year. This contravenes Federal ADA laws that say any Residential Community Pool that is used by anyone other than residents and guests must comply with Federal ADA Standards (**Exhibit G**). By mentioning these, I want to insure that the City of Wildwood does not consider these uses as established Commercial uses. These uses were approved erroneously by the property owner and should not receive any status.

## **Point 3**

Our amenity property was annexed into the City of Wildwood in 2005. It is the common practice for municipalities to apply a City Future Land Use and City zoning at the time of annexation. The City however was annexing lands at an unprecedented rate and desired to defer this until completion of a completely new Comprehensive Plan along with new Land Development Regulations. These new plans and regulations would transform Wildwood from a small, rural community to one of the largest and

fastest developing cities in the State. Our amenity property was an insignificant, small parcel and from the public records appears to have generated no staff analysis or investigation into existing uses, covenants or impact on residents...until now. This Public Hearing is a result of complaints submitted concerning an illegal church use on our amenity property and the City is attempting to legitimize past approvals. It is my opinion that staff's recommendation for approval is feeble, generic, uninformed and also discriminating since abutting properties that are also allegedly incorrectly zoned residential are not being subjected to city initiated rezoning.

Staff's report states that Mr. Woods sought a Commercial Land Use and a Commercial zoning at the time of annexation. This application was not processed with the understanding that this would be accomplished through the adoption of the new Comprehensive Plan and Development Regulations. I believe, that the decision to postpone the application of a City Land Use and zoning was decided upon because the City and owner were aware that vigorous objections would be received from the home owners in Wildwood Country Resort if the amendments were processed as a standalone case. Instead the changes were buried in thousands of acres of newly annexed properties, under a completely new Comprehensive Plan and Land Development Regulation. Had our residents been aware of this drastic change, the resulting objections would have been similar to what the City is experiencing with this case. Undoubtedly, Mr. Woods believed that he had a deal with the City of Wildwood that our amenity property would convert to Commercial. He feels so strongly about this commitment that, at a recent Town Hall meeting with our residents, he unequivocally said that our amenity property was zoned for commercial use and that, if the City decides any differently, he would consider that action to be a taking.

Comprehensive Plan Amendments and zoning amendments require Public Hearings, are Quasi-Judicial in nature and are subject to Florida's strict Sunshine Laws of complete disclosure. Backroom deals are illegal. I am well aware of how difficult it is for a municipal planner to be helpful and accommodating to Developers yet being mindful of the importance of public input and scrutiny of zoning amendments. It is a very fine line, but I believe that the City of Wildwood crossed this line with the processing of amendments to our amenity property.

The last Exhibit I would like to submit is **Exhibit H**. This exhibit is Page 1 of Wildwood's Land Development Regulations focused on Section 1.1(C). This section states:

**“It is not intended by this code to interfere with or annul any existing lawful easements, covenants or other agreements between parties.”**

If the City of Wildwood approves this city initiated rezoning to C2-A, the city is doing exactly what this section prohibits. If this rezoning is approved, from the City's perspective, our clubhouse and recreation facilities on our amenity property, facilities that are guaranteed by the covenants of our subdivision's Deed Restrictions, could be demolished and the property could be sold and used for any commercial purpose allowed in a C2-A zoning. Uses such as a gas station or a convenience store could replace our clubhouse and pools.

In summary, as a resident of Wildwood Country Resort and as a professional planner, I believe that the proposed amending zoning is not in compliance with the City's adopted Land Development Regulation, Section 1.1(C). I also believe that the City's claim that the Future Land Use designation of our amenity property as Commercial is erroneous since the change was unfairly and improperly implemented to avoid public awareness and comment. The correct Future Land Use designation of our amenity property is Residential and therefore the proposed amendment to C2-A is not compatible with the

## Comprehensive Plan.

The residents of Wildwood Country Resort have held two community meetings within the last 30 days to discuss transitioning management of our community to a 720 HOA. This may result in the purchase of our amenity property of which our HOA legally has the first right of refusal. There appeared to be overwhelming support for this endeavor. The community is presently undertaking a vote on whether to proceed with this effort.

I strongly recommend that the City of Wildwood abandons this initiative to rezone our amenity property. It is very possible that the residents of Wildwood Country Resort, through a retained attorney, may come to an agreement with Mr. Woods that would not only satisfy his desire for commercial development but also address the provision of deed guaranteed recreation facilities for our Community. If this was accomplished, an appropriate rezoning allowing commercial uses would likely be unchallenged by our residents.

## OWN YOUR OWN MOBILE HOME & LOT IN THIS BEAUTIFUL PARADISE — AT LESS COST THAN RENTING A LOT ELSEWHERE!



### LARGE SPACIOUS LOTS UP TO 10,000 SQUARE FEET!

1. Paved Streets
2. Central Sewer and Water
3. All Underground Utilities
4. 400-foot Fishing Pier Extending into Lake Okahumpka
5. Boat Ramp and Fishing Facilities
6. Large, Beautiful Swimming Pool
7. Club House
8. Shuffleboard Courts
9. Only 1 1/2 miles from Major Shopping at Wildwood
10. Police and Fire Protection
11. Gently Rolling Land — High and Dry — up to 85 foot Elevation
12. Some of the Best Fresh Water Fishing in Florida
13. Historical Landmarks on or near Premises
14. One of Florida's Oldest and Largest Oak Trees

### LIVING AT ITS BEST

At Hearty Host Lake Resort — nestled in a beautiful wooded area, abounding in nature — you can own your own Mobile Home and lot and share its many facilities at a very low cost. Here, in a semi-tropical setting, you have some 3/4 mile of waterfront on picturesque Lake Okahumpka complete with fishing pier and boat ramp — recognized as one of the outstanding fishing lakes in Florida. Large mouth bass exceeding 20 pounds have been caught, along with record catches of bream and other panfish.

Enjoy living at its best in this clean, healthful subdivision with its fresh country air, wooded nature trails, old stagecoach trail, large swimming pool and clubhouse.

### LOW COST

Lot costs are astonishingly low — actually a lot can be purchased for less than most mobile home lot rentals — and it's all yours!

### FINANCING

Financing is available — even through our own organization if you wish — and with a low down payment, also comm. banks and savings and loans.

### RENTAL SERVICE AVAILABLE

Arrangements can be made to have your lot and/or mobile home rented when you aren't using it.



HEARTY HOST LAKE RESORT —

# Exhibit B

REC: 330 PAGE 217

restrictions on behalf of the owner. Said order authorized the receiver to amend the maintenance fee provisions of said restrictions in accordance with the rulings of the court on the maintenance fee issue.

NOW, THEREFORE, in light of the foregoing, the restrictions recorded in Official Records Book 159, page 670, Public Records of Sumter County, Florida, are hereby amended as follows:

1. Paragraph 14 of the restrictions recorded in Official Records Book 159, page 670, Public Records of Sumter County, Florida, is replaced and superseded with the following language:

The owner of the park shall provide the following services: to maintain the streets, to furnish sewage disposal and maintenance of the sewer plant and lines, lawn mowing of the common areas, landscaping of the common areas, lighting for the common areas, garbage pick up, water and maintenance of the water plant and lines, T.V. tower, head and equipment, cable lines, recreational facilities (including club house with equipment and furnishings inside, two pools, jacuzzi, pool locker facility, tennis courts, arts and crafts building, lake area dock, barbecue, and benches) payment of taxes and insurance relating to the recreational facilities and their operation, and payment of expenses for legal services, accounting services, and the employment of a park manager and maintenance personnel.

To finance the performance of the duties set forth above, and to assure the continued operation and maintenance of the facilities described above, all lots within the subject property shall be subject to a monthly maintenance charge as described herein. Effective July 1, 1986, and for each month thereafter until the monthly maintenance fee is amended as provided for herein, the monthly maintenance fee shall be \$65.00 per lot within the subject property. Each lot owner shall pay

# Exhibit C

Residential Uses	CON	AG-S	AG-10	R-R	E-R	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RM-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	CC	CDT	BP	466-301	M-1	M-2	
Single family detached (SFD)		P	P	P	P	P	P	P	P		P	P	P	P							P	P	P	P			P	P			
Single family attached (SFA)						P	P	P	P	P		P	P	P							P	P	P	P			P	P	P		
Apartment or condominium building (ACB)								P	P	P			P	P							P	P	P	P	P	P	P	P	P		
Dwelling unit located above the ground floor in a mixed use building (MUB)													P								P	P	P	P	P	P	P	P	P		
Community club house, pool or other amenities associated with residential projects					P	P	P	P	P	P	P	P	P	P							P	P	P	P	P	P	P	P	P		
Independent living facility (ILF)						S	S	S	S	S		S	S	P	P		S	S	S	S	P	P	P	P	P	P	P	P	P		
Mobile home (MH)		P	P								P	P																			
Recreational vehicle park (RV)											P										P										
Home occupations		S	S	S	S	S	S	S	S	S	S	S	S	S							S	S	S	S	S	S	S	S	S	S	
<i>Institutional, Governmental, Tourism, Civic and Recreational Uses</i>	CON	AG-S	AG-10	E-E	E-R	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RM-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	CC	CDT	BP	466-301	M-1	M-2	
Public recreation facility or park		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Bed and breakfast		C	C	C	C	C	C	C	C	C		C	C	C			P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hotels and motels																	P				P	P	P	P	P	P	P	P	P		
Golf courses and driving ranges					S	S	S	S	S	S							P	P	P	P	P	P	P	P	P	P		P	P		
Commercial recreation facility such as skating rinks, movie theatres and other similar uses		P	P														P	P	P	P	P	P	P	P	P	P	P	P	P		
Health clubs and fitness centers												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P		
Community residential home		P	P			P	P	P	P	P		P	P	P	S		S	S	S	S	P	P	P	P	P	P	S	P	P		
Assisted living facility (ALF)						S	S	S	S	S		S	S	P	P		S	S	S	S	P	P	P	P	P	P	P	P	P		
Nursing home														P	P		S	S	S	S	P	P	P	P	P	P	S	P	P		
Child care facilities/ Day care						S	S	S	S	S	S	P	P	P	P		P	P	P		P	P	P	P	P	P	S	P	P		
Professional, business and technical schools														P	P						P	P	P	P	P	P	P	P	P		



**SUMTER COUNTY  
ZONING AND ADJUSTMENT BOARD**

200 N. Florida Street, Bushnell, FL 33513  
Tel: (852) 793-0270 Fax: (852) 799-0274

Project No: **R2004-0056**  
Application: 8/18/2004 KER  
Parent Project: **882004-0010**

**REZONING**

<b>PROJECT TYPE</b> REZONING		<b>PROJECT SUBTYPE</b> Commercial		<b>PROJECT DESCRIPTION</b> REZONE 9.15 ACRES MCL FROM R1MR TO CL	
<b>OWNER</b> WILDWOOD, VILLAGE LLC		<b>ADDRESS</b> 425 W COLONIAL DR SUITE 204, ORLANDO, FL 32804		<b>PHONE</b> (352) 303-3617	
<b>AGENT/APPLICANT</b> BOB MONT		<b>ADDRESS</b>		<b>PHONE</b> (352) 303-3617	
<b>PARCEL #</b> 016-009	<b>REC/TWP/PRG</b> 16 19 23	<b>GENERAL LOCATION</b> WILDWOOD		<b>DIRECTIONS TO PROPERTY</b> N ON US 301, B ON SR 44. PROPERTY APPROX. 1 1/2 MILES ON S SIDE OF RD.	
<b>Property Address</b> 5007 E SR 44, Wildwood, FL 34785					
<b>PARCEL SIZE</b> 66 ACRES MCL		<b>P.L.U.</b> LDR		<b>LEGAL DESCRIPTION</b> W 1/2 OF W 1/2 S OF ST RD #44 LESS THAT PLATTED AS HEARTY HOST LAKE RESORT SUBD LESS THAT PLATTED AS WATER WHEEL ADULT MH AND R.V. PK UNIT 1 & LESS THAT PLATTED HERITAGE WOODN LAK B HST. & LBS5 FLAT 4 PAGE 62-A & 63-A	
<b>PRESENT ZONING</b> R1MR		<b>PRESENT USE</b> RBS			
<b>REQUESTED REZONING</b> REZONE 9.15 ACRES MCL FROM R1MR TO CL		<b>REZONED ACREAGE</b> 9.15 ACRES MCL		<b>REZONED LEGAL DESCRIPTION</b> COMM AT SW COR OF NW 1/4 CE NW 1/4 RUN N 44' TO POB CONTINUE N 213.28' S 69 DEG 20' 43" E 932.21' S 20 DEG 39' 17" W 200' N 69 DEG 20' 43" W 838.14' TO POB AND COMM AT SW COR OF NW 1/4 OF NW 1/4 RUN N 257.28' S 69 DEG 20' 43" E 885.96' TO POB CONTINUE S 69 DEG 20' 43" E 319.9' E 634.43' W 120.46' S 9.73' W 251.02' N 55.07' N 26 DEG 56' 07" E 143.72' N 19 DEG 39' 44" E 125.45' N 05 DEG 26' 21" W 251.53' N 23 DEG 24' 27" W 125.06' N 20 DEG 39' 17" E 99.04' TO POB.	
<b>ADJUTING PROPERTY ZONING USE</b> P.L.U.	<b>NORTH</b> RPOD/VACANT MEXED	<b>EAST</b> AS/PASTURE RR	<b>SOUTH</b> R1MR/RV PARK LDR	<b>WEST</b> R1MR/RV PARK RR	
As owner/agent, I agree to post the hearing placards within 24 hours on the property's road frontage at the corners and at 300' intervals between, I understand any action on my application will be governed by Sumter County's Comprehensive Plan and Development Code, and my payment of the non-refundable application fee will not influence the decision made on this application.				<b>FEES</b> Amount      Payment	
<b>UNDER PENALTIES OF PERJURY, I DECLARE THE ABOVE INFORMATION THAT I HAVE GIVEN TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.</b>					
 Signature(s)					June 16, 2004 Date
A Public Hearing before the Zoning and Adjustment Board will be held on the date indicated below in the Sumter County Courthouse, Bushnell, FL. This application will be heard at the time indicated below. Your appearance or representation at this hearing is required, and lack of same will cause your application to be disposed of according to the policy adopted by the Board of County Commissioners. The recommendation of the Zoning and Adjustment Board on this request will be presented to the Board of County Commissioners at a Public Hearing to be held at the date/time indicated below in the Sumter County Courthouse, Bushnell, FL, room number indicated below.					
<b>Zoning and Adjustments Board</b>		7/13/2004 6:30 PM	Room: 317	Action: <u>Approved</u>	
<b>County Commission Meeting</b>		7/27/2004 6:00 PM	Room: 222	Action: <u>Approved</u>	
<b>NOTICE SENT</b>	2	<b>RECEIVED IN FAVOR</b>	0	<b>RECEIVED OBJECTING</b>	0
Please Note: In preparation of the application, County zoning staff will visit the site to take photographs. This will be done in county-marked vehicles. Generally, staff will take photographs from the roadway or easement, and will not come on site unless access requires it.					

# Exhibit E

1. Persons under the influence of alcohol or non-prescription drugs are not permitted in the pool or pool area.

22. Auditorium.

The auditorium may be reserved for special occasions for a small fee by contacting the Subdivision Management. Use of the auditorium may be preempted by meetings called by the Subdivision Management or of the Homeowner's Association, both of which take priority over all other uses. *DATES GIVEN IN ADVANCE*

23. Speed Limit.

The speed limit on all subdivision roads is twenty (~~20~~<sup>15</sup>) miles per hour unless otherwise posted.

### MISCELLANEOUS

24. Insurance.

Homeowners are reminded that they are responsible for all damage to their lots, homes and personal property. You should maintain sufficient insurance to protect you from any loss. Sumter County requires that all mobile homes have and maintain at least one (1) Type A.B.C. fire extinguisher of a rating of at least 1A. and 10B.C., as classified and rated by Underwriters' Laboratories, Inc. The fire extinguisher must be mounted in a bracket attached to the interior of the mobile home.

25. Selling Your Home.

a. Owners are reminded that the covenants and restrictions governing Wildwood Estates require that occupied homes contain at

# Exhibit F

<i>Institutional, Governmental, Tourism, Civic and Recreational Uses</i>	CON	AG-S	AG-10	R	R	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RM-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	CC	CDT	BP	466-301	M-1	M-2
Public schools and private schools offering curricula similar to that of public schools			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Colleges and universities containing dormitories														P	P						P	P	P	P	P	P	P	P	P	P
Churches and places of worship		S	S	S	S	S	S	S	S	S	S	S	S	P	P		S	S	S	S	P	P	P	P	P	P	P	P	P	P
Museums and other cultural facilities												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hospitals														C			C			C	C	C	C	C	C	C	C	C	C	C
Veterinary clinic or temporary pet boarding		P	P									P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemeteries and mausoleums		S	S	S	S	S	S	S	S	S	S	S	S	S	P	P														
Funeral homes, crematories and other similar service establishments														P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private clubs and lodges				S	S	S	S	S	S	S	S	S	S	S			P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public buildings owned, operated, and used by a government entity such as city hall, city hall annexes, police and fire stations, libraries, post office, and other similar uses		S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	S	S	P	P	P	P	P	P	P	P	P	P
Street and highway department garage or maintenance facility		S	S											S		P	S	S	S	S									P	P
Utility facilities such as electric sub stations, wastewater treatment plants, well sites, and other similar uses		P	P													P													P	P

## Exhibit 6

**1. Does a community pool have to provide an accessible means of exit and entry?**

Community pools that are associated with a private residential community and are limited to the exclusive use of residents and their guests are not covered by the ADA accessibility requirements. On the other hand, if a swimming pool/club located in a residential community is made available to the public for rental or use, it is covered under Title III of the ADA. If a community pool is owned or operated by a state or local government entity, it is covered by Title II of the ADA, which requires "program accessibility." See [http://www.ada.gov/pools\\_2010.htm](http://www.ada.gov/pools_2010.htm).

## Chapter 1 GENERAL PROVISIONS AND PROCEDURES

- 1.1. Statement of intent.
- 1.2. General Code provisions.
- 1.3. General development provisions.
- 1.4. Building and demolition permits.
- 1.5. Development Services Director and Building Services Director.
- 1.6. Project Review Committee.
- 1.7. Planning and Zoning Board.
- 1.8. Board of Adjustment.
- 1.9. Annexation.
- 1.10. Plat vacation and right-of-way abandonment procedures.
- 1.11. Appeals.
- 1.12. Fees, charges and expenses.
- 1.13. Quasi-judicial proceedings.
- 1.14. Project approval process.
- 1.15. Annexation and rezoning review schedule.
- 1.16. Supplemental regulations.
- 1.17. Traffic impact studies.

### 1.1. Statement of intent.

(A) The regulations and requirements contained herein have been made in accordance with the City of Wildwood comprehensive plan, with reasonable consideration, among other things, to the prevailing land uses, natural and historic resources, growth characteristics, and the character of the respective districts and their peculiar suitability for particular uses, and to encourage the most appropriate use of land throughout the City.

(B) In their interpretation and application, the provisions of this Code shall be the requirements to:

- (1) Promote the public health, safety and general welfare;
- (2) Protect the character and maintain the stability of residential, commercial, industrial, agricultural, educational, cultural, recreational, historical and environmental areas within the City;
- (3) Provide densities needed to accommodate the projected population and to provide nonresidential uses at intensities which meet the needs of City residents;
- (4) Protect natural and environmentally significant resources;
- (5) Provide adequate open spaces and recreation facilities which meet the needs of the residents;
- (6) Promote transportation choices to reduce traffic congestion and to improve mobility;
- (7) Define the powers and duties of the boards and appointed administrative officers;
- (8) Provide adequate public facilities and services, and ensure that new development is served with necessary services and improvements without being a burden on the taxpayers of the City;
- (9) Ensure that all future development approvals and permits for both new and existing projects comply with this Code.

(C) It is not intended by this Code to interfere with or annul any existing lawful easements, covenants or other agreements between parties.

**ORDINANCE NO. O2014-20**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A ZONING MAP AMENDMENT TO THE  
OFFICIAL ZONING MAP IN ACCORDANCE WITH  
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT  
REGULATIONS; PROVIDING FOR CODIFICATION;  
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN  
EFFECTIVE DATE.

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

**Parcel # G16=067**  
**Wildwood Country Resort Recreation Facility**  
**Wildwood Villages, LLC**  
**3 +/- Acres**

**LEGAL DESCRIPTION:**

THAT PORTION OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 16, THENCE N00°19'52"E ALONG THE WEST LINE OF THE NW 1/4, A DISTANCE OF 44.00 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1405, PAGE 520, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE CONTINUE N00°19'52"E ALONG SAID LINE A DISTANCE OF 213.28 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 44, THENCE S69°20'43"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 932.21 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S20°39'17"W A DISTANCE OF 200.00 FEET, THENCE S69°20'43"E 124.24 FEET TO A POINT APPROXIMATELY 10 FEET WEST OF THE WESTERLY EDGE OF PAVEMENT OF HERITAGE BOULEVARD, THENCE SOUTHERLY ALONG AND APPROXIMATELY 10 FEET WEST OF THE WESTERLY EDGE OF PAVEMENT OF HERITAGE BOULEVARD THE FOLLOWING FIVE (5) COURSES: (1.) S26°32'13"E 22.39 FEET; (2.) S37°56'55"E 41.45 FEET; (3.) S27°00'02"E 43.82 FEET; (4.) S06°44'49"E 81.95 FEET; (5.) S03°17'49"E 28.53 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT CONTINUE SOUTHERLY ALONG AND APPROXIMATELY 10 FEET WEST OF THE WESTERLY EDGE OF PAVEMENT OF HERITAGE BOULEVARD, THE FOLLOWING

EIGHT (8) COURSES: (1.) S03°17'49"E 62.57 FEET; (2.) S04°28'13"W 40.99 FEET; (3.) S18°13'26"W 46.07 FEET; (4.) S33°02'29"W 59.52 FEET; (5.) S33°20'11"W 42.34 FEET; (6.) S20°29'58"W 46.67 FEET; (7.) S06°47'16"W 52.69 FEET; (8.) S00°35'34"E 54.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BLUEGILL STREET (NOW KNOWN AS SPRINGFIELD WAY), ACCORDING TO THE PLAT OF WATER WHEEL ADULT MOBILE HOME COMMUNITY & R.V. PARK, UNIT NO. 1, AS RECORDED IN PLAT BOOK 4, PAGE 63, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE N89°46'12"W ALONG SAID NORTH RIGHT-OF-WAY LINE 103.32 FEET TO THE NORTHEAST CORNER OF HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 103.92 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°15'18", AN ARC DISTANCE OF 91.15 FEET TO THE END OF SAID CURVE, THENCE N39°31'01"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FLAMINGO BOULEVARD (NOW KNOWN AS WILLIAMSBURG LN) A DISTANCE OF 340.11 FEET, THENCE DEPARTING SAID FLAMINGO BOULEVARD, RUN N54°16'25"E 269.91 FEET, THENCE S74°34'04"E 282.28 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from "R-2: Low Medium Density Residential" to "C-2: General Commercial-Neighborhood."

**AND WHEREAS**, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

**SECTION 1.** The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

**SECTION 4.** This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, 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:

\_\_\_\_\_  
Ashley Hunt, City Attorney

**Ordinance O2014-20**

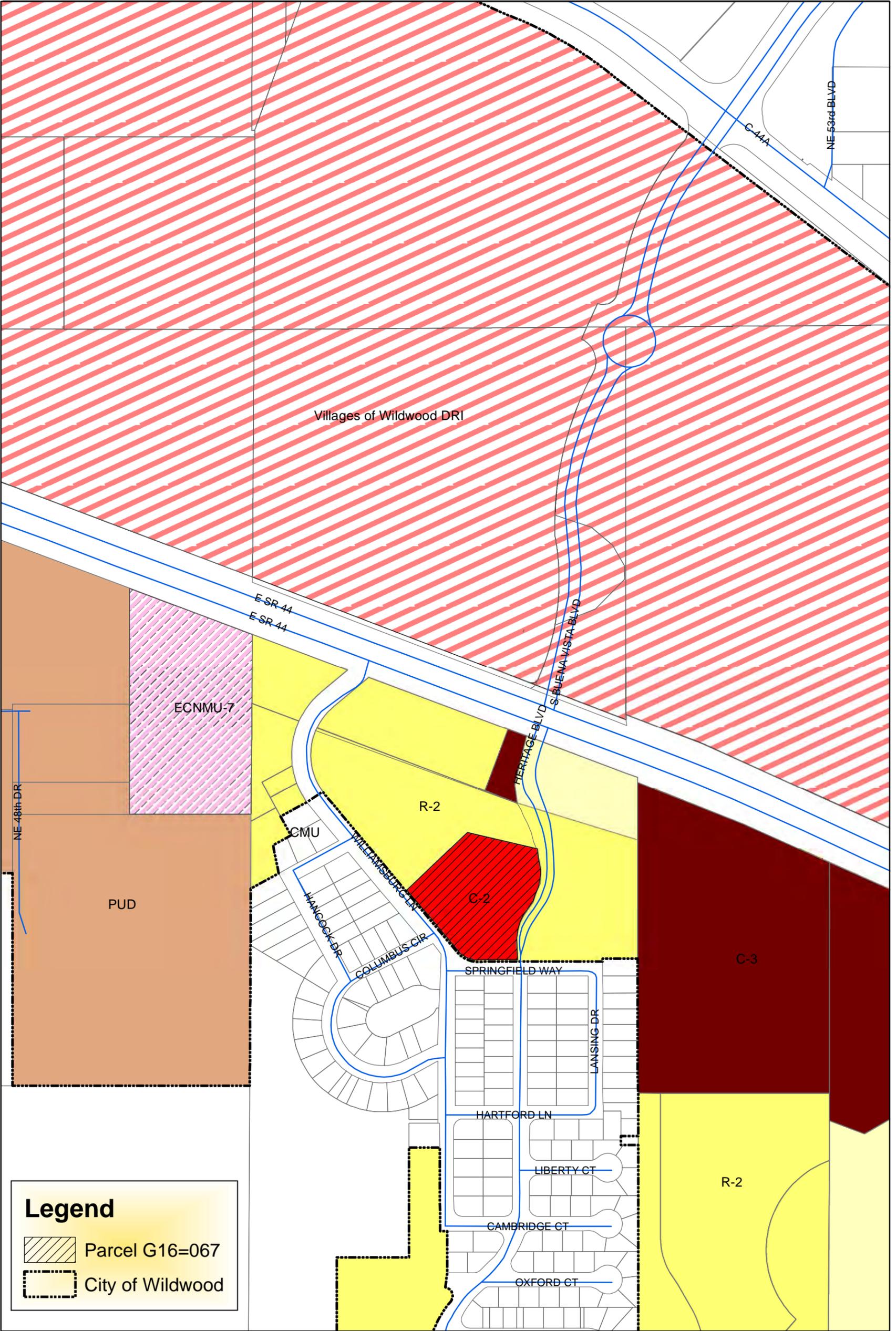
**“Exhibit A”**

**Parcel G16=067**

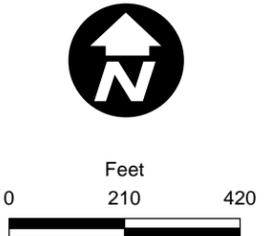
**Wildwood Country Resort**

**Zoning Map Designation**

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City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
 www.wildwood-fl.gov



**Wildwood Country Resort  
 Parcel G16=067**

**WILDWOOD, FLORIDA  
 Map 4**

September 2013

PROPOSED ZONING