

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

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

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

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

HUMAN RESOURCES
Extension 105
330-1339 Fax

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

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

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

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

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

AGENDA May 13th, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Approval of minutes from the April 1st, 2014
Planning & Zoning Board/Special Magistrate
meeting.

2. **OLD BUSINESS:**

**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 JUNE 3, 2014.***

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

**SP 1402-06 Harry Harmer Parcel 2 Block B
*THIS ITEM WAS CONTINUED FROM THE MEETING
OF APRIL 1, 2014.***

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

**RZ 1402-03 Odell 430 Acres PD Modification
(Parcels D31=006, D31=007, D31=008, D31=010,
D31=029, & D31=030)
*THIS ITEM WAS CONTINUED FROM THE MEETING
OF APRIL 1, 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.

AGENDA
May 13th, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

3. NEW BUSINESS:

SP 1404-01 Oxford Oaks Phase 1 Final Plat (Parcels D18=040, D18=067, D18=069 and portions of D18=041, and D18=068)

Final Plat approval for Oxford Oaks Phase 1, a 268 unit residential subdivision with related improvements, which includes a neighborhood park with an 800 sq. ft. pavilion; a 549 sq. ft. postal center; tennis, pickleball, basketball, and beach volleyball courts; and a playground.

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
April 1, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, April 1, 2014, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Richard Busche, City Engineer (Kimley Horn and Associates), Melanie Peavy, Development Services Director; and Paul Ketz, Projects Planner.

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

Richard Busche, Melanie Peavy, and Paul Ketz were sworn in at this time.

The minutes from the March 4, 2014 regular Planning and Zoning Board were approved and signed.

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.

Melanie Peavy: Introduced herself and read excerpts from the staff report into the record to present the case before the Planning and Zoning Board as Local Planning Agency. Staff recommends approval of the item.

The Special Magistrate asked a few clarifying questions regarding the location of the turn lane on Powell Road; the public meeting on the project; and written public comments, which Ms. Peavy addressed.

The Special Magistrate had extended questions regarding the potential for an access road across the Beaumont property to C-462, in particular the access road that was to run through the Word property but then jog north and run adjacent to the residential Villages properties on the Beaumont property. Ms. Peavy indicated that at this time, there is no firm plan for such a road as part of the planned development approval for Trailwinds under the proposed ordinance or conceptual plan.

The Special Magistrate had questions about the requirements of the development spanning two ordinances (i.e., part of the requirements being in one, and part in another). The Special Magistrate specified that in his recommendation to the

Commission, it would be predicated on the ordinance itself being amended and restated such that all of the requirements for the development are in one ordinance only.

The Special Magistrate asked if the City Engineer had reviewed this project; Ms. Peavy stated that the City Engineer is currently reviewing the improvement plans for this project but not the planned development itself.

Special Magistrate: Is the applicant present?

Jerry Hart with the Barclay Group, which is the Managing General Partner for the Word Family LLC, stepped forward and was sworn in at this time.

Special Magistrate: Can you address the road issue we were discussing earlier?

Jerry Hart: We do, in principle, have an agreement with the land owner to provide cross-access across their property in two locations: down by the new light that will be constructed to provide cross access to Pinellas Place, as well as the cross access to C-462. The reason I decided to pull it from this planned development is that we've agreed to it in principle, but we have not finalized it. Plus there is an addition easement that we need to obtain rights across the AT&T easement. However, it is our intent to construct an access roadway across the option property as well.

The Special Magistrate had follow up questions regarding the necessity / viability of the access roadway to the project. Mr. Hart indicated that he understood that approval of the roadway would happen at a later stage. The Special Magistrate also questioned the number of ingress and egresses to the property, because there appeared to be quite a few. Mr. Hart stated that these were still preliminary, although the road at the rear of the property that would connect across the Beaumont property is expected to remain. Further, the City utilities to this project would travel along that right-of-way when that road would be constructed. The City is currently under contract to extend utilities only to the northwest corner of the Beaumont property; it would be the responsibility of the developer to bring utilities across the easement on the Beaumont property to the Word property (Trailwinds).

There was further discussion of the route to be followed across the Beaumont property, as it is not part of the plans to be approved today. Mr. Hart clarified that the roadway would turn ninety degrees and head due north, hugging the property line, then turn again west and continue to C-462 along the property line on the Beaumont property. Mr. Hart stated he wanted to make clear their intentions for the direction / placement of the roadway (although it was not before the Planning and Zoning Board for approval today) in an effort to clearly communicate that information to the public present for this hearing.

The Special Magistrate had questions for Ms. Peavy regarding the three roadway stub-outs being required; she stated they are to the adjoining property only. He also questioned the allowance for seven access points along C-466A and how those

allowance were determined. Ms. Peavy indicated that the developer had petitioned the County and received approval for same.

The Special Magistrate asked Mr. Hart if anyone was present that could address the need for the seven access points.

Peter Pensa, AICP, with AVID Group (for the applicant), stepped forward and was sworn in at this time.

Peter Pensa: Described the County's rules for roadway access points, indicating that the seven points requested were significantly less than what is allowed under the County's regulations.

The Special Magistrate and Mr. Pensa further discussed the reverse frontage road, deceleration lanes, and the number of access points. The Special Magistrate still expressed concern about the quantity of access points. There was also further discussion of the tree line along with northern property boundary of the Beaumont property, and the need for a "jog" to the north to connect with C-134.

The Special Magistrate asked Mr. Pensa to describe generally the differences in the conceptual plan, which Mr. Pensa explained. Mr. Pensa described the differences in roadway configurations, the placement of residential components, buffering, as well as the removal of the water tower and the relocation of the lift station.

The Special Magistrate asked if there is language in the planned development agreement that enables the City to step in and maintain the common areas if the Property Owner's Association fails to do so. Ms. Peavy indicated that the language was in the first ordinance and that none of that section was changed or revised in this version.

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

Charles Anderson, 2584 Dividing Creek Path, stepped forward and was sworn in at this time.

Charles Anderson: Just a couple of questions, and Jerry Hart I think explained it – When they say "deferred," this road, we started talking about it, so let's continue this discussion, this road has been deferred for the time being. I believe I heard him say that it is eventually going to go in, okay, and that means that they are probably putting some money into it right now, designing it. It comes off that one plat saying it runs from one road up north and then across the back of The Villages property. That's the road that we don't want. We, in a letter, presented some alternatives to you – don't build it, we've talked to Sumter County about it, and submitting a request that we don't want that road. It should go somewhere else. So what I'm hearing from Jerry Hart is that they are going to continue their design, they are going to spend money as if that road is

going to be approved. What we're saying at this meeting is 'We're going to resist it. All the way.' There's got to be an alternative.

Special Magistrate: And on that issue, I directly addressed that with him, if you recall.

Charles Anderson: Yes, and I believe I heard Jerry say that he's going to continue with his work and design and the road is going to go in....

Special Magistrate: Well, no sir, the road is going to come back before the City of Wildwood for us to make the determination of whether it can be built or not. Correct, Melanie? (Ms. Peavy nods approval). Ok.

Charles Anderson: So if we're here saying "We are going to resist that."

Special Magistrate: Yes, sir.

Charles Anderson: And we're going to be at every one of your meetings saying we don't want the road, there's got to be an alternative, somewhere. In talking with Arnold Bradley with Sumter County, it appears that there are at least four roads egressing onto C-462. This would be a fifth road. We don't see any need for it. Just push it back further south. You've made re-designs on the Trailwinds project that allow that buffer zone, with some ponds in there, some park areas – things like that – and pushed that off so it is further south. What we're saying is that at this point in time, you ought to think of some alternatives to make that happen on the other side, rather than just saying "It's going to be there someday." Because we are going to be in front of you every time. I know we don't live in the City of Wildwood, we're Village residents. But we are going to oppose that road. Also, on the other side, if you force that road through somehow (because that is within your powers), and you start that curvature and alignment into C-134, at that point in time there are live oaks that will have to come down because instead of a 30', 40', 50', or 60' buffer, you're going to come up against the border of the Villages to be able to connection with C-134. And in our note, I think we suggested that you start that curvature on the west side of C-462 if you're going to force that road down our throats.

The Special Magistrate discussed Mr. Anderson's proposed alternative of starting the curvature of C-134 on the west side of C-462. It was not found to be a viable alternative. Mr. Anderson restated his previous intention that the developer explore an alternative placement of the proposed roadway. He was concerned about privacy, security (from break-ins) and their quality of life.

Special Magistrate: Next person? Any other comments?

The Special Magistrate questioned Ms. Peavy about the procedure for the roadway to come back before the Planning and Zoning Board, which she addressed?

Special Magistrate: Any other comments? Questions?

Barbara Filipiak, 2600 Driving Creek Path, stepped forward and was sworn in at this time.

[BRIEF BREAK IN RECORDING DUE TO TAPE REVERSAL.]

Ms. Filipiak had concerns about the roadway being so close to their properties. Specifically, she was concerned about lighting, roadway safety, and the lack of a buffer. The Special Magistrate stated those issues would have to be addressed at a future meeting.

Special Magistrate: Any other comments or questions on this case? Hearing none, 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 approval in subsection 3.3(B)(4), I recommend approval of ordinance O2014-18 to the City Commission, subject to:

- The ordinance being amended and restated, and
- Further discussion with the City Commission of the need for seven access points along C-466A.

Special Magistrate: 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 MAY 13, 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 May 13, 2014.

Special Magistrate: So ordered. Next case?

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.

Melanie Peavy: Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board as Local Planning Agency. Staff recommends approval of the item. Ms. Peavy indicated that a representative from the Lake-Sumter Metropolitan Planning Organization (MPO) was present and available for questions on the project if the Special Magistrate would like her to address the case.

Special Magistrate: Yes, I would. Please state your name and official capacity.

Pam Richmond, MPO Project Manager, Lake-Sumter MPO stepped forward and was sworn in at this time.

Pam Richmond: Introduced herself and briefly described her credentials.

The Special Magistrate had questions regarding the project regarding access for east and westbound traffic along State Road 44. The Special Magistrate had follow-up questions regarding the terms and methodology used in formulating the usage projections.

Special Magistrate: City Engineer?

Richard Busche, Kimley Horn and Associates, stepped forward to address the case at this time.

Mr. Busche had brief comments regarding the protected turn lanes that would be utilized along State Road 44 to access the project.

Special Magistrate: Any other questions or comments?

Bob Hofstadter, representative for the applicant, stepped forward to be sworn in at this time.

The Special Magistrate had brief questions regarding the project location, parking, and association management, which Mr. Hofstadter addressed. He also had follow up questions regarding the zoning designation for the property, which were addressed by Ms. Peavy.

Special Magistrate: Any other comments or questions on this case? Hearing none, 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 approval in subsection 3.3(B)(4), I recommend approval of ordinance O2014-13 to the City Commission. Next case?

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.

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

Richard Busche, City Engineer, stepped forward and briefly addressed the project. All outstanding comments and issues have been resolved.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information being provided as required in section 5.5 of the LDRs, I recommend approval of the Improvement Plan to the City Commission for case number SP 1402-02.

**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.

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

Richard Busche, City Engineer, stepped forward and briefly addressed the project. All outstanding comments and issues have been resolved.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 4.4 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of project SP 1402-03 to the City Commission.

**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.

Melanie Peavy: Read the title of the cases into the record, and requested that the cases be continued to a date certain of May 13, 2014.

Special Magistrate: When you're reading these into the record, is that for the purposes of not advertising again?

Melanie Peavy: Yes.

Special Magistrate: Those cases are continued until May 13th. Next case?

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.

Melanie Peavy: Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board as Local Planning Agency. Staff recommends approval of the item, subject to submitting an approved landscape buffer plan.

Richard Busche, City Engineer, stepped forward and briefly addressed the project. All outstanding comments and issues have been resolved.

Special Magistrate: Is the applicant present?

Joe London, London Engineering and Associates, Ocala, Florida, stepped forward at this time to be sworn in.

The Special Magistrate had brief questions about the project, which Mr. London addressed.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 4.4 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of project SP 1402-07 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 4:30 p.m.

Date

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

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

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

Owner: Word Family, LLC

Applicant: Jerry Hart, Barclay Group

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

THIS PROJECT IS BEING CONTINUED TO A DATE CERTAIN OF JUNE 3, 2014.



DATED: May 9, 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: G30D001

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 4,000 sq. ft. office/warehouse with parking and 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.

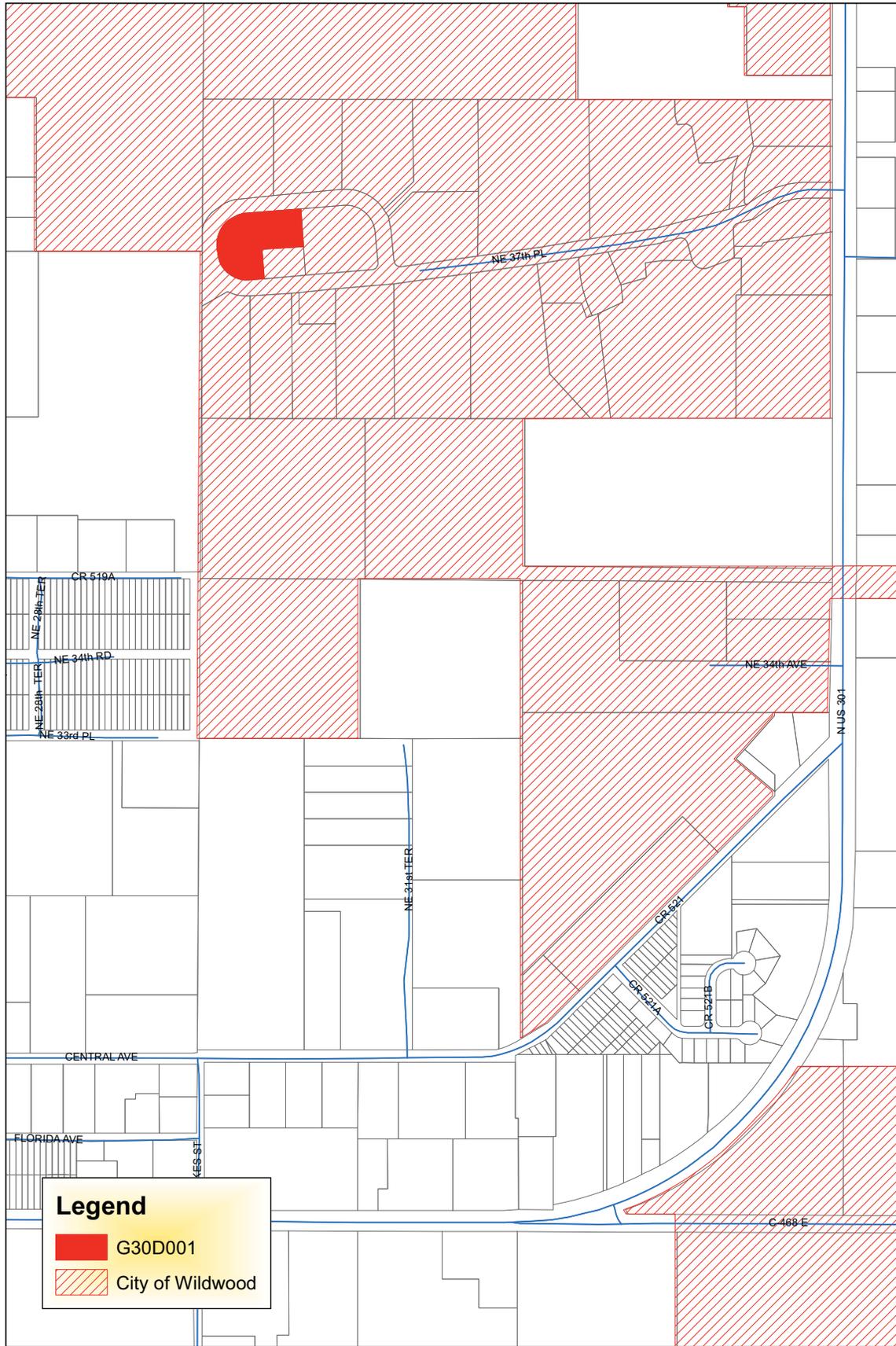
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, May 2, 2014.

DATED: May 2, 2014



Melanie D. Peavy
Development Services Director

I:\Terrn\GIS\Maps\Location\Location - Harry Harmer Parcel 2 Block B.mxd - 3/25/2014 9:39:56 AM - tchneal

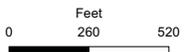


Legend

- G30D001
- City of Wildwood



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



G30D001
HARRY HARMER PARCEL 2 BLOCK B

WILDWOOD, FLORIDA

MARCH 2014

LOCATION MAP

Springstead Engineering, Inc.
 Consulting Engineers
 Planners

40001723
 7700 W. UNIVERSITY BLVD., SUITE 100
 FORT LAUDERDALE, FL 33411
 (954) 777-1414

DATE: 04/08/2014
 SHEET: 1

SCALE: AS SHOWN

PROJECT: SOUTH WILWOOD INDUSTRIAL PARK
 DRAWING: 4000 SF BUILDING SITE PLAN/GRADING PLAN

CLIENT: HARMER CONSTRUCTION

DATE: 04/08/2014
 SHEET: 1

CONSTRUCTION SURFACE WATER MANAGEMENT PLAN
 MAINTENANCE OF THE EROSION PROTECTION SHALL BE ASSURED WITH THE PROPOSED CONSTRUCTION

OWNER'S SIGNATURE: _____
 AUTHORIZED AGENT

INDEX OF SHEETS

DESCRIPTION	SHEET
SEE PLAN/GRADING PLAN	1
SEE CIVIL/SANITARY PLAN	2
FOUNDATION PLAN	3
ELECTRICAL PLAN	4
HVAC PLAN	5
PLUMBING PLAN	6
GENERAL NOTES	7
	8

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	CHORD CURVE	CHORD CENTER
1+00.00	N 89°00'00" E	100.00	100.00	100.00
1+100.00	N 89°00'00" E	100.00	100.00	100.00
1+200.00	N 89°00'00" E	100.00	100.00	100.00
1+300.00	N 89°00'00" E	100.00	100.00	100.00
1+400.00	N 89°00'00" E	100.00	100.00	100.00
1+500.00	N 89°00'00" E	100.00	100.00	100.00
1+600.00	N 89°00'00" E	100.00	100.00	100.00
1+700.00	N 89°00'00" E	100.00	100.00	100.00
1+800.00	N 89°00'00" E	100.00	100.00	100.00
1+900.00	N 89°00'00" E	100.00	100.00	100.00
2+000.00	N 89°00'00" E	100.00	100.00	100.00

USE TABLE

LINE	LENGTH	BEARING	CHORD	CHORD CENTER
1	274.70	S 89°00'00" W	274.70	274.70
2	311.34	S 89°00'00" W	311.34	311.34
3	357.98	S 89°00'00" W	357.98	357.98
4	404.62	S 89°00'00" W	404.62	404.62
5	451.26	S 89°00'00" W	451.26	451.26
6	497.90	S 89°00'00" W	497.90	497.90
7	544.54	S 89°00'00" W	544.54	544.54
8	591.18	S 89°00'00" W	591.18	591.18
9	637.82	S 89°00'00" W	637.82	637.82
10	684.46	S 89°00'00" W	684.46	684.46
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13	824.38	S 89°00'00" W	824.38	824.38
14	871.02	S 89°00'00" W	871.02	871.02
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20	1150.86	S 89°00'00" W	1150.86	1150.86
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22	1244.14	S 89°00'00" W	1244.14	1244.14
23	1290.78	S 89°00'00" W	1290.78	1290.78
24	1337.42	S 89°00'00" W	1337.42	1337.42
25	1384.06	S 89°00'00" W	1384.06	1384.06
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34	1803.82	S 89°00'00" W	1803.82	1803.82
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38	1990.38	S 89°00'00" W	1990.38	1990.38
39	2037.02	S 89°00'00" W	2037.02	2037.02
40	2083.66	S 89°00'00" W	2083.66	2083.66
41	2130.30	S 89°00'00" W	2130.30	2130.30
42	2176.94	S 89°00'00" W	2176.94	2176.94
43	2223.58	S 89°00'00" W	2223.58	2223.58
44	2270.22	S 89°00'00" W	2270.22	2270.22
45	2316.86	S 89°00'00" W	2316.86	2316.86
46	2363.50	S 89°00'00" W	2363.50	2363.50
47	2410.14	S 89°00'00" W	2410.14	2410.14
48	2456.78	S 89°00'00" W	2456.78	2456.78
49	2503.42	S 89°00'00" W	2503.42	2503.42
50	2550.06	S 89°00'00" W	2550.06	2550.06
51	2596.70	S 89°00'00" W	2596.70	2596.70
52	2643.34	S 89°00'00" W	2643.34	2643.34
53	2689.98	S 89°00'00" W	2689.98	2689.98
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55	2783.26	S 89°00'00" W	2783.26	2783.26
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59	2969.82	S 89°00'00" W	2969.82	2969.82
60	3016.46	S 89°00'00" W	3016.46	3016.46
61	3063.10	S 89°00'00" W	3063.10	3063.10
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CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1402-03

Parcel Number(s): D31=006, D31=007, D31=008, D31=010, D31=029, & D31=030

Property Location: Southwest of US Hwy 301 (SR 35) and C-462E.

Owner/Developer: Craig O'Dell

Applicant: Craig O'Dell

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a modification to the "Planned Development" (PD) approval on 430.44 acre property zoned "Planned Development" (PD).

The project is a Mixed Use Planned Development (MUPD) to build up to 1,000 residential units, 222,000 sq. ft. of commercial retail space, and 40,000 SF of commercial office space, with maximum limits on subtypes as defined in Ordinance O2014-22.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2014-22 adopts the O'Dell 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.

Due to higher DRI thresholds based on population, the applicant is seeking to increase the amount of approved development for the project that while still remaining below the new DRI threshold. City staff have taken this opportunity to completely overhaul the previously approved ordinance (as extended by the City Commission) originally passed in late 2008. The new ordinance contains updated language and requirements that reflect revisions to the Land Development Regulations passed in July 2011 (as amended).

The proposed development of the O'Dell PD will result in no deficiencies on the studied roadway segments. As part of their mitigation, the Developer will dedicate rights-of-way for CR 209, CR 232, and CR 462. The project also includes turn-lane improvements: northbound left-turn lane on US 301 at the Project Driveway 1; southbound right-turn lane on US 301 at the CR 462 W/Realigned; and westbound left turn lanes on CR 462 (Realigned) at Entrance 1, 2 and 3. In addition, the Developer has opted to redesign, permit, and construct the realignment of CR 462, resulting in a regionally significant roadway segment running through the development.

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 May 2, 2014.

Staff recommends approval of Ordinance #02014-22 to be forwarded to the City Commission for final action for the following reasons:

- The rights-of-way dedications for C-209, C-232, and C-462 will allow for improved and future traffic capacity;
- Ordinance O2014-22 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.

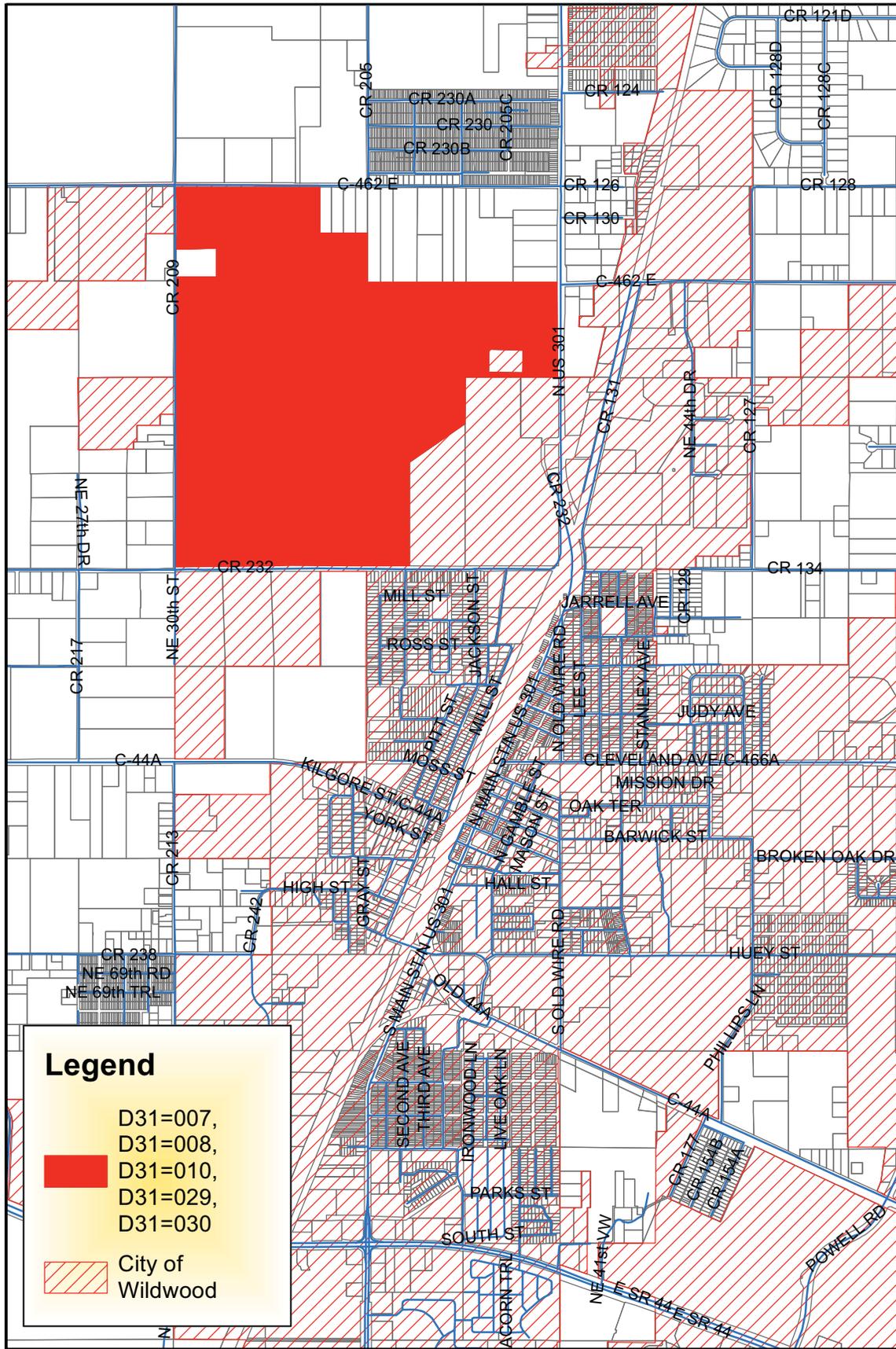
The Planning and Zoning Board/Special Magistrate has a duty to recommend to the City Commission approval, approval with conditions, or denial pursuant to subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations.



DATED: May 9, 2014

Melanie D. Peavy
Development Services Director

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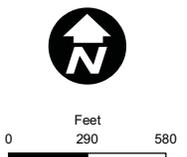
Legend

- D31=007,
- D31=008,
- D31=010,
- D31=029,
- D31=030

City of Wildwood



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



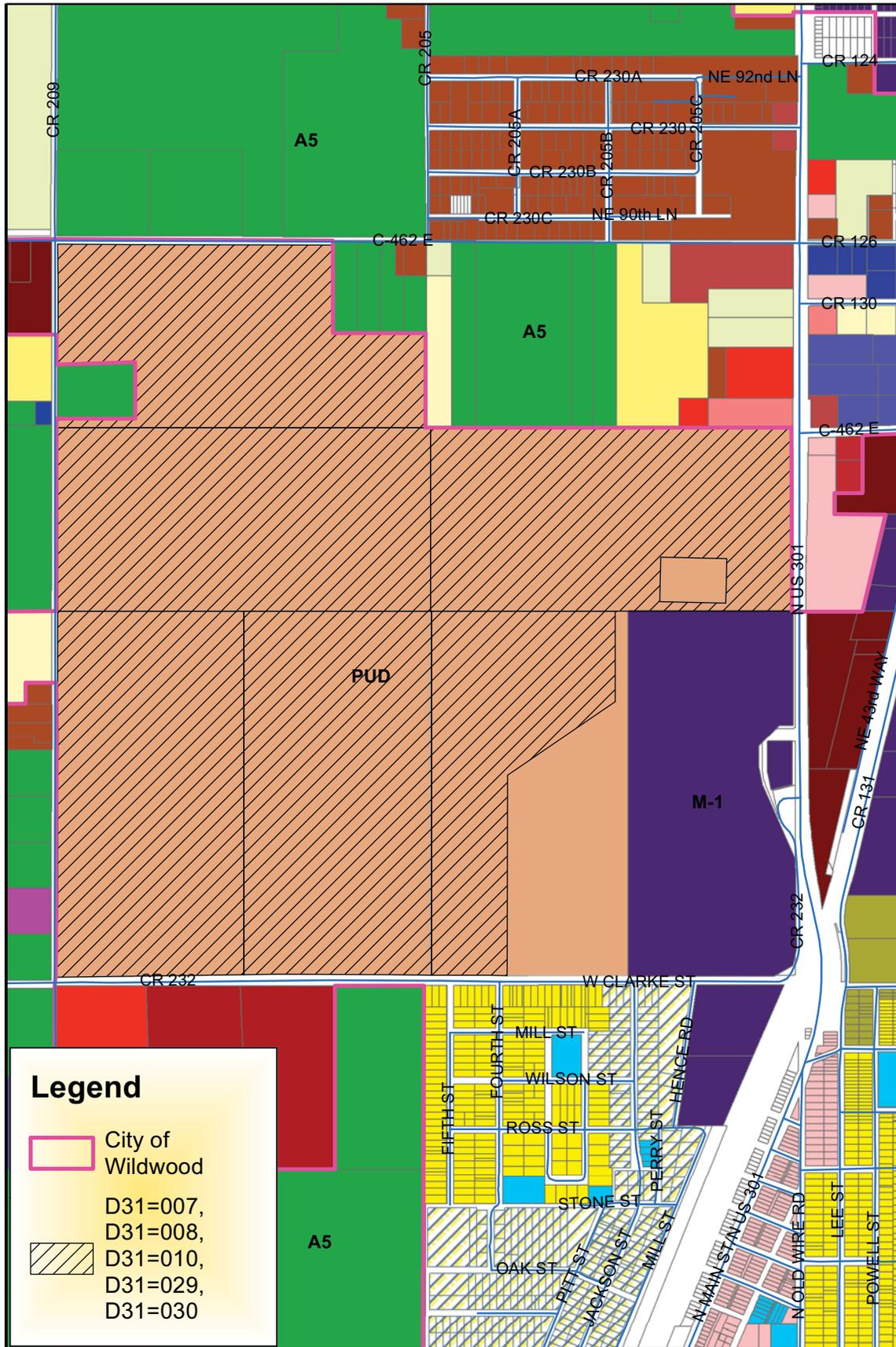
D31=007, D31=008, D31=010, D31=029, D31=030
 O'DELL PROPERTY

WILDWOOD, FLORIDA

MARCH 2014

LOCATION MAP

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



0 Feet 290 580

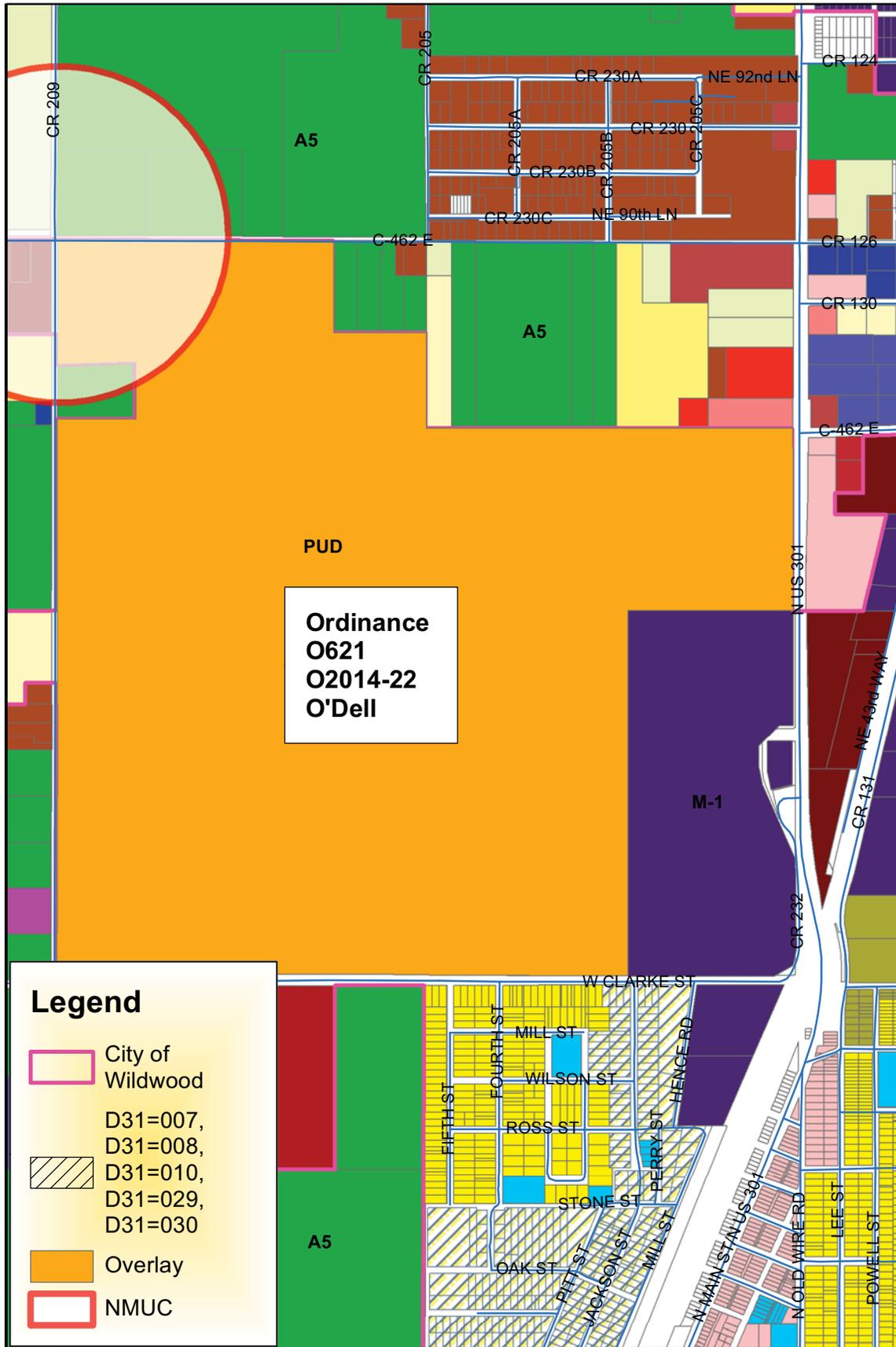
D31=007, D31=008, D31=010, D31=029, D31=030
 O'DELL PROPERTY

WILDWOOD, FLORIDA

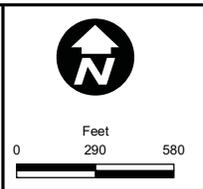
MARCH 2014

EXISTING ZONING

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D31=007, D31=008, D31=010, D31=029, D31=030
O'DELL PROPERTY

WILDWOOD, FLORIDA

MARCH 2014 ZONING OVERLAY

ORDINANCE NO. 2014-22

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 JAMES M. & MILDRED B. O'DELL TRUST; 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 James M. & Mildred B. O'Dell Living Trust (hereinafter referred as the, "Developer") for a Mixed Use Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 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 May 13, 2014 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the James M. & Mildred B. O'Dell Living Trust Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on February 28, 2014.
- 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 430.44 acres, more or less, which is situated in Wildwood, Florida. This land is legally described on the Conceptual Development Plan attached hereto as Exhibit "B".
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.

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

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Mixed Use Planned Development (MUPD) of the lands described in “Exhibit A”.
- B. That the zoning district of the subject land described in “Exhibit A” is classified as Planned Development (PD) on the City of Wildwood Zoning Map. The Project was an approved PD prior to the City adopting new Land Development Regulations and 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 HRGreen dated April 14, 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. Commercial Retail;
 - b. Commercial Office and Medical Office;
 - c. Single Family Residential;
 - d. Multi-family Residential; and
 - e. Parks/Recreation

- 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements.

C. Development Program. The Project shall be developed in three (3) phases 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 of the following housing types:
 - a) Single Family Detached (SFD)
 - b) Single Family Attached (SFA)
 - c) Apartments/Condominium Buildings (ACB)

- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Commercial Retail	24.90
Office	10.00
Single Family Residential	164.40
Multi-family Residential	42.40
Parks/Recreation	11.90
Total	253.60

Note: There are 176.80 acres within the project that consist of drainage retention areas, open space, wetlands, and right-of-way for a total project area of 430.40 acres.

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

Non Residential:

Land Use	Square Feet (SF)
Commercial Retail	222,000*
Office	40,000*

*Depending on market demands, the non-residential portion of the project may develop according to a sliding scale between non-residential mixes provided the maximum caps are not exceeded and the Project meets the minimum requirements of the Oxford Neighborhood Mixed Use (ONMU) land use.

Residential:

Land Use	Maximum Units	Maximum Acreage
Single Family Detached (SFD)	900*	180*
Single Family Attached (SFA) and Apartments/Condominium Buildings	675*	45*

*Depending on market demands, the residential portion of the Project may develop according to a sliding scale between single family and multi-family residential acres and unit counts. The maximum number of residential units shall not exceed 1000. However, market demands may warrant a shift between the percentage of single family and multi-family uses. The residential portion of the projects shall meet the minimum requirements of the Oxford Neighborhood Mixed Use (ONMU) land use.

- D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. The determination of what constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or

Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:

- 1) Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.
- F. Principal Uses. Principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the Neighborhood Mixed Use - 7 (NMU-7) zoning district shall be allowed.
- G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Neighborhood Mixed Use - 7 (NMU-7) zoning district.
- 1) Residential Standards
 - a. Single Family Attached and Apartment/Condominium Buildings:
The minimum distance between structures shall be 20'.
 - b. Single Family Detached:
 - i. Minimum Lot Size – 5,500 SF
 - ii. Minimum Lot Width – 50'
 - iii. Setbacks:
 1. Front – 15' setback from primary structure and 20' setback for garages
 2. Sides – 5' setback on lots less than 7,500 SF and 10' setback on lots over 7,500 SF
 3. Rear – 15'
- H. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design District Standards pursuant to section 6.12 of the Land Development Regulations.
- I. Recreation and Open Space. The Project shall maintain a minimum of 25% (107.7 acres) open space.
- 1) Buffers.
 - a. The Project shall contain a 10' perimeter landscape buffer along US 301, C-462, realigned section of C-462. No landscape buffer shall be required along CR 209 and CR 232. However, additional right-of-way shall be provided to the City by the Developer. In lieu of the required buffer along CR 209 & CR 232, a decorative wall shall be constructed.

- b. The Project shall contain 10' wide interior landscape buffers between changes of use.
 - c. The Project shall contain 25' landscape buffers adjacent to wetlands.
 - 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 open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations.

- 1) Gopher Tortoise Survey. Prior to development of the site, the Developer shall conduct a 100% survey for gopher tortoises.
- 2) Wetlands. Developer is required to submit an updated Formal Determination of Wetlands and Other Surface Waters from the Southwest Florida Water Management District.

K. Public Facilities.

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

- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, section 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities easement serving lands other than the Planned Development shall be underground.
- 5) Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off 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.
- 6) Easements. Project shall provide 20' Utility Easements along CR 209, CR 232 and the realigned C-462. See Exhibit "C".
- 7) Right-of-Way. Developer shall donate right-of-way along CR 209 and CR 232 to provide a total of 54' from centerline. See Exhibit "C".

L. Access and Transportation

- 1) Access. Project may provide two (2) access points on US 301 for commercial areas, four (4) access points on C-462 for commercial and office areas. The Project may also provide two (2) access points on CR 232, two (2) access points on CR 209 and two (2) access points on C-462 realigned for the residential areas. Internal cross-access shall be provided between land uses. Driveway permits for access on to C-462 shall be obtained through Sumter County. Driveway permits for US 301 shall be obtained through the Florida Department of Transportation (FDOT). Driveway permits for CR 209 and CR 232 shall be obtained through the City of Wildwood.
- 2) Transportation System Improvements. The Developer shall be fully responsible for the following improvements to the transportation system to mitigate transportation impacts of the Project. These improvements were identified in the Traffic Impact Analysis submitted with the Planned Development application:
 - a. The Developer shall donate sufficient right-of-way and construct a two lane roadway for the realignment of C-462. Sufficient right-of-way will be based on the C-462 Preliminary Engineering Study conducted by Sumter County provided there is no updated design information provided by Sumter County before construction of the realignment.

Developer shall donate right-of-way along CR 209 and along CR 232 to provide a total of 54' from centerline.

- b. Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed with accordance with the conceptual development plan and the typical roadway provided for local roads.
 - c. 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.
 - d. Golf carts. Golf carts may be allowed to utilize the multi-use paths within the Project pending final engineering approval at the time of site plan.
- M. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has

started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 84 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: _____
Joseph Jacobs, City Clerk

ED WOLF, MAYOR

First Reading: _____

Second Reading: _____

Approved as to Form:

Ashley Hunt, City Attorney

Ordinance O2014-22

“Exhibit A”

O’Dell Planned Development

Parcels D31=006, D31=007, D31=008, D31=010, D31=029, & D31=030

Legal Description



CITRUS ENGINEERING & SURVEYING, INC.

• CONSTRUCTION SURVEYS • MORTGAGE SURVEYS • BOUNDARY SURVEYS •

3585 E. GULF TO LAKE HWY. - INVERNESS, FLORIDA 34453
PHONE: (352) 860-1145 FAX: (352) 860-2229

DECEMBER 23, 2013

**A LEGAL DESCRIPTION FOR
MILDRED O'DELL TRUST OF
LAND IN SECTION 31, TOWNSHIP
18 SOUTH, RANGE 21 EAST,
SUMTER COUNTY, FLORIDA**

THE N1/2 OF THE NW1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST. LESS LANDS IN OFFICIAL RECORD BOOK 118, PAGE 91, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. AND LESS THE NE1/4 OF THE NE1/4 OF THE NW1/4. AND LESS ROAD RIGHT-OF-WAY OF CR 466 AND CR 209, AS MAINTAINED.

AND

THE S1/2 OF THE NW1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST. LESS ROAD RIGHT-OF-WAY OF CR 209, AS MAINTAINED.

AND

THE S1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST. LESS ROAD RIGHT-OF-WAY OF US. HIGHWAY NO. 301.

AND

THE W1/2 OF THE SW1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST. LESS ROAD RIGHT-OF-WAY OF CR 209, AND CR 232, AS MAINTAINED.

AND

THE E1/2 OF THE SW1/4 OF SECTION 31, TOWNSHIP 18 SOUTH RANGE 23 EAST. LESS ROAD RIGHT-OF-WAY OF CR 232, AS MAINTAINED.

AND

THE W1/2 OF THE SE1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST. LESS ROAD RIGHT-OF-WAY OF CR 232 AS MAINTAINED.

AND LESS

THAT PART OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, IN SUMTER COUNTY, FLORIDA; BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST IN SUMTER COUNTY, FLORIDA, SAID POINT BEING A RAILROAD SPIKE IN ASPHALT PAVEMENT (NO NUMBER), RUN N89°57'38"W ALONG

THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ A DISTANCE OF 44.54 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 301; SAID POINT BEING AN IRON PIN LABELED LB707; THENCE CONTINUE N89°57'38"W ALONG THE NORTH LINE OF THE SOUTHEAST $\frac{1}{4}$ A DISTANCE OF 525.00 FEET TO AN IRON PIN LABELED LB707; THENCE CONTINUE N89°57'38"W ALONG THE NORTH LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ A DISTANCE OF 757.65 FEET TO A CONCRETE MONUMENT (NO NUMBER), SAID POINT BEING ON THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 31; THENCE S00°04'58"W ALONG THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ A DISTANCE OF 642.90 FEET TO AN IRON PIN LABELED LB707, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE S00°04'58"W ALONG THE WEST LINE OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ A DISTANCE OF 1963.74 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 232, SAID POINT BEING A CONCRETE MONUMENT (NO NUMBER); THENCE N89°58'50"W ALONG THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 232 A DISTANCE OF 768.70 FEET TO AN IRON PIN LABELED LB707; THENCE N00°04'58"E 1436.10 FEET TO AN IRON ROD LABELED LB707; THENCE N55°34'25"E 932.85 FEET TO THE POINT OF BEGINNING.

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

Ordinance O2014-22

“Exhibit B”

O’Dell Planned Development

Parcels D31=006, D31=007, D31=008, D31=010, D31=029, & D31=030

Conceptual Development Plan

Ordinance O2014-22

“Exhibit C”

O’Dell Planned Development

Parcels D31=006, D31=007, D31=008, D31=010, D31=029, & D31=030

Typical Cross Sections

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

Case No: SP 1404-01 – Final Plat – Oxford Oaks Phase 1

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

Applicant: SAME

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

The applicant seeks final plat approval under the subdivision (plat) process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for Phase 1 of the Oxford Oaks subdivision. Phase 1 consists of 268 single family lots, the recreation center, 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 final plat.

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)(c) and the criteria for the approval of improvement plans as defined in section 5.6 of the LDRs.

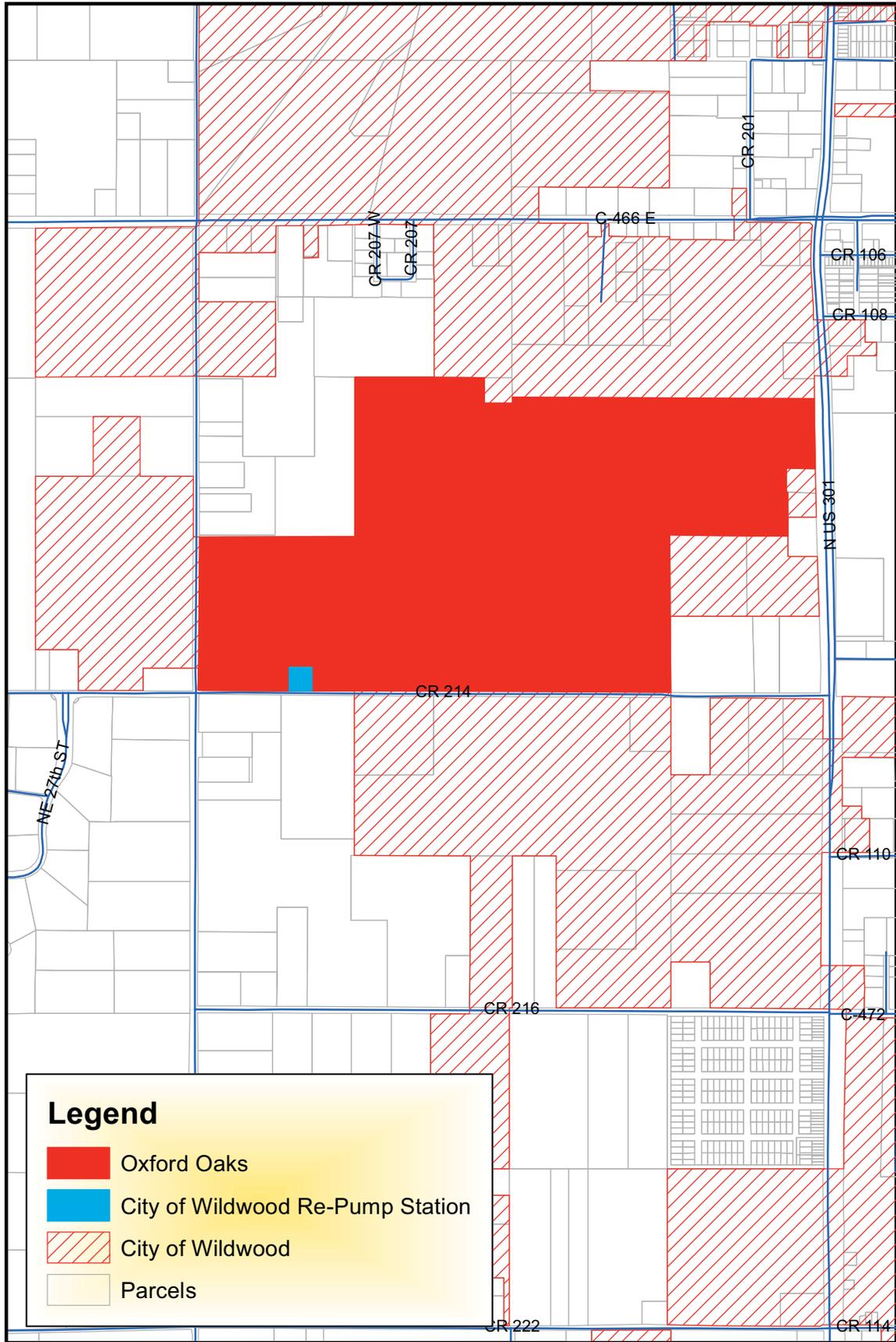
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, May 2, 2013.



DATED: May 9, 2013

Melanie D. Peavy
Development Services Director

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



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



Feet
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OXFORD OAKS

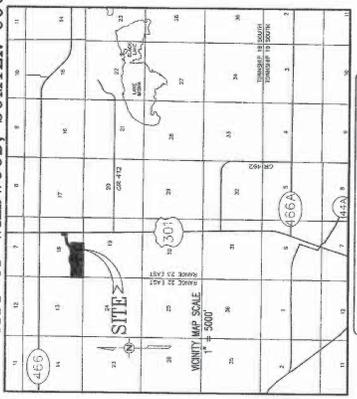
WILDWOOD, FLORIDA

JUNE 2013

LOCATION MAP

OXFORD OAKS PHASE ONE SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILLOWood, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION: BEING THE SOUTH-EAST CORNER OF THE SOUTH-18-TOWNSHIP-18 SOUTH, RANGE 23 EAST, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, COUNTY OF SUMTER, FLORIDA, DESCRIBED AS FOLLOWS: AND ALSO IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, COUNTY OF SUMTER, FLORIDA, DESCRIBED AS FOLLOWS:



268 LOTS - 13 TRACTS

NOTE: THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM, IS THE ORIGINAL INSTRUMENT FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF SUMTER, FLORIDA, AND IS SUBJECT TO THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND TO THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND TO THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

OXFORD OAKS PHASE ONE CONVEYANCE TO THE CITY OF WILLOWood

THIS PLAT WAS PREPARED BY THE ARCHITECT AND ENGINEER, AND IS SUBJECT TO THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND TO THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND TO THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.

WITNESSES AS TO: M/O FLORENCE PROPERTIES, L.L.C. BY: JACOB, INC., MANAGER

STATE OF FLORIDA, COUNTY OF SUMTER, I, JACOB, INC., MANAGER, DO HEREBY CERTIFY THAT THIS PLAT COMPLETES THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND DOES NOT TAKE EFFECT UNTIL THE CITY OF WILLOWood HAS APPROVED THIS PLAT.

NOTARY PUBLIC - STATE OF FLORIDA, I, JACOB, INC., MANAGER, DO HEREBY CERTIFY THAT THIS PLAT COMPLETES THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND DOES NOT TAKE EFFECT UNTIL THE CITY OF WILLOWood HAS APPROVED THIS PLAT.

NOTARY PUBLIC - STATE OF FLORIDA, I, JACOB, INC., MANAGER, DO HEREBY CERTIFY THAT THIS PLAT COMPLETES THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND DOES NOT TAKE EFFECT UNTIL THE CITY OF WILLOWood HAS APPROVED THIS PLAT.

NOTARY PUBLIC - STATE OF FLORIDA, I, JACOB, INC., MANAGER, DO HEREBY CERTIFY THAT THIS PLAT COMPLETES THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND DOES NOT TAKE EFFECT UNTIL THE CITY OF WILLOWood HAS APPROVED THIS PLAT.

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OWNERS, CONTRACTORS, RESURVEYORS AND ENGINEERS FOR THIS SUBMISSION AND RECORDS IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

CR BOOK PAGE

PLAT BOOK PAGE

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CR BOOK PAGE

PLAT BOOK PAGE

OXFORD OAKS PHASE ONE

SHEET 2 OF 5

PLAT BOOK
PAGE

SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

KEY MAP
NOT TO SCALE



GENEA ENGINEERS AND ARCHITECTS, INC.
1000 N. UNIVERSITY AVENUE, SUITE 100
ORLANDO, FLORIDA 32811
TEL: 407.251.1111
WWW.GENEA.COM

