



City Hall

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

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330-1330 Phone  
330-1338 Fax

**CITY MANAGER**  
Extension 109

**CITY CLERK/FINANCE**  
Extension 100

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

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

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

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

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

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

**WASTEWATER**  
1290 Industrial Drive  
330-1349  
330-1350 Fax

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

## AGENDA April 1<sup>st</sup>, 2014 at 3:00 pm

### PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Approval of minutes from the March 4<sup>th</sup>, 2014  
Planning & Zoning Board/Special Magistrate  
meeting.

#### 2. OLD BUSINESS:

**RZ 1310-02 Trailwinds Village Planned Development  
Modification (Parcels G03=004, G04=004, G04=021)**  
Modification to the Trailwinds Village Planned  
Development conceptual plan, providing for a 296 bed  
Independent Living Facility; 462 bed Assisted Living  
Facility; 485,000 sq. ft. commercial sales and 200,000  
sq. ft. commercial office space.

**SP 1401-03 PLAT – Trailwinds Village Improvement  
Plan (Parcels G03=004, G04=004, G04=021)**  
***THIS ITEM IS BEING CONTINUED TO A DATE  
CERTAIN OF MAY 13, 2014.***

Improvement Plan approval for a mixed use subdivision  
with related improvements.

**RZ 1312-04 Novillo Mixed Use Planned  
Development (Parcel G17=008)**

Planned Development approval for a Mixed Use  
Planned Development (MUPD) overlay on property  
zoned ECNMU-7 (Employment Center Neighborhood  
Mixed Use – 7 units per acre) for 96 residential units  
and 35,000 sq. ft. of commercial office space, with  
related improvements and infrastructure.

# **AGENDA**

## **April 1<sup>st</sup>, 2014 at 3:00 pm**

### **PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

#### **3. NEW BUSINESS:**

**RZ 1402-03 Odell 430 Acres PD Modification  
(Parcels D31=006, D31=007, D31=008, D31=010,  
D31=029, & D31=030)**

***THIS ITEM IS BEING CONTINUED TO A DATE  
CERTAIN OF MAY 13, 2014.***

Modification to the previously approved planned development, allowing for 40,000 sq. ft. of commercial office space, 220,000 sq. ft. of commercial retail space, and 1,000 residential units; providing for the re-alignment of C-462; to be constructed over three phases.

**SP 1402-06 Harry Harmer Parcel 2 Block B  
*THIS ITEM IS BEING CONTINUED TO A DATE  
CERTAIN OF MAY 13, 2014.***

Site plan approval for a 4,000 sq. ft. office/warehouse with parking and related improvements.

**SP 1402-02 Oxford Oaks Phase 2 Improvements  
(Parcels D18=041, D18=068, and portions of  
D18=040, D18=067, and D18=069)**

Phase 2 Improvement plan approval for a 295 unit residential subdivision. Construction level plans including utilities, drainage, and related improvements.

**SP 1402-03 Baltic Properties Oxford Office  
(Parcel D18=085)**

Site plan approval for utilities, paved entrance, driveway and 4 parking spaces to utilize an existing structure as a commercial office.

**SP 1402-07 Piedmont Goodwill Wildwood (Parcels  
D17=007, D17=008, D17=043, D17C001)**

Site plan approval for demolition of existing residential structures and concrete; and to construct a 26,568 sq. ft. Goodwill Store.

**AGENDA**  
**April 1<sup>st</sup>, 2014 at 3:00 pm**

**PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

**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  
March 4, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, March 4, 2014, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:30 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the February 6<sup>th</sup>, 2014 regular Planning and Zoning Board were approved and signed.

**Melanie Peavy and Paul Ketz were sworn in at this time.**

**Old Business:**

**NONE**

**New Business:**

**RZ 1310-02 Trailwinds Village Planned Development  
Modification (Parcels G03=004, G04=004, G04=021)**

***THIS ITEM IS BEING CONTINUED TO A DATE CERTAIN OF APRIL 1, 2014.***

Modification to the Trailwinds Village Planned Development conceptual plan, providing for a 296 bed Independent Living Facility; 462 bed Assisted Living Facility; 485,000 sq. ft. commercial sales and 200,000 sq. ft. commercial office space.

**Melanie Peavy:** Introduced herself and read the title of the case into the record, and requested that the case be continued to a date certain of April 1, 2014.

**Special Magistrate:** So ordered. Next case?

**SP 1401-03 PLAT – Trailwinds Village Improvement Plan (Parcels G03=004,  
G04=004, G04=021)**

***THIS ITEM IS BEING CONTINUED TO A DATE CERTAIN OF APRIL 1, 2014.***

Improvement Plan approval for a mixed use subdivision with related improvements.

**Melanie Peavy:** Read the title of the case into the record, and requested that the case be continued to a date certain of April 1, 2014.

**Special Magistrate:** So ordered. Next case?

**RZ 1401-01 Baltic Rezoning (Parcel D18=085)**

Rezoning approval from County CL (Light Commercial) to City 466-301 (466-301 Mixed Use).

**Melanie Peavy:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

The Special Magistrate had questions regarding the previous zoning of the property, which Ms. Peavy addressed.

**Special Magistrate:** Is the applicant present?

**William Keen, Baltic Property Management, stepped forward and was sworn in at this time.**

Mr. Keen briefly addressed the project and answered questions from the Special Magistrate.

**Special Magistrate:** Does anyone from the audience have any comments on this matter?

No one from the public stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the review of subsection 3.3(B)(4) of the LDRs and applicable regulations, I recommend approval of ordinance O2014-17 to the City Commission.

**RZ 1402-01 Wildwood Entertainment Park Planned Development Modification (Parcels G19=011 and G30=048)**

Modification to the Wildwood Entertainment Park exempting the park from Section 3.11 of the Land Development Regulations when such events comply with the guidelines of the planned development; incorporating the Office Trailer, Serving Bar, and Restroom Facilities into the conceptual plan.

**Melanie Peavy:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff recommends approval of the item.

The Special Magistrate had questions regarding the nature of the changes to the approved planned development, which Ms. Peavy addressed.

**Special Magistrate:** Does anyone else from the audience have any comments on this matter?

**Frank Fox stepped forward and was sworn in at this time.**

**Frank Fox:** The only real question I have on this is that it says “Additional Allowances.” It really doesn’t specify what kind of “additional allowances.” If there is something on the books already that says you need special permitting, why are we considering giving someone additional allowances who hasn’t done anything (pulled a special event permit) yet? The park is open; one of the things Mr. Wittman said was that there would be no noise violations and that there wouldn’t be any vehicles with improper exhausts. On two occasions, I had to call; he did take care of it, he got rid of the vehicle that had the loudest noise and so forth; but that was in the last meetings. He didn’t do what he said he was going to do, so I’m here – I wonder why you’re going to give an exemption to something he hasn’t even....you haven’t looked into yet. I want it done right because I live right across the street.

**Special Magistrate:** Is the applicant present?

**Cliff Wittman stepped forward and was sworn in at this time.**

The Special Magistrate had questions for Mr. Wittman regarding the monitoring of noise at the site, which Mr. Wittman addressed. Mr. Wittman stated what is before the board today has to do with the modular buildings on the site, the serving bar, and the new connection to City utilities, which is being required.

The Special Magistrate had questions for Ms. Peavy regarding the need for Special Event permits, which Ms. Peavy addressed in relation to the food vendors on the property.

**[BREAK IN RECORDING DUE TO TAPE REVERSAL]**

Ms. Peavy further explained that it was never the intent to require the applicant to apply for Special Event permits; on the contrary, the intent was to allow a business that puts on Special Events; however, the temporary food vendors complicated the issue.

The Special Magistrate had further questions regarding the building, fire, health, and noise mitigation requirements, which Ms. Peavy addressed. The Special Magistrate inquired about using an amendment as opposed to a restated Ordinance; she indicated this follows how modifications to Planned Development Ordinances have been done in the recent past.

**Special Magistrate:** Any other comments or questions from anyone in the audience?

**Martha McDowell stepped forward to be sworn in at this time.**

**Martha McDowell:** What are other “Special Permits” that could be involved with this project? The concessions and the vendors – that’s not a problem. I just wondered what

other special permits he would have to pull for a concert, or anything that's already in the realm of his planned development.

**Special Magistrate:** Ms. Peavy?

**Melanie Peavy:** He does not have to pull any additional permits for concerts or for things of that nature because the type of business is a business that does special events, and those types of events are listed in his ordinance, in his approval. The types of events include concerts, rodeos, mud bogging, mud sports, truck pulls, ATV trails, rock trails, playground, volleyball – all of the things that happen on a normal basis. He can have special events under this ordinance. Now, if there were any extraordinary happenings or things he would have to look at additional restrooms, or traffic control, or additional officers – then he would have to come to the City. He wouldn't have to obtain a special event permit, but Mr. Wittman would have to coordinate with the appropriate City department. Only if the event was outside the scope of the approved planned development, then a special event permit would be necessary.

**Melvin Heath stepped forward to be sworn in at this time.**

**Melvin Heath:** My first question is about the utilization of the 56,428 square foot building for concerts? Is it going to be insulated for noise? That's one. Alcohol – on page three of five – “Project shall adhere to the City's Code of Ordinances pertaining to the sale and consumption of alcohol.” I'm not familiar with that exactly, but my concern is this: There are a lot of young kids running around there, a lot of teenagers running around there on Saturdays and Sundays, and Friday nights, and whenever the events are at. Who is going to be monitoring whether or not they are able to get the alcohol? That's a concern for me. It's a little bit different than a restaurant, or a building where people are seated, or confined – there's no way to confine the people out there or the movement of them – and that's a concern for me. Noise – the last sentence in this thing about noise says, “The City has the right to require the developer to make improvements to the site to mitigate noise impacts should the City find the activities of the project significantly increase the level of noise that is normally experienced in the area.” Well, I can tell you, I live next to Mr. Fox, and it has significantly increased all five weekends the noise level that is normally found there. I want to know who in the City is going to monitor that or do we have to each weekend make a phone call, or Monday morning make a phone call, to let them know that the noise level was greatly raised. And it's not just the fact of, it's different than the motorcycles or the Semi's going down 301. That passes and goes away. This noise is there all day. Over and over again. Ok, I think that's about it. Thank you for your time.

Ms. Peavy addressed the issue of the building with the Special Magistrate. The building is not complete and has not been CO'd; therefore, the building would need to be completed and CO'd before it could be used. The alcohol issue would be enforced by the police department. Alcohol is addressed in the Ordinance, but it isn't a zoning issue, and this would be no different than at a bar or a convenience store. Noise level issues would be addressed by Code Enforcement.

Mr. Wittman stepped forward to address this issue. He clarified that he does not serve alcohol, but rather others bring alcohol to the event. Further, he detailed the manner in which he has worked with the surrounding neighbors to make the venue more family friendly and to mitigate the noise impacts on surrounding neighbors.

**David Warfield stepped forward to be sworn in at this time.**

**David Warfield:** My question is kinda on the alcohol. Basically, the main point is as the people leave there, or come in how they react coming down the highway sometimes. Coming out of Wildwood, coming out of Coleman, or going – how they react while they have already drank to a certain amount of the speed. I mean, there are some of them breaking the speed limit down through there with them trucks. And I hadn't seen nobody stopped yet. That's my concern. The way the people are doing their driving and everything. Sooner or later, somebody's gonna get killed on that road, the way I see it. I'm just telling ya the way I feel, cause the way they drive them trucks, I mean 90, 85, 90 miles per hour down through there – you can start from the overpass, and go clear to the thing.

**Special Magistrate:** Are you talking about just those trucks, or other trucks that don't stop at this event and keep going?

**David Warfield:** No, every truck I seen that done that has went into that event. And they just fly down that road. And yes, there all young kids – but the point what could happen. That's my concern.

**Special Magistrate:** Thank you, sir. Any other comments or questions?

**Kathy Leggitt stepped forward to be sworn in at this time.**

**Kathy Leggitt:** As far as the speed and stuff – I live right across the road from that blue building. I'm the closest one to it. People have been wrecking there for years – and a man has got killed even before this ever started. So all of the speed there is not because of the entertainment. And I have had no problems with Mr. Wittman or anything he's done. He's been very forthcoming. He's answered any question that I've had. Took care of any problems that I've had. And I have no problem with him.

**Special Magistrate:** Any other comments or questions on this case? Last thing I'll state before making my recommendation – I think it is very good that Mr. Wittman is working with the neighbors on this project as he said he would months ago when originally approved and hopefully that will continue so this will be a viable and entertaining project for the kids and adults to enjoy.

Hearing no further comments, based upon the testimony and information received in this case, the procedure outlined in 8.2(E) and 3.3(B)(3), and a review of the criteria for

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approval in subsection 3.3(B)(4), I recommend approval of ordinance O2014-21 to the City Commission.

**Special Magistrate:** Is there any other business to come before the Planning and Zoning Board today?

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 4:45 p.m.

\_\_\_\_\_  
Date

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

DRAFT

CITY OF WILDWOOD  
Planning and Zoning Board/Special Magistrate

Case No: RZ 1310-02

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

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

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

Applicant: AVID Group on behalf of Word Family, LLC

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a "Planned Development" (PD) amendment for the Trailwinds project. Trailwinds is a 157 acre mixed use project that was approved through a Planned Development Agreement (Ordinance O2012-07). The modifications are proposed in Ordinance O2014-18.

A recent text amendment to the Future Land Use Element of the City's Comprehensive Plan designated the Trailwinds development as a Regional Activity Center (RAC) pursuant to F.S. 380.06(2)(e) and Rule 28.24.014(10), F.A.C. Designation as a RAC allows the project to exceed the Development of Regional Impact (DRI) thresholds. As a result of the RAC designation, the applicant is modifying the Planned Development Ordinance (O2012-07) to increase the amount of development that may occur within the Project without undergoing a DRI review.

The Project's development program is consistent with the underlying Central Mix Use zoning designation in terms of the required mix of uses and permitted density within the Project. The proposed development program consists of 450 dwelling units, 485,000 SF of commercial retail, 200,000 SF of commercial office, and no less than 9.5 acres of parks. The residential component of the Project allows for a conversion of the residential units to Assisted Living Facility beds.

This Project has been reviewed extensively by the City, County, and Lake-Sumter MPO as to its impacts on public facilities and service as well as on the surrounding neighborhoods. To mitigate the impacts to the transportation network, Ordinance O2014-18 requires the Project to construct a 2<sup>nd</sup> westbound left turn lane on C-466A at Powell Road and left and right turn deceleration lanes at all site access points. Traffic signals at site access points may also be constructed if warranted by Sumter County. A \$1.8 million developer funded sewer line improvement that is necessary to serve the Project is currently underway.

Throughout the Project, numerous residents within The Villages have voiced concerns about the Project. To further inform the public about the Project, the applicant team held a community meeting on February 19, 2014 at the Wildwood Community Center. The developer has also proposed changes to the conceptual development plan, such as relocating storm water ponds

and removing roadways, which will likely reduce the potential impact on the neighboring residents.

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

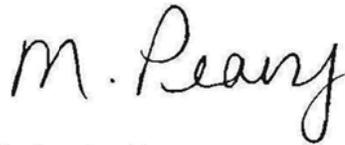
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice also has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on February 21, 2014.

Staff recommends approval of Ordinance #02014-18 to be forwarded to the City Commission for final action for the following reasons:

- The reconfiguration of the Project's development form lessens impacts to the neighboring residents of The Villages;
- The nature and characteristics of the Project are consistent with development trends in the area; and
- Ordinances O2012-07 and O2014-18 include standards and criteria that mitigate the potential impacts of the Project; and
- The Project meets or exceeds the minimum requirements of the Comprehensive Plan and Land Development Regulations.

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

DATED: March 28, 2014



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Melanie Peavy  
Development Services Director

**ORDINANCE NO. O2014-18**

**AN ORDINANCE OF THE CITY OF WILDWOOD  
FLORIDA; AMENDING ORDINANCE O2012-07  
CONCERNING THE TRAILWINDS VILLAGE PLANNED  
DEVELOPMENT; PROVIDING FOR CODIFICATION; AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Word Family LLC (hereinafter the “Developer”) filed an application for a Planned Development application together with supporting documents, analyses, maps, charts, and other evidence and instruments on October 31, 2011;

**WHEREAS**, based upon the recommendation of the Project Review Committee, and testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on February 7, 2012, and otherwise being fully informed the City Commission duly adopted Ordinance O2012-07 on February 27, 2012;

**WHEREAS**, the City Commission adopted Ordinance O2013-54 on January 13, 2014 amending the City’s Comprehensive Plan and designating the Trailwinds Village project as a “Regional Activity Center” pursuant to Chapter 380.06(2)(2) of the Florida Statutes and Rule 28.24.014(10)(a) of the Florida Administrative Code; and

**WHEREAS**, at this time, the Developer desires to make certain amendments to Ordinance O2012-07.

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

**SECTION 1.** Ordinance O2012-07 of the City of Wildwood, Florida is hereby amended as indicated below.

1. All terms and provisions of Ordinance O2012-07 shall remain the same unless specifically amended below.

2. Section 3, Paragraph B, is amended by restating Paragraph B of Section 3 as set forth below:

B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by AVID Group dated March 24, 2014 (revision date) is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

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

3. Section 3, Paragraph C, is amended by restating Paragraph C of Section 3 as set forth below:

C. Development Program. The Project shall be developed in a single phase in accordance with the conceptual development plan and this Section.

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

<b>Land Use</b>	<b>Total (Acres)</b>
Residential (ALF and ILF)	32.20
Commercial and Medical Office	10.02
Commercial Sales and Retail	61.31
Recreation	9.59
<b>Total</b>	<b>113.12</b>

Note: There are 43.90 acres within the nonresidential areas that consist of drainage retention areas, open space, and right-of-way for total project acreage of 157 +/- acres.

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

Land Use	Square Feet (SF)	Beds/Units
Residential		462 (ALF beds) 296 (dwelling units)
Office	200,000	
Retail	485,000	

- 4) Land Use (Trip) Equivalency Matrix. Land uses may be converted in accordance with the following Table provided doing so does not exceed Development of Regional Impact thresholds for the Regional Activity Center, as established by F.S. § 380.06(2)(d) and Chapter 28-24, Florida Administrative Code. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> Edition.

		Change To						
		Residential, Condo/Townhome (Per Unit)	Residential, Apartment/Multi-Family (Per Unit)	Residential, ACLF (Per Bed)	Residential, ILF (Per Unit)	Commercial Sales (1,000 SF)	General Office (1,000 SF)	Medical Office (1,000 SF)
Change From	Residential, Condo/Town Home (Per Unit)	N/A	1.701	0.616	0.762	8.505	4.219	10.039
	Residential, Apartment/Multi-Family (Per Unit)	0.588	N/A	0.362	0.448	5.001	2.480	5.902
	Residential, ACLF (Per Bed)	1.625	2.763	N/A	1.239	13.818	6.854	16.310
	Residential, ILF (Per Unit)	1.312	2.231	0.807	N/A	11.155	5.533	13.167
	Commercial Sales (1,000 SF)	0.118	0.200	0.072	0.090	N/A	0.496	1.180
	General Office (1,000 SF)	0.237	0.403	0.146	0.181	2.016	N/A	2.380
	Medical Office (1,000 SF)	0.100	0.169	0.061	0.076	0.847	0.420	N/A

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

Take the desired sq.ft. of Medical Office and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales  
 $20,000 \text{ sq.ft. of Medical Office} * 1.180 \text{ (Commercial Sales equiv. Factor)} = 23,600 \text{ sq.ft. of Commercial Sales}$   
 To add 20,000 sq.ft. of Medical Office, you reduce Commercial Sales by 23,600 sq.ft.

**Example #2:** To convert from Commercial Sales to ACLF Beds

Take the desired ACLF Beds and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales  
 $200 \text{ ACLF Beds} * 0.072 \text{ (Commercial Sales equiv. factor)} = 14.4 * 1,000 = 14,400 \text{ sq.ft. Commercial Sales}$   
 To add 200 ACLF Beds, you reduce Commercial Sales by 14,400 sq.ft.

- 5) Signage.
  - a) The Project may contain up to three (3) Shopping/Office Center signs. The signs shall be located within the landscaped medians at the project entrances at C-466A.
  - b) The Shopping/Office Center signs shall be monument signs and shall consist of one (1) Type A sign and two (2) Type B signs as shown on "Exhibit E."
  - c) All other signage including directional and occupant identification is required to meet the City's Design District Standards for signage.

4. Section 3, Paragraph F, is amended and restated by restating Paragraph F of Section 3 as set forth below:

- F. Principal Uses. The following uses shall be allowed within the Project.
  - 1) All permitted principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the CMU zoning district.
  - 2) Retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses. However, the outside storage of goods must be:
    - a) Located contiguous either behind or flanking the principal structure;
    - b) Enclosed by a screen or other similar material; and
    - c) Architecturally compatible with the principal structure.
  - 3) Indoor shooting range and gun shop, including the sale, rental, and repair/service of firearms, ammunition, and other shooting accessories and sporting goods. The indoor gun range shall be designed to contain projectiles, debris and pollution within the building through the use of baffles, backstops, HVAC systems, soundproofing, or other barriers. Noise levels measured at the property line shall not exceed sixty (60) dBA. Parking requirements shall be 1 parking space per shooting lane, plus 4 spaces per 1,000 sq.ft. of retail sales and office area, plus 10 spaces per instructional classroom, if any.
  - 4) Indoor self-storage facility. No outdoor storage of RVs, boats, campers, vehicles, other similar equipment and items is allowed unless completely enclosed and screened by a wall that is architecturally compatible with the principal structure.
  - 5) Temporary sales/leasing office (modular building or trailer).

5. Section 3, Paragraph I, is amended and restated by restating Paragraph I of Section 3 as set forth below:

- I. Recreation and Open Space. The Project shall maintain a minimum of 15% open space.
- 1) Parks and Recreation. The Project shall contain a minimum of 9.5 acres of parks which may include both passive and active recreation parks.
  - 2) Buffers.
    - a) The Project shall contain a 25' perimeter landscape buffer along CR 466 and along the northern boundary where it abuts platted single-family subdivision lots within The Villages of Sumter. The buffer is intended to protect the privacy and well-being of the adjacent homes within The Villages and to mitigate potential visual and noise impacts of the Project. The buffer will be continuous and contain canopy and understory trees as well as a 3' tall hedge in conformance with the buffer detail sections incorporated into this Ordinance as "Exhibit C."
    - b) The width of the perimeter buffer described above may be reduced to 20' on eastern and western property lines, along NE 57<sup>th</sup> Drive, and on the northern property line where the property does not border a home within The Villages.
    - c) The Project will also contain 10' wide interior buffers in instances where there is a change of land use and along both sides of internal roadways (public and private) as depicted on "Exhibit C" and the typical internal roadway section as depicted on "Exhibit D".
    - d) Any on-site booster pumps, tanks, or lift stations needed to serve the Project shall be screened, buffered and located outside of the perimeter buffer.
  - 3) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include right-of-ways, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

6. Section 3, Paragraph L is amended and restated by Paragraph L, Section 3 as set forth below:

L. Access and Transportation

1) Access.

- a) CR 466A. CR 466A is owned, operated, and maintained by Sumter County. Seven (7) access points to the Project may be permitted along CR 466A if approved by Sumter County.
- b) CR 133. To ensure the traffic generated by the Project does not adversely impact the existing residents along CR 133, the Project shall construct an internal roadway parallel to CR 133 as indicated on the conceptual development plan as shown in "Exhibit B" unless superseded by a future agreement. This internal roadway shall be buffered from CR 133 as described herein.
- c) NE 57<sup>th</sup> Drive. NE 57<sup>th</sup> Drive is an unimproved road that currently provides ingress and egress to several homes along CR 133 (north of the Project). The Project shall ensure two (2) access points to CR 133 are provided along the Project's internal roadways as shown on the conceptual development plan.
- d) Interconnectivity to the West. The Project is required to provide three (3) road stub-outs for future connection through the adjoining property to the west for future connectivity to C-462 as shown on the conceptual development plan.

2) Transportation System Improvements. The Developer shall be fully responsible for the following improvements to the transportation system to mitigate transportation impacts of the Project. These improvements were identified in the Traffic Impact Analysis submitted with the Planned Development amendment application:

- a) The Developer shall construct a second westbound turn lane on CR 466A to Powell Road in order to maintain a level of service (LOS) "C" at the intersection of CR 462/Powell Road and CR 466A.
- b) The Developer shall construct left and right turn deceleration lanes at all site access points to ensure safe and efficient operations to and from the Project.
- c) The Developer shall install a traffic signal at the main access point to the Project (Access #3 on the conceptual

development plan) prior to the Project reaching 40% of buildout.

- d) The Developer shall install a second traffic signal (if and when deemed warranted by Sumter County) at the access point identified as Access #5 on the conceptual development plan.
- e) The Developer shall upgrade the traffic signal at the CR 466A/ Pinellas Place intersection (if approved by Sumter County) if the Developer constructs the off-site access connection to the Project.
- f) The Developer acknowledges that C-466A and C-462 are ongoing transportation system improvements by Sumter County that are not yet complete. At 40% of the Project buildout, the Developer is required to conduct a Traffic Impact Study to re-evaluate the Project's traffic impacts. Additional mitigation may be required as determined by the study.

3) Internal Roadways and Multi-Use Trails.

- a) Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed in accordance with the conceptual development plan and the typical roadway section incorporated into this Ordinance as "Exhibit D."
- b) The Project shall provide a system of multi-use trails and sidewalks that encourage walking and bicycling within the development as shown on the conceptual development plan and on "Exhibit D." One side of the road shall contain a 12' wide (minimum) multi-use path which may be reduced to 5' south of the frontage road to provide a transition to the sidewalk along CR 466A.
- c) Golf carts. Golf carts may be allowed to utilize the multi-use paths or internal roadways within the Project pending final engineering approval at the time of site plan. The Developer is aware that golf carts are not allowed to access or cross CR 466A per the regulations of Sumter County.

**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 \_\_\_\_\_, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

\_\_\_\_\_  
Ed Wolf, Mayor

ATTEST:

\_\_\_\_\_  
Marena Roberts, Acting City Clerk

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

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

Approved as to form:

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

**Ordinance O2014-18**

**“Exhibit A”**

**Trailwinds Village Planned Development**

**Legal Description**

**LEGAL DESCRIPTION  
FOR TRAILWINDS VILLAGE  
PLANNED DEVELOPMENT**

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

LEGAL DESCRIPTION:

(PROVIDED BY CLIENT)

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

**Ordinance O2014-18**

**“Exhibit B”**

**Trailwinds Village Planned Development**

**Conceptual Development Plan**





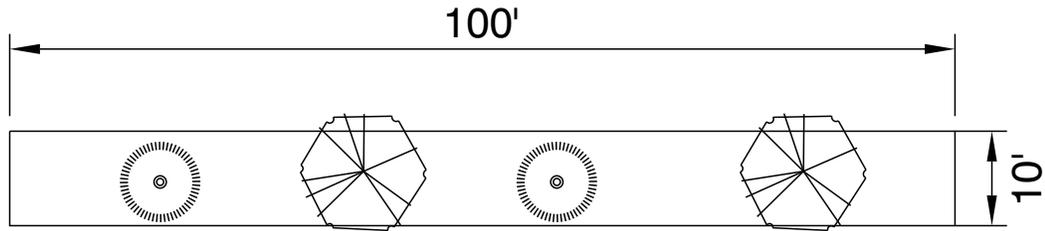


**Ordinance O2014-18**

**“Exhibit C”**

**Trailwinds Village Planned Development**

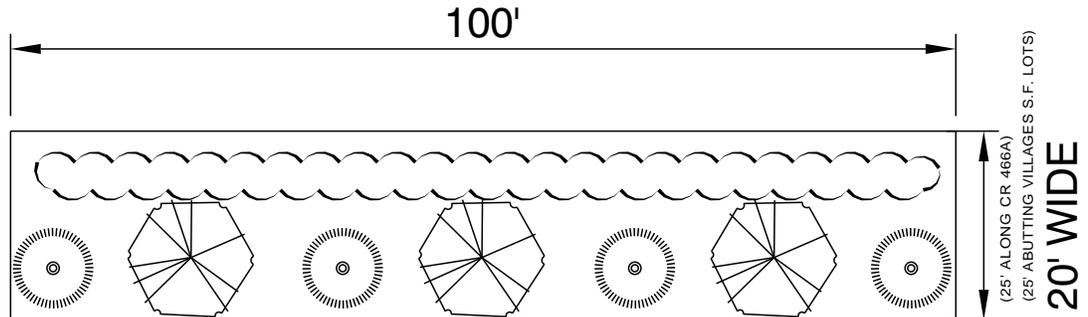
**Buffer Details and Typical Pond and Linear Park Section**



## PD PROJECT INTERIOR BUFFER DETAIL

2 CANOPY TREES  
2 UNDERSTORY TREES  
NTS

\* SPACING SHOWN IS FOR ILLUSTRATIVE PURPOSES. LANDSCAPING MAY BE CLUSTERED FOR AESTHETICS, TREE PROTECTION, OR DUE TO SITE/DESIGN CONSTRAINTS. PROTECTED TREES MAY BE COUNTED TOWARDS PLANTING REQUIREMENTS.



## PD PROJECT PERIMETER BUFFER DETAIL

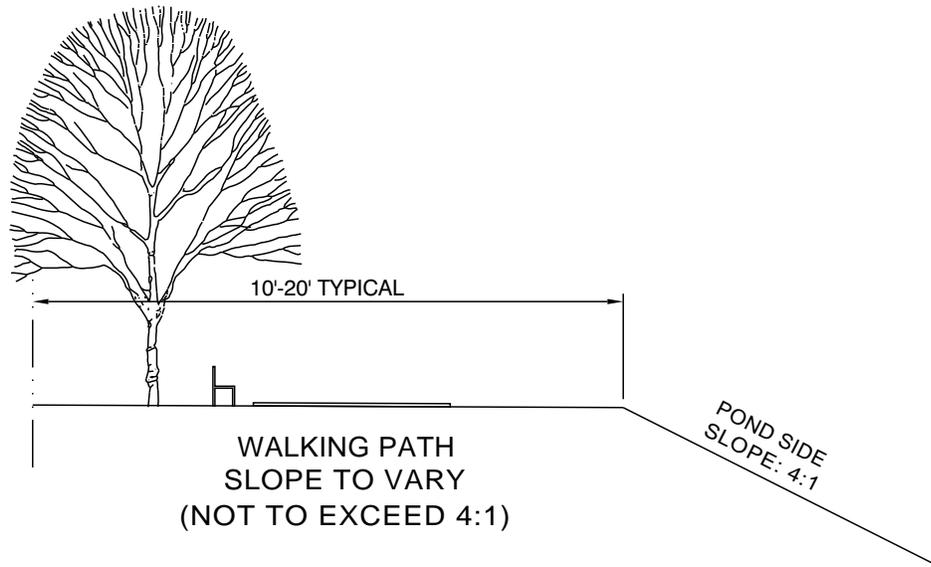
3 CANOPY TREES  
5 UNDERSTORY TREES  
CONTINUOUS 3-FT TALL HEDGE  
NTS

\* SPACING SHOWN IS FOR ILLUSTRATIVE PURPOSES. LANDSCAPING MAY BE CLUSTERED FOR AESTHETICS, TREE PROTECTION, OR DUE TO SITE/DESIGN CONSTRAINTS. PROTECTED TREES MAY BE COUNTED TOWARDS PLANTING REQUIREMENTS.



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

**TYPICAL BUFFERS**  
**TRAILWINDS VILLAGE PD**



## TYPICAL POND AND LINEAR PARK SECTION

NTS



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

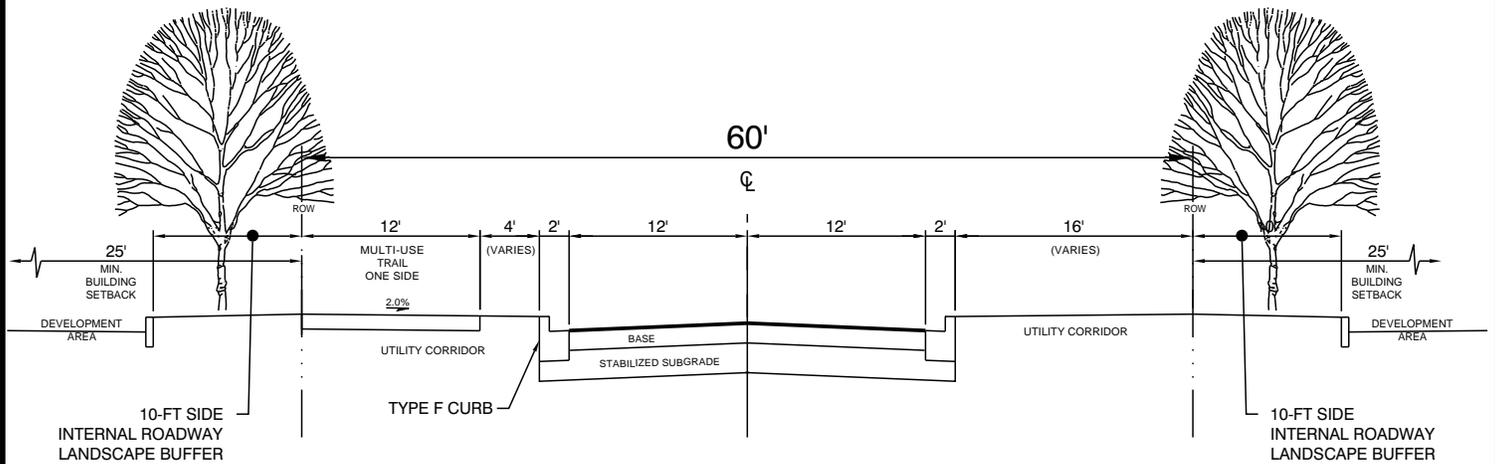
**TYPICAL POND AND LINEAR  
 PARK SECTION  
 TRAILWINDS VILLAGE PD**

**Ordinance O2014-18**

**“Exhibit D”**

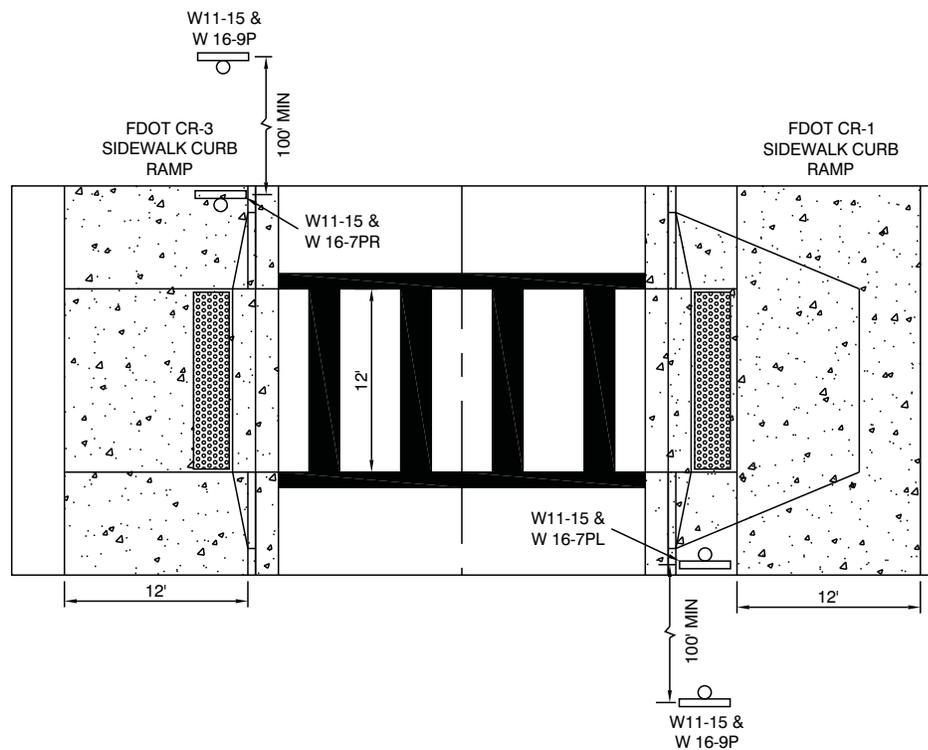
**Trailwinds Village Planned Development**

**Typical Internal Roadway Section and Typical Multi-Use Trail Crossing**



## TYPICAL INTERNAL ROADWAY SECTION

NTS



## TYPICAL MULTI-USE TRAIL CROSSING

\* CROSSING LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO SITE PLAN REVIEW AND APPROVAL BY THE CITY FOR EACH PARCEL.



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201  
 LAND PLANNING PALM HARBOR, FLORIDA  
 TRAFFIC/TRANSPORTATION 34683  
 LANDSCAPE ARCHITECTURE  
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 SURVEYING FAX (727) 784-6662  
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**TYPICAL INTERNAL  
 ROADWAY SECTION  
 TRAILWINDS VILLAGE PD**

**Ordinance O2014-18**

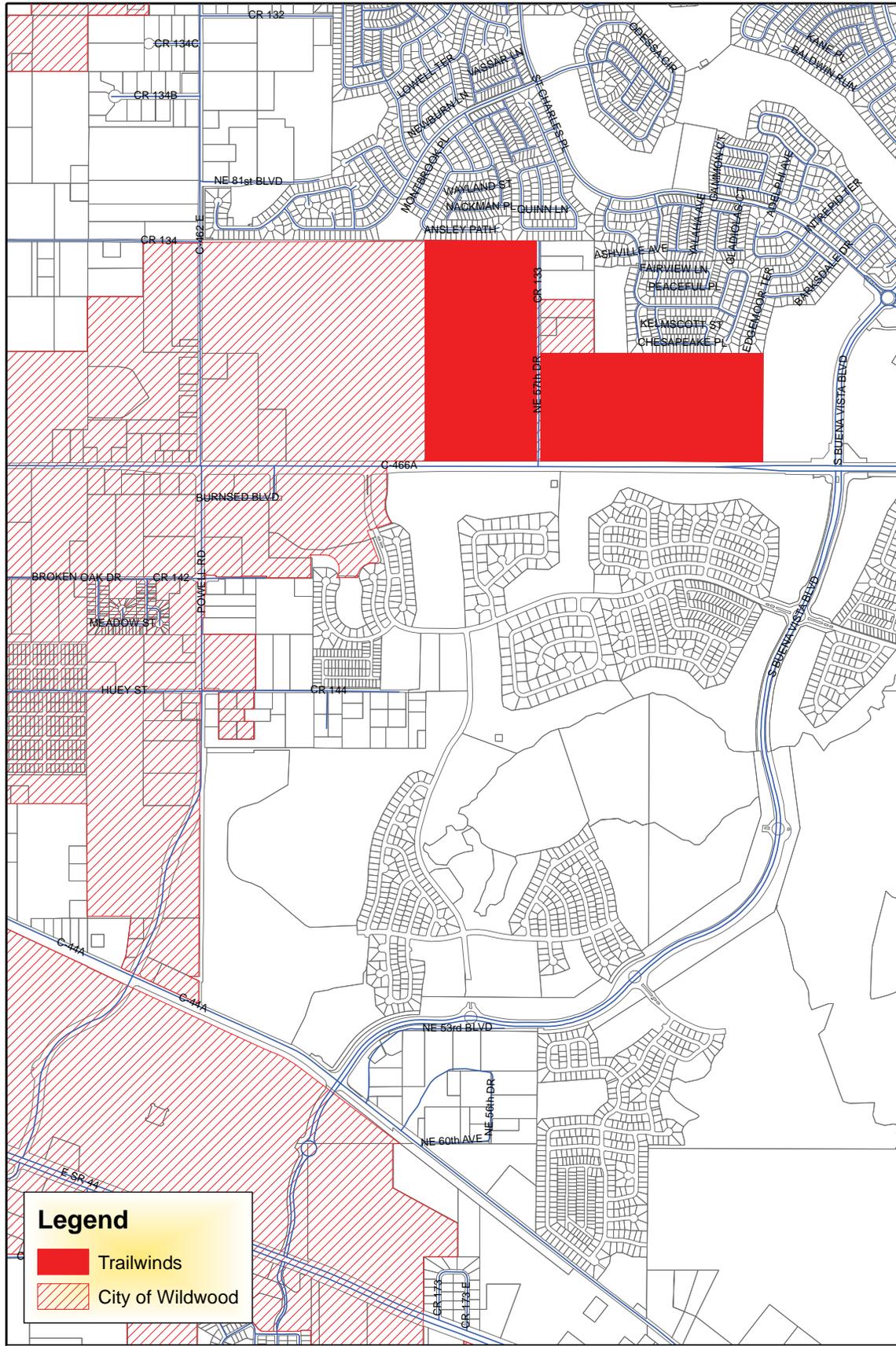
**“Exhibit E”**

**Trailwinds Village Planned Development**

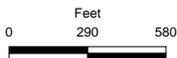
**Shopping/Office Center Signage Plan**



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City of Wildwood  
 100 North Main Street  
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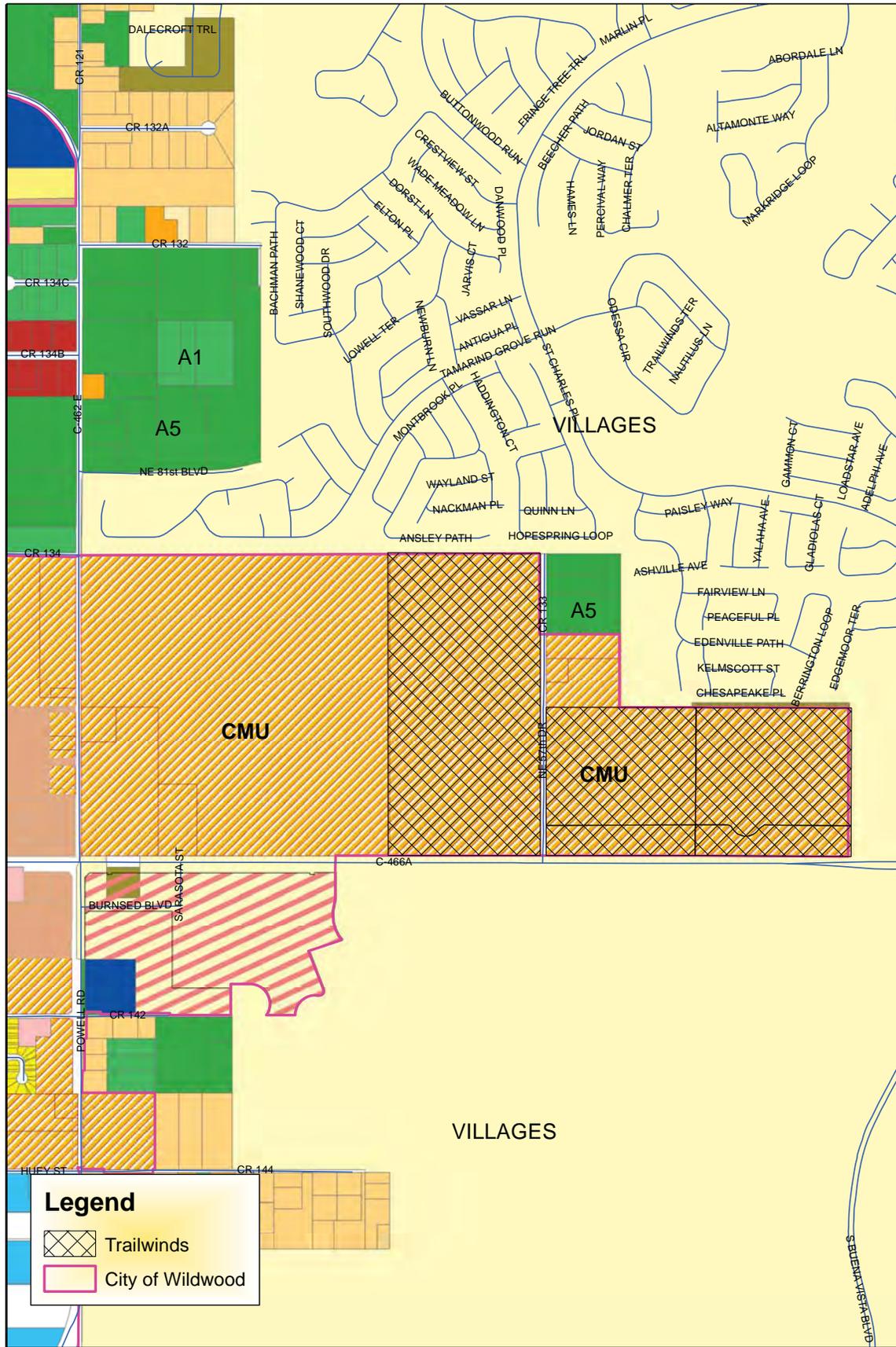
**TRAILWINDS**

**WILDWOOD, FLORIDA**

FEBRUARY 2014

LOCATION MAP

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**Legend**

-  Trailwinds
-  City of Wildwood

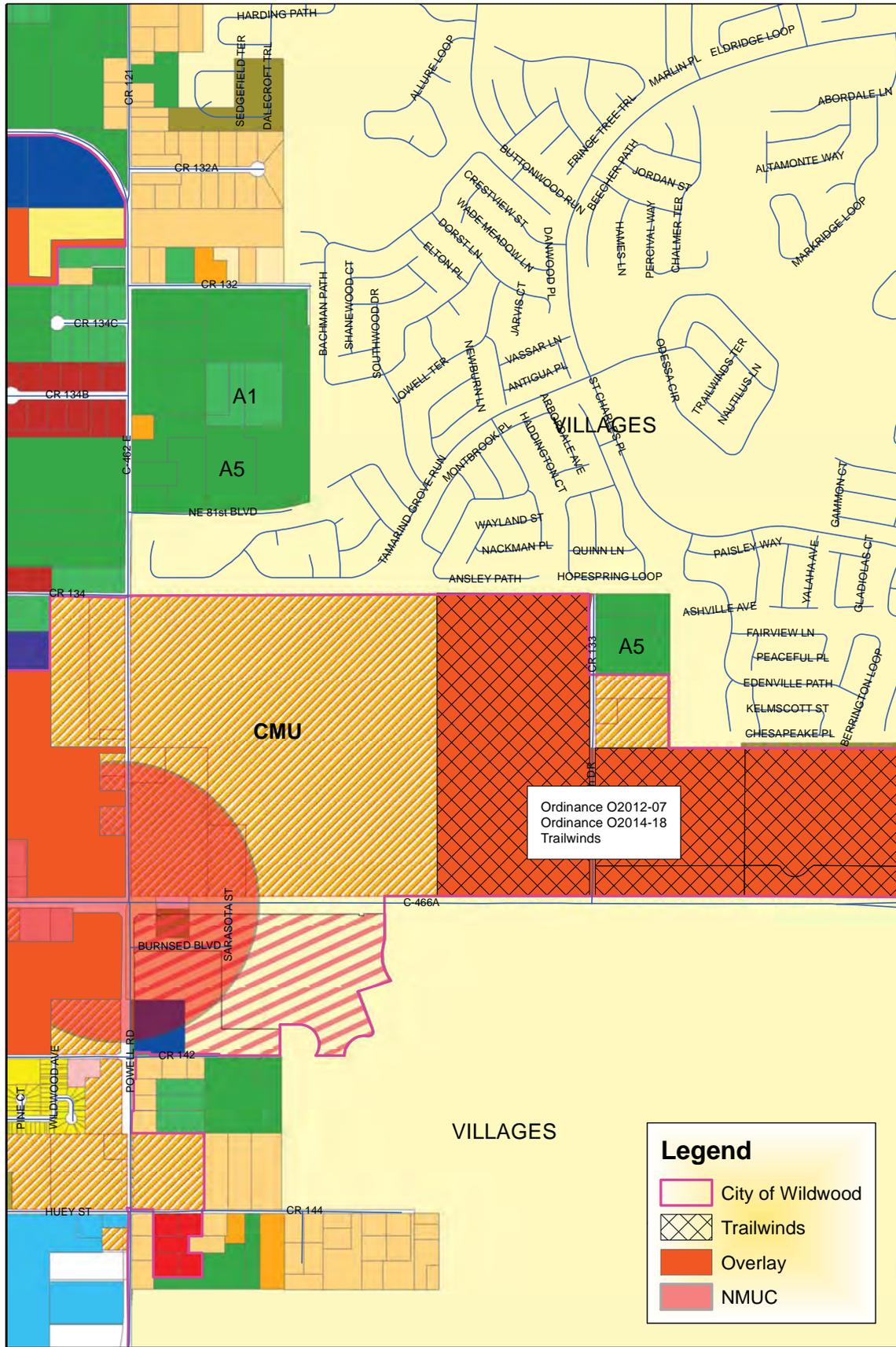


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<b>TRAILWINDS</b>	
<b>WILDWOOD, FLORIDA</b>	
<b>FEBRUARY 2014</b>	<b>EXISTING ZONING</b>

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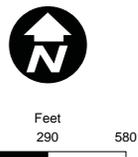
Ordinance O2012-07  
Ordinance O2014-18  
Trailwinds

**Legend**

- City of Wildwood
- Trailwinds
- Overlay
- NMUC



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**TRAILWINDS**

**WILDWOOD, FLORIDA**

**FEBRUARY 2014**      **ZONING OVERLAY**

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

**Case No:** SP 1401-03 Trailwinds Village Improvement Plan (Plat)

**Owner:** Word Family, LLC

**Applicant:** SAME

**Parcels:** G03=004, G04=004, G04=021

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**THIS PROJECT IS BEING CONTINUED TO A DATE CERTAIN OF MAY 13, 2014.**



**DATED:** March 28, 2014

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Melanie D. Peavy  
Development Services Director

CITY OF WILDWOOD  
Planning and Zoning Board/Special Magistrate

Case No: RZ 1312-04

Parcel Number(s): G17=008

Property Location: South side of SR 44, between Powell Road and S. Buena Vista Boulevard

Owner/Developer: Walter X. & Norma G. Novillo

Applicant: SAME

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a "Planned Development" (PD) approval on 6.9 acre property zoned "Employment Center Mixed Use - 7" (ECNMU-7).

The project is being developed under the Section 3.21 (Mixed Use Centers) of the Land Development Regulations. Projects less than 10 acres in size are not required to contain the mix of land uses in the ECNMU-7 zoning district as stated in Table 3-5 of the Land Development Regulations and Comprehensive Plan. The project is a Mixed Use Planned Development (MUPD) to build 96 apartment building dwelling units with a 3,500 SF clubhouse with pool and deck area, as well as 35,000 SF of commercial retail space.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2014-13 adopts the Novillo Planned Development Agreement. The Project's legal description and conceptual plan have been incorporated into the Ordinance as exhibits. The PD Agreement outlines specific criteria and standards for the Project.

The Project's development program consists of 96 apartment units and 35,000 SF of commercial retail. Mobile home uses have also been included in the development program to assist in redevelopment of the mobile home park use.

According to the traffic analysis submitted with the application, the Project is expected to add an additional 93 PM Peak Hour Trips. The additional trips will not cause roads or intersections to operate below the acceptable level of service. However, the development of the Project will generate the need for a right turn lane on SR 44 at the proposed project entrance.

The Sumter County School system has sufficient capacity for additional students that may be added as a result of the Project.

The Project shall be required to connect to City utilities. The City has sufficient capacity in both water and wastewater to accommodate the Project.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The Project meets or exceeds the minimum requirements of the Comprehensive Plan and the Land Development Regulations, and the Project Review Committee

recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice also has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on March 21, 2014.

Staff recommends approval of Ordinance #02014-13 to be forwarded to the City Commission for final action for the following reasons:

- The Project will significantly improve existing conditions of the property and provide a mix of uses more compatible with the surrounding area;
- Ordinance O2014-13 includes standards and criteria that mitigate the potential impacts of the Project; and
- The Project meets the minimum requirements of the Comprehensive Plan and Land Development Regulations.

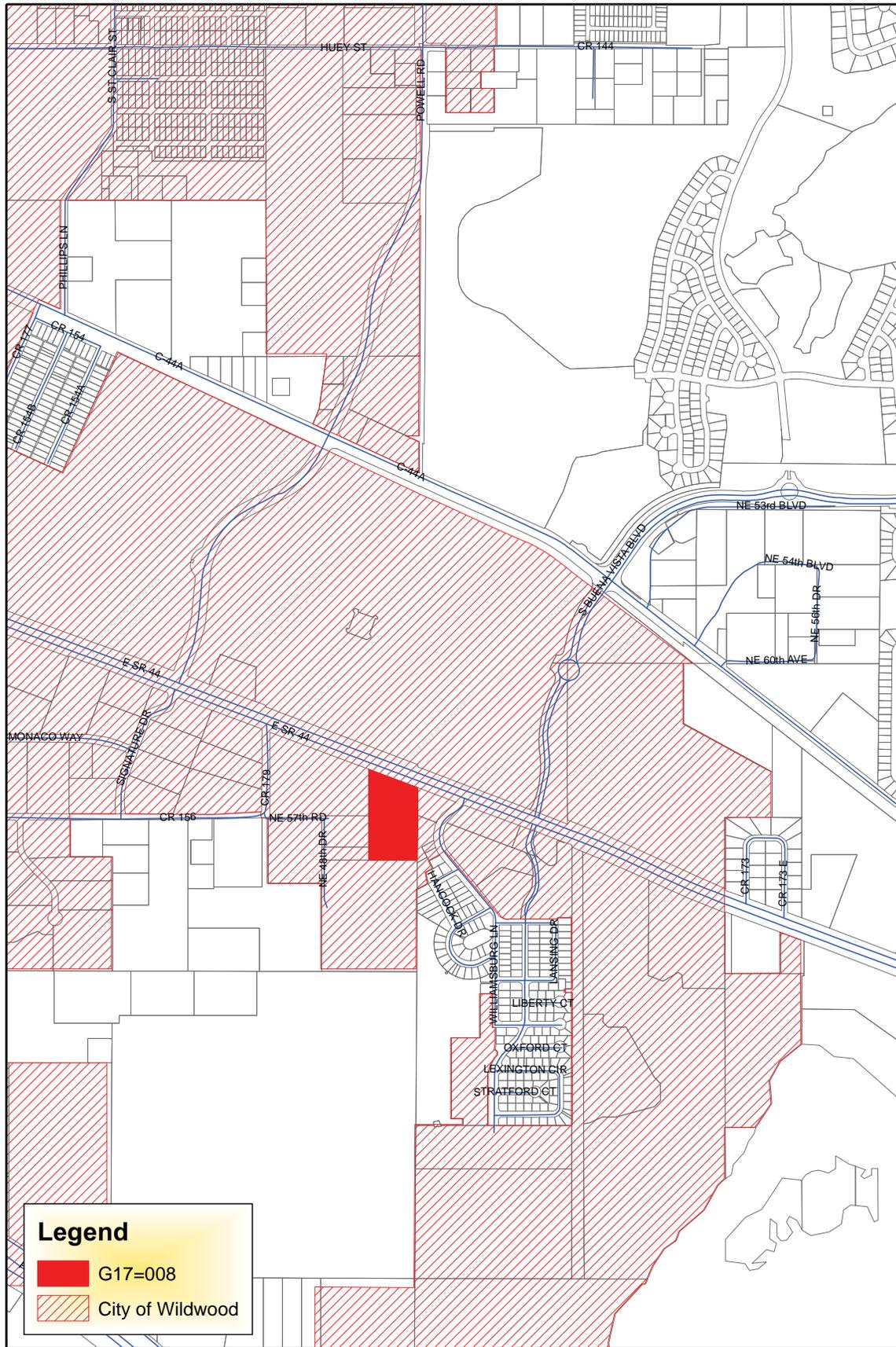
The Planning and Zoning Board/Special Magistrate has a duty to recommend to the City Commission approval, approval with conditions, or denial pursuant to subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations.



DATED: March 28, 2014

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Melanie D. Peavy  
Development Services Director



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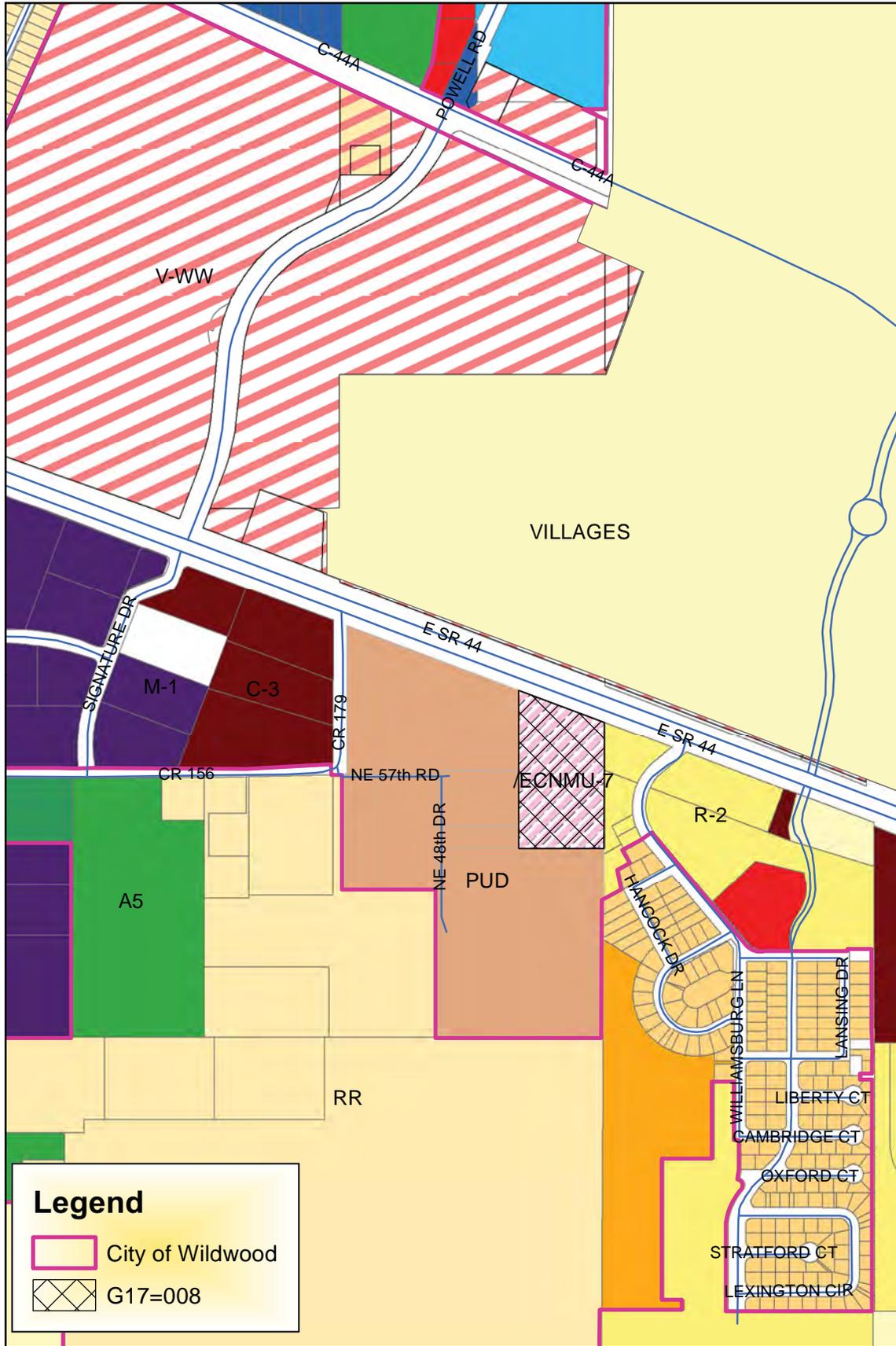
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 Wildwood, FL 34485  
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0 Feet 290 580

<b>G17=008 NOVILLO PROPERTY</b>	
<b>WILDWOOD, FLORIDA</b>	
FEBRUARY 2014	LOCATION MAP

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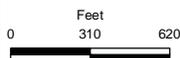


**Legend**

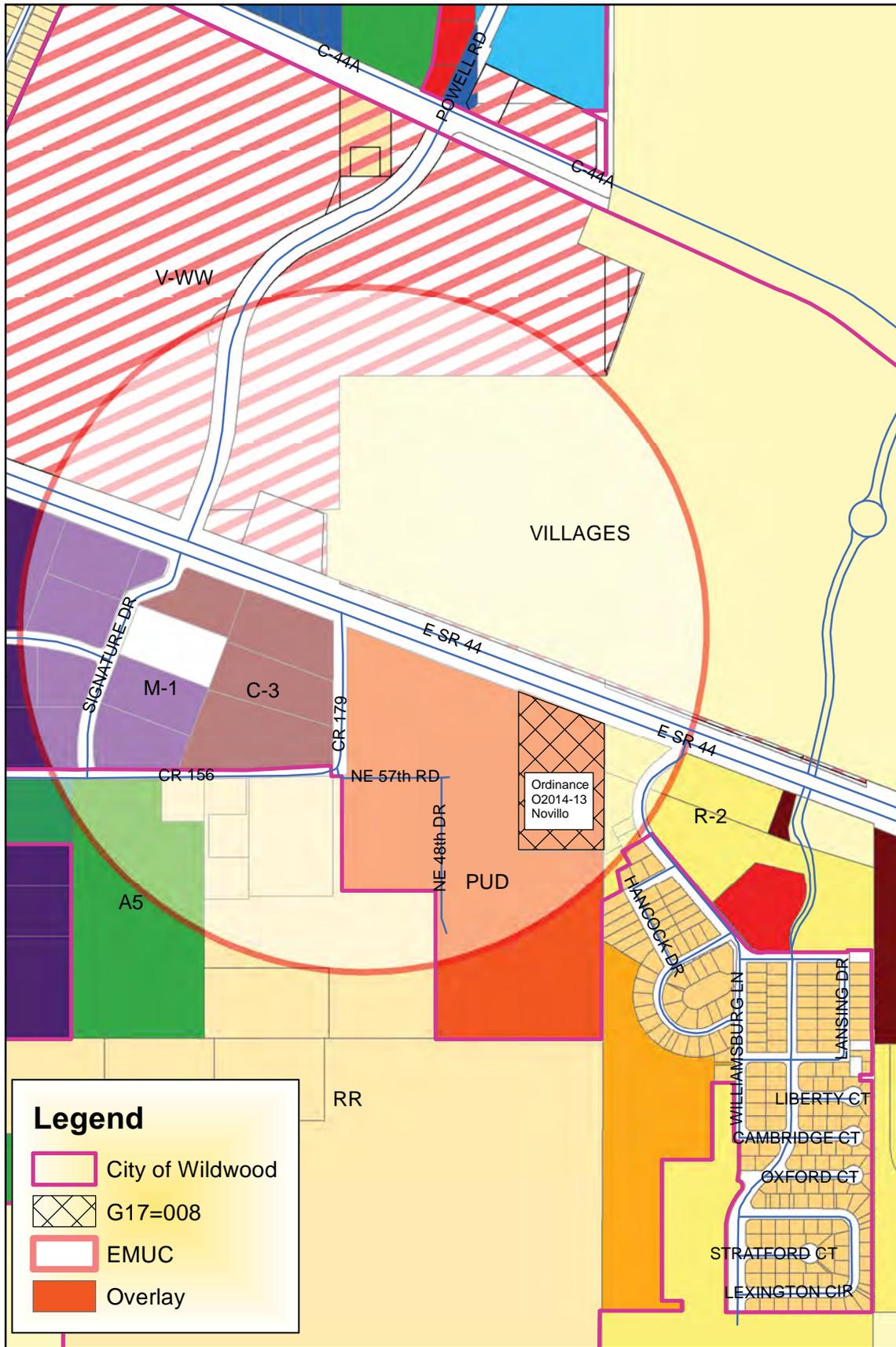
-  City of Wildwood
-  G17=008



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<b>G17=008 NOVILLO PROPERTY</b>	
<b>WILDWOOD, FLORIDA</b>	
FEBRUARY 2014	EXISTING ZONING



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0 Feet 310 620

**G17=008  
 NOVILLO PROPERTY**

**WILDWOOD, FLORIDA**

FEBRUARY 2014

OVERLAY ZONING

## ORDINANCE NO. 2014-13

**AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WALTER X. AND NORMA G. NOVILLO; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

The application filed by Walter X. & Norma G. Novillo (hereinafter referred to as the, "Developer") for a Mixed Use Commercial/Office and Multi-Family Residential Planned Development was heard by and before the City Commission, Wildwood, Florida on this \_\_\_\_\_ day of \_\_\_\_\_ 2014. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on March 4, 2014 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

### **SECTION 1: GENERAL FINDINGS**

- A. That the Novillo Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on December 30, 2013 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 6.9 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.

- F. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

## **SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY**

- A. That the Developer has applied for a Mixed Use Planned Development of the lands described in “Exhibit A”.
- B. That the zoning district of the subject land described in “Exhibit A” is classified as Employment Center Neighborhood Mixed Use (ECNMU-7) on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

## **SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS**

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Wicks Engineering Services dated 12-26-13 is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

- 1) The conceptual development plan illustrates general location of the following land uses:
  - a. Commercial Retail and Office;
  - b. Residential; and
  - c. Recreation: Clubhouse with pool and deck area

C. Development Program. The Project shall be developed in one (1) phase in accordance with the conceptual development plan and this Section. The Project is being developed under the provisions stated in Section 3.21 (Mixed Use Centers) of the Land Development Regulations. Projects less than 10 acres in size are not required to contain the mix of land uses in the ECNMU-7 zoning district as stated in Table 3-5 of the Land Development Regulations and Comprehensive Plan. Projects within Mixed Use Centers shall adhere to the maximum allowable dwelling units and non-residential square footage permissible as established in the planned development agreement. Therefore, the following shall apply:

- 1) Residential. All residential use types shall be allowed within the development, including mobile homes.
- 2) Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

<b>Land Use</b>	<b>Total (Acres)</b>
Residential	3.69
Commercial Retail and Office	1.56
Open Space	1.73
<b>Total</b>	<b>6.92</b>

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

<b>Land Use</b>	<b>Square Feet</b>	<b>Units</b>
Residential		96
Commercial	35,000	

D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. Additional improvements such as paving of parking areas and drive isles, stormwater retention, and connection to City potable water or wastewater shall require an amendment to the project's site plan and may not require an amendment to this Planned Development Agreement. The determination of what

constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.
- F. Principal Uses. Principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations shall be permitted within the project. Mobile homes may also be considered a principal use for the Project.
- G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standard prescribed in Chapter 3 of the Land Development Regulations for the Employment Center Neighborhood Mixed Use (ECNMU-7) zoning district.
- H. Design District Standards. Unless otherwise noted, the Project shall adhere to the Design District Standards pursuant to section 6.12 of the Land Development Regulations.
- G. Recreation and Open Space. The Project shall maintain a minimum of 25% open space.
  - 1) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.
  - 2) Buffers. The Project shall maintain a 25' buffer along the project's southern, eastern and western boundaries. The project will maintain a 25' buffer along SR 44. Buffers shall contain canopy and

understory trees as well as a 3' tall hedge in accordance with the Design District Standards. A 5' sidewalk shall also be incorporated into the buffer area along the northern boundary of the Project (SR 44).

- 3) Parks and Recreation. The Project shall contain a clubhouse with pool and deck area. No parks shall be required.

H. Environmental Considerations. Environmental Analysis has been waived as the Project has been previously developed.

I. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project will connect to City Water and Wastewater prior to issuance of any Certificate of Occupancy. Reuse water is not currently available to the Project and shall not be required.
- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement, serving lands other than the Project, shall be underground.
- 5) Lighting. Exterior lighting of all building and parking lots shall be designed so that light is not directed off of the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light and glare.

J. Access, Parking, and Transportation.

- 1) Access. The Project's main access is off of SR 44, a four lane highway. One access point shall be required for the development. However, location of access point shall be determined by the Florida Department of Transportation (FDOT).

2) Internal Roadways.

- a. The Project shall vacate the existing county road within the existing developed area.
- b. The Project shall provide roadway connection between the Commercial, Residential and Recreational areas. The roadway shall be constructed as per the typical road section shown on the conceptual plan.
- c. The Project shall provide a sidewalk network within the residential area to encourage walking and bicycling within the development. A 5' sidewalk shall be required along both sides of the access road and connect to the required sidewalk along SR 44 within the buffer area.

3) Transportation System Improvements. The Project shall be required to construct a right turn land on SR 44 at the proposed project entrance. The Project is not projected to cause affected roads or intersections to operate below the existing levels of service.

- O. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- P. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(O) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

- Q. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
  
- P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 2014.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

ATTEST: \_\_\_\_\_  
Marena Robers, as acting City Clerk

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

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

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

Approved as to Form:

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

**Ordinance O2014-13**

**“Exhibit A”**

**Parcel G17=008 (Novillo)**

**Legal Description**

## Development Application for Walter X. Novillo and Norma G. Novillo

### Legal Description

(Taken from Warranty Deed recorded in Book 926 Pgs 403-404, Sumter County, FL)

#### PARCEL NO- 1:

Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West 140 yards; South 105 yards; East 140 yards; North 105 yards to the Point of Beginning.

#### PARCEL NO. 2:

The East 20 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4, Sumter County, Florida, South of S.R. #44, in Section 17, Township 19 South, Range 23 East.

#### PARCEL NO. 3:

Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; thence North 89°58'00" West along the South boundary of said Northeast 1/4 of the Northeast 1/4, 420 feet; thence North parallel to the East boundary of said Northeast 1/4 of the Northeast 1/4, 412.34 feet to the Southerly right of way line of said State Road, said point being 50.00 feet from and at right angle to the centerline of said State Road #44; thence South 69°43'30" East along said Southerly-right-of-way line 447.74 feet to the East boundary of said Northeast 1/4 of the Northeast 1/4; thence South along said East boundary 257.43 feet to the point of beginning. Less the East 20 feet thereof.

#### PARCEL No. 4:

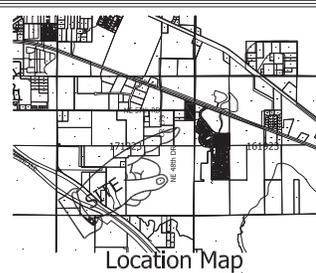
Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West along the North line of said Southeast 1/4 of the Northeast 1/4, 140 yards; South 105 yards to the point of beginning; thence south 22-1/2 yards; East 140 yards; North 22-1/2 yards; West 140 yards to the point of beginning.

**Ordinance O2014-13**

**“Exhibit B”**

**Parcel G17=008 (Novillo)**

**Planned Development Conceptual Plan**



Owner: Novillo Walter X and Norma G  
 3551 Furlong Way  
 Gotha, Florida 34734

Agent: Wicks Engineering Services, Inc.  
 C/O Ted Wicks  
 225 West Main Street  
 Tavares, Florida 32778  
 (352) 343-8667

Engineer: Wicks Engineering Services, Inc.  
 C/O Ted Wicks  
 225 West Main Street  
 Tavares, Florida 32778  
 (352) 343-8667

Notes:

1. Total project area 6.92 acres +/-, 6.92 +/- acres net developable
2. Future Land use category Employment Center Neighborhood Mixed Use.
3. Existing zoning ECNMU-7
4. Requested zoning MUPUD
5. Net residential density 13.9 du/acre
6. Open space 1.73 acres (25%)
7. Parking to be by ULI amended standards 25% compact parking and 5% motorcycle parking
8. Commercial parking to be provided in commercial area
9. Vacate Internal county road R.O.W.
10. Central water and sewer from City of Wildwood. Stormwater management by system of pipes and retention ponds. All improvements to be constructed by developer.
11. 25' perimeter landscape buffer as shown in detail.
12. Potential residential types: multi-family apartments
13. Parks and recreation as shown
14. Sidewalk location shown in road cross section.
15. Skilled nursing and ACLF allowed in commercial areas.
16. Employment Center Mixed Use Center
17. No wetlands on site
18. Project is being developed under the provisions stated in Section 3.21 (Mixed Use Centers) of the Land Development Regulations. Projects less than 10 acres in size are not required to contain the mix of land uses in the ECNMU-7 zoning district as stated in Table 3-5 of the Land Development Regulations and the Comprehensive Plan.

Open Space:  
 total project area 6.92 acres usable land  
 commercial land area = 1.56 acres  
 residential land area = 5.36 acres

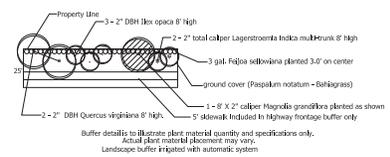
residential buffer open space = 0.84 acres  
 other residential open space = 0.50 acres  
 total residential open space = 1.34 acres  
 1.34 acres/5.36 residential acres = 25% residential open space

commercial buffer open space = .39 acres  
 total project open space 1.34 + .39 = 1.73 acres  
 1.73 acres/6.92 project acres = 25% total project open space

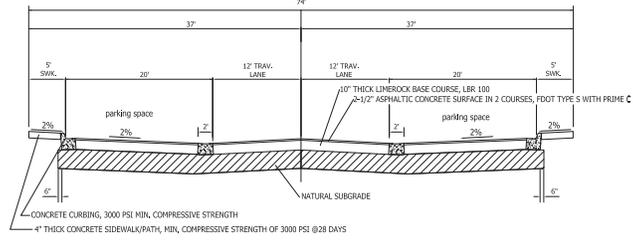
Parking:  
 35,000 sq ft of commercial  
 70 spaces required @ 2 spaces per 1000 sq ft average (ULI)  
 commercial parking to be in commercial area

144 residential parking required @ 1.5 spaces per unit  
 214 spaces total required

204 car parking spaces  
 10 motorcycle spaces (5%)  
 214 spaces total provided



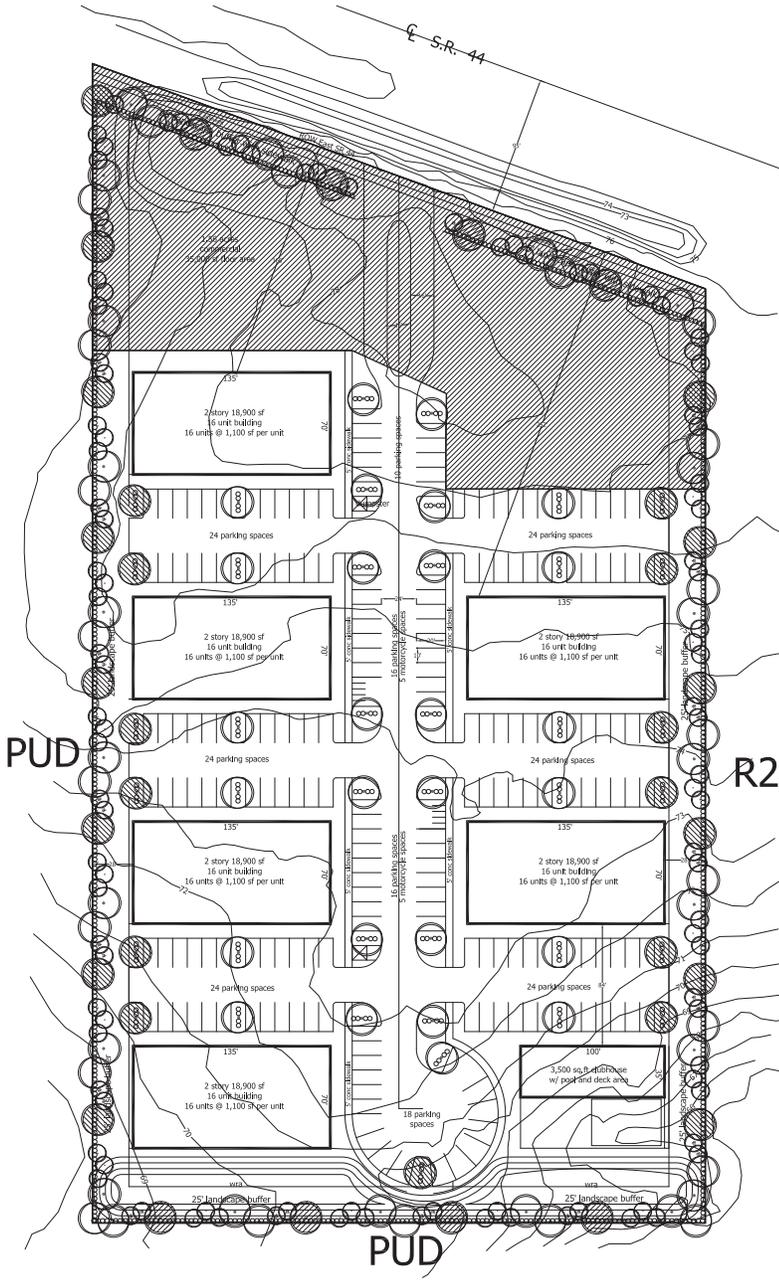
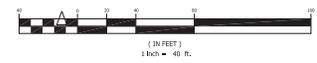
100 Feet of Typical 25' Perimeter Landscape Buffer



Typical Road Section With Sidewalk and Parking



January 15th, 2014  
 GRAPHIC SCALE



Legal Description:

PARCEL NO. 1:  
 Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West 140 yards; South 105 yards; East 140 yards; North 105 yards to the Point of Beginning.

PARCEL NO. 2:  
 The East 20 feet of the East 1/2 of the Northeast 1/4 of the Northeast 1/4, Sumter County, Florida, South of S.R. #44, in Section 17, Township 19 South, Range 23 East.

PARCEL NO. 3:  
 Beginning at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; thence North 89°58'00" West along the South boundary of said Northeast 1/4 of the Northeast 1/4, 420 feet; thence North parallel to the East boundary of said Northeast 1/4 of the Northeast 1/4, 412.34 feet to the Southerly right of way line of said State Road, said point being 50.00 feet from and at right angle to the centerline of said State Road #44; thence South 69°43'30" East along said Southerly-right-of-way line 447.74 feet to the East boundary of said Northeast 1/4 of the Northeast 1/4; thence South along said East boundary 257.43 feet to the point of beginning. Less the East 20 feet thereof.

PARCEL No. 4:  
 Begin at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; run West along the North line of said Southeast 1/4 of the Northeast 1/4, 140 yards; South 105 yards to the point of beginning; thence south 22-1/2 yards; East 140 yards; North 22-1/2 yards; West 140 yards to the point of beginning.

KENNETH R. WICKS, P.E. FL REG. NO. 33274  
 DATE:

Drawn: LRH	
Checked: KRW	
Date: 01/15/2014	
Scale: AS SHOWN	
REVISION:	DATE:
File No.: 1152014	
Sheet:	

Conceptual Development Plan For:  
**Novillo Mixed Use PUD**  
 Wildwood, Florida

Novillo Walter X and Norma G  
 3551 Furlong Way  
 Gotha, Florida 34734

**Wicks Engineering Services, Inc.**  
 225 West Main Street, Tavares, Florida 32778  
 www.wicksengineering.com (352) 343-8667  
 C.A. #30062

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

**Case No:** RZ 1402-03 O'Dell Planned Development Modification

**Owner:** Craig O'Dell

**Applicant:** SAME

**Parcels:** D31=006, D31=007, D31=008, D31=010, D31=029, and D31=030

---

**THIS PROJECT IS BEING CONTINUED TO A DATE CERTAIN OF MAY 13, 2014.**



**DATED:** March 28, 2014

---

Melanie D. Peavy  
Development Services Director

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

**Case No:** SP 1402-06 Harry Harmer Parcel 2 Block B

**Owner:** Harry Harmer

**Applicant:** William Keen

**Parcel:** A Portion of G30D001

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**THIS PROJECT IS BEING CONTINUED TO A DATE CERTAIN OF MAY 13, 2014.**



**DATED:** March 28, 2014

---

Melanie D. Peavy  
Development Services Director

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

**Case No:** SP 1402-02 – Improvement Plan (Plat) – Oxford Oaks Phase 2

**Owner:** Mid-Florida Properties, LLC by LBCV, its Manager

**Applicant:** SAME

**Parcels:** D18=041 & D18=068, and portions of D18=040, D18=064, & D18=069.

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The applicant seeks improvement plan approval under the subdivision (plat) process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for Phase 2 of the Oxford Oaks subdivision. Phase 2 consists of 295 single family lots (for a total of 563 residential units) and other related infrastructure improvements.

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

**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the improvement plan.**

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed improvement plans under the subdivision process in accordance with the procedure outlined in subsection 1.14 (B)(4)(b) and the criteria for the approval of improvement plans as defined in section 5.5 of the LDRs.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, March 21, 2014.

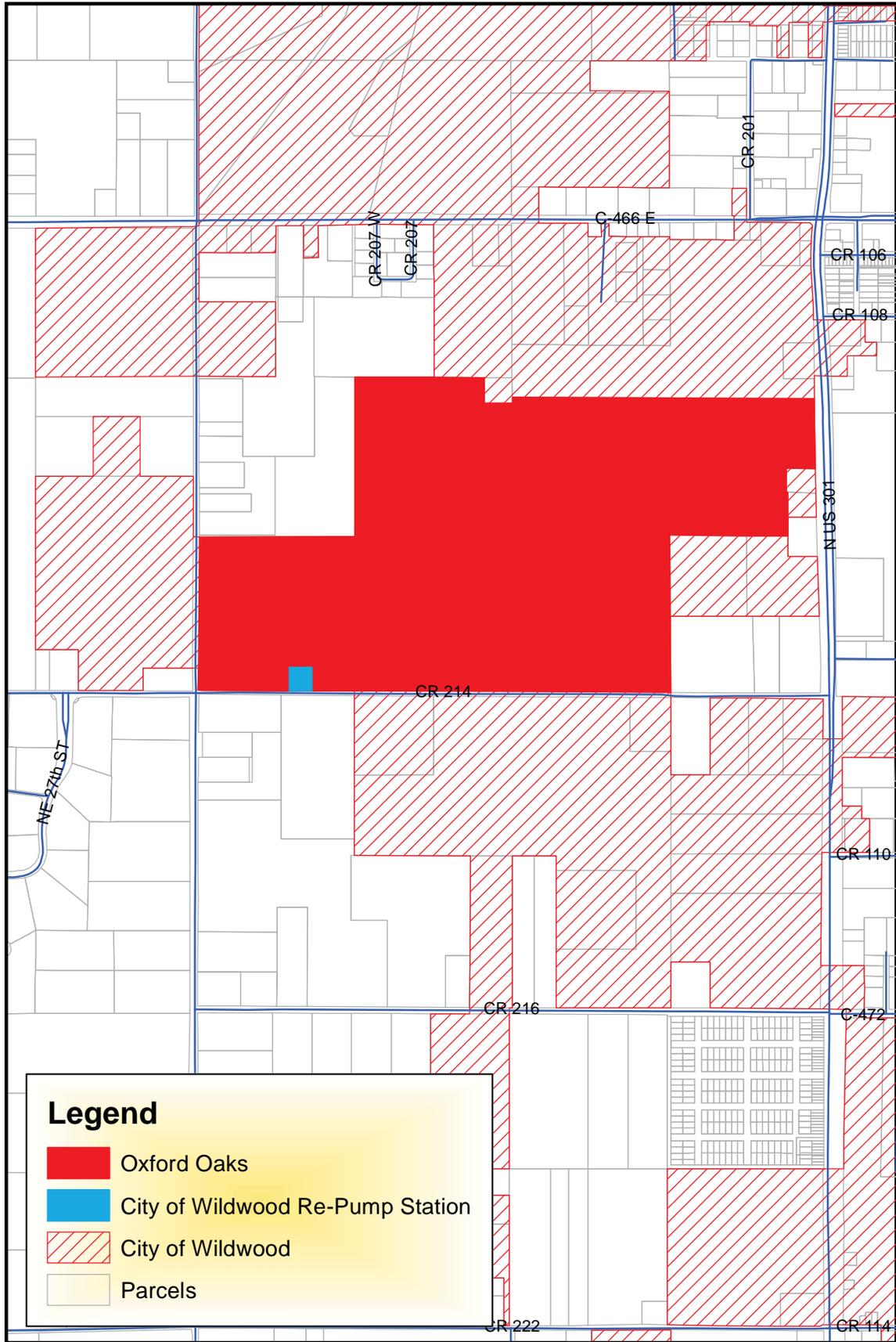


DATED: March 28, 2014

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Melanie D. Peavy  
Development Services Director

F:\Term\GIS\Maps\Location\Location - Oxford Oaks.mxd - 6/24/2013 1:45:39 PM - teneal

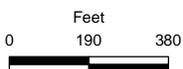


**Legend**

- Oxford Oaks
- City of Wildwood Re-Pump Station
- City of Wildwood
- Parcels



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



**OXFORD OAKS**

**WILDWOOD, FLORIDA**

JUNE 2013

LOCATION MAP

DATE: 3/28/14  
DRAWN BY: JAC  
FILE NAME: 020002.AERIAL  
JOB NO.: 821111200

OXFORD OAKS  
PHASE 2  
AERIAL PHOTOGRAPH



**FARNER SURVEYORS AND ASSOCIATES, INC.**  
PLANNERS

CERTIFICATE OF PROFESSIONAL NUMBER: 4379  
4400 NE 83rd Street, Oklahoma, Tulsa, OK 74129-1324

NO.	REVISIONS	DATE
1	AS REQUESTED PER C.O.W. COMMENTS	3-19-14



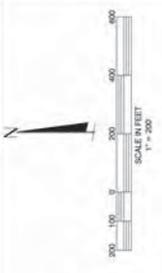
**PHASE 1**  
C.O.W. PERMIT #SP 1307-02

**PHASE 2**

C.R. 214

C.R. 209

U.S. 301  
S.R. 35





DATE: 3/20/14  
 DRAWN BY: JG  
 CHECKED BY: JG  
 FILE NAME: 08/02/08/09  
 JOB NO.: 08/11/12/08

OXFORD OAKS  
 PHASE 2  
 SITE GEOMETRY, SIGNING &  
 MARKING, SHEET INDEX

FARNER SURFERS & PLANNERS, INC.  
 4400 E. 84th Street, Suite 200, Tulsa, OK 74124  
 PHONE: (918) 438-4300  
 FAX: (918) 438-4305

REVISIONS	DATE

POINT	CL	LINE	TABLE
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POINT	CL	LINE	TABLE
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179	14010	80.00	14010
180	14010	80.00	14010





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

**Case No:** SP 1402-03 Baltic Oxford Commercial Office

**Owner:** William Keen for Baltic Property Management Group

**Applicant:** SAME

**Parcel:** D18=085

---

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for utilities, paved entrance, driveway, and four (4) parking spaces to utilize an existing structure as a commercial office.

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

**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan.**

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in section 4.4 of the LDRs.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, March 21, 2014.

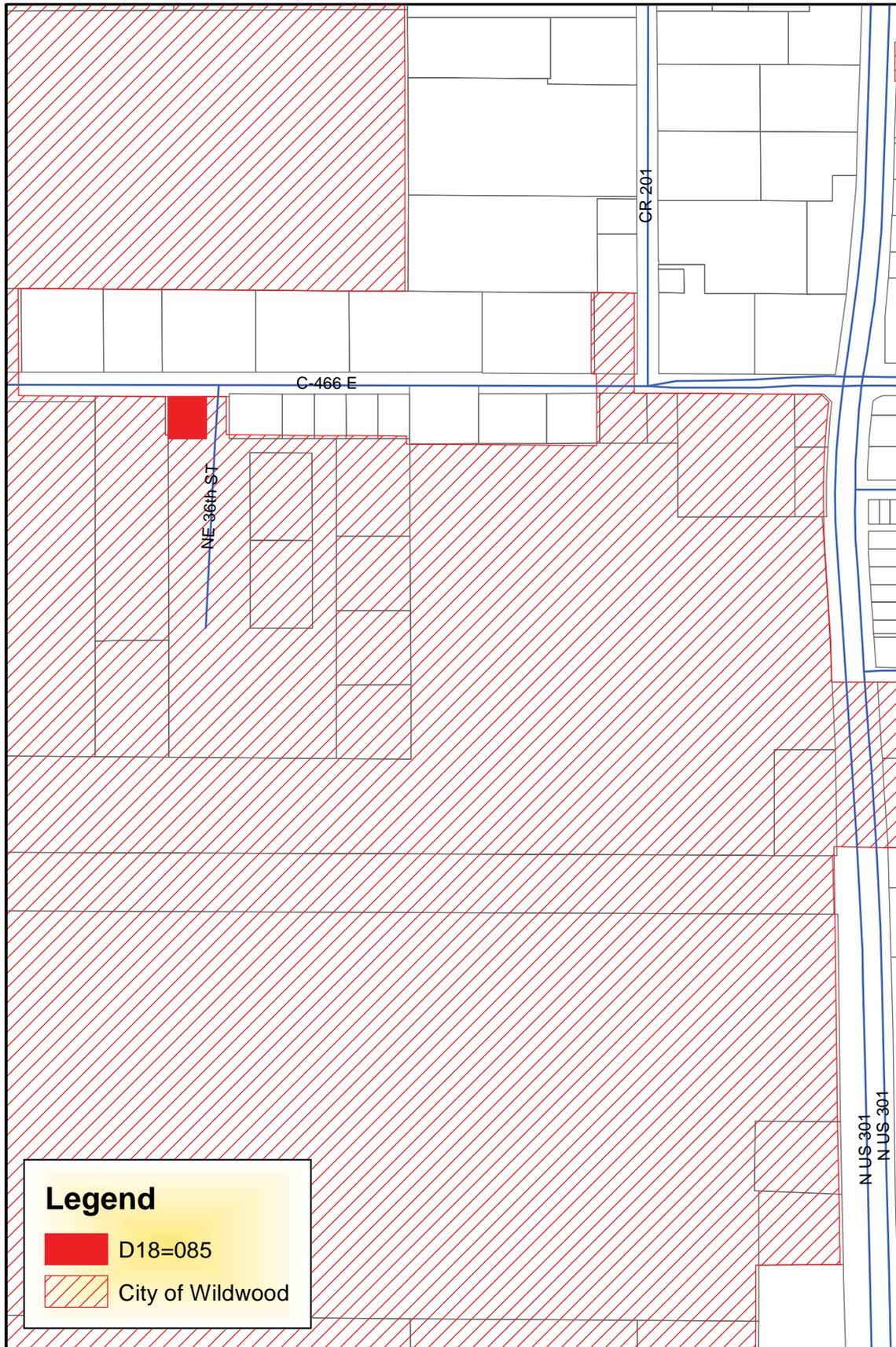
DATED: March 28, 2014



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Melanie D. Peavy  
Development Services Director

F:\Terr\GIS\Maps\Location\Location - Baltic Property Mgt.mxd - 2/10/2014 12:24:12 P.M. - toneal



**Legend**

- D18=085
- 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)



0 Feet 290 580

**D18=085**  
**BALTIC PROPERTY MANAGEMENT**

**WILDWOOD, FLORIDA**

FEBRUARY 2014

LOCATION MAP

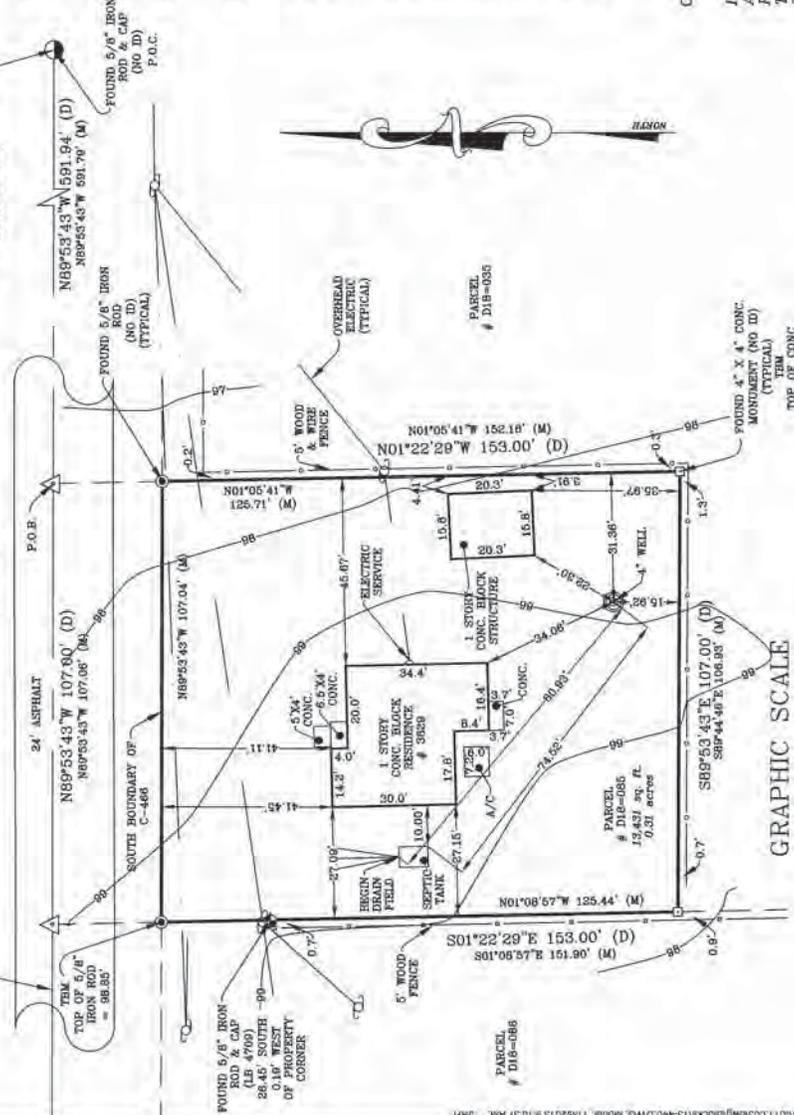


**DESCRIPTION:**  
 COMMENCE AT THE N.E. CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST AS A POINT OF REFERENCE, THENCE RUN N 89° 53' 43" W 591.94' ALONG THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 FOR THE POINT OF BEGINNING; (1) CONTINUE N 89° 53' 43" W 107.0' ALONG THE ABOVE SAID NORTH LINE, (2) THENCE S 01° 22' 29" E 153.00'; (3) THENCE S 89° 53' 43" E 107.00'; (4) THENCE N 01° 22' 29" W 153.00' TO THE POINT OF BEGINNING TO CLOSE. BESS THAT PART LYING IN S.R. 466 RIGHT OF WAY.

RIGHT-OF-WAY WIDTH VARIES  
 C-466 (SIGN)  
 S.R. 466 (DEED)

NORTH BOUNDARY OF THE  
 S.W. 1/4 OF THE NE 1/4

N.E. CORNER OF THE S.W. 1/4  
 OF THE NE 1/4 OF SECTION 18,  
 TOWNSHIP 18 SOUTH  
 RANGE 23 EAST



GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 30 ft.

NO.	DATE	REVISION
3		
2		
1		

BOHANON & ASSOCIATES LAND SURVEYING, LLC  
 COMPLETE SURVEYING & MAPPING SERVICE  
 P.O. BOX 5477  
 OCALA, FLORIDA 34478  
 OFFICE: (352) 236-2212 FAX: (352) 236-2226



JOB: 13-440	DATE: 11/4/13
DRAWN: GGM	BOOK: 184-54
REVIEWED: JLB	SHEET: 1 OF 1

- NOTES:**
- BEARINGS BASED ON PLAT OF DEED.
  - SURVEY BASED ON EXISTING MONUMENTATION OF DEED.
  - DESCRIPTION FURNISHED BY CLIENT.
  - BOUNDARY SURVEY FOR BALITC PROPERTY MANAGEMENT GROUP.
  - LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD.
  - REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
  - NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
  - LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL #12119C-0066 D, DATED SEPTEMBER 27, 2013. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM BOHANON & ASSOCIATES LAND SURVEYING, LLC.
  - ELEVATIONS BASED ON STATION U 753, NATIONAL GEODETIC SURVEY. STATION U 753 HAS AN ELEVATION OF 102.52 FEET NAVD 86 DATUM.

**LEGEND:**

- N=NORTH, E=EAST, S=SOUTH, W=WEST (OR ANY COMBINATION)
- D=DEGREES WHEN USED IN A BEARING AND/OR ANGLE
- M=MINUTES WHEN USED IN A BEARING AND/OR ANGLE
- S=SECONDS WHEN USED IN A BEARING AND/OR ANGLE
- F=FEET WHEN USED IN A DISTANCE
- P.C.=POINT OF CURVATURE
- P.T.=POINT OF TANGENCY
- P.R.C.=POINT OF REVERSE CURVATURE
- P.C.C.=POINT OF COMPOUND CURVATURE
- L.S.=LICENSED SURVEYOR
- CON.=CONCRETE
- A/C=AIR CONDITIONER
- I.D.=IDENTIFICATION
- (M)=MEASURED DISTANCE OR BEARING
- (P)=PLAT DISTANCE OR BEARING
- =LINE, NOT DRAWN TO SCALE
- =PHONE RISER
- =WATER METER
- =POWER POLE

CERTIFY TO: BALITC PROPERTY MANAGEMENT GROUP

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THE PLAT AND DESCRIPTION ABOVE IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED AND MEETS THE ESTABLISHED MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 51-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE

JIMMY L. BOHANON, FSM # 6172  
 OF BOHANON & ASSOCIATES LAND SURVEYING, LLC  
 5516 S.E. 113th STREET  
 BELLEVUE, FL 34420

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

**Case No:** SP 1402-07 Piedmont Goodwill Store

**Owner:** Piedmont Companies, Inc.

**Applicant:** Eddie Davis for Piedmont Companies, Inc.

**Parcel:** D17=007, D17=008, D17=043, and D17C001

---

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for demolition of the existing residential structures and concrete; and to construct a 26,568 sq. ft. Goodwill store with related improvements.

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

**Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan.**

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in section 4.4 of the LDRs.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, March 21, 2014.

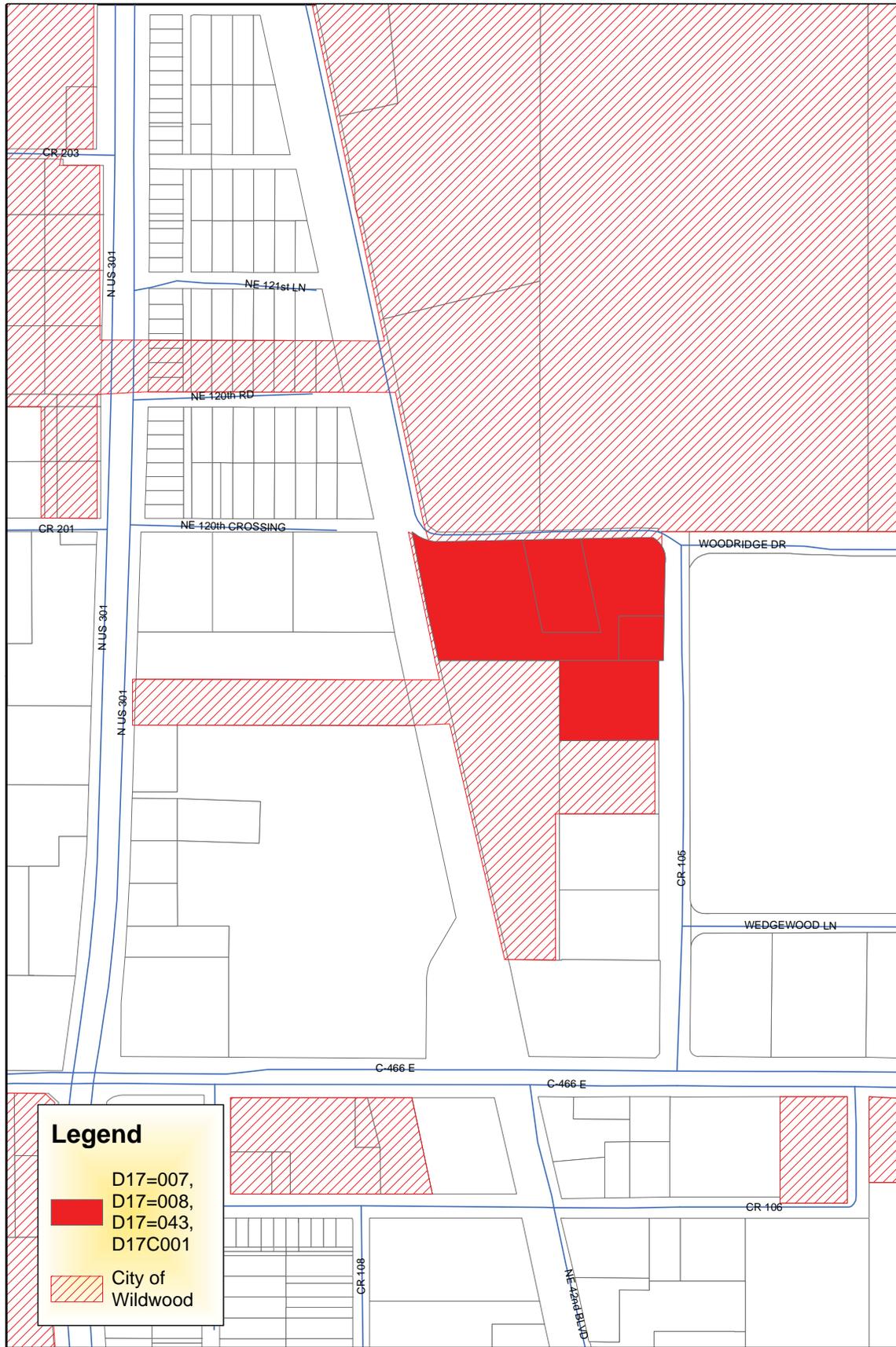
DATED: March 28, 2014



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Melanie D. Peavy  
Development Services Director

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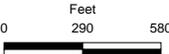


**Legend**

-  D17=007,  
D17=008,  
D17=043,  
D17C001
-  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)



**D17=007, D17=0087, D17=043, D17C001  
 PIEDMONT GOODWILL WILDWOOD**

**WILDWOOD, FLORIDA**

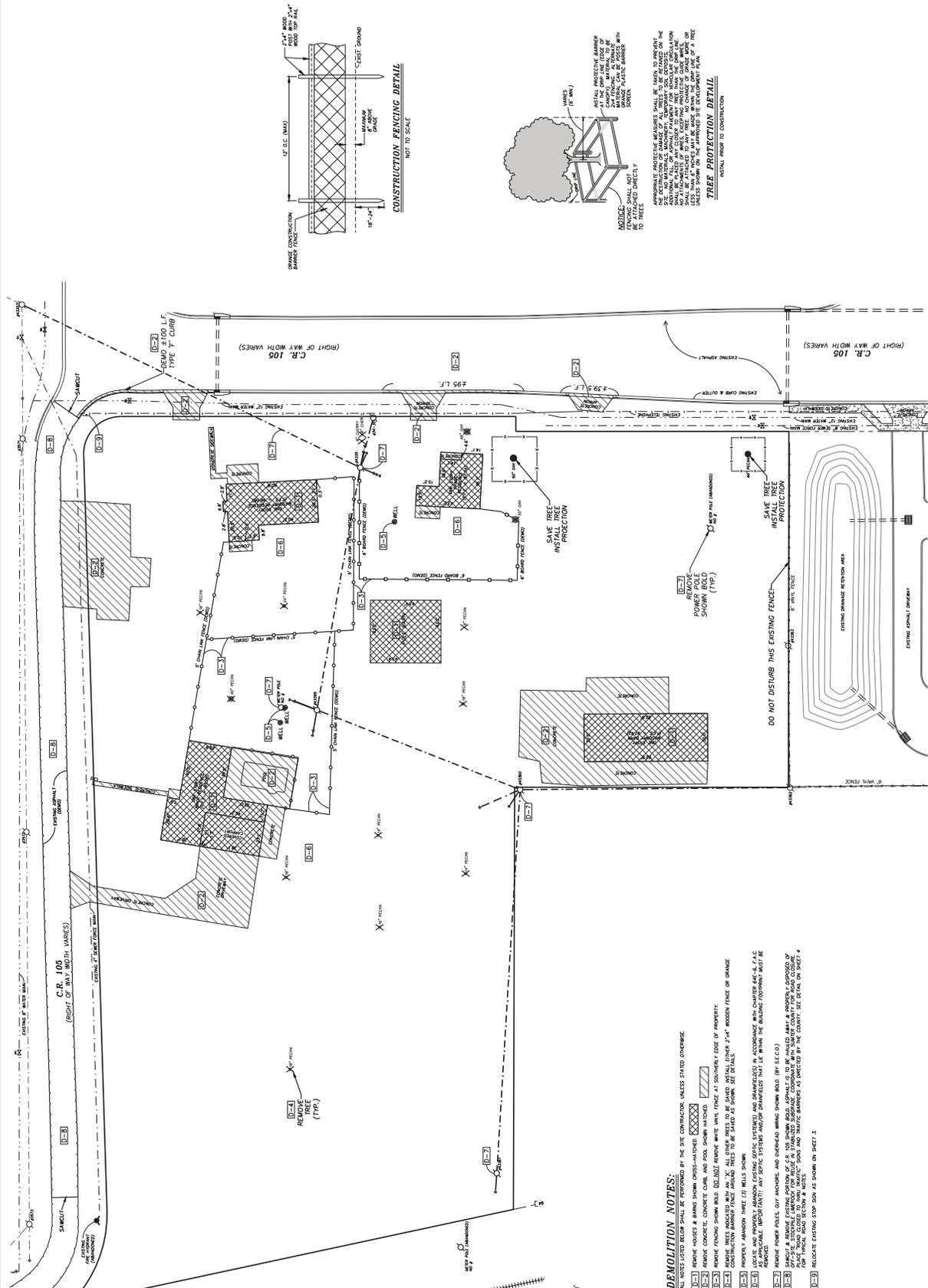
MARCH 2014

LOCATION MAP

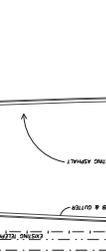
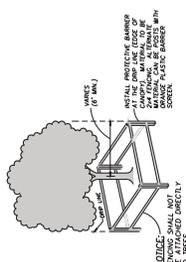
CITY OF WILDWOOD, FLORIDA  
**PIEDMONT GOODWILL**  
 DEMOLITION & TREE CLEARING

NO	REVISION	BY	DATE
1	PER CITY/COUNTY COMMENTS	J.A.F.	02-24-14
DESIGN	J.C.L./J.A.F.	DATE	02-26-14
PROJECT	13037	FILE	SP-313

LONDON ENGINEERING and Associates, Inc.  
 2201 S.E. 30th Avenue, Suite 101  
 Ocala, Florida 34471  
 Phone: (352) 690-9551  
 Fax: (352) 690-6171  
 CENTRAL STATE OF AUTHORIZATION #3508  
 JOSEPH C. LONDON, P.E. #13694



**DEMOLITION NOTES:**  
 ALL NOTES REFERENCED SHALL BE REFERRED TO BY THE CONTRACTOR UNLESS STATED OTHERWISE.  
 (D-1) REMOVE EXISTING PORTION OF C.R. 105 SWAY BOLD (TIP.) TO BE MAINTAINED AS PROPERTY OF OWNER. ALL PORTION OF SWAY BOLD TO BE REMOVED TO THE POINT OF ATTACHMENT TO THE MAIN PORTION OF SWAY BOLD.  
 (D-2) REMOVE EXISTING PORTION OF C.R. 105 SWAY BOLD (TIP.) TO BE MAINTAINED AS PROPERTY OF OWNER. ALL PORTION OF SWAY BOLD TO BE REMOVED TO THE POINT OF ATTACHMENT TO THE MAIN PORTION OF SWAY BOLD.  
 (D-3) REMOVE EXISTING PORTION OF C.R. 105 SWAY BOLD (TIP.) TO BE MAINTAINED AS PROPERTY OF OWNER. ALL PORTION OF SWAY BOLD TO BE REMOVED TO THE POINT OF ATTACHMENT TO THE MAIN PORTION OF SWAY BOLD.  
 (D-4) REMOVE EXISTING PORTION OF C.R. 105 SWAY BOLD (TIP.) TO BE MAINTAINED AS PROPERTY OF OWNER. ALL PORTION OF SWAY BOLD TO BE REMOVED TO THE POINT OF ATTACHMENT TO THE MAIN PORTION OF SWAY BOLD.  
 (D-5) REMOVE EXISTING PORTION OF C.R. 105 SWAY BOLD (TIP.) TO BE MAINTAINED AS PROPERTY OF OWNER. ALL PORTION OF SWAY BOLD TO BE REMOVED TO THE POINT OF ATTACHMENT TO THE MAIN PORTION OF SWAY BOLD.



APPROPRIATE PROTECTIVE MEASURES SHALL BE TAKEN TO PREVENT THE SOIL MATERIALS FROM BEING WASHED AWAY FROM THE TREE. THE PROTECTIVE MEASURES SHALL BE TAKEN TO PREVENT THE SOIL MATERIALS FROM BEING WASHED AWAY FROM THE TREE. THE PROTECTIVE MEASURES SHALL BE TAKEN TO PREVENT THE SOIL MATERIALS FROM BEING WASHED AWAY FROM THE TREE.

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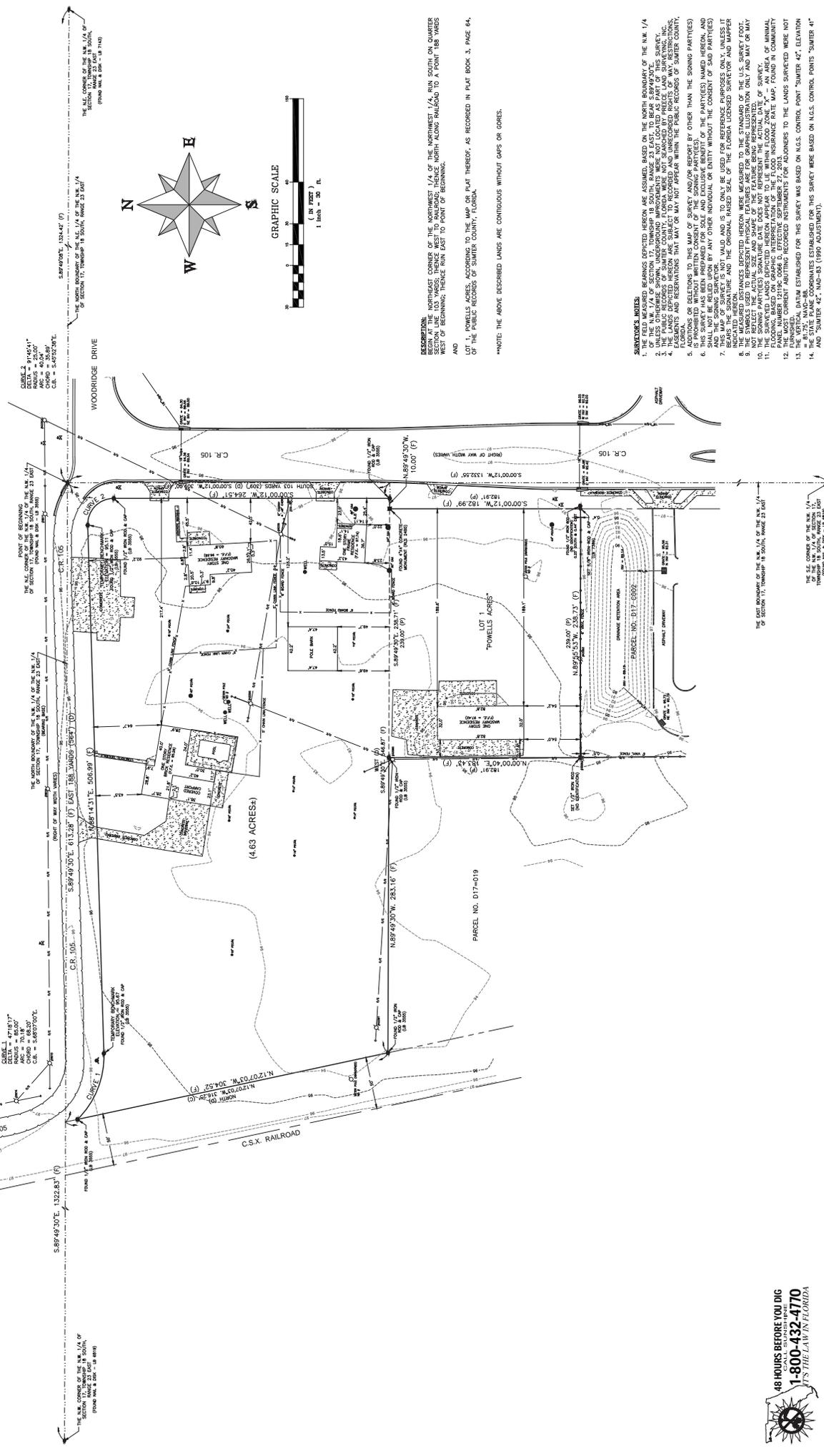
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THE S.E. CORNER OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 23 WEST, COUNTY OF SUWATER COUNTY, FLORIDA.

THE N.W. CORNER OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 23 WEST, COUNTY OF SUWATER COUNTY, FLORIDA.

THE S.W. CORNER OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 23 WEST, COUNTY OF SUWATER COUNTY, FLORIDA.

THE N.E. CORNER OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 23 WEST, COUNTY OF SUWATER COUNTY, FLORIDA.

GRAPHIC SCALE  
1 inch = 20 feet

**DESCRIPTION:**  
BEGAN AT THE NORTHEAST CORNER OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 23 WEST, COUNTY OF SUWATER COUNTY, FLORIDA, THENCE RUN EAST TO POINT 105 THENCE WEST OF BEGINNING, THENCE RUN EAST TO POINT OF BEGINNING.

AND  
LOT 1, POWELLS ACRES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 84, OF THE PUBLIC RECORDS OF SUWATER COUNTY, FLORIDA.

\*NOTE THE ABOVE DESCRIBED LANDS ARE CONTIGUOUS WITHOUT GAPS OR CORES.

**SURVEYOR'S NOTES:**  
1. THE FIELD MEASURED BEARINGS HEREON ARE ASSUMED, BASED ON THE NORTH BOUNDARY OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 23 WEST, COUNTY OF SUWATER COUNTY, FLORIDA, BEING TRUE NORTH, UNLESS OTHERWISE SHOWN.  
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.  
3. THE LANDS DESCRIBED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS, ENCUMBRANCES, AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF SUWATER COUNTY, FLORIDA.  
4. APPROXIMATE BEARINGS TO THE ADJACENT SURVEY AND/OR ASPECT BY OTHER THAN THE SIGNING PARTY(IES) ARE SHOWN FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.  
5. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND THE SIGNING SURVEYOR, AND NO OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.  
6. BEARS THE SIGNATURE AND THE ORIGINAL RACED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.  
7. THE MEASURED DISTANCES HEREON WERE MEASURED TO THE STANDARD OF THE U.S. SURVEY FOOT.  
8. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REPRESENT THE ACTUAL PHYSICAL FEATURES.  
9. THE SIGNING PARTY(ES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.  
10. THIS SURVEY IS BASED ON THE ORIGINAL PLAT OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY FLOODING.  
11. THE MOST CURRENT RECORDING INSTRUMENTS FOR ADJACENT LANDS TO THE LANDS SURVEYED WERE NOT RECORDED AT THE TIME OF THIS SURVEY.  
12. THE MOST CURRENT RECORDING INSTRUMENTS FOR ADJACENT LANDS TO THE LANDS SURVEYED WERE NOT RECORDED AT THE TIME OF THIS SURVEY.  
13. THE METEOROLOGICAL DATUM ESTABLISHED FOR THIS SURVEY WAS BASED ON N.G.S. CONTROL POINT "SUMTER 47", ELEVATION = 81.73', NAD=88.  
14. AND "SUMTER 47", NAD=83 (1980 ADJUSTMENT).

**SURVEYOR'S CERTIFICATION:**  
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD PRACTICES FOR SURVEYING AND MAPPING, AS SET FORTH IN THE ADMINISTRATIVE CODE FOR A SURVEYING AND MAPPING PROFESSIONAL ENGINEER, REGISTERED PROFESSIONAL SURVEYOR, AS APPLICABLE TO THE STATE OF FLORIDA.

DATE: \_\_\_\_\_  
GLEN H. PREECE, JR., P.S.M. - LS 5427  
DAVID C. DE BOUT, P.S.M. - LS 5962

**MAP OF SURVEY FOR:**  
PIEDMONT COMPANIES

**CERTIFIED BY:**  
1. PIEDMONT COMPANIES  
2. BELMETHER PROFESSIONAL PARK  
3. DELORACH & INFESTRA, P.A.

**LEGEND:**  
R.C.P. = REINFORCED CONCRETE PIPE  
C.C.P. = CAST-IN-PLACE CONCRETE PIPE  
V.C.P. = VITRIFIED CLAY PIPE  
P.V.C. = POLYVINYL CHLORIDE PIPE  
P.E. = POLYETHYLENE PIPE  
D.I.P. = DUCTILE IRON PIPE  
S.P. = SET 3" x 3" CONCRETE MONUMENT  
F.C.M. = FOUND 8" OCTAGONAL CONCRETE MONUMENT  
C.M. = CENTERLINE OF RIGHT OF WAY

**STATE CERTIFIED SURVEYOR:**  
GLEN H. PREECE, JR., P.S.M. - LS 5427  
DAVID C. DE BOUT, P.S.M. - LS 5962

**FOR:**  
PIEDMONT COMPANIES  
1. PIEDMONT COMPANIES  
2. BELMETHER PROFESSIONAL PARK  
3. DELORACH & INFESTRA, P.A.

**DATE OF FIELD SURVEY:** DECEMBER 23, 2013

**DATE:** \_\_\_\_\_

**BY:** \_\_\_\_\_

**REVISIONS:**

**NO.** **DATE** **DESCRIPTION**

**1.** \_\_\_\_\_

**2.** \_\_\_\_\_

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