

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

### July 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 June 3<sup>rd</sup> , 2014  
Planning & Zoning Board/Special Magistrate  
meeting.

**2. OLD BUSINESS:**

**NONE**

**3. NEW BUSINESS:**

**SP 1405-06 My Garage – Elliot (Parcel G17C007)**  
Site Plan approval to construct two (2) 11,250 sq. ft.  
buildings with nine (9) storage units each, with paved  
parking and related improvements.

**SP 1405-10 Duke Energy Transmission Operations  
Center (Parcels D32=013 & D29=070)**  
Site Plan approval to construct a 29,400 sq. ft.  
Transmission Operations Center, with paved parking,  
driveway, and related improvements.

**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  
June 3, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, June 3, 2014, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Stewart Hill, E.I., Representing the City Engineer (Kimley Horn and Associates), Melanie Peavy, Development Services Director; Paul Ketz, Projects Planner, and Kandi Harper, Senior Development Specialist.

The hearing was called to order at 3:10 p.m. by Special Magistrate Archie O. Lowry, Jr.

The Special Magistrate noted for the record that he is the final authority for Special Exception applications and that all other matters go to the City Commission, with his recommendation, for final action.

The minutes from the May 13, 2014 regular Planning and Zoning Board were approved and signed.

**Melanie Peavy, Stewart Hill, E.I., Representing the City Engineer (Kimley-Horn and Associates), Paul Ketz and Kandi Harper were sworn in at this time.**

**Old Business:**

**NONE**

The Special Magistrate noted for the record that continuation of the case pertaining to Trailwinds, has been removed from the agenda and will not be heard at this time; that the case will be re-advertised and heard at a future meeting.

**New Business:**

**RZ 1404-01 Pat the Plumber 714 First Avenue  
(Parcel G07D388)**

City-initiated rezoning approval from R-3 (Medium Density Residential) to C-1 (General Commercial – Downtown)

**Melanie Peavy:** Introduced herself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Ms. Peavy stated that the applicant is seeking approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from City of Wildwood “R-3: Medium Density Residential” to City of

Wildwood “C-1: General Commercial - Downtown” for parcel G07D388. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1404-01). Staff suggests approval and favorable recommendation of Ordinance number 2014-29 be forwarded to the City Commission for approval.

Ms. Peavy stated that public notice was posted as required by Code.

The Special Magistrate asked questions as to uses permitted under the requested zoning and access to the property. Ms. Peavy addressed the issues.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case in accordance with the procedure outlined in subsection 1.14 (B)(3) and a review of the criteria for approval in subsection 3.3(B)(4) and applicable regulations, I make a favorable recommendation and approval of Ordinance number O2014-29 to the City Commission with the reservation that the City Commission consider whether additional landscaping would be needed on the property.

**Special Magistrate:** Next case?

**SE 1404-01 Sumter Auto and Tire South  
(Parcel G07D132)**

Special Exception approval to continue using the property for automotive repairs in an area zoned “C-1: General Commercial – Downtown” due to a change in ownership.

**Melanie Peavy:** Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff is recommending approval of the request for the special exception for the automotive repair shop.

**Special Magistrate:** Asked questions about the circumstances surrounding the property’s former uses and the reasons for this application. Ms. Peavy stated that the former auto repair shop use had been abandoned, opened as a granite shop which closed and this application is to reopen as an auto repair shop.

Ms. Peavy read the information provided to satisfy the Special requirements in subsection 3.9(E)(13) of the Land Development Code:

- (a) The use and all associated activities must be in completely enclosed buildings – The existing automotive repair shop building already meets this requirement and would continue so to do.
- (b) Additional buffering and screening may be required – This provision is not applicable in this case, as there is an existing use already in place at the property of the same type.

Ms. Peavy stated that additional buffering will not be required because of the prior development on the site.

The Special Magistrate questioned the landscape buffering requirements. Ms. Peavy stated that additional screening and buffering is not being required by staff.

Ms. Peavy stated that public notice was posted as required by Code.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, the review process outlined in subsection 3.9(B)(3) of the Land Development Regulations and a review of the criteria for approval in subsection 3.9(C) and 3.9(E)(13), I hereby approve the special exception for this property as presented.

**Special Magistrate:** Next case?

**SE 1404-02 Unity of the Villages Church  
(Parcel D18=082)**

Special Exception approval to construct a 10,000 sq. ft. church (290 seats) in an area zoned R-4: Medium High Density Residential.

Melanie Peavy stated that the applicant seeks approval of a Special Exception to allow for a church to be located on parcel D18=082 which is located in the R-4: Medium High Density Residential zoning district. Staff is recommending approval of the request for a special exception considering the information provided.

The Special Magistrate questioned the location of the property. Ms. Peavy responded to clarify the location of the property.

Staff is recommending approval of the request for a special exception considering the information provided.

Ms. Peavy read supporting criteria from the staff report. Ms. Peavy noted that the conceptual site plan meets the requirements of the LDRs as well as preserving tree canopy that exists on the property.

Ms. Peavy stated that public notice was posted as required by Code.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, the review process outlined in subsection 3.9(B)(3) of the Land Development Regulations and a review of the criteria for approval in subsection 3.9(C) and subsection 3.9(E)(8), I hereby approve the special exception for this property as presented.

**Special Magistrate:** Next case?

**SP 1404-03 Rosecastle Assisted Living Facility  
Parcel G05=135)**

Site Plan approval to construct a three-story, 90,751 sq. ft. Assisted Living Facility with paved parking, driveway, and related improvements.

Ms. Peavy stated that the applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a three-story, 90,751 sq. ft. Assisted Living Facility with 96 units, with paved parking, driveway, and related improvements.

Ms. Peavy stated that the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration. Staff is recommending that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan.

Ms. Peavy stated that public notice was posted as required by Code.

The Special Magistrate questioned the representative from Kimley-Horn, Stuart Hill, regarding outstanding development issues on the site. Mr. Hill stated that the comments had been addressed, revised, and that Kimley-Horn recommended approval.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case, the process for review as outlined in subsection 4.2(C) [see subsection 1.14(B)(5)], and the required information for review as outlined in section 4.4 of the Land Development Regulations, I make a recommendation to the City Commission for approval of site plan SP 1404-03.

The Special Magistrate asked for any other cases.

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at 3:39 PM.

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Date

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

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

**Case No:** SP 1405-06 My Garage (Elliott)  
**Parcel Number(s):** G17C007  
**Property Location:** Southwest corner of C-156 and C. Thomas Road  
**Owner:** Robert A. Elliott  
**Applicant:** SAME

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The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to construct two (2) 11,250 SF buildings with nine (9) storage units each, with paved parking, driveway, 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, June 20, 2014.

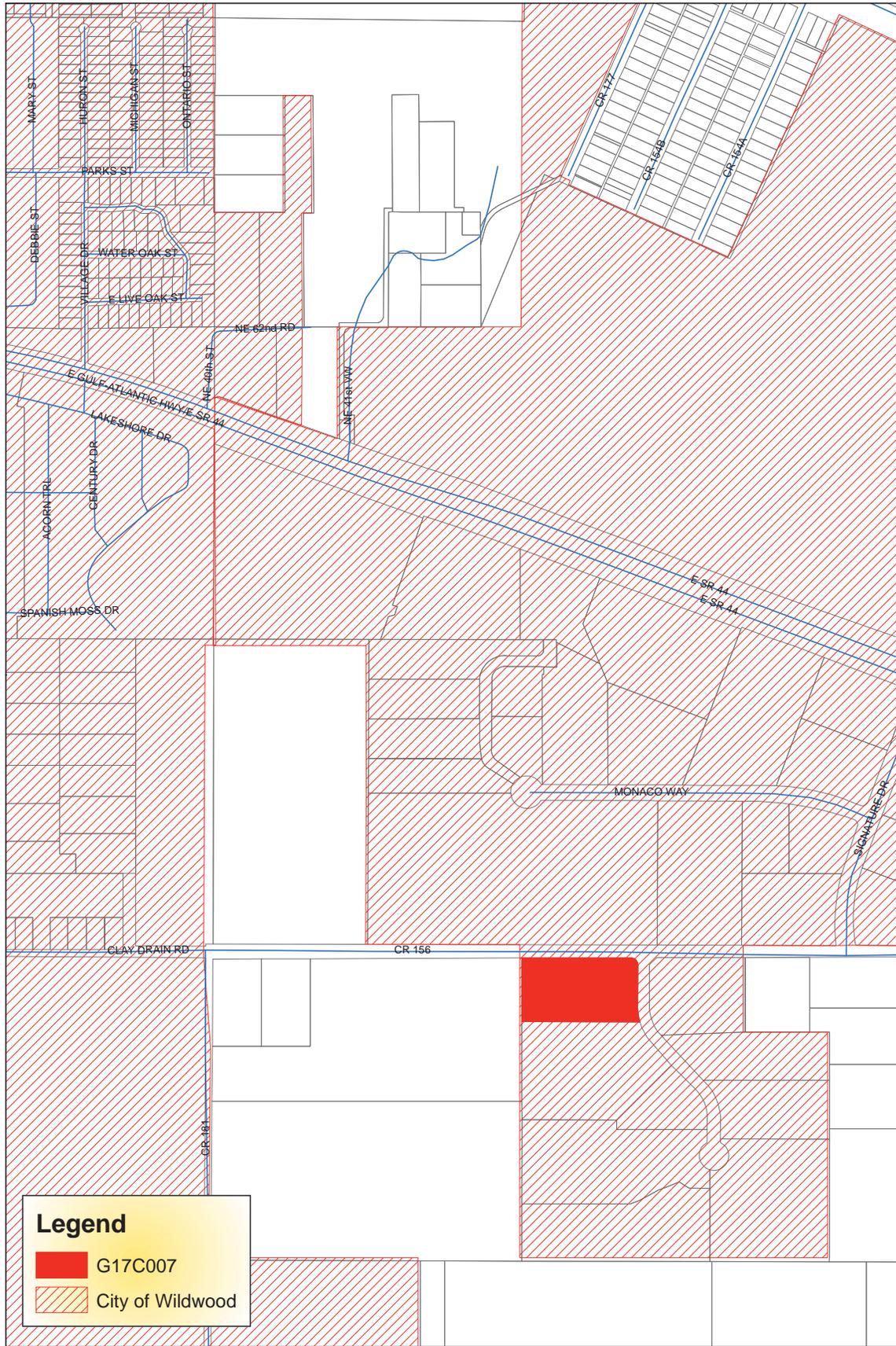


DATED: June 27, 2014

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Melanie D. Peavy  
Development Services Director

I:\TerrnGIS\Maps\Location\Location - My Garage.mxd - 6/5/2014 12:47:09 PM - toneal



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



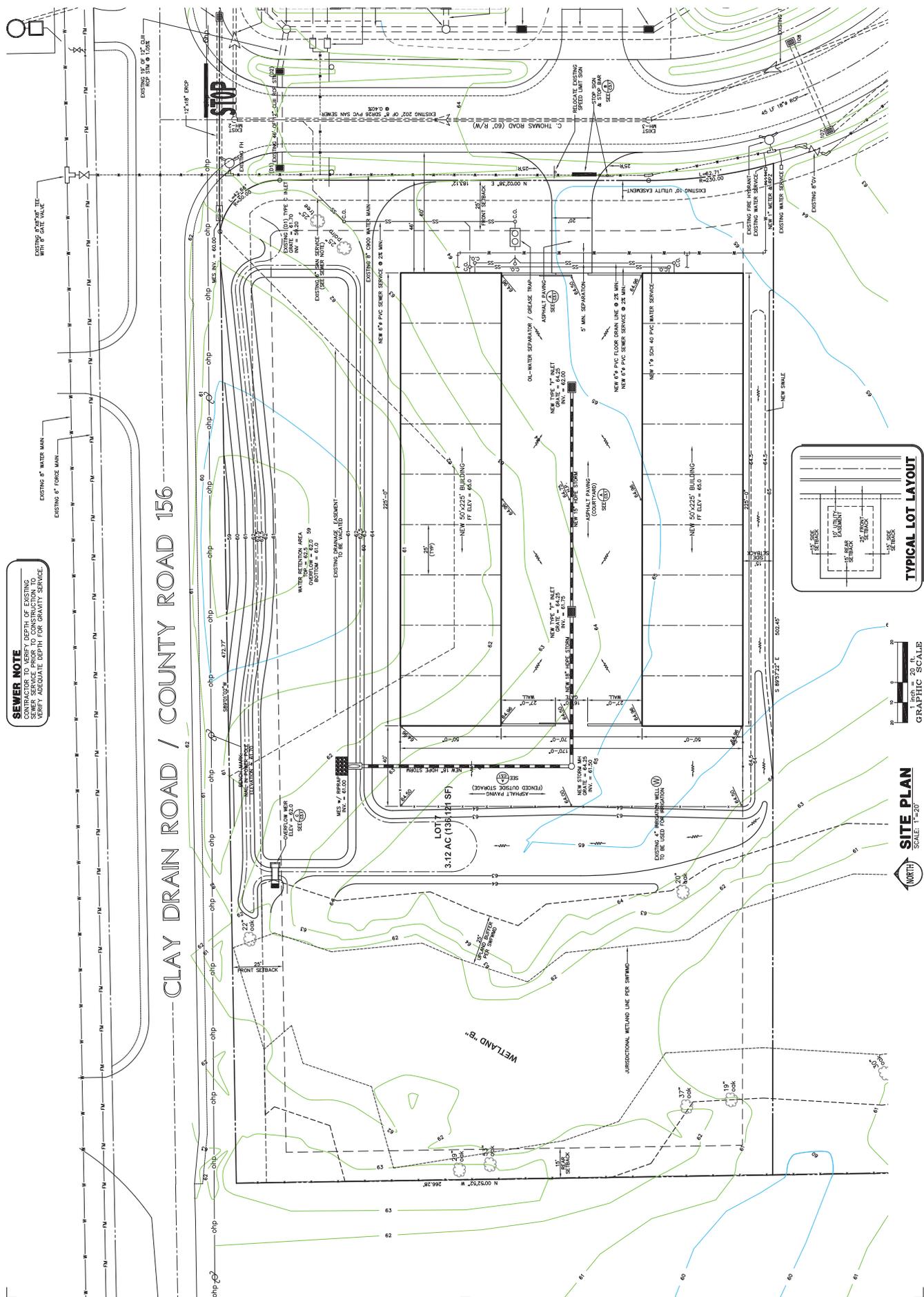
Feet  
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G17C007  
 MY GARAGE

WILDWOOD, FLORIDA

JUNE 2014

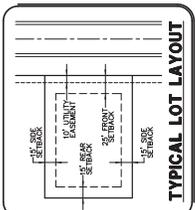
LOCATION MAP



**SEWER NOTE**  
 VERIFY ADEQUATE DEPTH FOR GRAVITY SERVICE.  
 VERIFY ADEQUATE DEPTH FOR GRAVITY SERVICE.  
 VERIFY ADEQUATE DEPTH FOR GRAVITY SERVICE.



**SITE PLAN**  
 SCALE: 1"=20'





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

**Case No:** SP 1405-10 Duke Energy Transmission Ops. Center  
**Parcel Number(s):** D32=013 and D29=070  
**Property Location:** Northeast corner of C-462 and CSX Right-of-way  
**Owner:** Duke Energy  
**Applicant:** ABI Companies, Inc.

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The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 29,400 SF Transmission Operations Center, with paved parking, driveway, 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, June 20, 2014.



DATED: June 27, 2014

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Melanie D. Peavy  
Development Services Director



DRAWING NUMBER  
CFD-0003-C-0110-130194



MARKING LOCATIONS  
FOR SIGNAGE, PAVEMENT  
CHANGES, ETC.

**Safety Expectations:**  
Reduce Risk  
Remove Exposures to Hazards  
Restore Safe Behavior



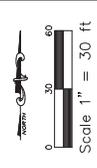
**WILDWOOD TRANSMISSION OPERATIONS CENTER**  
4096 E. COUNTY ROAD 462  
WILDWOOD, FL 32185

GLE ASSOCIATES  
ARCHITECTS-ENGRS  
4000 W. UNIVERSITY BLVD  
SUITE 200  
ORLANDO, FL 32835

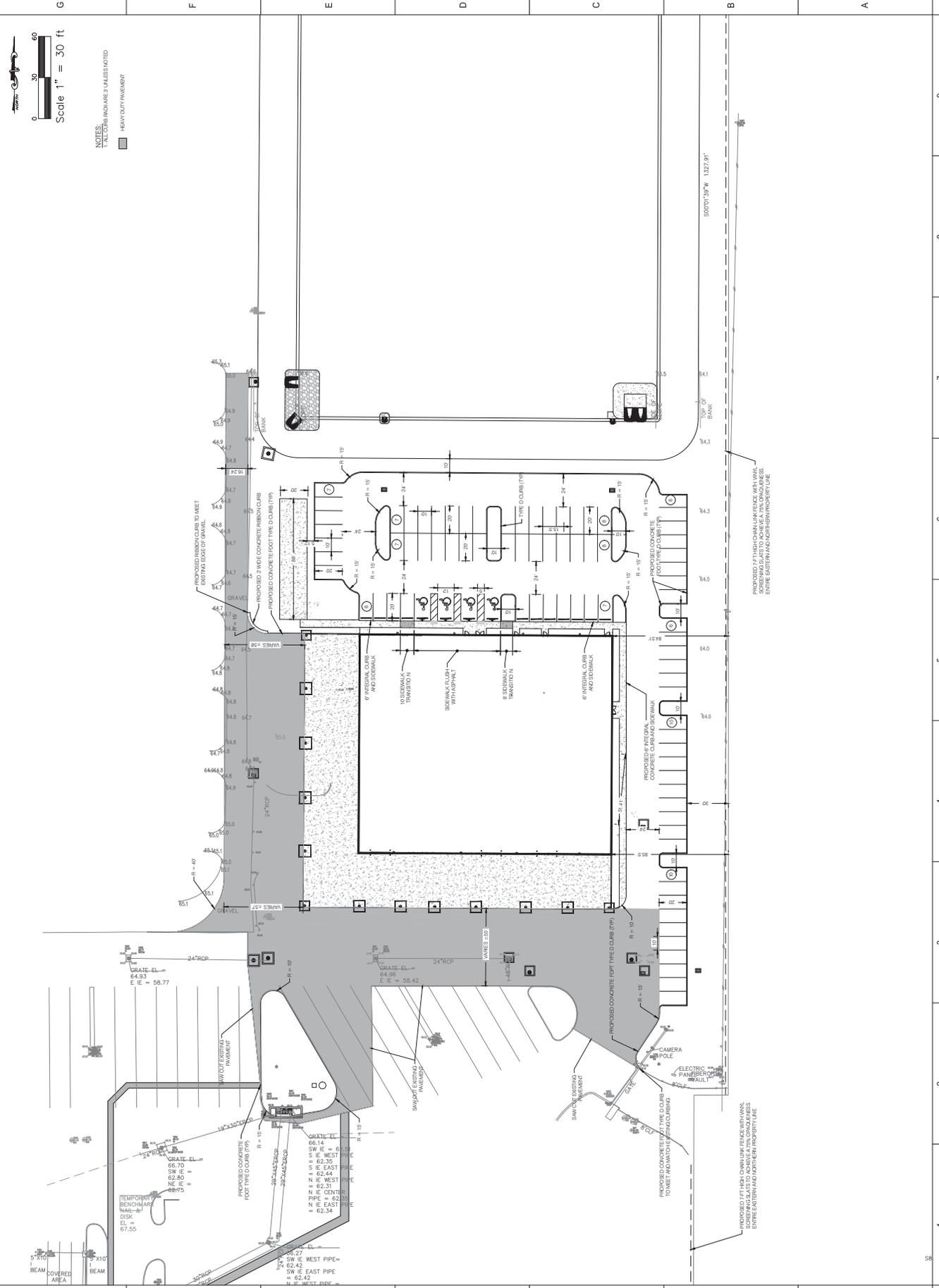
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SHEET NO.	100
DATE	11/10/18
PROJECT NO.	14003-1000
DRAWING NUMBER	CFD-0003-C-0110-130194
ELECTRONIC FILE NAME	C010.dwg
DRAWN BY	JSW
CHECKED BY	PDF
DATE	03/01/18
EMAIL	rludwig@gleassociates.com
This drawing is the property of GLE Associates, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of GLE Associates, Inc.	
THIS IS THE TITLE	

**SITE PLAN**  
SHEET NO. C-100

D SIZE DWG: 40.0" X 56.0" (24"x36")



NOTES:  
1. ALL CURBS, INCLINERS & WALLS NOTED  
2. 16% SLOPE PAVEMENT

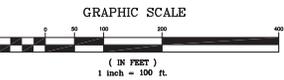




# BOUNDARY SURVEY

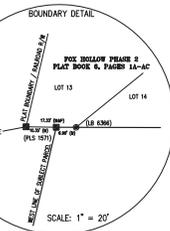
IN SECTIONS 29 & 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA  
FOR: PROGRESS ENERGY

- LEGEND OF SYMBOLS & ABBREVIATIONS**
- Indicates 4"x4" concrete monument found (id. as noted)
  - Indicates 5/8" steel rod & cap found (id. as noted)
  - ▲ Indicates rail road spike found (NO id.)
  - (P) Indicates plat data
  - (M) Indicates measured data
  - (R) Indicates record data from survey by McKim & Creed
  - R/W Indicates right of way
  - O. R. Indicates Official Records Book
  - Id. Indicates identification
  - Indicates fence line



**SURVEYOR'S NOTES**

1. The record bearings hereon are based on a survey of the subject parcel performed by McKim & Creed. The measured bearings hereon are Lambert Grid Bearings (Florida West Zone) as established by GPS observations of surrounding section control.
2. Underground utilities, structures and/or foundations, if any, were not located and are not shown.
3. Recorded easements and/or adjacent deeds not furnished to the surveyor are not shown.
4. Jurisdictional wetlands, if any, were not located and are not shown.



**LEGAL DESCRIPTION (AS PER SURVEY BY MCKIM & CREED)**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING EAST OF THE RAILROAD, TOGETHER WITH THAT PORTION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING EAST OF THE SEABOARD COASTLINE RAILROAD, WEST OF THE PAVED COUNTY ROAD AND NORTH OF STATE ROAD 462 EXCEPTING THE EAST 25.00 FEET THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AT A POINT N89°15'29\"/>

LESS BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF THE C.S. RAILROAD (120-FOOT WIDE RIGHT OF WAY FORMERLY S.C.L. RAILROAD) WITH THE SOUTH BOUNDARY OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N13°04'36\"/>

AND LESS RIGHT OF WAY FOR COUNTY ROAD 128

ALTOGETHER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING AND BEING WITHIN THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND RUN THENCE ALONG THE NORTHERLY BOUNDARY THEREOF, THENCE RUN N89°15'29\"/>

**SUBJECT PARCEL**  
CONTAINING 68.02 ACRES (M) ±

**COUNTY ROAD NO. 462 (66' R/W)**

**COUNTY ROAD NO. 128 (R/W AS MAINTAINED)**

**SURVEYOR'S CERTIFICATION**

I hereby certify to Progress Energy that the sketch hereon is an accurate representation of the lands described hereon, is in compliance with the Minimum Technical Standards in Chapter 61C17-6 of the Florida Administrative Code as set forth by the Florida Board of Professional Surveyors and Mappers pursuant to Section 472.027 Florida Statutes, as surveyed under my direct supervision and is true and correct to the best of my knowledge and belief.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

1 OF 2  
02/26/2009  
SHEET NO. 2

**PROGRESS ENERGY**  
SUMTER COUNTY

INITIALS	DATE
DRW: JH	02/26/09
CHECKED: JH	03/04/09
DATE:	02/26/2009

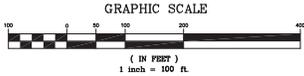
NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

**George F. Young, Inc.**  
1905 SOUTH STATE STREET, GAINESVILLE, FLORIDA 32609  
PHONE (352) 378-1444 FAX (352) 372-3502  
LICENSED BUSINESS NO. 027  
ARCHITECTURE • ENGINEERING • ENVIRONMENTAL • LANDSCAPE PLANNING • SURVEYING • UTILITIES  
BRADENTON • GAINESVILLE • ORLANDO • PALM BEACH GARDENS • SARASOTA • ST. PETERSBURG • TAMPA

# LIMITED AREA TOPOGRAPHIC SURVEY

IN SECTIONS 29 & 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST,  
SUMTER COUNTY, FLORIDA  
FOR: PROGRESS ENERGY

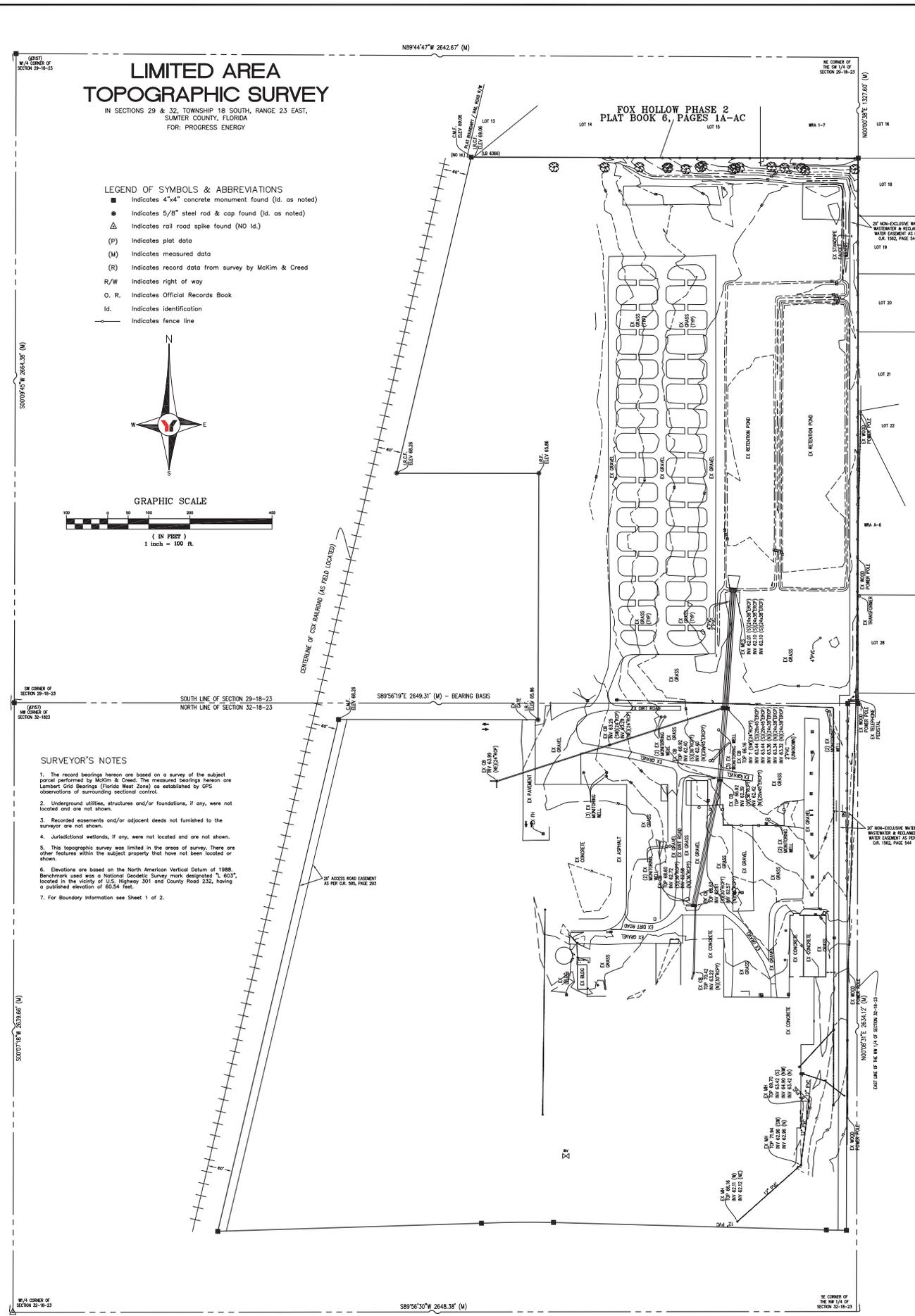
- LEGEND OF SYMBOLS & ABBREVIATIONS**
- Indicates 4"x4" concrete monument found (Id. as noted)
  - Indicates 5/8" steel rod & cap found (Id. as noted)
  - ▲ Indicates rail road spike found (NO Id.)
  - (P) Indicates plot data
  - (M) Indicates measured data
  - (R) Indicates record data from survey by McKim & Creed
  - R/W Indicates right of way
  - O. R. Indicates Official Records Book
  - Id. Indicates identification
  - Indicates fence line



**SURVEYOR'S NOTES**

1. The record bearings herein are based on a survey of the subject parcel performed by McKim & Creed. The measured bearings herein are Lambert Grid Bearings (Florida West Zone) as established by GPS observations of surrounding sectional control.
2. Underground utilities, structures and/or foundations, if any, were not located and are not shown.
3. Recorded easements and/or adjacent deeds not furnished to the surveyor are not shown.
4. Jurisdictional wetlands, if any, were not located and are not shown.
5. This topographic survey was limited in the areas of survey. There are other features within the subject property that have not been located or shown.
6. Elevations are based on the North American Vertical Datum of 1988. Benchmark used was a National Geodetic Survey mark designated "1, 603", located in the vicinity of U.S. Highway 301 and County Road 232, having a published elevation of 60.54 feet.
7. For Boundary Information see Sheet 1 of 2.

**FOX HOLLOW PHASE 2  
PLAT BOOK 6, PAGES 1A-AC**



2 OF 2  
02/27/2009  
TOP SURV

**PROGRESS ENERGY**  
SUMTER COUNTY

INITIALS	DATE
ORW CHEY	02/28/09
DRAWN	03/04/09
CHECKED	
FIELD BOOK	IN 98-1-21, 98-2
FIELD DATE	02/26/2009

NO.	BY	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			

**George F. Young, Inc.**  
1900 SOUTH MAIN STREET GAINESVILLE, FLORIDA 32601  
PHONE (352) 378-1444 FAX (352) 372-2502  
LICENSED BUSINESS NO. 020  
ARCHITECTURE ENGINEERING ENVIRONMENTAL LANDSCAPE PLANNING SURVEYING UTILITIES  
BRADENTON GAINESVILLE ORLANDO PALM BEACH GARDENS SARASOTA ST. PETERSBURG TAMPA

