



City Hall

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

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

**CITY MANAGER**  
Extension 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**

### **September 3<sup>rd</sup>, 2013 at 3:00 pm**

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

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

**Approval of minutes from the Planning and Zoning Board as Local Planning Agency meeting of August 6<sup>th</sup>, 2013.**

**2. OLD BUSINESS:**

**None**

**3. NEW BUSINESS:**

**CP 1308-01 Amsdell Storage Ventures XV, LLC  
(Parcel D17=062)**

Small-scale land use change from County Commercial to City Commercial.

**CP 1308-02 Hooper  
(Parcel G05=010)**

Small-scale land use change from Low Density Residential (LDR) to Commercial (COM).

**4. FORUM**

**5. ADJOURMENT:**

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

**Approval of minutes from the August 6<sup>th</sup>, 2013 Planning & Zoning Board/ Special Magistrate meeting.**

# **AGENDA**

## **September 3<sup>rd</sup>, 2013 at 3:00 pm**

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

**7. OLD BUSINESS:**

**RZ 1305-02 Oxford Oaks Planned Development  
(Parcels D18=040, D18=041, D18=064, D18=068,  
D18=069, approx. 218.5 acres)**

Request to deviate from certain technical requirements of the City's Land Development Regulations, requiring modification of the Planned Development Ordinance previously heard by the Planning and Zoning Board on Thursday, June 27, 2013.

**8. NEW BUSINESS:**

**RZ 1308-01 Amsdell Storage Ventures XV, LLC  
(Parcel D17=062)**

Rezoning approval from County CL (Light Commercial to City C-3 (General Commercial – Highway)

**RZ 1308-03 Hooper  
(Parcel G05=010)**

Rezoning approval from R-1 (Low Density Residential) to C-1 (General Commercial – Downtown)

**SP 1307-03 Oxford Mower Shop  
(Parcel D18=163)**

Site Plan approval of a 2,400 sq. ft. building for a mower repair shop / office with related improvements.

**9. FORUM**

**10. ADJOURNMENT:**

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

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
Acting as the Local Planning Agency  
August 6, 2013**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, August 6, 2013 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director (DSD); Paul Ketz, Senior Development Specialist; and Gene Losito, City Engineer (Kimley-Horn and Associates)

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

The minutes were approved and signed from the Planning and Zoning Board as Local Planning Agency meeting of June 27<sup>th</sup>, 2013.

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

**Old Business:**

**NONE**

**New Business:**

**CP 1307-01 Lenard Powell  
(Parcels G08=099 and G08=105)**

Small-scale land use change from County Rural Residential to City Commercial.

**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 status of the subject property's annexation, which Ms. Peavy addressed. The Special Magistrate's recommendation is being sought contingent on the Commission approving the annexation.

**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 criteria set forth

in section 1.7(D) of the LDRs being met, I recommend approval of the comprehensive plan amendment and Ordinance O2013-31 to the City Commission, subject to the City Commission taking further action to annex the property into the City.

**CP 1307-02 Bright Oaks  
(Parcel G08=003)**

Small-scale land use change from County Rural Residential to City Public Facilities.

**Melanie Peavy:** Ms. 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.

The Special Magistrate asked a few clarifying questions regarding land use categories and the need to confer with Sumter County in this case, which Ms. Peavy addressed.

**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 criteria set forth in section 1.7(D) of the LDRs being met, I recommend approval of the comprehensive plan amendment and Ordinance O2013-35 to the City Commission.

**CP 1307-03 Wildwood ALF (Mills Property)  
(Parcel G04=050)**

Small-scale land use change from County Public/Institutional to City Public Facilities.

**Melanie Peavy:** Ms. 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.

The Special Magistrate asked a few clarifying questions, which Ms. Peavy addressed.

**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 criteria set forth

in section 1.7(D) of the LDRs being met, I recommend approval of the comprehensive plan amendment and Ordinance O2013-33 to the City Commission.

**Special Magistrate:** Is there any other business to come before the Local Planning Agency today?

With no further business to discuss, the Planning and Zoning Board/Special Magistrate as Local Planning Agency meeting for the City of Wildwood was adjourned at approximately 3:18 p.m.

\_\_\_\_\_  
Date

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

DRAFT

**CITY OF WILDWOOD**  
**Planning and Zoning Board/Special Magistrate**  
**Acting as the Local Planning Agency**

**Case No:** CP 1308-01

**Parcel Number(s):** D17=062

**Property Location:** South of CR 466 and East of CR 106 in the Oxford Area

**Owner:** Amsdell Storage Ventures XV, LLC

**Applicant:** Richard Beavers

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment from Sumter County "Commercial" to City of Wildwood "Commercial" for Parcel D17=062.

The amendment is consistent with the Joint Planning Area Future Land Use Map and simply reassigns the land use of the property from Sumter County "Commercial" to City of Wildwood "Commercial."

Staff believes the proposed amendment should be granted based on the following criteria found in Section 1.7(D) of the Land Development Regulations:

(1) Justification of the proposed amendment has been adequately presented:

The applicant has recently annexed the subject property into the City, and now the City must assign it a Future Land Use Map designation. The applicant intends on developing the property as a storage facility. As such, a Future Land Use Map designation of "Commercial" is appropriate.

This amendment will not increase the permitted development that is currently allowed on the subject property.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan:

The proposed amendment is consistent with goals, objectives and policies of the Comprehensive Plan. Specifically, the proposed amendment is consistent with the intent of the Comprehensive Plan in promoting development within the Joint Planning Area. The proposed designation of "Commercial" is consistent with the agreed upon land use plan between the City and the County as shown on the Joint Planning Area Future Land Use Map which has been adopted into the City's Comprehensive Plan.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern:

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The proposed amendment is considered infill development as the property is located in an area deemed appropriate for development by both the City and the County.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems:

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The subject property does not contain any wetlands or areas within the 100-Year Flood Plain. The property subject to the amendment is located in an area suitable for development. However, prior to site plan approval the property is required to submit an environmental assessment to determine if protected species are located on the property.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

As previously stated, the proposed amendment is consistent with the Joint Planning Area Future Land Use Map. The amendment does not increase the allowable development on the property. As such, the amendment will not adversely affect any public facilities or services.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance #02013-41** (attached), to be forwarded to the City Commission for further action.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments pursuant to the Section 1.7(D) of the Land Development Regulations.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on August 23, 2013.

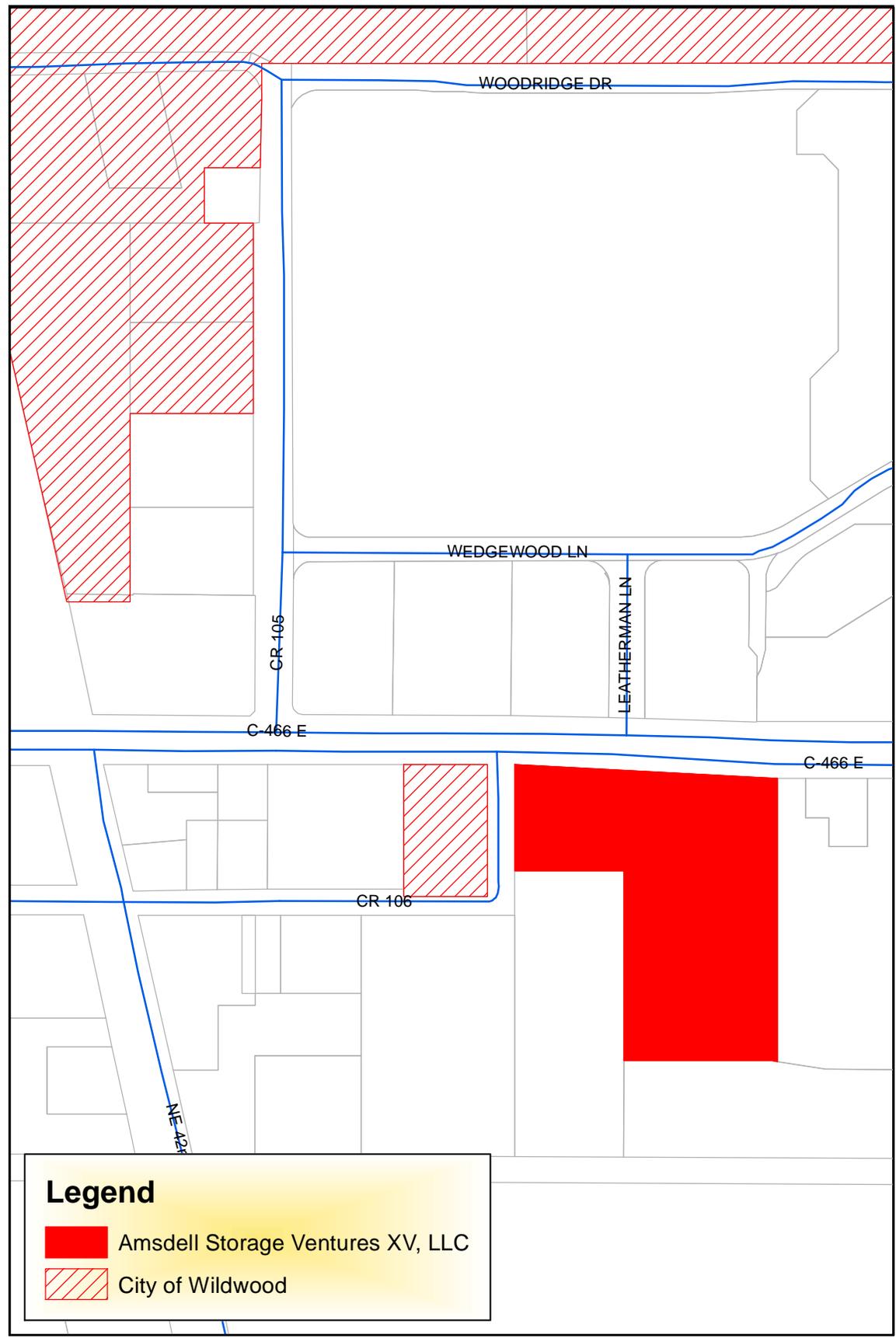
DATED: August 26, 2013



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Jason McHugh  
Development Services Coordinator/ City Planner

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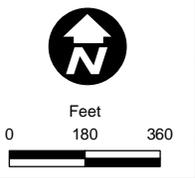


**Legend**

-  Amsdell Storage Ventures XV, LLC
-  City of Wildwood

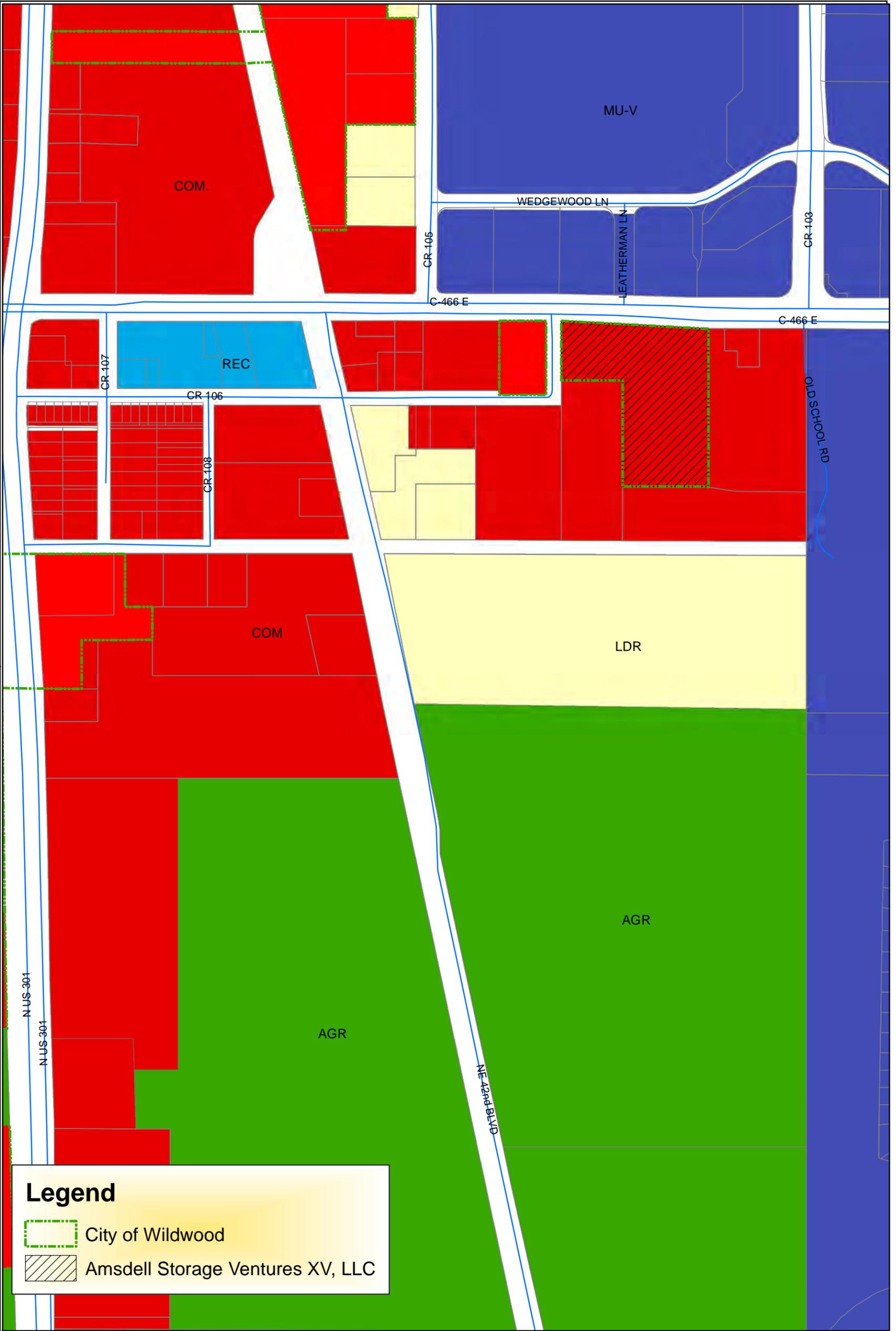


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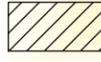


<b>AMSDELL STORAGE VENTURES XV, LLC</b>	
<b>WILDWOOD, FLORIDA</b>	
August 2013	LOCATION MAP

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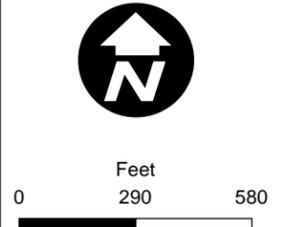


**Legend**

-  City of Wildwood
-  Amsdell Storage Ventures XV, LLC



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



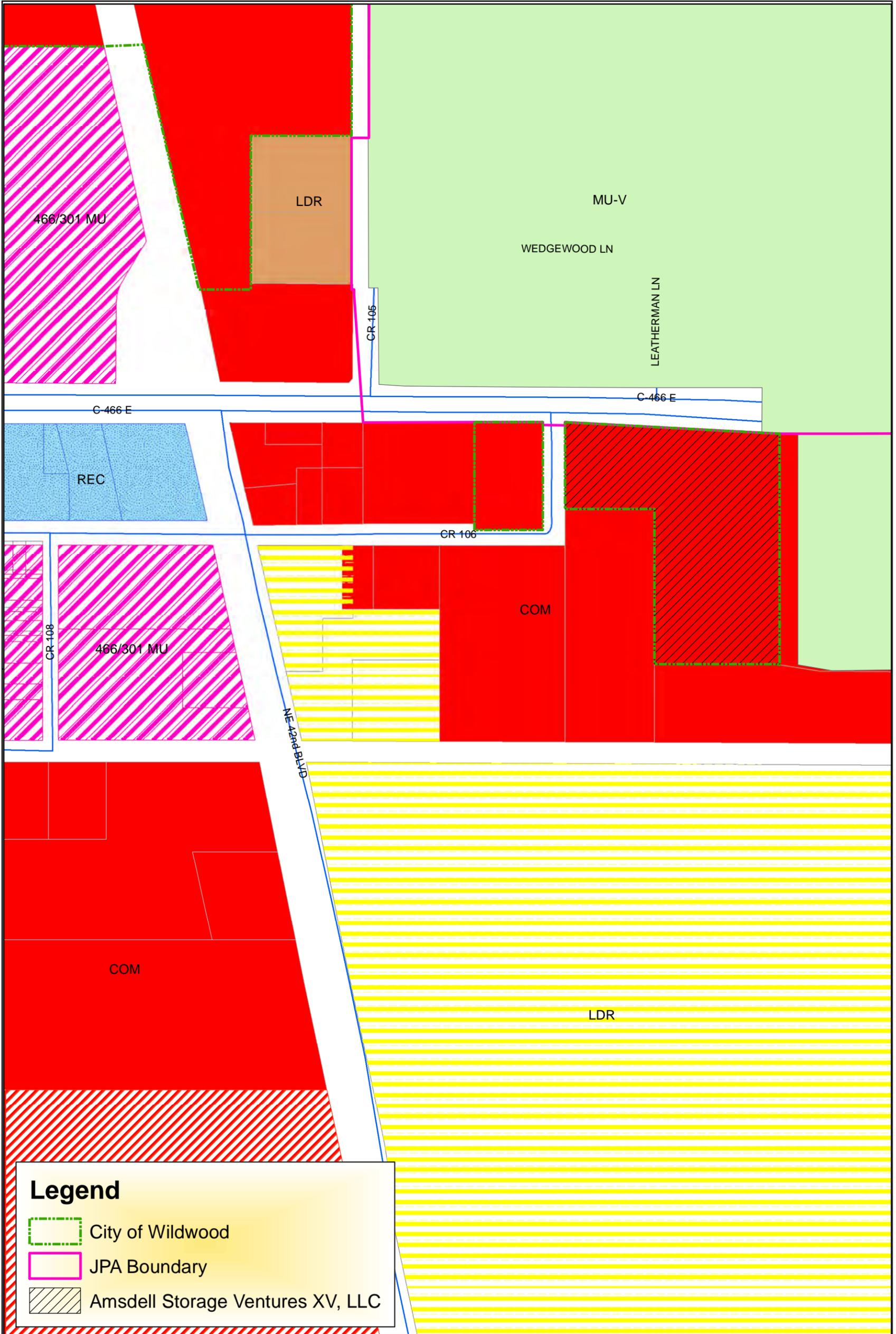
**AMSDPELL STORAGE VENTURES XV, LLC**

**WILDWOOD, FLORIDA**

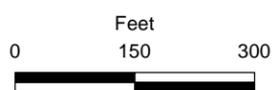
AUGUST 2013

EXISTING FUTURE LAND USE

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City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
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**AMSDELL STORAGE VENTURES XV, LLC**

**WILDWOOD, FLORIDA**

AUGUST 2013

JPA MAP

**ORDINANCE NO. O2013-41**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A SMALL SCALE LAND USE AMENDMENT  
TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND  
FUTURE LAND USE MAP IN ACCORDANCE WITH THE  
COMMUNITY PLANNING ACT OF 2011, AS AMENDED;  
PROVIDING FOR CODIFICATION; PROVIDING FOR  
CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

**Parcel # D17=062**  
**Amsdell Storage Ventures XV, LLC**  
**4.7 +/- Acres**

**LEGAL DESCRIPTION:**

THE EAST 274.80 FEET OF BLOCKS "E" AND "F", AND BLOCKS "H" AND "I", IN THE TOWN OF OXFORD AND THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS: (SOUTHWESTERLY ADJOINER)

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 274.80 FEET OF BLOCK "E", RUN S00°00'20"W, 230.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°44'09"E, 210.00 FEET, THENCE S00°00'20"W, 557.60 FEET, THENCE N89°44'09"W, 210.00 FEET, THENCE N00°00'20"E, 557.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS: (SOUTHERLY ADJOINER)

THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF THE BEGINNING.

ALSO LESS:

THAT PORTION OF BLOCKS "E" AND "H" IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466, SAID SOUTH RIGHT OF WAY LINE BEING 25.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF COUNTY ROAD 466, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION WITH THE EAST LINE OF THE NW ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE CENTERLINE OF COUNTY ROAD 466; THENCE S00°24'09"W, 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466; THENCE N89°23'30"W ALONG SAID SOUTH RIGHT OF WAY LINE, 348.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°23'30"W, 351.16 FEET; THENCE S01°54'45"W, 10.73 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 8,950.00 FEET, AND A CHORD BEARING AND DISTANCE OF S87°16'43"E, 141.11 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°54'12", AN ARC DISTANCE OF 141.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'00", AN ARC DISTANCE 210.58 FEET; THENCE N00°24'09"E, 22.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS (EASTERLY ADJOINER)

THE EAST 348.23 FEET OF BLOCKS "H" AND "I", IN THE TOWN OF OXFORD AND THE EAST 348.23 FEET OF THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS:

ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 207,007 SQUARE FEET OR 4.752 ACRES MORE OR LESS.

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

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

**SECTION 1.** The proposed amendment has been found to be consistent with the Joint Planning Area Future Land Use Map between the City and Sumter County.

**SECTION 2.** The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

**SECTION 3.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 4.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

**SECTION 5.** This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

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

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

Approved as to form:

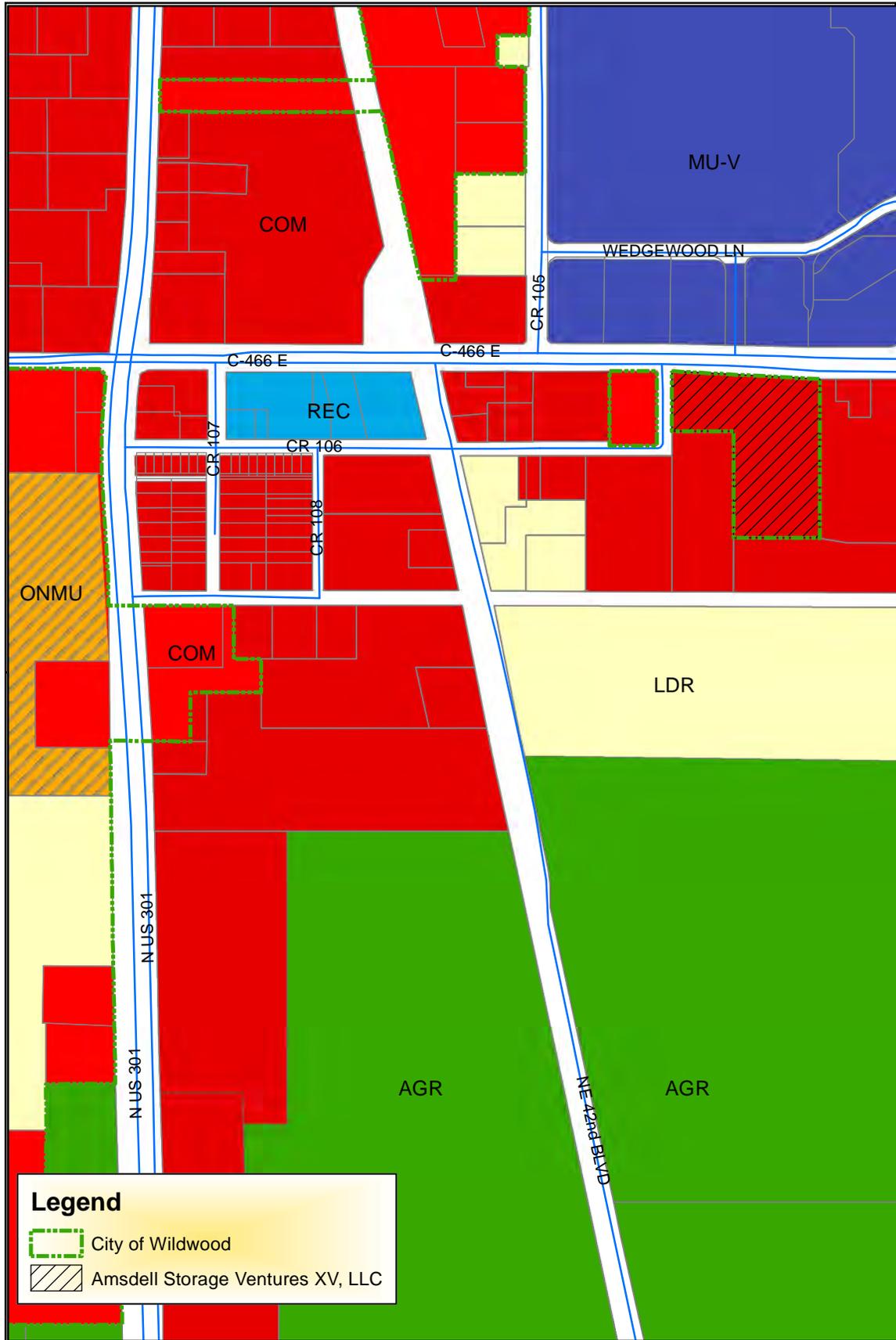
\_\_\_\_\_  
Jerri A. Blair, City Attorney

**Ordinance O2013-41**

**“Exhibit A”**

**Amsdell Storage Ventures XV, LLC**

**Future Land Use Map Designation**



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**Legend**

- City of Wildwood
- Amsdell Storage Ventures XV, LLC



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
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 www.wildwood-fl.gov



**AMSDELL STORAGE VENTURES XV, LLC**

**WILDWOOD, FLORIDA**

AUGUST 2013

PROPOSED FUTURE LAND USE

**CITY OF WILDWOOD**  
**Planning and Zoning Board/Special Magistrate**  
**Acting as the Local Planning Agency**

**Case No:** CP 1308-02

**Parcel Number(s):** G05=010

**Property Location:** 1305 Cleveland Avenue (Across from Wildwood Assembly of God)

**Owner:** Susan Hooper

**Applicant:** Susan Hooper

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment from "Low Density Residential" to "Commercial" for Parcel G05=010.

Staff believes the proposed amendment should be granted based on the following criteria found in Section 1.7(D) of the Land Development Regulations:

(1) Justification of the proposed amendment has been adequately presented;

The property is being sold and converted from a residence to an office. An amendment to the Future Land Use Map is necessary so that the intended use of the property is consistent with the Comprehensive Plan.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is consistent with goals, objectives and policies of the Comprehensive Plan. The proposed amendment is consistent with the intent of the Comprehensive Plan in encouraging the economic development through the expansion of business development within Downtown.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The property is already developed and this amendment would reclassify the use of the property from a residential to commercial use.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The subject property does not contain any wetlands or areas within the 100-Year Flood Plain. The property subject to the amendment is located in an area suitable for development.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

The proposed amendment will not adversely affect the City's water or wastewater services. The amendment may cause a slight increase in traffic along Cleveland Avenue (C-466A). The County is scheduled to start construction on the widening of C-466A to a three lane facility in the next few months. After completion, the improvements to C-

466A will alleviate traffic congestion along the corridor. Changing to a commercial designation will eliminate potential school impacts.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance #02013-43** (attached), to be forwarded to the City Commission for further action.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments pursuant to the Section 1.7(D) of the Land Development Regulations.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on August 23, 2013.

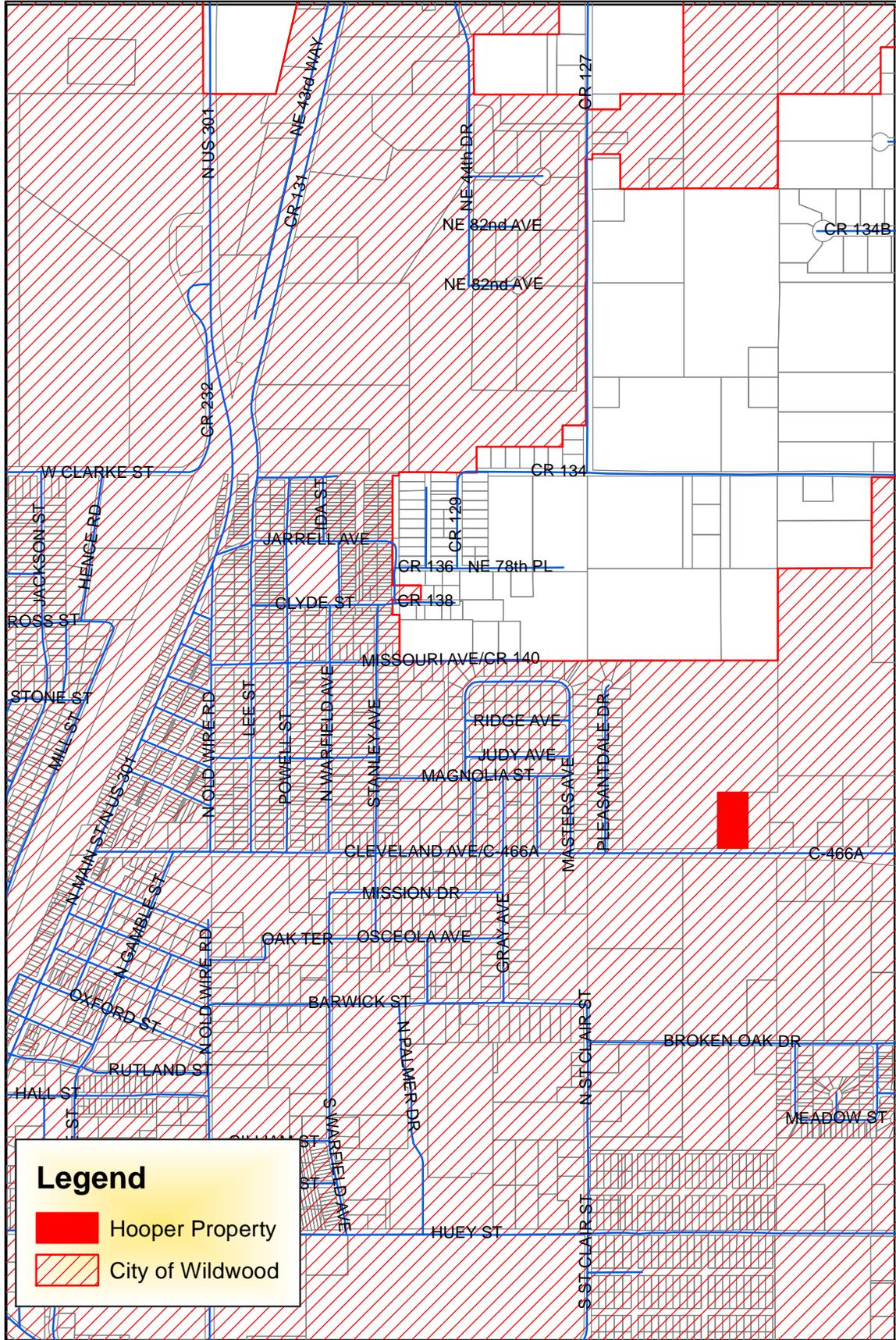
DATED: August 26, 2013



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Jason McHugh  
Development Services Coordinator/ City Planner

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**Legend**

- Hooper Property
- 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)



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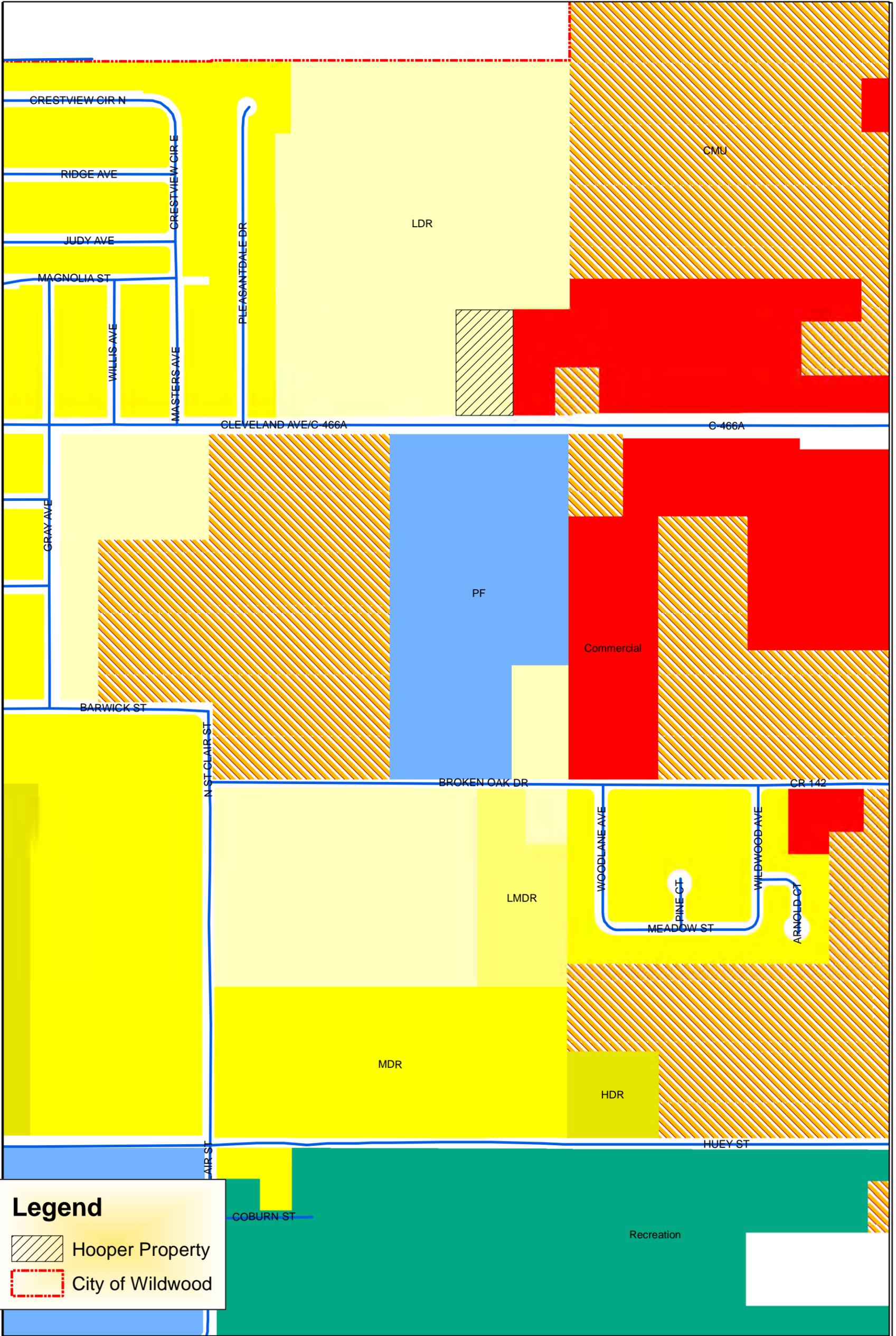
**HOOPER PROPERTY**

**WILDWOOD, FLORIDA**

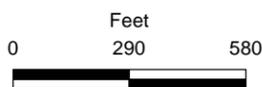
**AUGUST 2013**

**LOCATION MAP**

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



**HOOPER PROPERTY**

**WILDWOOD, FLORIDA**

AUGUST 2013

FUTURE LAND USE

**ORDINANCE NO. O2013-43**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A SMALL SCALE LAND USE AMENDMENT  
TO THE ADOPTED LOCAL COMPREHENSIVE PLAN AND  
FUTURE LAND USE MAP IN ACCORDANCE WITH THE  
COMMUNITY PLANNING ACT OF 2011, AS AMENDED;  
PROVIDING FOR CODIFICATION; PROVIDING FOR  
CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

**Parcel # G05=010**  
**Hooper Property**  
**1.88 +/- Acres**

**LEGAL DESCRIPTION:**

BEGIN 70 YARDS WEST OF SE CORNER OF SW 1/4 OF NE 1/4, AND RUN WEST 70 YARDS, NORTH 140 YARDS, EAST 70 YARDS, SOUTH 140 YARDS TO P.O.B. SECTION 5, TOWNSHIP 19, SOUTH OF RANGE 23 EAST.

CONTAINS THEREIN 1.88 ACRES, MORE OR LESS.

This property is to be reclassified from comprehensive plan category "Low Density Residential" to comprehensive plan category "Commercial."

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

**SECTION 1.** The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

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

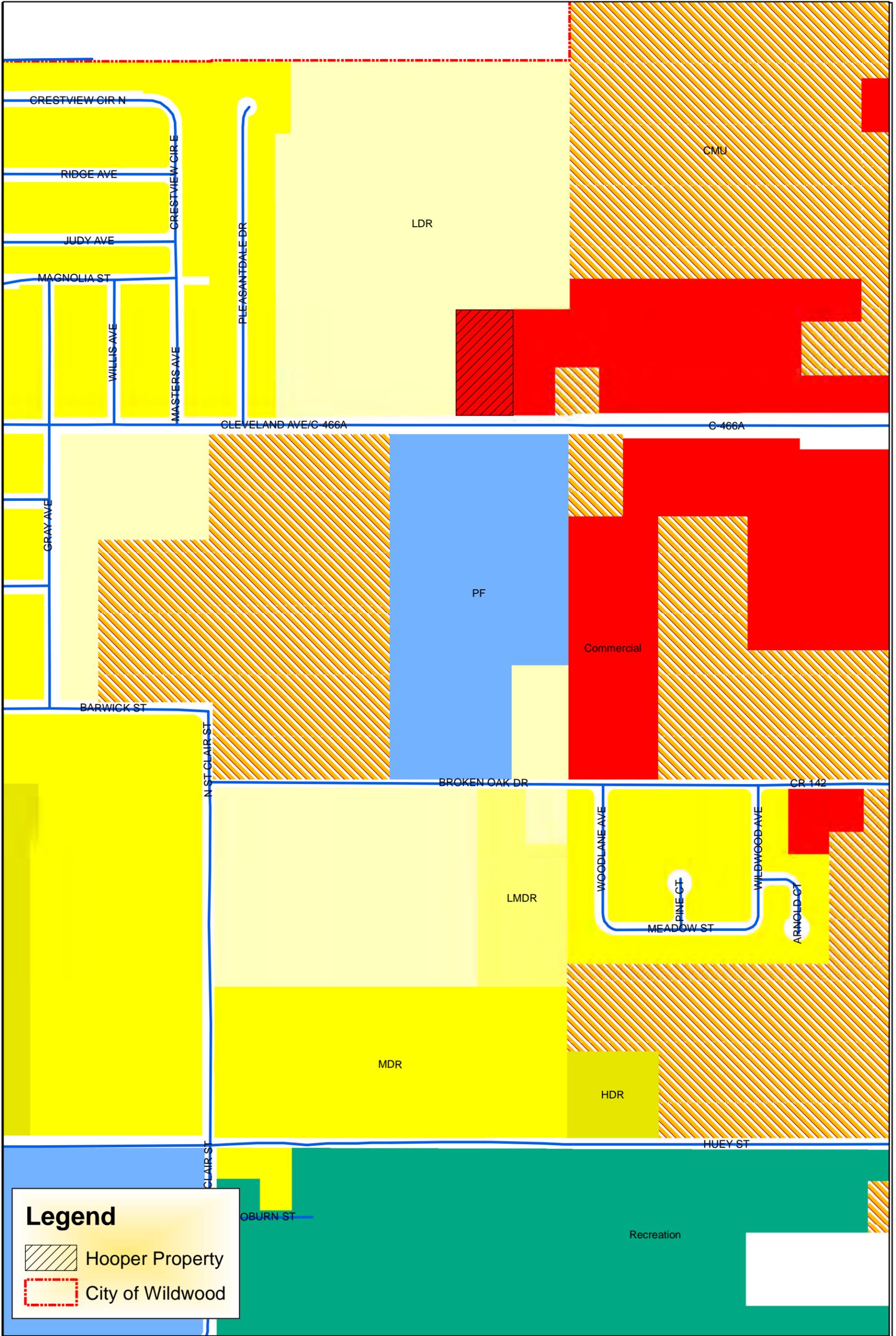
Second Reading: \_\_\_\_\_

Approved as to form:

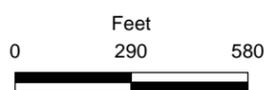
\_\_\_\_\_  
Jerri A. Blair, City Attorney

**Ordinance O2013-43**  
**“Exhibit A”**  
**Hooper Property**  
**Future Land Use Map Designation**

I:\Terr\GIS\Maps\Existing & Proposed FLU\Proposed FLU - Hooper Property.mxd - 8/21/2013 3:10:02 PM - toneal



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



**HOOPER PROPERTY**

**WILDWOOD, FLORIDA**

AUGUST 2013

**PROPOSED FUTURE LAND USE**

**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 information required under section 5.5 of the LDRs having been submitted, I recommend approval of project SP 1306-03 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 3:43 p.m.

\_\_\_\_\_  
Date

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

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

**Case No:** RZ 1305-02

**Owner:** Mid Florida Properties, LLC by LBCV

**Applicant:** Mid Florida Properties, LLC by LBCV

**Location:** West of US 301, East of CR 209, and North of CR 214

**Parcels:** D18=040, D18=041, D18=064, D18=068 & D18=069

---

On June 27, 2013, the Planning & Zoning Board/Special Magistrate made a recommendation to the City Commission on proposed Ordinance O2013-24. The recommendation was scheduled to be considered by the City Commission on July 8, 2013.

The applicant requested that the review of the project and consideration of Ordinance O2013-24 be postponed to allow the developer more time to review the technical requirements of the Land Development Regulations (LDRs) relating to water/wastewater, stormwater, and other specifications. After review of the technical standards by the applicant's engineer, staff received a request for waivers from several requirements in the LDRs. The request was reviewed and the applicant was notified that the City does not have a waiver process for technical specifications.

On August 14, 2013, staff received from the applicant a revised Ordinance O2013-24 and Developer's Agreement that included changes which would allow for deviations from the technical requirements of the LDRs. Section 3(L)(6)(a-k) in the revised, proposed Ordinance O2013-24 reflects said changes. Changes are also reflected in the proposed Developer's Agreement; however, the Developer's Agreement is not reviewed by the Planning & Zoning Board.

The applicant has requested that the proposed changes be considered and incorporated into the Ordinance that is presented to the City Commission for approval. Although there is leeway to negotiate zoning issues in a Planned Development Ordinance, it is staff's position that the Planned Development Ordinance is the wrong venue to secure changes to the City's technical standards. It is the City's policy not to make developer-specific changes to the LDRs, although three of the proposed changes were found to have merit and have already been incorporated. However, staff felt it would be impractical and imprudent to acquiesce to the balance of the applicant's requests.

**Therefore, staff is requesting that the Planning & Zoning Board/Special Magistrate**

- 1. Register a finding that stated technical requirements in the LDRs cannot be waived via the Planned Development process; and**
- 2. Review the changes to proposed Ordinance O2013-24, and either:**
  - a. Amend the recommendation made on August 6, 2013; or**
  - b. Let the Ordinance from June 27, 2013 stand.**

For your reference, the staff report and recommendation from the June 27, 2013 Planning and Zoning Board meeting are included below.



DATED: August 30, 2013

---

Melanie D. Peavy  
Development Services Director

### **Staff report from August 6, 2013**

The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a "Planned Development" (PD) approval on 218.52 +/- acres of property zoned "Low Density Residential: R-1". The applicant has proposed a single family residential development containing 542 units.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2013-24 adopts the Oxford Oaks Planned Development Agreement. The Project's legal description and conceptual development plan have been incorporated into the Ordinance as exhibits.

The applicant has responded to all comments and concerns raised at the Project Review Committee meeting. Staff and the applicant have worked together to craft standards appropriate for the proposed development. There are two outstanding issues staff is seeking direction from the Planning & Zoning Board/Special Magistrate and ultimately, the City Commission.

- 1) The Land Development Regulations require 5ft sidewalks on both sides of the roadways within the development. The applicant has proposed sidewalks, along the main east/west boulevard and along a portion of three internal roads at the crossings and only along one side of the roadways, with the exception of the segment from US 301 heading west to the first north/south connection road. Staff strongly supports the importance of a sidewalk network within the family-oriented, residential development. Approving any residential development without requiring the sidewalks and continuous network not only does a disservice to residents but sets a precedent for future development approvals. The applicant has provided an argument in support of their request for your consideration in making a recommendation on this issue.
- 2) The applicant has requested that language be added to the Planned Development Agreement that the City agrees it will not construct a water tower adjacent to this Project on the City's water plant facility parcel. Staff cannot recommend restrictions on adjacent properties. There is nothing in the Land Development Regulations or Code of Ordinances that allows staff to make such a recommendation. The applicant has referred to the definition of "Tower" in the Land Development Regulations. However, the definition of "Tower" refers to a tower for wireless communications services. The Code does not define or place restrictions on the location, height, or aesthetics of any water facility.

Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the Planned Development subject to:

- 1) The applicant agreeing to sidewalks on at least one side of all internal roads of the development; and

- 2) Removal of the language referring to the water tower in the Agreement.

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.

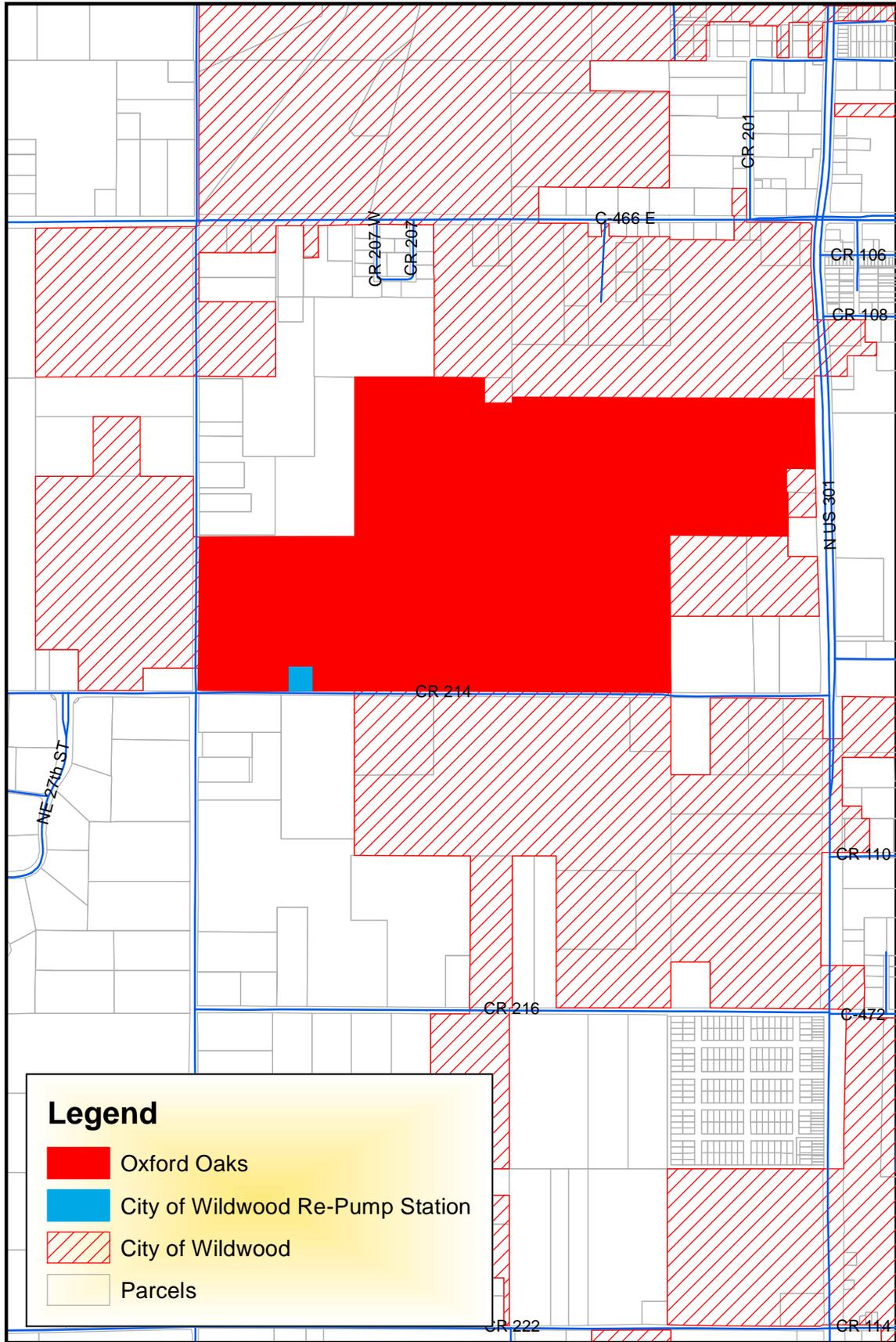
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Monday, June 17, 2013.

### **Planning & Zoning Board/Special Magistrate's Recommendation from June 27, 2013**

Based upon the testimony and information presented, the Special Magistrate recommends approval of the rezoning and favorable recommendation of Ordinance O2013-24 to the City Commission, subject to addressing the following issues:

- The applicant must agree to sidewalks on at least one side of all internal roads of the development, and
- Removal of language referring to the water tower in the agreement (Owner has agreed to do so)

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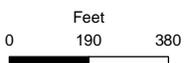


**Legend**

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

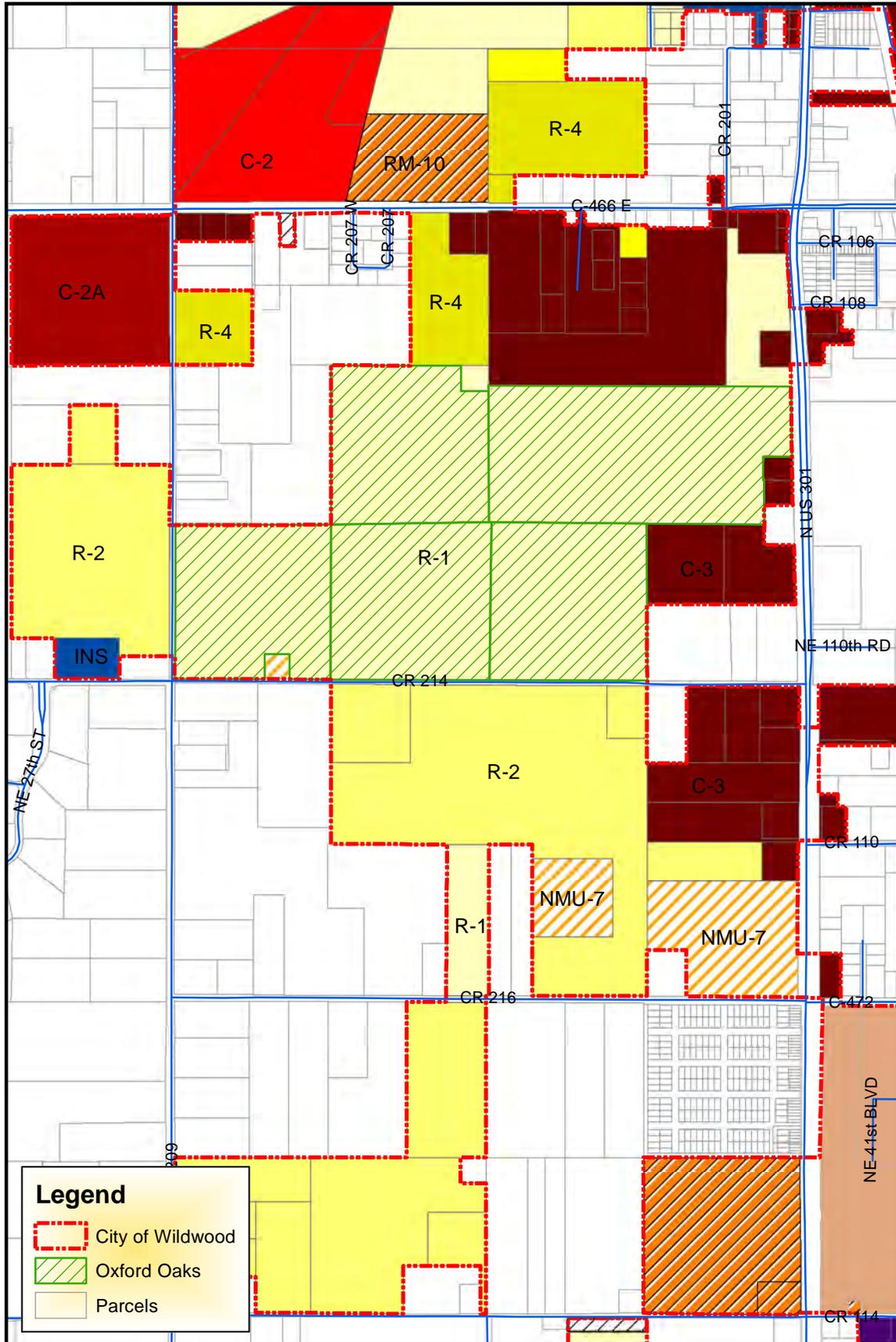


City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
 www.wildwood-fl.gov



<b>OXFORD OAKS</b>	
<b>WILDWOOD, FLORIDA</b>	
JUNE 2013	LOCATION MAP

F:\Terr\GIS\Maps\Existing Zoning - Oxford Oaks.mxd - 6/20/2013 2:13:10 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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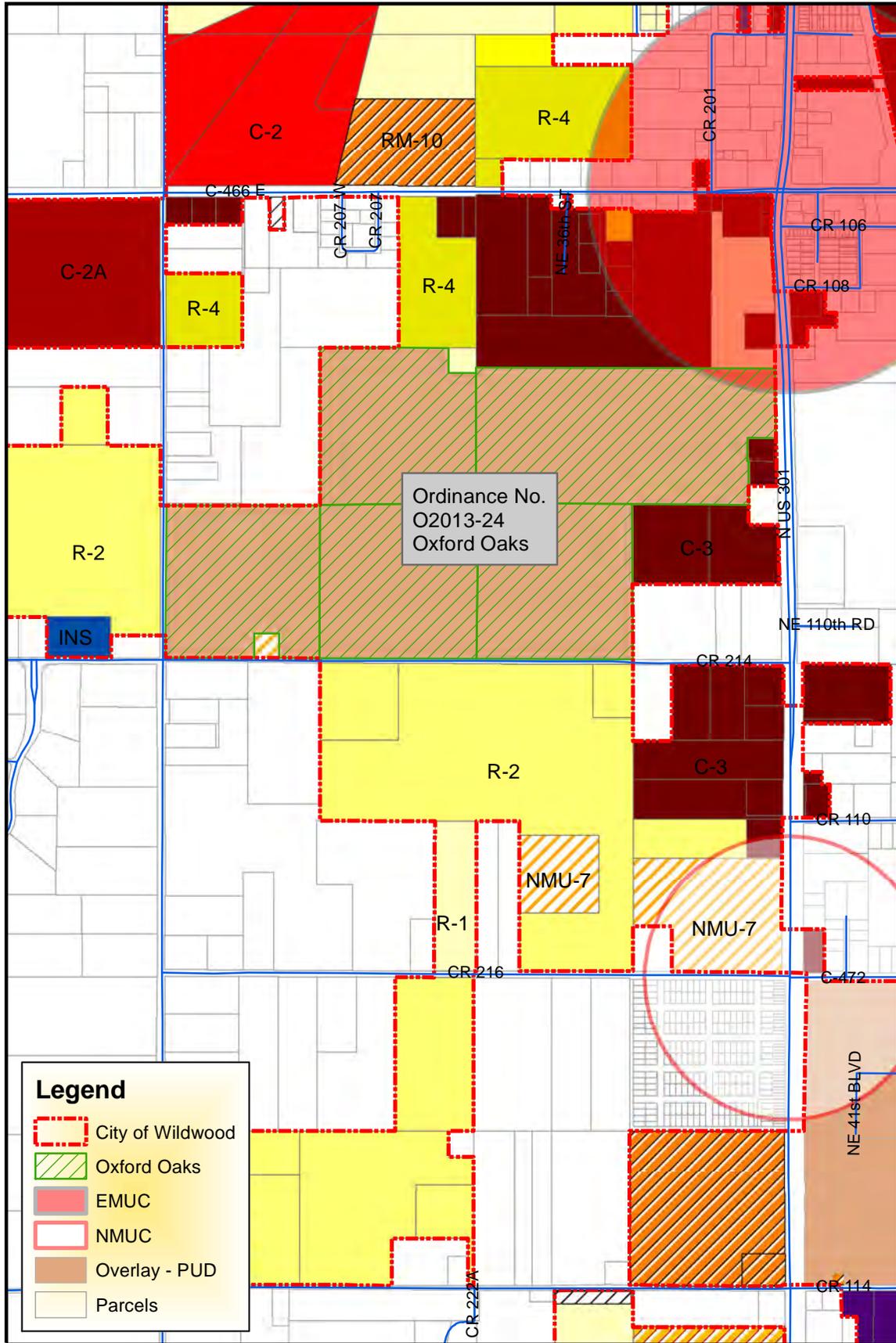
**OXFORD OAKS**

**WILDWOOD, FLORIDA**

JUNE 2013

EXISTING ZONING

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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**

Proposed Zoning  
 Overlay



VIA HAND DELIVERY

June 19, 2013

Mr. Paul Ketz  
City of Wildwood  
100 N. Main Street  
Wildwood, Florida 34785

RE: **OXFORD OAKS - ENGINEERING JUSTIFICATION FOR NO SIDEWALKS ON LOCAL RESIDENTIAL STREET (FBA # 921141.2680)**

Dear Mr. Ketz:

Due to the unique and moderately steep slopes on the project, unusual for properties within the City of Wildwood, sidewalks on the local subdivisions streets would present an undesirable condition and safety issue for the residents living in the proposed community. If sidewalks were constructed 5' off the right-of-way it would create very short (23') driveways and slopes in excess of 10% on the driveways creating an unsafe conditions for residents. In addition to the safety concerns, sidewalks would also force the developer to construct 2 to 3 steps in the garages to the finished floor of the homes and would require longer garages to accommodate these steps resulting in less rear yard and this creates an undesirable and unmarketable condition for "family" type housing.

Attached are several sections illustrating the difference in construction with sidewalks and without sidewalks. Section B illustrates the very steep unsafe driveway conditions with a 5' sidewalk constructed in the right-of-way. It also shows the requirements for steps in the garages in order to properly drain the rear yards and limit the driveway slopes to a maximum 10% grade. Sidewalks would also force developer to build the majority of the homes with stemwall type construction and limit the amount homes that could be constructed with conventional wood frame construction, thus increasing the cost of home construction.

Section A illustrates the home construction without sidewalks and shows the driveways at a gentle slope and no steps required in the garage. Additionally, please note this also allows the developer to construct with monolithic type home construction and would not limit the amount of conventional wood frame constructed homes keeping it affordable for family housing.

Also, attached is Exhibit B that shows where the developer will construct sidewalks to connect the various neighborhoods to the 60' roadway and all the common areas within the development.

Should you have any questions with regards to this matter, please feel free to contact our office.

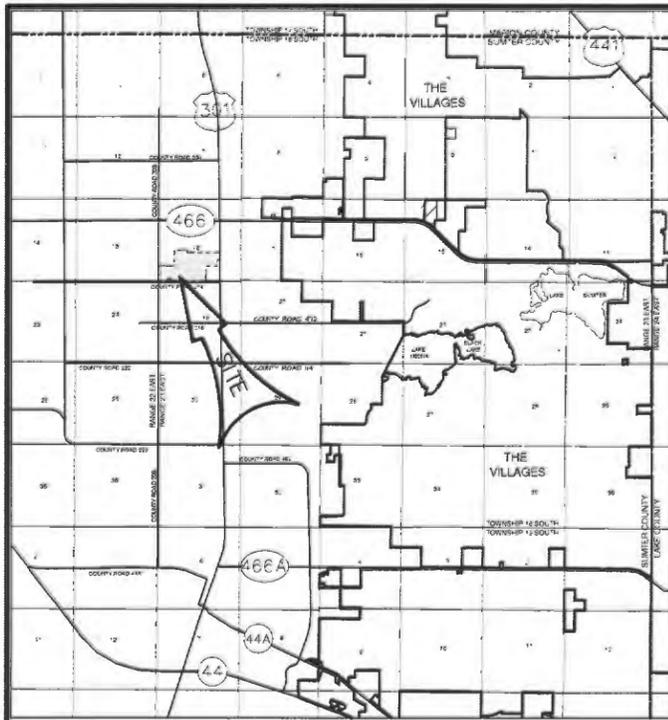
Sincerely,  
FARNER, BARLEY & ASSOCIATES, INC.

  
Jeffrey A. Head, P.E.

Sincerely,  
FARNER, BARLEY & ASSOCIATES, INC.

  
Troy W. Locklin, Project Manager  
JAH/TWL/bw  
Enclosures

cc: Mr. Marty Dzuro, Mid Florida Properties (w/encl.)

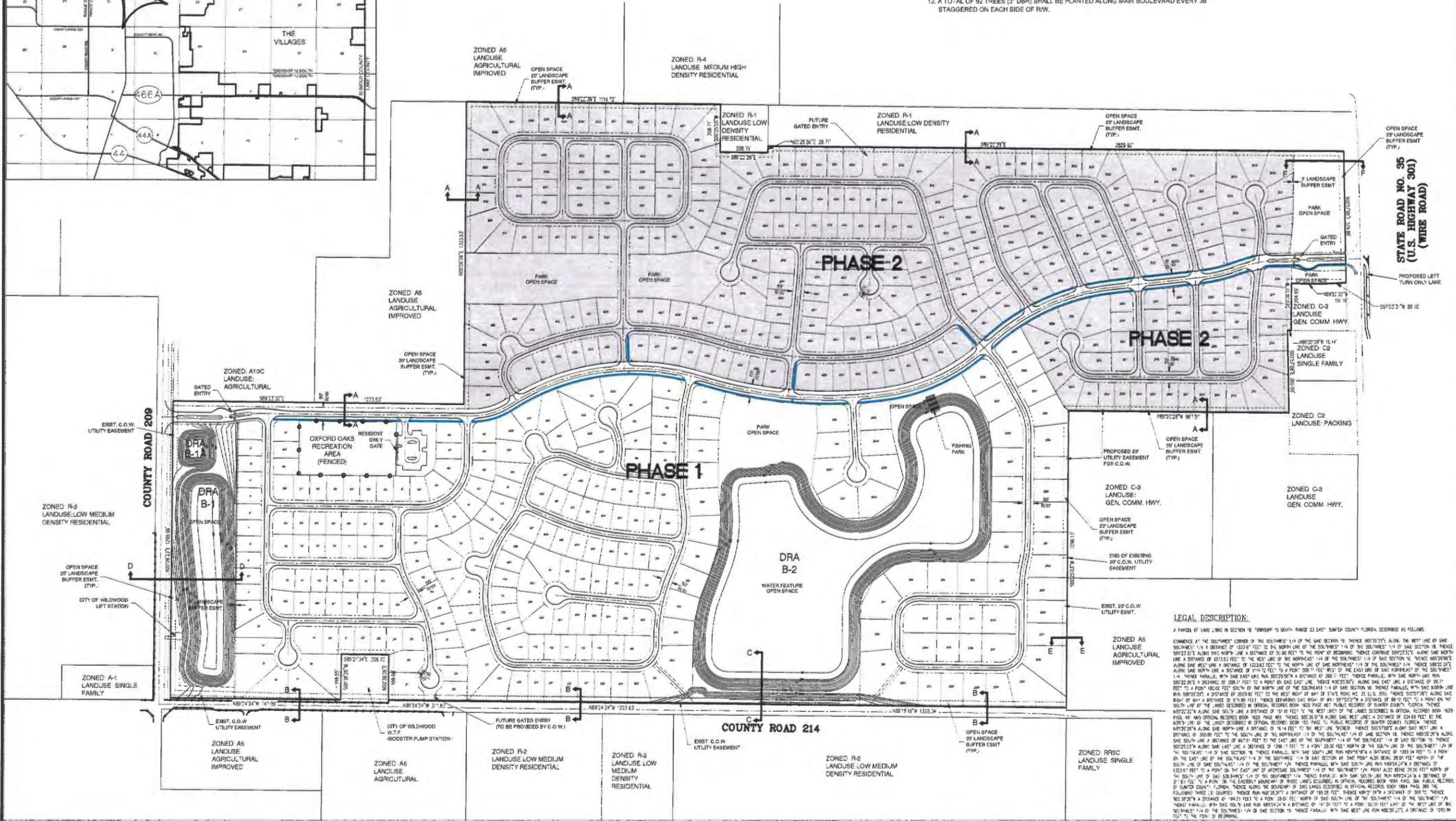
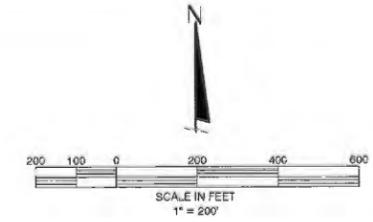


**OWNER/DEVELOPER:**  
 MID FLORIDA PROPERTIES, LLC  
 BY LBCV, IT'S MANAGER  
 1020 LAKE SUMTER LANDING  
 THE VILLAGES, 32162  
 MARTIN L. DZURO (VICE PRESIDENT)

**ENGINEER/SURVEYOR:**  
 FARNER, BARLEY AND ASSOCIATES, INC.  
 4450 N.E. 83rd ROAD  
 WILDWOOD, FL 34785  
 (352) 748-3128  
 JEFFERY A. HEAD, P.E. #58056

**SITE DATA**

1. SITE ACREAGE = 218.52 AC.
2. ZONING = R1 w RPD OVERLAY  
 LOCATED IN SEC. 18 T 18 SOUTH R 23 EAST  
 SUMTER COUNTY, FLORIDA
3. # OF UNITS = 2.48 UNITS PER AC = 218.52 AC. x 2.48 = 542
4. DENSITY = RESIDENTIAL = 540 SINGLE FAMILY DETACHED  
 1 SINGLE FAMILY ATTACHED  
 542 - TOTAL UNITS
5. BUFFERS = 20 LANDSCAPE BUFFER ESMT. - SETBACK AROUND PERIMETER  
 25 (ALONG COUNTY ROADS 209, 214 AND U.S. HWY. 301)
6. MINIMUM OPEN SPACE REQUIRED = 20% (43.7 AC.)  
 OPEN SPACE PROVIDED:  
 LANDSCAPE BUFFER ESMT. = 5.69 AC.  
 PARKS = 7.70 AC.  
 DRAS = 33.89 AC.  
 OXFORD OAKS REC. AREA = 3.23 AC.  
 TOTAL = 50.51 AC.
7. ALL COMMON OPEN AREAS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF WILDWOOD.
9. NO WETLANDS LOCATED ON SITE.
10. THIS PROJECT IS NOT LOCATED WITHIN A 100 YR FEMA FLOOD ZONE.
11. AMENITIES REQUIRED - 9  
 MAY INCLUDE SOME OR ALL OF THE FOLLOWING:  
 PARKS, TENNIS COURT, BASKETBALL COURT, CORNHOLE COURT, PAVILLION, PLAYGROUND, PICKLEBALL COURT, BEACH VOLLEYBALL, HORSESHOE COURT.
12. A TOTAL OF 92 TREES (3" DBH) SHALL BE PLANTED ALONG MAIN BOULEVARD EVERY 36 STAGGERED ON EACH SIDE OF RW.



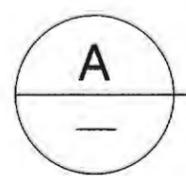
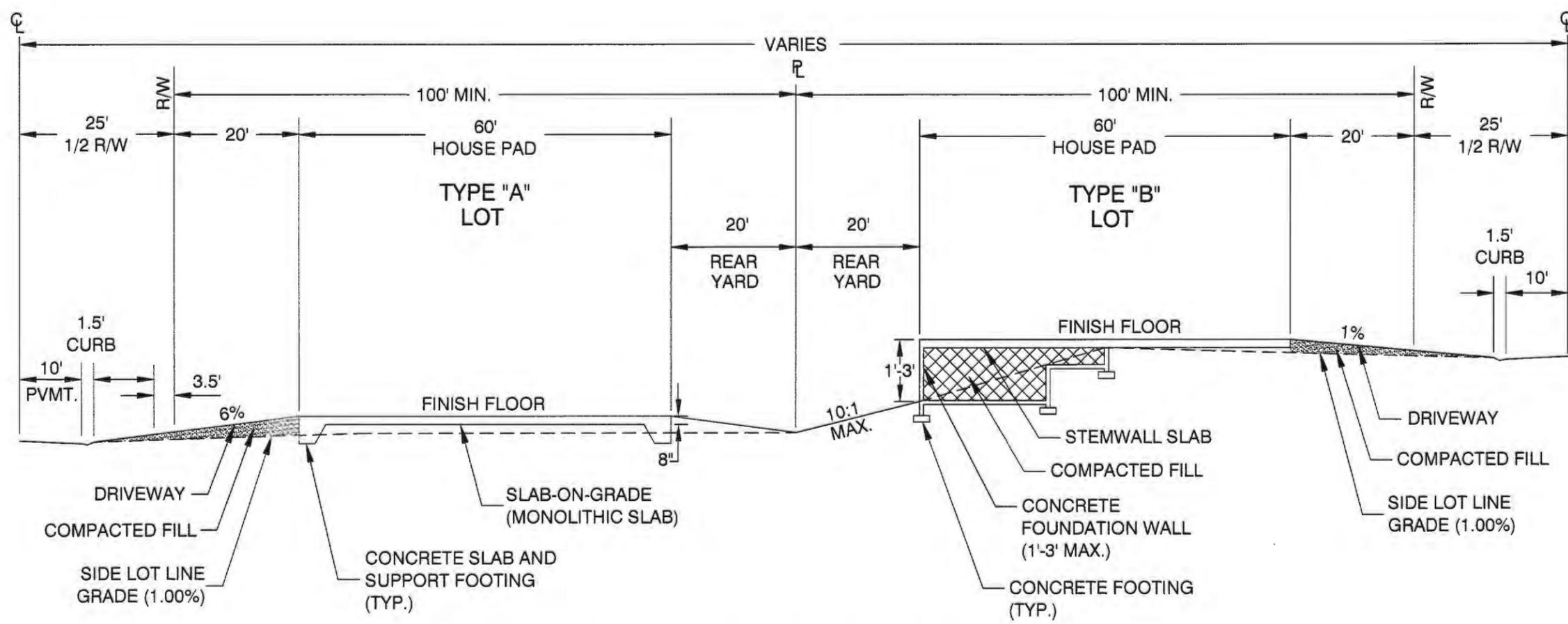
**LEGAL DESCRIPTION:**  
 A PARCEL OF LAND, LING IN SECTION 18 "TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SAID SECTION 18; THENCE NORTH 25° 25' 00" WEST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1323.63 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 25° 25' 00" WEST ALONG SAID NORTH LINE A DISTANCE OF 1323.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 25° 25' 00" WEST ALONG SAID NORTH LINE A DISTANCE OF 1773.55 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE NORTH 25° 25' 00" WEST ALONG SAID WEST LINE A DISTANCE OF 1323.63 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 25° 25' 00" WEST ALONG SAID NORTH LINE A DISTANCE OF 1323.63 FEET TO THE POINT OF BEGINNING.

DATE: 8/17/13  
 DRAWN BY: DC  
 CHECKED BY: JAH  
 FILE NAME: MASTER PLAN  
 JOB NO: 921141.2660

**EXHIBIT B**  
 SHEET 1 OF 2

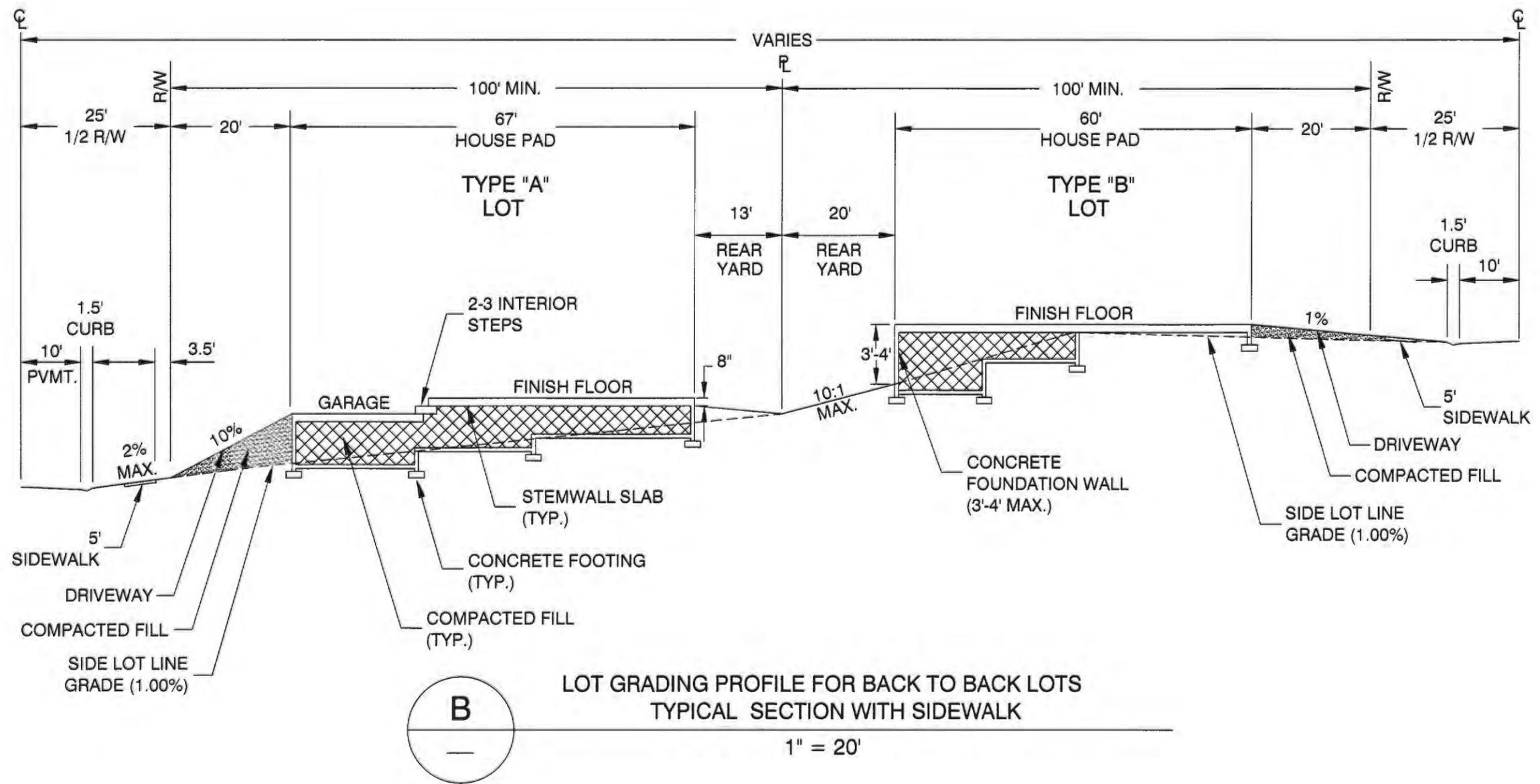
OXFORD OAKS R.P.D.  
 CONCEPTUAL DEVELOPMENT PLAN  
 MARCH 29, 2013

FARNER BARLEY AND ASSOCIATES, INC.  
 ENGINEERS SURVEYORS AND PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road O. Wildwood, Flenn 34785 O. (352) 748-3128



LOT GRADING PROFILE FOR BACK TO BACK LOTS  
TYPICAL SECTION WITHOUT SIDEWALK

1" = 20'



LOT GRADING PROFILE FOR BACK TO BACK LOTS  
TYPICAL SECTION WITH SIDEWALK

ORDINANCE NO. O2013-242013-

**AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A RESIDENTIAL PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY MID-FLORIDA PROPERTIES, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

The application filed by Mid-Florida Properties, LLC (hereinafter referred as the, "Developer") for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this \_\_\_\_\_ day of \_\_\_\_\_ 2013. 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 \_\_\_\_\_, 2013 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

**SECTION 1: GENERAL FINDINGS**

- A. That the Mid-Florida Properties, LLC Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on May 30, \_\_\_\_\_, 2013.
- 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 Developer intends to develop a Project consisting of 218.5 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- D. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- E. 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 Residential Planned Development (RPD) of the lands described in "Exhibit A".

- B. That the zoning district of the subject land described in “Exhibit A” is classified as Low Density Residential (R-1) 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 Residential Planned Development substantially in accordance with this Ordinance. This Residential 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 Farner Barley and Associates, Inc. dated \_\_\_\_\_, 2013 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. Single Family Residential;
    - b. Common areas and buffer easements (open spaces);
    - c. Recreational (Parks and open spaces).

- 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 two phases. The phases are shown on “Exhibit B” Conceptual Development Plan.
- 1) Residential Development. The residential component of the Project shall contain no more than 540 single family detached housing units and at least one (two dwelling units) single family attached housing unit.
- 2) Maximum Development Potential. Residential development within the Project shall not exceed 4 dwelling units/acre. The maximum number of residential units in the Project is 542.
- 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, subdivision preliminary plans and improvement plans shall be submitted for review and approval in the manner required by Chapter 5 of the Land Development Regulations.
- F. Developer’s Agreement. Prior to approval of subdivision preliminary plans, the City and the Developer agree to enter into Utility Agreement to address the provision of water and wastewater to the Project. The agreement shall also specify, among other items, the ownership and maintenance of the utilities infrastructure associated with the Project.
- G. Principal Uses. The principal use permitted within the Project is single family residential.
- H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for Low Density Residential (R-1).

- I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Residential Design District Standards pursuant to section 6.12 of the Land Development Regulations.
- J. Recreation and Open Space. The Project shall maintain a minimum of 20% open space.
  - 1) Parks and Recreation. The Project shall contain a minimum of 9 recreational amenities for the use of the Project's residents.
    - a. Parking shall be provided for the recreation amenities as shown on "Exhibit B."
    - b. Parking spaces for recreational amenities may be a minimum of ten (10) feet wide and eighteen (18) feet deep when fronting a landscaped area or 7' sidewalk.
  - 2) Buffers and Setbacks.
    - a. The Project shall contain a minimum twenty (20) feet perimeter landscape buffer easement along the Project's boundary lines. The landscaping in the buffer easements will be in conformance with the buffer detail sections incorporated into this Ordinance as "Exhibit C." The required landscaping and irrigation in the buffer easement will be installed on each lot when that lot is developed. Each lot owner will be required by the Subdivision Restrictions to maintain and irrigate the landscaping in compliance with applicable standards
    - b. Single Family detached residential shall have a twenty (20) foot building setback from minor local roads, a ten (10) foot setback from the rear lot line and a zero (0) foot setback from side lot lines provided there is a minimum of ten (10) feet building separation. Single Family attached residential shall have the same building setbacks except no building separation is required on the side lot lines. Front setbacks will not vary from lot to lot.
  - 3) Open Space. Open space shall include drainage retention areas, entry feature tracts, common areas, buffer easements, recreation areas. For purposes of meeting open space requirements, 100% of the drainage retention areas (stormwater management areas) may be included in the open space calculation.
  - 4) Landscape Design. Yard and common area landscaping will be in conformance with the City of Wildwood Land Development Regulations and "Exhibit C."

K. Environmental Considerations.

All environmental considerations have been addressed in the Breedlove Dennis and Associates report submitted with the Planned Development Application.

L. Public Facilities.

- 1) Potable Water, Wastewater, and Irrigation Water. The Project shall be connected to the City's potable water and wastewater system prior to any certificates of occupancy being issued. The Project's Potable and Irrigation system shall be a single system connected to the City's potable water system. The Developer/Project will not construct a separate or dual water system for effluent (irrigation). The Developer/Project may use an existing well(s) or develop a new well(s) on the Project site to supplement the water features and irrigate the property owner's association's parks and common areas. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services. The Developer will grant the City an easement, at no cost to the City, for the existing water main along the Project's boundary as shown on "Exhibit B."
- 2) Solid Waste. Solid waste collection 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. Drainage retention basins will not be fenced.
- 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 encumbering any portion of the Project and serving lands other than the Planned Development shall be underground.
- 5) Water Towers. All water towers constructed on the Project shall meet the minimum setbacks from any residential zoning district of three (3) times the height of the installed tower. ~~The City agrees that it will not construct a tower adjacent to this Project on the City's water plant facility parcel.~~

6) Construction and Materials. The Project shall be constructed pursuant to the following specific construction and materials:

a. The Developer will install PVC pipe meeting requirements ANSI/AWWA C-900, DR25, which meets all the requirements required by The Florida Department of Environmental Protection.

The working pressure of the DR25 pipe is classified as 165 psi, which exceeds the requirement as stated in the Land Development Regulations under Section 6.2©(8) that working pressures within the system shall not exceed the pressure class of the pipe with a 1.5 safety factor. The DR25 pipe has a working pressure of 165 psi which produces a safety factor of 2.75.

b. The Developer will install an eight inch (8") water distribution main along the internal spine road with all residential neighborhoods served with a six inch (6") pvc looped water main serving all internal fire hydrants. A hydraulic water model shall be provided to demonstrate that the minimum fire hydrant flow of 1,000 gpm shall be provided to each fire hydrant with a minimum residual pressure of 20 psi in all parts of the system.

c. All fire hydrants shall be provided within the Development meeting the spacing requirements as required, and approved by the Sumter County Fire Department.

d. All water service piping under pavement shall not be sleeved with a casing.

e. The Developer shall install standard manhole covers on all manholes.

f. The Developer shall install concrete thrust blocks on all pressure pipe, including water distributions mains and sanitary sewer forcemains.

g. The Developer shall not install corporation stops at all water service connections.

h. The Developer shall not install HDPE wetwell liners. HDPE wetwell liners shall be replaced with a minimum of two (2) coats of coal tar epoxy (9 mils each).

i. The Developer agrees to coat all interior walls with two (2) coats of coal tar epoxy. Special coatings or liners will not be used.

j. The Developer shall install FDOT approved HDPE storm pipe throughout the Development.

k. All residential streets within the Project will be constructed with a six inch (6") limerock base.

M. Access and Transportation

1) Access.

a. Interconnectivity to the North and South. The Project is required to dedicate one (1) right of way north to the adjoining property north of the Project as shown on "Exhibit B." Should the adjoining property be developed, the City may require any future projects North of and adjacent to this right of way to construct the improvements necessary should the City determine inter-connectivity is necessary. The Project is also required to dedicate one (1) right of way South to CR 214. The City may construct the necessary improvements when the City improves CR 214 if the City determines inter-connectivity is necessary.

b. Gated Access. The access to the Project on the east boundary at U.S. Highway 301, and on the west at C.R. 209, and if constructed, the north and south interconnectivity may be gated with resident only gates by the Developer, or its assigns. The U.S. Highway 301 and C.R. 209 gates will open with a push button system allowing vehicular traffic to enter the Project.

2) Transportation System Improvements. There are no impacts to the transportation system as identified in the Traffic Impact Analysis submitted with the Planned Development application. The Developer will construct a northbound left turn lane on US Highway 301 as shown on "Exhibit B."

3) Internal Roadways.

a. Roadways and trails within the Project shall be developed in accordance with the conceptual development plan, "Exhibit B," and the typical roadway section, "Exhibit C." Roadways will be designed as twenty (20) mph roadways with minimum center line radii of eighty-nine (89) feet pursuant to Standards in the Florida Department of Transportation's Manual of Uniform Minimum Standards.

b. Intersection spacing shall be a minimum of 175'.

- c. The Project shall provide sidewalks shown on "Exhibit C." The Project shall not provide sidewalks or multi-modal paths along County Roads 214 and 209. Sufficient right of way along C.R. 214 will be dedicated to the City as shown on "Exhibit's B and C" so the City may construct a sidewalk should future needs warrant construction. A tract of land along County Road 209 will be dedicated to the City as shown on "Exhibit's B and C" so the City may construct a multi-modal path should future needs warrant construction.
- d. Golf carts may be allowed to utilize the roadways within the Project. The City shall ensure the allowance of golf carts within the Project does not present a safety concern.
- e. The roadways and road rights of way will be dedicated to the City. The City will maintain all improvements within the rights of way which include, but are not limited to, pavement, underground pipe utilities and storm drains, curbing, street lights, sidewalks and street signs.

N. 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 restrictions to the City that will govern the maintenance of common areas.

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 to the commencement of construction beyond 48 months after the effective date of this Ordinance. Notwithstanding anything in the foregoing, once construction has commenced, construction may continue until the completion of the Project.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

Formatted

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

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

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

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

Approved as to Form:

\_\_\_\_\_  
Jerri A. Blair, City Attorney

**Ordinance O2013-24**

**“Exhibit A”**

**Oxford Oaks**

**Legal Description**

# OXFORD OAKS

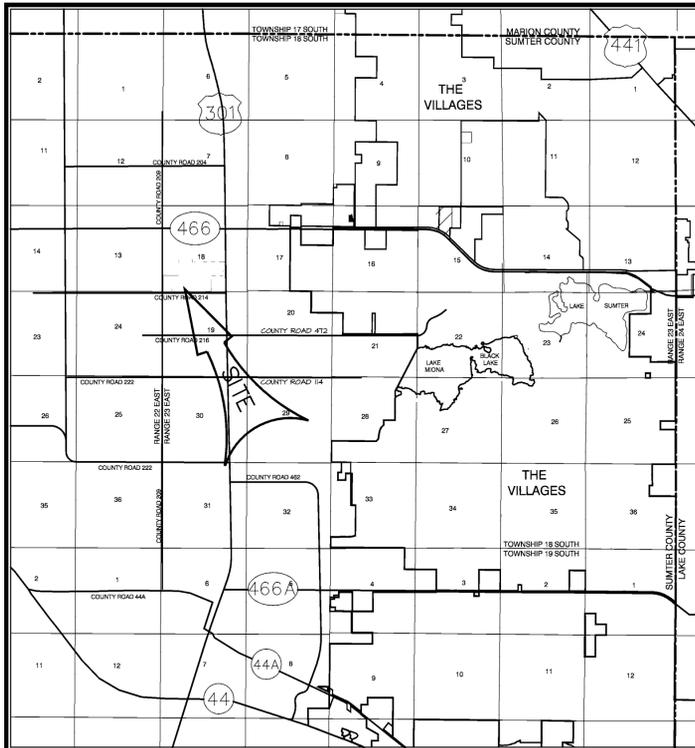
## LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SAID SECTION 18; THENCE N00°26'23"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1323.97 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE S89°23'32"E ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°23'32"E, ALONG SAID NORTH LINE A DISTANCE OF 1273.53 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE N00°26'06"E ALONG SAID WEST LINE A DISTANCE OF 1323.63 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S89°22'39"E ALONG SAID NORTH LINE A DISTANCE OF 1114.72 FEET TO A POINT 208.71 FEET WEST OF THE EAST LINE OF SAID NORTHEAST OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID EAST LINE RUN S00°25'50"W A DISTANCE OF 208.71 FEET; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°22'39"E A DISTANCE OF 208.71 FEET TO A POINT ON SAID EAST LINE; THENCE N00°25'50"E, ALONG SAID EAST LINE A DISTANCE OF 28.71 FEET TO A POINT 180.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°22'39"E A DISTANCE OF 2529.92 FEET TO THE WEST RIGHT OF WAY OF STATE ROAD NO. 35 (U.S. 301); THENCE S00°57'08"E ALONG SAID RIGHT OF WAY A DISTANCE OF 574.88 FEET; THENCE DEPARTING SAID RIGHT OF WAY S87°03'31"W A DISTANCE OF 89.10 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1628 PAGE 483, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°22'32"W ALONG SAID SOUTH LINE A DISTANCE OF 151.16 FEET TO THE WEST LINES OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1628 PAGE 481 AND OFFICIAL RECORDS BOOK 1628, PAGE 483; THENCE S00°36'51"W ALONG SAID WEST LINES A DISTANCE OF 204.69 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 155, PAGE 73, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°20'28"W ALONG SAID NORTH LINE A DISTANCE OF 16.14 FEET TO THE WEST LINE THEREOF; THENCE S00°57'08"E ALONG SAID WEST LINE A DISTANCE OF 360.00 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE N89°20'28"W ALONG SAID SOUTH LINE A DISTANCE OF 967.51 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE S00°25'03"W ALONG SAID EAST LINE A DISTANCE OF 1296.13 FEET TO A POINT 28.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°18'18"W A DISTANCE OF 1328.34 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; SAID POINT ALSO BEING 28.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°24'24"W A DISTANCE OF 1323.63 FEET TO A POINT ON THE EAST LINE OF AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; POINT ALSO BEING 28.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°24'24"W A DISTANCE OF 317.83 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1884, PAGE 366, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1884, PAGE 366 THE FOLLOWING THREE (3) COURSES: THENCE RUN N00°38'26"E A DISTANCE OF 199.08 FEET; THENCE N89°21'34"W A DISTANCE OF 208.72; THENCE S00°38'26"W A DISTANCE

OF 199.25 FEET TO A POINT 28.00 FEET NORTH OF SAID SOUTH LINE OF THE  
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE  
RUN N89°24'24"W A DISTANCE OF 747.09 FEET TO A POINT 50.00 FEET EAST OF THE  
WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18;  
THENCE PARALLEL WITH SAID WEST LINE RUN N00°26'23"E A DISTANCE OF 1295.96  
FEET TO THE POINT OF BEGINNING.

**Ordinance O2013-24**  
**“Exhibit B”**  
**Oxford Oaks**  
**Conceptual Development Plan**  
**And Detail Sections**



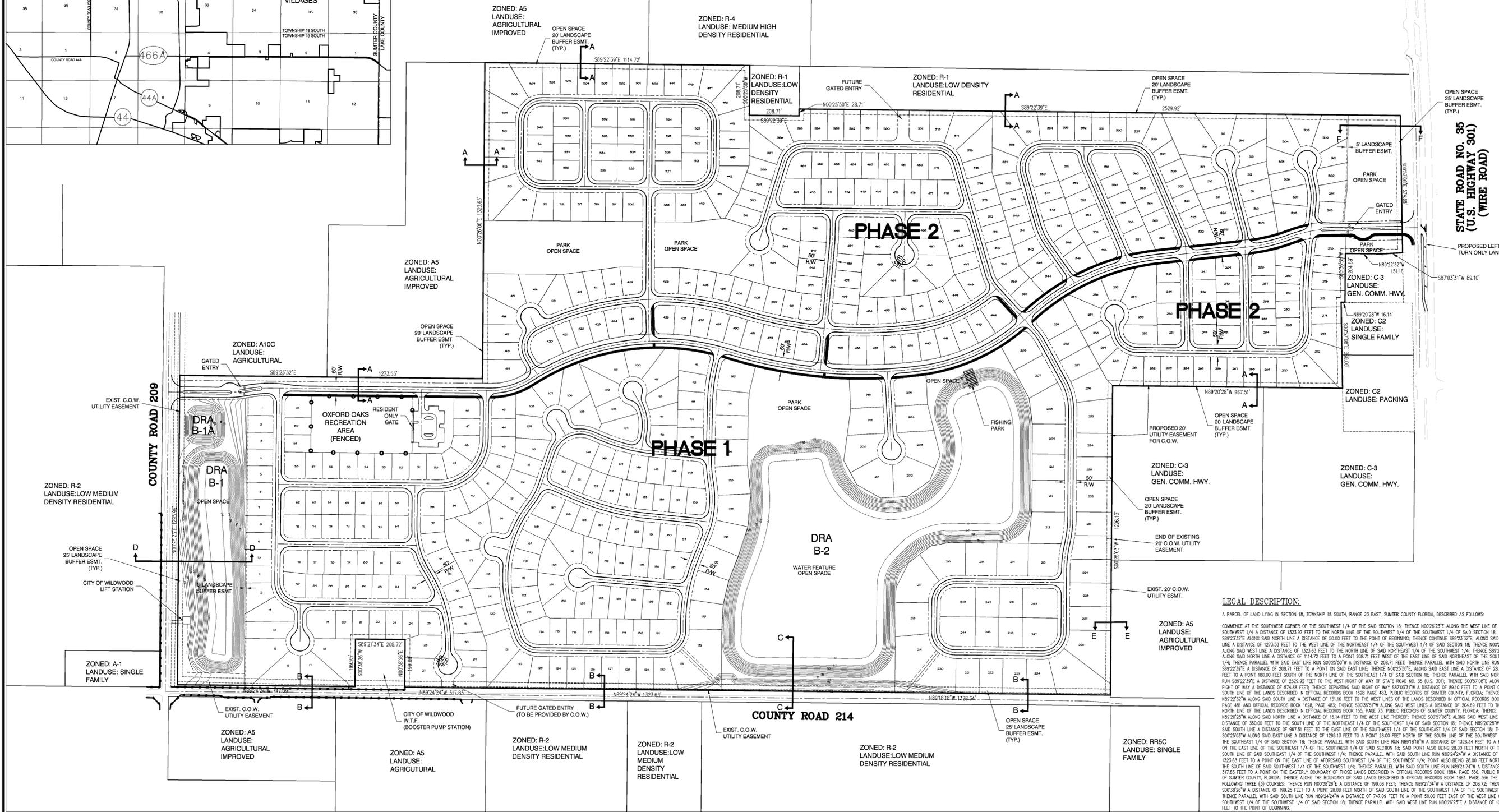
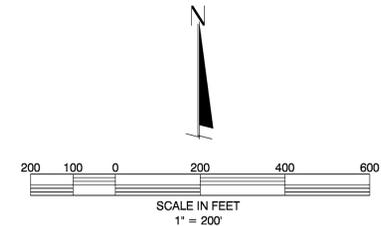
**OWNER/DEVELOPER:**  
 MID FLORIDA PROPERTIES, LLC  
 BY LBCV, IT'S MANAGER  
 1020 LAKE SUMTER LANDING  
 THE VILLAGES, 32162  
 MARTIN L. DZURO (VICE PRESIDENT)

**ENGINEER/SURVEYOR:**  
 FARNER, BARLEY AND ASSOCIATES, INC.  
 4450 N.E. 83rd ROAD  
 WILDWOOD, FL 34785  
 (352) 748-3126  
 JEFFERY A. HEAD, P.E. #58058

**SITE DATA**

1. SITE ACREAGE: = 218.52 AC.
2. ZONING = R1 w/ RPD OVERLAY  
 LOCATED IN SEC. 18, T 18 SOUTH, R 23 EAST  
 SUMTER COUNTY, FLORIDA
3. # OF UNITS: 2.48 UNITS PER AC. = 218.52 AC. x 2.48 = 542
4. DENSITY: RESIDENTIAL = 540 - SINGLE FAMILY DETACHED  
 1 - SINGLE FAMILY ATTACHED  
 542 - TOTAL UNITS
5. BUFFERS: 20' LANDSCAPE BUFFER ESMT. - SETBACK AROUND PERIMETER  
 25' (ALONG COUNTY ROADS 209, 214 AND U.S. HWY. 301)

6. MINIMUM OPEN SPACE REQUIRED = 20% (43.7 AC.)  
 OPEN SPACE PROVIDED:  
 LANDSCAPE BUFFER ESMT. = 5.69 AC.  
 PARKS = 7.70 AC.  
 DRA's = 33.89 AC.  
 OXFORD OAKS REC. AREA = 3.23 AC.  
 TOTAL = 50.51 AC.
7. ALL COMMON OPEN AREAS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
8. POTABLE WATER AND SANITARY SEWER WILL BE PROVIDED BY THE CITY OF WILDWOOD.
9. NO WETLANDS LOCATED ON SITE.
10. THIS PROJECT IS NOT LOCATED WITHIN A 100 YR FEMA FLOOD ZONE.
11. AMENITIES REQUIRED : 9  
 MAY INCLUDE SOME OR ALL OF THE FOLLOWING:  
 PARKS  
 TENNIS COURT  
 BASKETBALL COURT  
 CORNHOLE COURT  
 PAVILLION  
 PLAYGROUND  
 PICKLEBALL COURT  
 BEACH VOLLEYBALL  
 HORSESHOE COURT
12. A TOTAL OF 92 TREES (3" DBH) SHALL BE PLANTED ALONG MAIN BOULEVARD EVERY 38' STAGGERED ON EACH SIDE OF R/W.



**LEGAL DESCRIPTION:**  
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 COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SAID SECTION 18; THENCE N00°28'23"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1323.97 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE S89°23'32"E ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°23'32"E ALONG SAID NORTH LINE A DISTANCE OF 1273.53 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE N00°28'08"E ALONG SAID WEST LINE A DISTANCE OF 1323.63 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S89°23'39"E ALONG SAID NORTH LINE A DISTANCE OF 1114.72 FEET TO A POINT 208.71 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID EAST LINE RUN S00°25'50"W A DISTANCE OF 208.71 FEET; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°22'39"E A DISTANCE OF 574.88 FEET; THENCE DEPARTING SAID RIGHT OF WAY S87°03'31"W A DISTANCE OF 89.10 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1628 PAGE 483 PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°20'28"W ALONG SAID SOUTH LINE A DISTANCE OF 151.16 FEET TO THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1628 PAGE 481 AND OFFICIAL RECORDS BOOK 1628 PAGE 483; THENCE S00°37'08"E ALONG SAID WEST LINE A DISTANCE OF 204.69 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 155, PAGE 73, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°20'28"W ALONG SAID NORTH LINE A DISTANCE OF 16.14 FEET TO THE WEST LINE THEREOF; THENCE S00°37'08"E ALONG SAID WEST LINE A DISTANCE OF 360.00 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE N89°20'28"W ALONG SAID SOUTH LINE A DISTANCE OF 901.51 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE S00°25'50"W ALONG SAID EAST LINE A DISTANCE OF 1286.13 FEET TO A POINT 28.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°24'24"W A DISTANCE OF 1323.63 FEET TO A POINT ON THE EAST LINE OF AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; POINT ALSO BEING 28.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°24'24"W A DISTANCE OF 374.63 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1884, PAGE 366, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1884, PAGE 366, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN N00°30'25"E A DISTANCE OF 199.08 FEET; THENCE N89°23'34"W A DISTANCE OF 206.72; THENCE S00°38'26"W A DISTANCE OF 193.25 FEET TO A POINT 28.00 FEET NORTH OF SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°24'24"W A DISTANCE OF 747.08 FEET TO A POINT 50.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE PARALLEL WITH SAID WEST LINE RUN N00°28'23"E A DISTANCE OF 1295.96 FEET TO THE POINT OF BEGINNING.

REVISIONS

NO.	DATE	DESCRIPTION

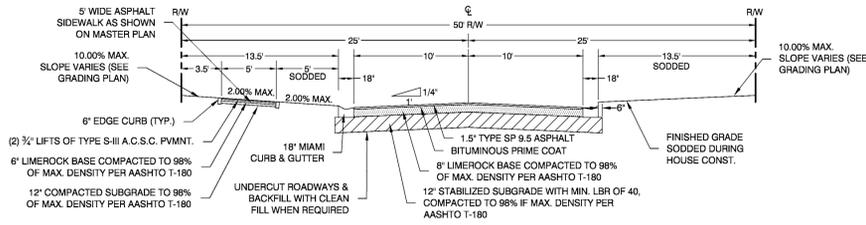
DATE

**FARNER BARLEY AND ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS PLANNERS  
 Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

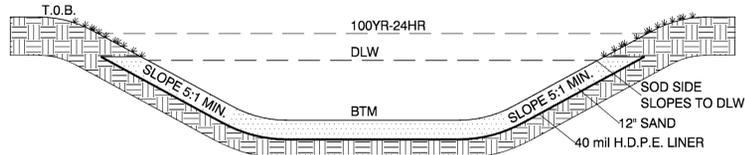
**OXFORD OAKS R.P.D.**  
**CONCEPTUAL DEVELOPMENT PLAN**  
**MARCH 29, 2013**

DATE 6/17/13  
 DRAWN BY DC  
 CHKD BY JAH  
 FILE NAME MASTER PLAN  
 JOB NO. 921141.2680

**EXHIBIT B**  
 SHT. 1 OF 2

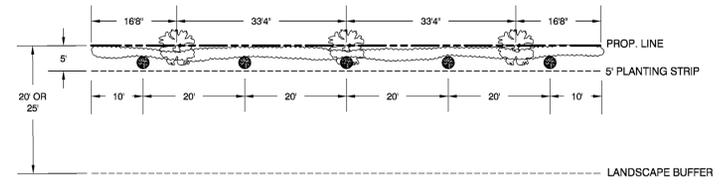


TYPICAL 50' ROADWAY SECTION  
N.T.S.



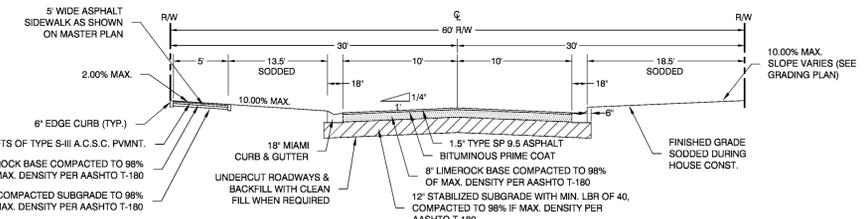
WET RETENTION DETAIL  
N.T.S.

DRA #	T.O.B. ELEV (FT)	DLW ELEV (FT)	BTM ELEV (FT)
DRA #B-1	78.00	69.00	63.00
DRA #B-2	77.00	66.00	60.00

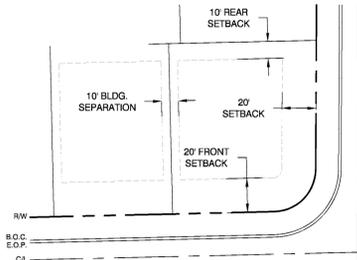


The landscape buffer shall contain per 100', a minimum of three(3) canopy trees, five (5) understory trees and a continuous row of shrubs. Refer to City of Wildwood Design Standards, Section II (E), for minimum sizes. All planting to be done at time of home construction.

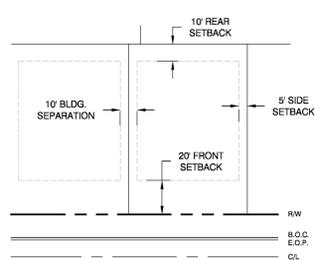
LANDSCAPE BUFFER PLANTING  
N.T.S.



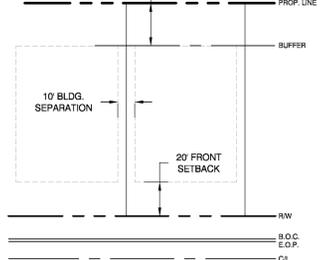
TYPICAL 60' ROADWAY SECTION  
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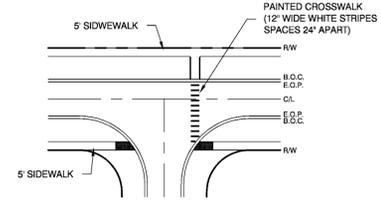
TYPICAL CORNER LOT  
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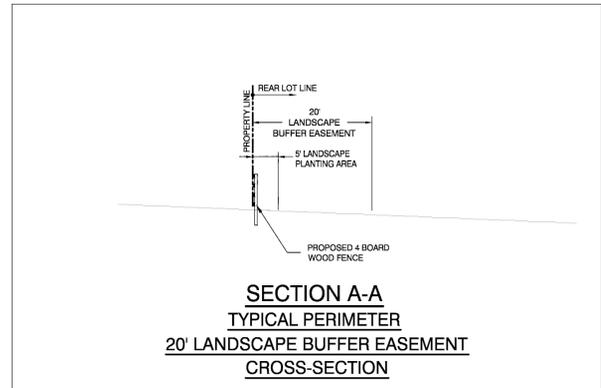
TYPICAL INTERIOR LOT  
N.T.S.



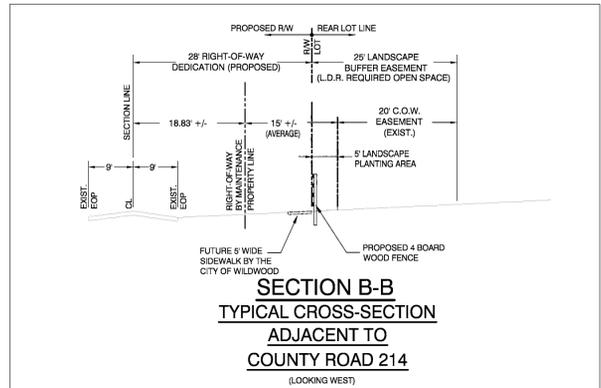
TYPICAL PERIMETER LOT  
N.T.S.



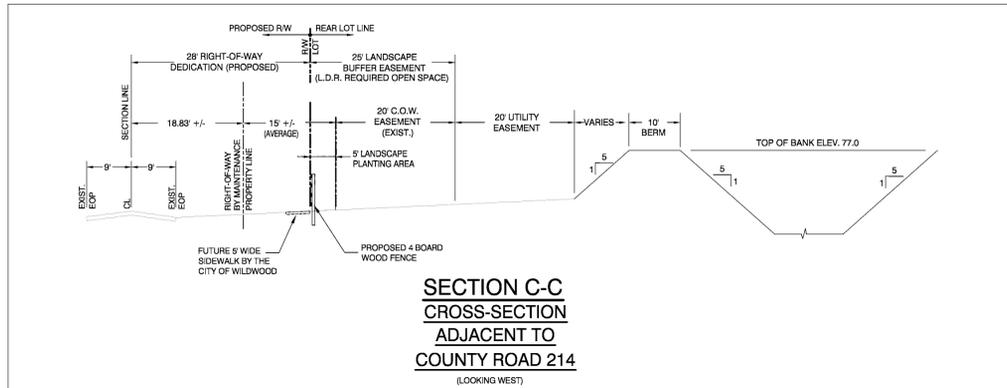
COLLECTOR ROAD CROSSWALK DETAIL  
N.T.S.



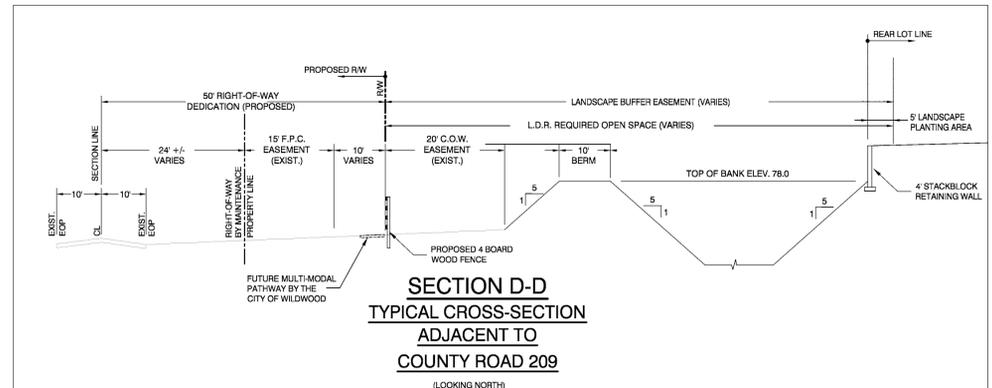
SECTION A-A  
TYPICAL PERIMETER  
20' LANDSCAPE BUFFER EASEMENT  
CROSS-SECTION



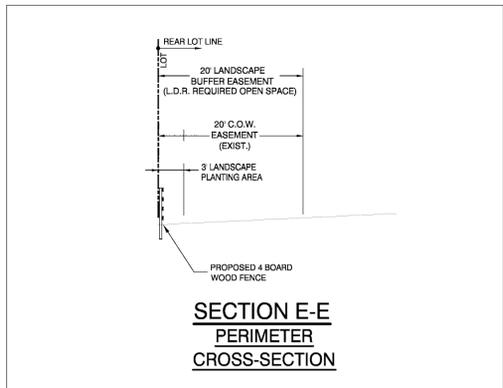
SECTION B-B  
TYPICAL CROSS-SECTION  
ADJACENT TO  
COUNTY ROAD 214  
(LOOKING WEST)



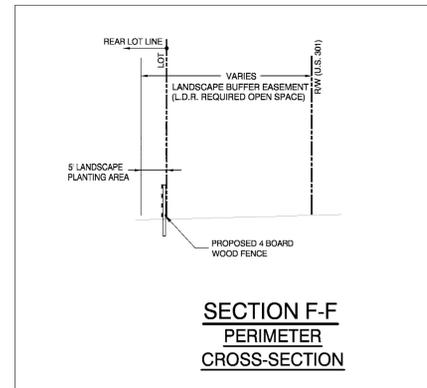
SECTION C-C  
CROSS-SECTION  
ADJACENT TO  
COUNTY ROAD 214  
(LOOKING WEST)



SECTION D-D  
TYPICAL CROSS-SECTION  
ADJACENT TO  
COUNTY ROAD 209  
(LOOKING NORTH)



SECTION E-E  
PERIMETER  
CROSS-SECTION



SECTION F-F  
PERIMETER  
CROSS-SECTION

BY	
REVISIONS	
DATE	

ENGINEERS SURVEYORS PLANNERS  
**FARNER BARLEY AND ASSOCIATES, INC.**  
 Certificate of Authorization Number: 4709  
 4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

OXFORD OAKS R.P.D.  
 DETAILS  
 MARCH 29, 2013

DATE	5/1/13
DRAWN BY	DC
CHKD BY	JAH
FILE NAME	DETAILS
JOB NO.	921141.2680

EXHIBIT C

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

**Case No:** RZ 1308-01  
**Parcel Number(s):** D17=062  
**Property Location:** South of CR 466 and East of CR 106 in the Oxford Area  
**Owner:** Amsdell Storage Ventures XV, LLC  
**Applicant:** Richard Beavers

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "CL" to City of Wildwood "C-3: General Commercial - Highway" for Parcel D17=062. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1308-01).

Pursuant to Section 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to "C-3: General Commercial - Highway" should be granted based on the following criteria:

- (a) Whether the proposed change is consistent with the comprehensive plan;  
The proposed rezoning to "C-3: General Commercial - Highway" is consistent with the proposed Future Land Use Map designation of "Commercial."
- (b) The existing land use pattern of the surrounding area;  
The proposed rezoning is compatible with the land use pattern of the surrounding area. The subject property is located in an urbanized area of Oxford on the south side of CR 466 across from the Walmart shopping plaza. The property is intended to be developed as storage units which are an appropriate use for property giving its location.
- (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;  
The proposed rezoning will not have an adverse effect on public facilities and services. The amendment will not increase the amount of potential development on the subject property that is currently allowed under its Sumter County zoning classification. As such, there are no additional impacts to public facilities.
- (d) Whether changed or changing conditions make the passage of the proposed amendment necessary;  
The rezoning is necessary to accommodate the proposed use of the property and to bring the property in compliance with the Future Land Use Map. Further, the property has been annexed into the City and now must be given a City zoning designation.
- (e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;  
The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. The rezoning will not increase the amount of permitted development on the subject property that is currently allowed under its Sumter County zoning classification.

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

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

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #O2013-42 (attached).**

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. 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 August 23, 2013.

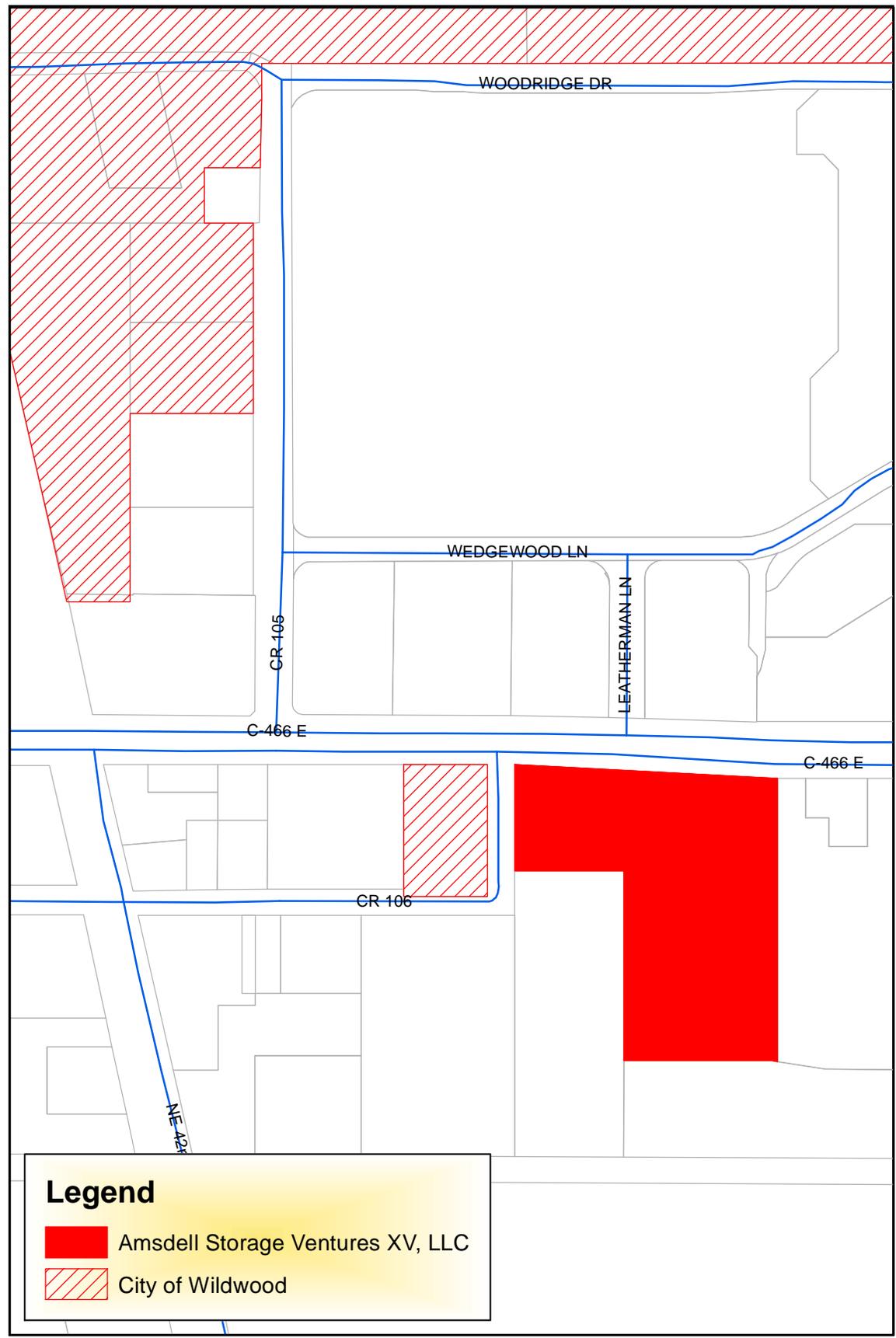
DATED: August 26, 2013



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Jason F. McHugh  
Development Services Coordinator/ City Planner

F:\Terr\GIS\Maps\Location - Amsdell Storage Ventures XV, LLC.mxd - 8/28/2013 3:05:03 PM - torneal

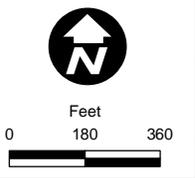


**Legend**

-  Amsdell Storage Ventures XV, LLC
-  City of Wildwood

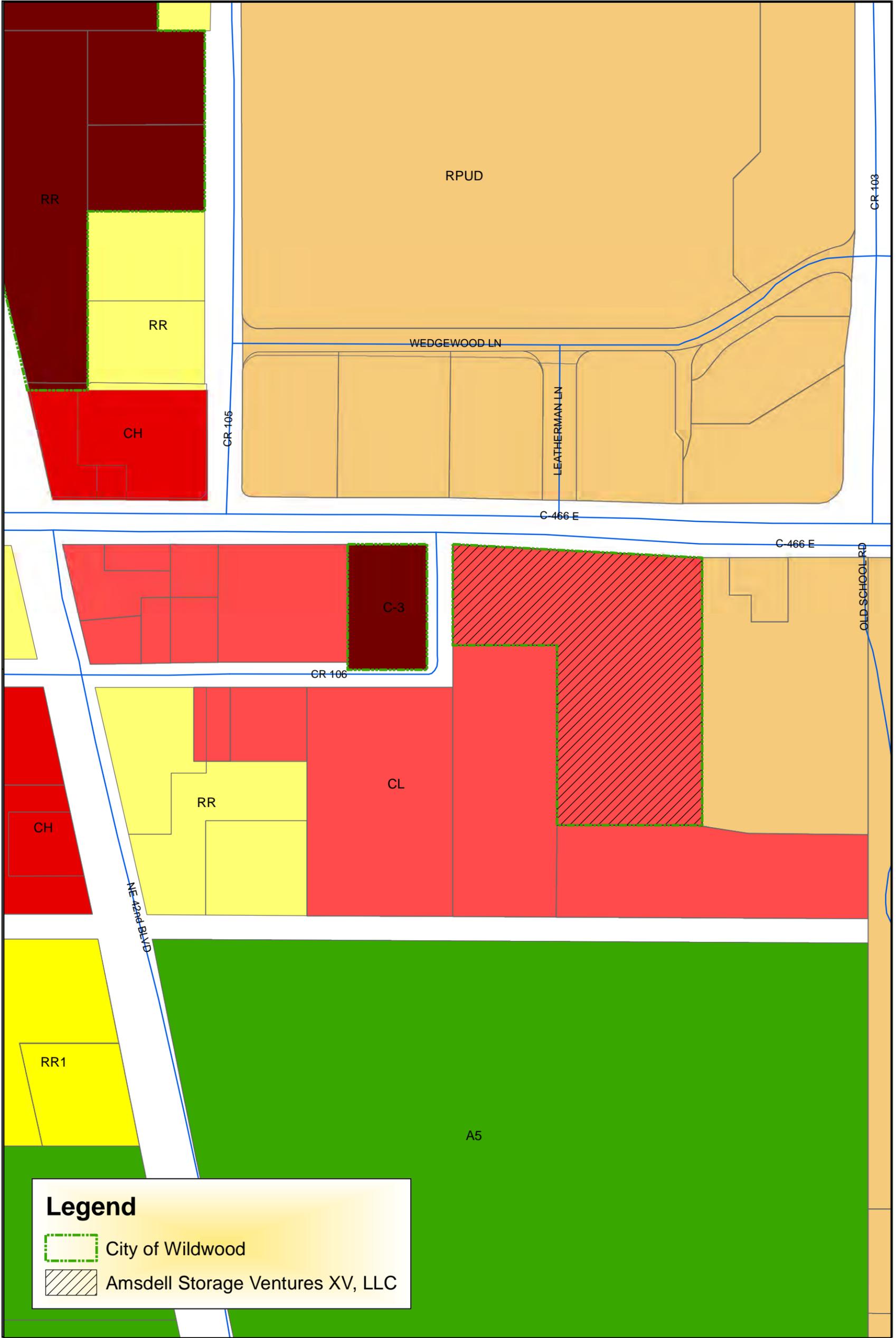


City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
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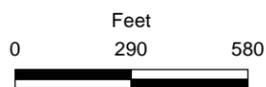


<b>AMSDELL STORAGE VENTURES XV, LLC</b>	
<b>WILDWOOD, FLORIDA</b>	
August 2013	LOCATION MAP

I:\Terr\GIS\Maps\Existing & Proposed Zoning\Existing Zoning - Amsdell Storage Ventures XV, LLC.mxd - 8/28/2013 2:45:43 PM - toneal



City of Wildwood  
 100 North Main Street  
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**AMSDELL STORAGE VENTURES XV, LLC**

**WILDWOOD, FLORIDA**

**AUGUST 2013**

**EXISTING ZONING**

**ORDINANCE NO. O2013-42**

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

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

**Parcel # D17=062**  
**Amsdell Storage Ventures XV, LLC**  
**4.7 +/- Acres**

**LEGAL DESCRIPTION**

THE EAST 274.80 FEET OF BLOCKS "E" AND "F", AND BLOCKS "H" AND "I", IN THE TOWN OF OXFORD AND THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS: (SOUTHWESTERLY ADJOINER)

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 274.80 FEET OF BLOCK "E", RUN S00°00'20"W, 230.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S89°44'09"E, 210.00 FEET, THENCE S00°00'20"W, 557.60 FEET, THENCE N89°44'09"W, 210.00 FEET, THENCE N00°00'20"E, 557.60 FEET TO THE POINT OF BEGINNING.

ALSO LESS: (SOUTHERLY ADJOINER)

THAT PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET;

THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF THE BEGINNING.

ALSO LESS:

THAT PORTION OF BLOCKS "E" AND "H" IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466, SAID SOUTH RIGHT OF WAY LINE BEING 25.00 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF COUNTY ROAD 466, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT OF INTERSECTION WITH THE EAST LINE OF THE NW ¼ OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AND THE CENTERLINE OF COUNTY ROAD 466; THENCE S00°24'09"W, 25.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 466; THENCE N89°23'30"W ALONG SAID SOUTH RIGHT OF WAY LINE, 348.23 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°23'30"W, 351.16 FEET; THENCE S01°54'45"W, 10.73 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 8,950.00 FEET, AND A CHORD BEARING AND DISTANCE OF S87°16'43"E, 141.11 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°54'12", AN ARC DISTANCE OF 141.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 9,050.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°20'00", AN ARC DISTANCE 210.58 FEET; THENCE N00°24'09"E, 22.91 FEET TO THE POINT OF BEGINNING.

ALSO LESS (EASTERLY ADJOINER)

THE EAST 348.23 FEET OF BLOCKS "H" AND "I, IN THE TOWN OF OXFORD AND THE EAST 348.23 FEET OF THAT PART OF MAIN STREET LYING BETWEEN THE ABOVE DESCRIBED BLOCKS, ALL IN THE TOWN OF OXFORD ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 32 AND 33, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS:

THE NORTH 25.00 FEET THEREOF FOR COUNTY ROAD 466.

ALSO LESS:

ANY PORTION THEREOF LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK "I"; THENCE N89°23'30"W, ALONG THE SOUTH LINE OF BLOCKS "I" AND "F", 640.00 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF THE EAST 274.80 FEET OF SAID BLOCK "F"; THENCE DEPARTING SAID SOUTH LINE OF BLOCK "F", N00°24'09"E, 180.00 FEET; THENCE S89°23'30"E, 291.77 FEET; THENCE S81°07'56"E, 104.41 FEET; THENCE S89°23'30"E, 244.96 FEET TO THE EAST LINE OF BLOCK "I"; THENCE S00°24'09"W, 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 207,007 SQUARE FEET OR 4.752 ACRES MORE OR LESS.

This property is to be reclassified from County "CL" to City "C-3: General Commercial-Highway."

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

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

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

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

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

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST:

\_\_\_\_\_  
Joseph Jacobs, City Clerk

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

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

Approved as to form:

\_\_\_\_\_  
Jerri A. Blair, City Attorney

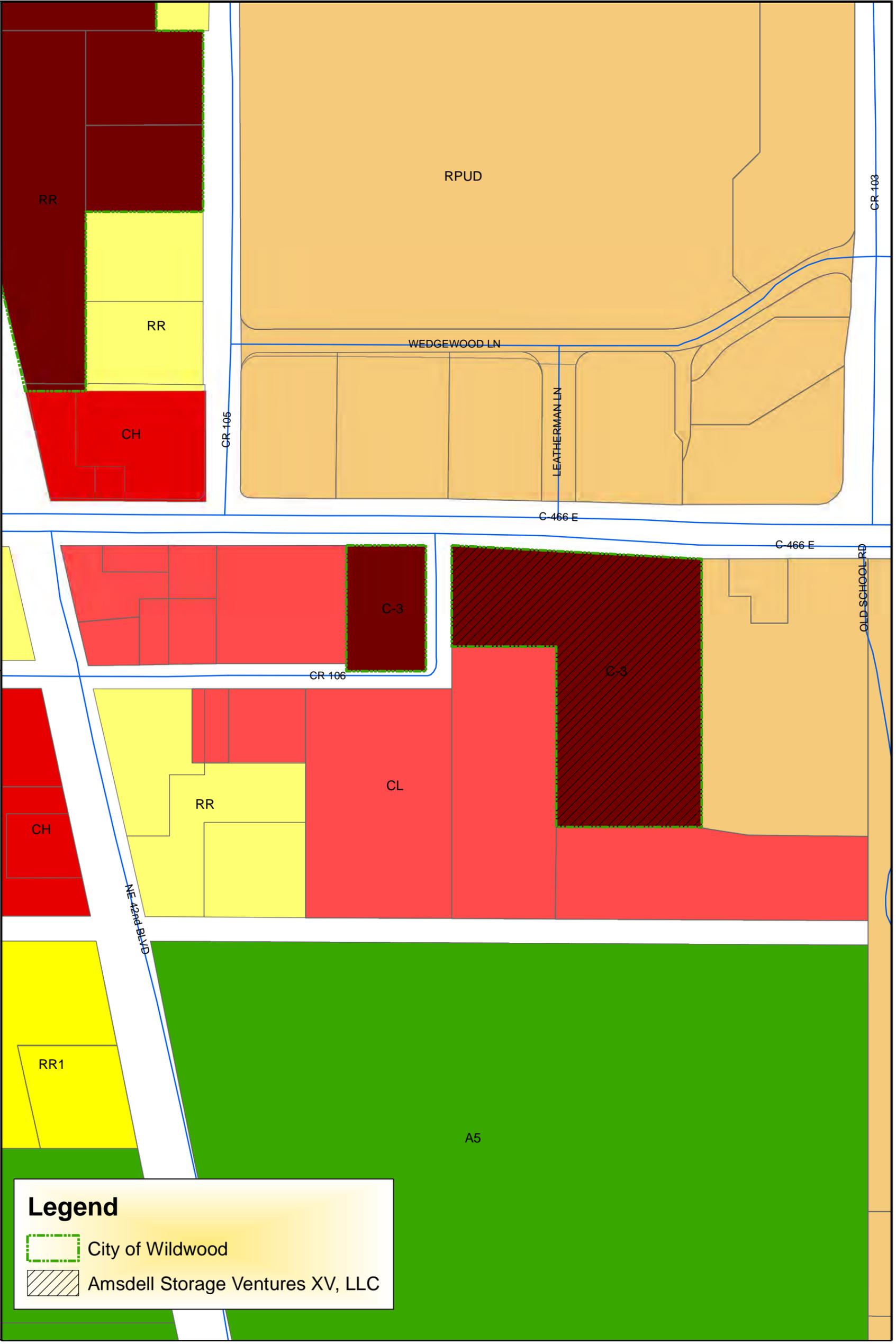
**Ordinance O2013-42**

**“Exhibit A”**

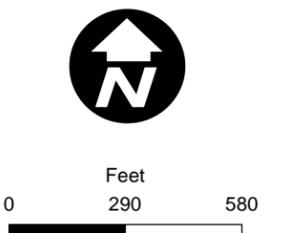
**Amsdell Storage Ventures XV, LLC**

**Zoning Map Designation**

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City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
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**AMSDPELL STORAGE VENTURES XV, LLC**

**WILDWOOD, FLORIDA**

**AUGUST 2013**      **PROPOSED ZONING**

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

**Case No:** RZ 1308-03  
**Parcel Number(s):** G05=010  
**Property Location:** 1305 Cleveland Avenue (Across from Wildwood Assembly of God)  
**Owner:** Susan Hooper  
**Applicant:** Susan Hooper

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from "R-1: Low Density Residential" to "C-1: General Commercial - Downtown" for Parcel G05=010. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1308-02).

Pursuant to Section 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to "C-1: General Commercial - Downtown" should be granted based on the following criteria:

- (a) Whether the proposed change is consistent with the comprehensive plan;  
The proposed rezoning to "C-1: General Commercial - Downtown" is consistent with the proposed Future Land Use Map designation of "Commercial."
- (b) The existing land use pattern of the surrounding area;  
The proposed rezoning is compatible with the land use pattern of the surrounding area. The subject property is intended to be converted from a residence to an office and is located on Cleveland Avenue/C-466A. The C-466A corridor is urbanizing and contains a mix of residential, intuitional and commercial uses.
- (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;  
The proposed rezoning will not have an adverse effect on public facilities and services. The City has adequate capacity within its water and wastewater systems to accommodate the potential nominal increase in demand as a result of the change of use. Public school facilities will not be impacted with this amendment.
- (d) Whether changed or changing conditions make the passage of the proposed amendment necessary;  
The rezoning is necessary to accommodate the proposed use of the property and to bring the property in compliance with the proposed Future Land Use Map amendment.
- (e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;  
The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. The amendment may cause a slight increase in traffic along Cleveland Avenue (C-466A). It should be noted the County is scheduled to start construction on the widening of C-466A to a three lane facility in the next few months. After completion, the improvements to C-466A will improve traffic conditions along the corridor.

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

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

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #O2013-44 (attached).**

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. 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 August 23, 2013.

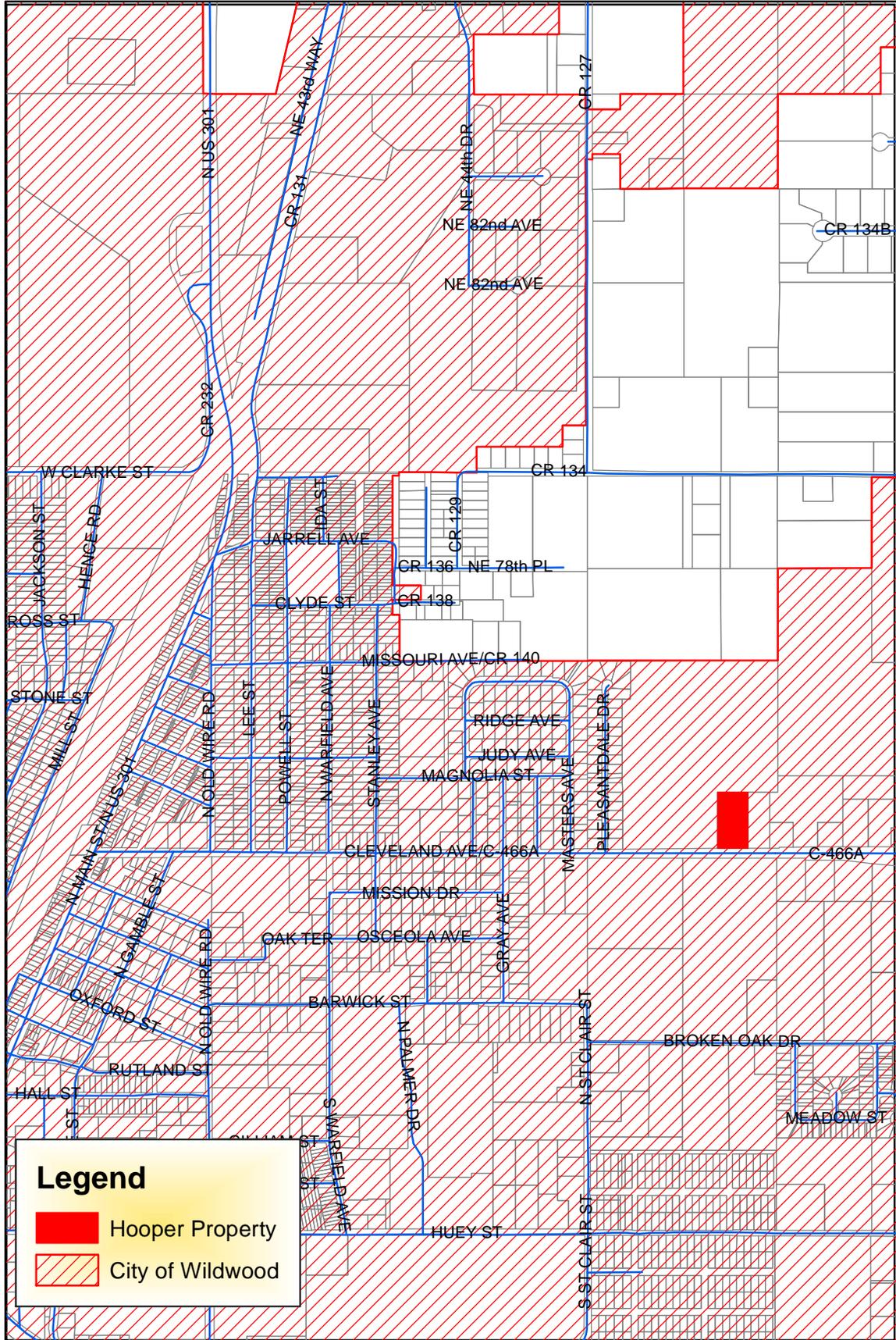
DATED: August 26, 2013



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Jason F. McHugh  
Development Services Coordinator/ City Planner

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**Legend**

-  Hooper Property
-  City of Wildwood



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



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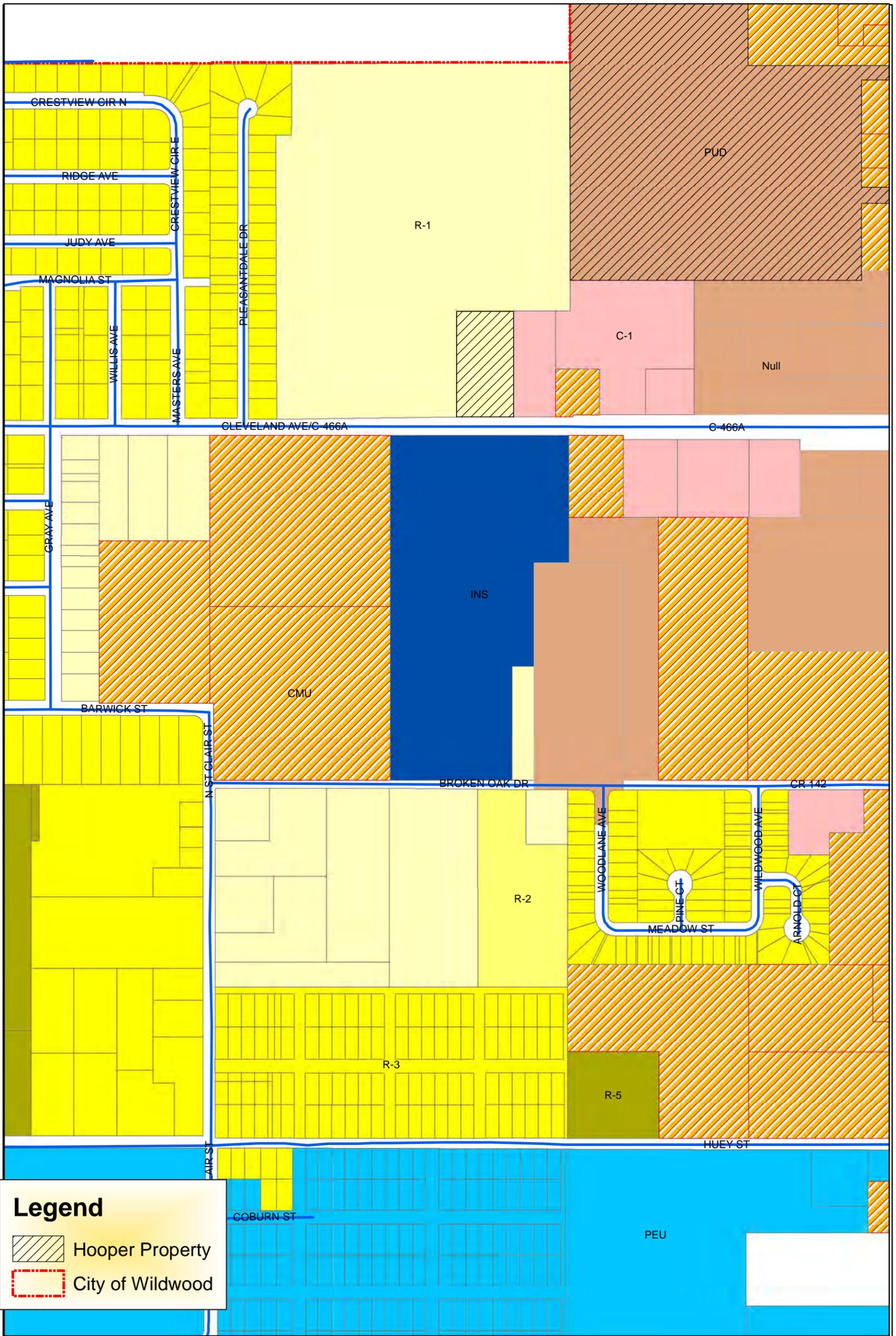
**HOOPER PROPERTY**

**WILDWOOD, FLORIDA**

**AUGUST 2013**

**LOCATION MAP**

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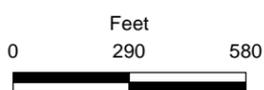


**Legend**

- Hooper Property
- City of Wildwood



City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
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 www.wildwood-fl.gov



**HOOPER PROPERTY**

**WILDWOOD, FLORIDA**

AUGUST 2013

EXISTING ZONING

**ORDINANCE NO. O2013-44**

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

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

**Parcel # G05=010**  
**Hooper Property**  
**1.88 +/- Acres**

**LEGAL DESCRIPTION:**

BEGIN 70 YARDS WEST OF SE CORNER OF SW 1/4 OF NE 1/4, AND RUN WEST 70 YARDS, NORTH 140 YARDS, EAST 70 YARDS, SOUTH 140 YARDS TO P.O.B. SECTION 5, TOWNSHIP 19, SOUTH OF RANGE 23 EAST.

CONTAINS THEREIN 1.88 ACRES, MORE OR LESS.

This property is to be reclassified from "R-1: Low Density Residential" to "C-1: General Commercial-Downtown."

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

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

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

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

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

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST: \_\_\_\_\_  
Joseph Jacobs, City Clerk

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

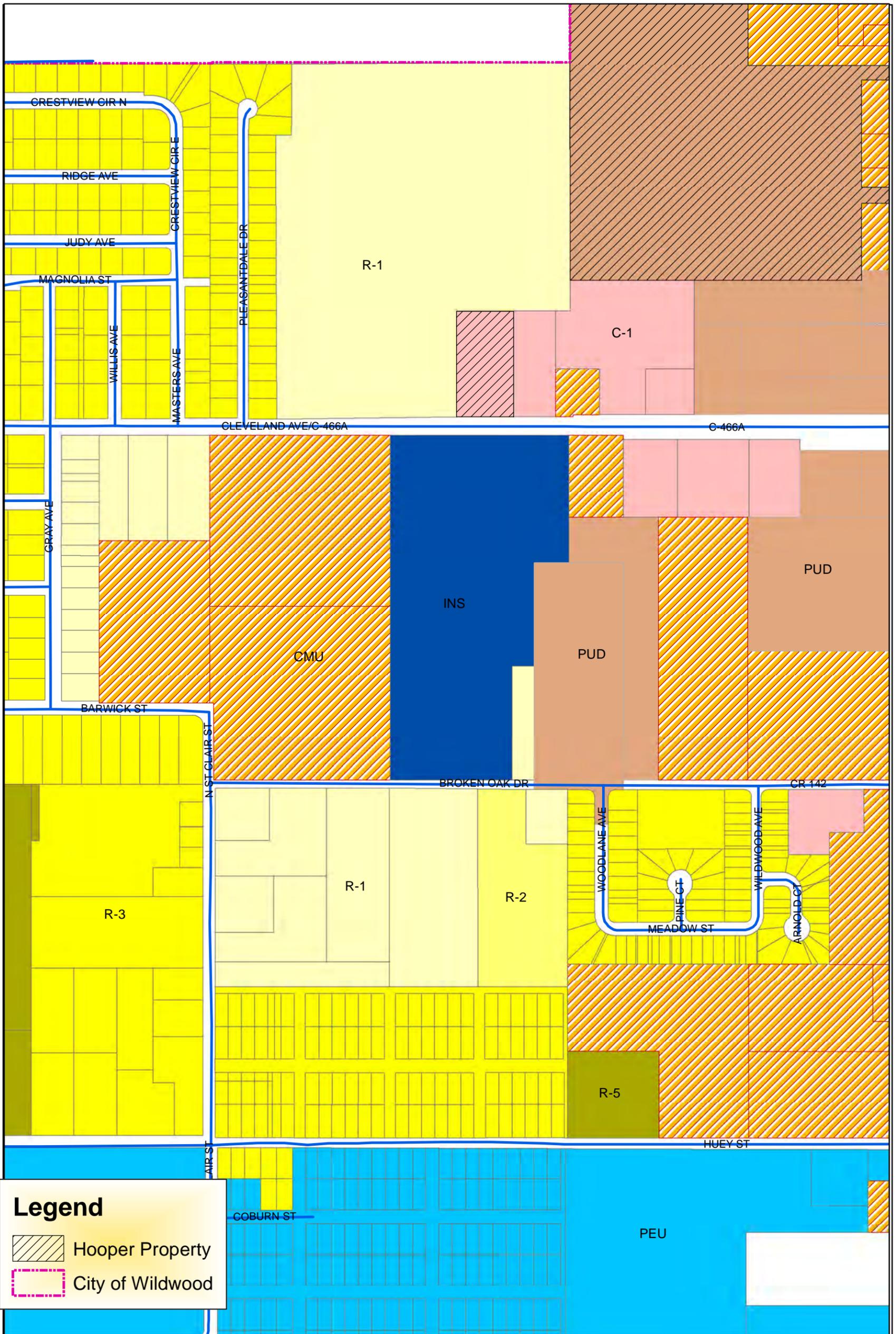
Second Reading: \_\_\_\_\_

Approved as to form:

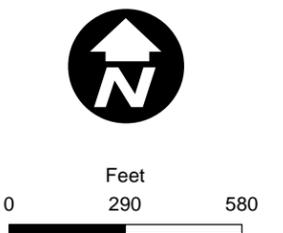
\_\_\_\_\_  
Jerri A. Blair, City Attorney

**Ordinance O2013-44**  
**“Exhibit A”**  
**Hooper Property**  
**Zoning Map Designation**

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**HOOPER PROPERTY**

**WILDWOOD, FLORIDA**

AUGUST 2013 PROPOSED ZONING

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

**Case No:** SP 1307-03 – Oxford Mower Shop

**Owner:** Gary E. Williams

**Applicant:** Bill Keen

**Parcel:** Parcel D18=163

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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 2,400 sq. ft. building for a mower repair shop / office with associated improvements and parking.

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, August 23, 2013.

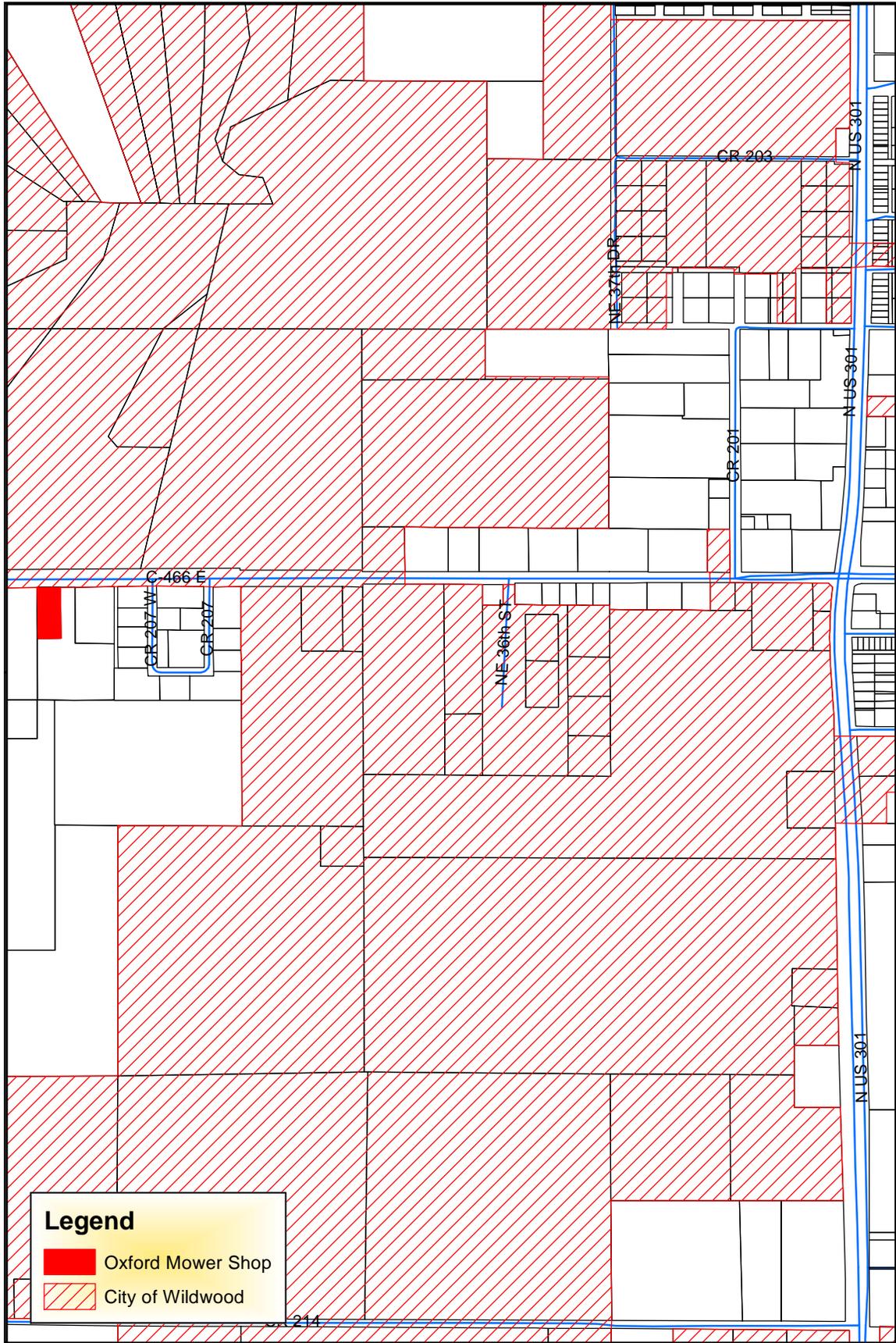


DATED: August 28, 2013

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Melanie D. Peavy  
Development Services Director

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City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
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Feet  
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**OXFORD MOWER SHOP**

**WILDWOOD, FLORIDA**

AUGUST 2013

LOCATION MAP

