



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 October 1st, 2013 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Approval of minutes from the September 3rd, 2013
Planning & Zoning Board/ Special Magistrate
meeting.

2. **OLD BUSINESS:**

NONE

3. **NEW BUSINESS:**

**SP 1309-02 Mission Oaks Phase 2
(A portion of parcel D19=020)**

Site Plan approval of a 28,855 sq. ft., 33 bed memory
care facility (ALF) with related improvements.

**RZ 1212-01 Lakeside Landings PD Modification
(Parcel D21=003, et. al.)**

Planned Development modification increasing the size
of the development by approximately 58.47 acres MOL
and retaining the original 749 unit maximum for the
entire development.

**RZ 1308-02 Wildwood Country Resort
(Parcel G16=067)**

City-initiated rezoning approval from R-1 (Low Density
Residential) to C-2 (General Commercial –
Neighborhood)

AGENDA
October 1st, 2013 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

4. FORUM

5. ADJOURNMENT:

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

**City of Wildwood
Planning and Zoning Board/Special Magistrate
September 3, 2013**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, September 3, 2013, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

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

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

The minutes from the August 6th, 2013 regular Planning and Zoning Board were approved and signed.

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

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.

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

The Special Magistrate asked clarifying questions regarding the case and the method for setting standards for individual developments, which Ms. Peavy addressed as well as providing an expanded narrative. The Special Magistrate asked about the specific items in section six of the Ordinance; Ms. Peavy detailed the outcome and City's position on each item.

The Special Magistrate requested to hear from the Utilities Director regarding corporation stops.

Bruce Phillips, City of Wildwood Utilities Director, stepped forward and was sworn in at this time.

The Special Magistrate asked Mr. Phillips about corporation stops, and whether he agreed with the representation regarding the items being “equivalent or better” or “less than equivalent”; Mr. Phillips indicated that he did agree.

Ms. Peavy resumed her review of the items in section six with the Special Magistrate.

Mr. Phillips was asked to step forward again.

Special Magistrate: Mr. Phillips, on these issues that we are going down whether they are equivalent or not equivalent, did you consult with outside engineering for the City of Wildwood?

Bruce Phillips: I consulted with our consultant, yes.

Special Magistrate: Yes, that is what I mean, on these issues. And both you and your consultant are in agreement?

Bruce Phillips: Yes.

Special Magistrate: Thank you. Is the Sumter County Fire Department present?

No representative was present from the Sumter County Fire Department. The Special Magistrate requested that the applicant’s representative to step forward.

Marty Dzuro, Applicant’s representative, stepped forward and was sworn in at this time.

Special Magistrate: You just heard us go over a number of items that were considered “not equivalent”; do you want to address them at all or have your engineers do that?

Marty Dzuro: Getting into the specifics of each item – I’ll let the engineers do that. What we did with this planned development Ordinance from day one, starting back a year and a half ago or so, we went with intent of the planned development ordinance in the section, Chapter 8, that talks about being able to do different designs, design flexibility, and permits diversification of structures and uses. It talks about promoting more efficient economic uses of land, promoting home ownership.

Mr. Dzuro’s argument is that many of the items proposed have been used in The Villages developments generally for the last twenty years and therefore have a proven track record. City staff’s response had been they want the project to conform to the City’s code, but the applicant was not privy to the specifics of how the City determined whether one item was “equivalent or better” or “less than equivalent.”

The Special Magistrate had some follow up questions regarding the equivalency of the materials proposed. Mr. Dzuro suggested that he would allow the engineers speak to the differences in materials.

The Special Magistrate requested to hear from the applicant's engineer at this time.

Bob Farner, Farner Barley and Associates, stepped forward to be sworn in at this time.

Special Magistrate: You've just listened to us go through what is not equivalent to the what is presently in the LDRs pertaining to certain matters?

Bob Farner: Yes.

Special Magistrate: Not only was that confirmed by in-house staff, but also the consultant for the City of Wildwood. Are you in disagreement with what was stated in those matters?

Bob Farner: No, sir, I am not in disagreement, but I do have my opinion.

The Special Magistrate asked Mr. Farner to elaborate. Mr. Farner discussed underdesign, overdesign, and design with a reasonable safety factor – the “good design” – and he feels that their approach most closely resembles the third approach. Although their proposal may not be at the level requested by the City, it nonetheless represents a reasonable compromise that, in his opinion, meet the needs of the City without placing an undue burden on the developer.

The Special Magistrate asked Mr. Phillips to step forward again to address Mr. Farner's comments. Mr. Phillips indicated that the items in the Code have been established based on the City's experience with equipment failures and poor design. He stated that his personal opinion on the requirements of the Code are not material; they are the standards that have been established by the City.

The Special Magistrate asked to hear from Gene Losito, City Engineer, at this time. Mr. Losito indicated that he concurred with Mr. Phillips statements on the matter.

The Special Magistrate summarized and made closing remarks at this time. The Special Magistrate is not in a position to waive technical requirements that were passed as a result of duly advertised public meetings.

The Special Magistrate recommended approval for those items deemed to be “equivalent or better” based upon the undisputed testimony that certain proposed materials or applications set forth in the Ordinance are of equivalent or better than that required in the LDRs and makes no recommendation on those items deemed “less than equivalent.” The Special Magistrate made a distinction between the argument that the items are equivalent to the current Code, or whether the items are equivalent to the task for the current development.

Further, the Special Magistrate recommended that the City Commissioners make their final determination based on staff's input, the advice of the City Attorney as to waiver of technical requirements, as well as the information provided by the applicant to support their request.

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)

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

The Special Magistrate asked a few clarifying questions regarding the location of the project, 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 review of subsection 3.3(B)(4) of the LDRs and applicable regulations, I recommend approval of ordinance O2013-42 to the City Commission, subject to the property being annexed into the City of Wildwood.

RZ 1308-03 Hooper (Parcel G05=010)

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

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

The Special Magistrate asked a clarifying question regarding the commencement of construction on C-466A, 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 review of

subsection 3.3(B)(4) of the LDRs and applicable regulations, I recommend approval of ordinance O2013-44 to the City Commission.

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.

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

The Special Magistrate asked to hear from Mr. Losito at this time. Mr. Losito confirmed that the site meets the requirements for approval and that all outstanding issues have been resolved at this time.

Special Magistrate: Is the applicant present?

Jason Hurley, Springstead Engineering, stepped forward and was sworn in at this time.

The Special Magistrate had questions for the applicant's engineer regarding the layout of the project, which Mr. Hurley 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 information required under section 4.4 of the LDRs having been submitted, I recommend approval of project SP 1307-03 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 4:10 p.m.

Date

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

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

Case No: SP 1309-02 – Mission Oaks Phase 2

Owner: Oxford VI, LLC – Steven Sell, President

Applicant: Oxford VI, LLC – Steven Sell, President

Parcel: A portion of parcel D19=020

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 28,855 sq. ft. building for a 33 bed Assisted Living Facility 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.

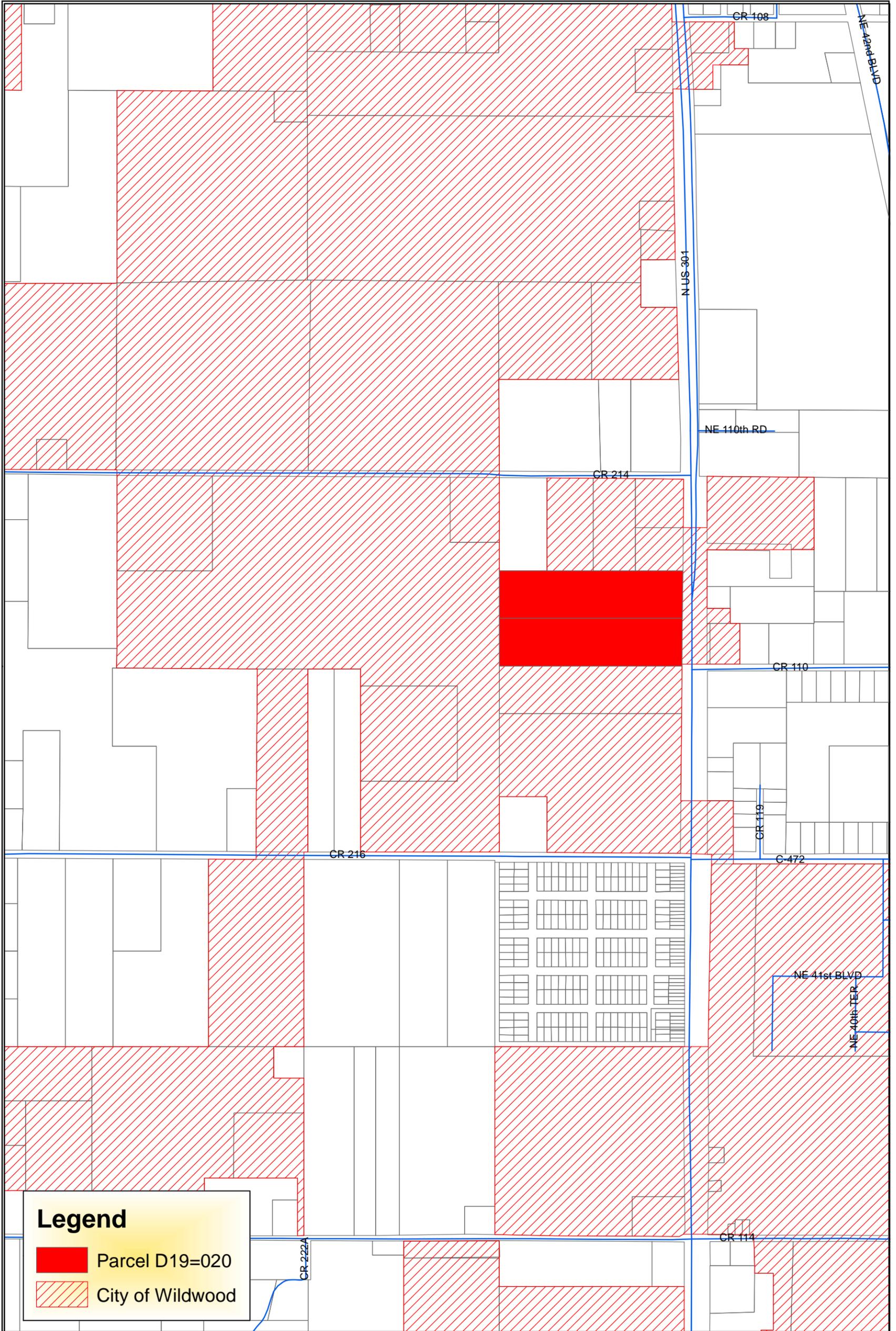
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, September 20, 2013.



DATED: September 26, 2013

Melanie D. Peavy
Development Services Director

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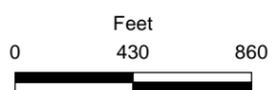


Legend

- Parcel D19=020
- City of Wildwood



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

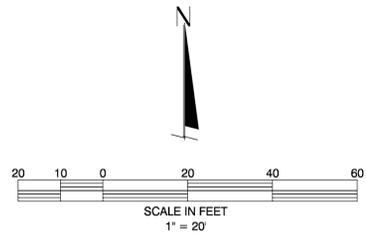
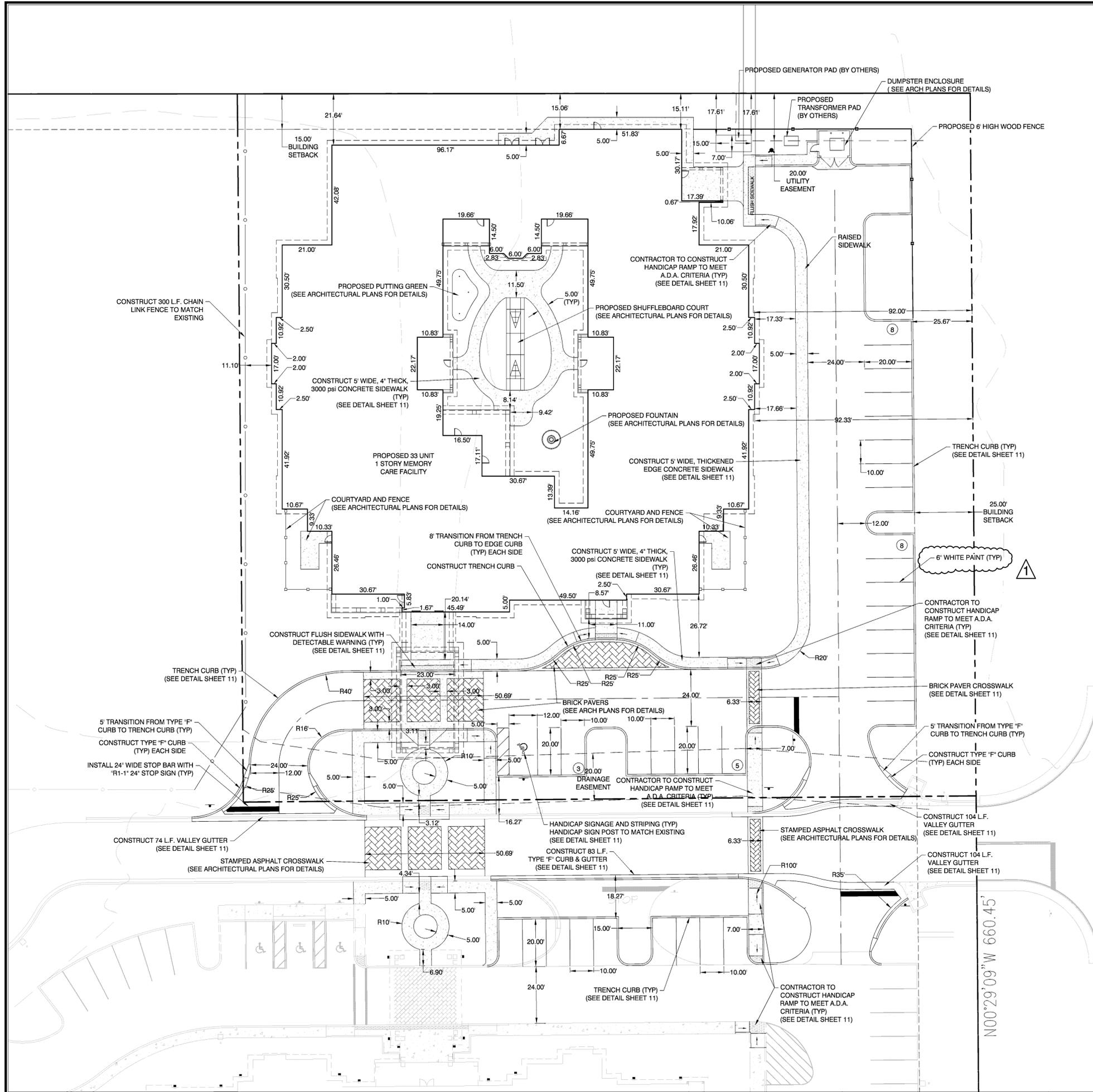


MISSION OAKS

WILDWOOD, FLORIDA

SEPTEMBER 2013

LOCATION MAP



SITE DATA

- TOTAL LAND AREA OWNED = 19.19 AC. (835,696 SQ. FT.)
- ZONING = HIGHWAY COMMERCIAL
- PROJECT ADDRESS - TO BE ASSIGNED
- NUMBER OF STORIES = 1 (EXISTING ALF)
- NUMBER OF UNITS PER BUILDING = 70 (EXISTING ALF)
33 (PROPOSED MEMORY CARE)
- MAX BUILDING HEIGHT = 35 FEET
- BUILDING SEPARATION = 10' MINIMUM
- PARKING DATA: (REQUIRED)
 - EXISTING ALF:
 - 70 UNITS / 2.5 UNITS PER SPACE = 28 SPACES
 - 25 EMPLOYEES x 1 SPACE PER EMPLOYEE = 25 SPACES
 - TOTAL EXISTING ALF = 53 SPACES
 - PROPOSED MEMORY CARE:
 - 33 UNITS / 3 UNITS PER SPACE = 11 SPACES
 - 25 EMPLOYEES x 1/2 SPACE PER EMPLOYEE = 13 SPACES
 - TOTAL MEMORY CARE = 24 SPACES
 - TOTAL PARKING REQUIRED = 77 SPACES
- PARKING DATA: (PROVIDED)
 - (EXISTING REGULAR ALF) = 50 SPACES
 - (EXISTING HANDICAP ALF) = 3 SPACES
 - PROPOSED REGULAR MEMORY CARE = 33 SPACES
 - PROPOSED HANDICAP MEMORY CARE = 1 SPACES
 - TOTAL PARKING PROVIDED = 87 SPACES
 - HANDICAP PARKING SPACES = 4 SPACES
- SOIL TYPE - #39 MABEL FINE SAND
- SOIL TYPE - #66 ARRENDO FINE SAND
- PERMITTING AGENCIES: -CITY OF WILDWOOD -S.W.F.W.M.D. -DEP
- POTABLE WATER AND SANITARY SEWER PROVIDED BY CITY OF WILDWOOD.
- UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY
- SOLID WASTE BY LOCAL FRANCHISE.
- TELEPHONE SERVICE BY CENTURYLINK.
- GAS PROVIDED / SERVICED BY TECO.
- CABLE PROVIDED / SERVICED BY BRIGHTHOUSE.
- LOCATED IN SECTIONS 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, WILDWOOD, SUMTER COUNTY, FLORIDA.
- IMPERVIOUS AREA: (TOTAL GROUND COVER)

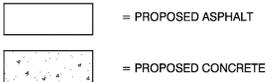
EXISTING BUILDING AREA	= 50,741 SQ. FT. (1.16 AC.)	6.05%
EXISTING SIDEWALKS/CONCRETE	= 10,454 SQ. FT. (0.24 AC.)	1.25%
EXISTING PARKING / DRIVE	= 50,530 SQ. FT. (1.16 AC.)	6.05%
EXISTING IMPERVIOUS AREA	= 111,725 SQ. FT. (2.56 AC.)	13.37%
PROPOSED BUILDING AREA	= 28,855 SQ. FT. (0.66 AC.)	3.44%
PROPOSED SIDEWALKS/CONCRETE	= 5,074 SQ. FT. (0.12 AC.)	0.63%
PROPOSED PARKING / DRIVE	= 21,084 SQ. FT. (0.48 AC.)	2.51%
PROPOSED IMPERVIOUS	= 55,013 SQ. FT. (1.26 AC.)	6.60%
TOTAL IMPERVIOUS AREA	= 166,738 SQ. FT. (3.83 AC.)	19.97%
TOTAL OPEN AREA	= 668,958 SQ. FT. (15.36 AC.)	80.03%
TOTAL SITE AREA	= 835,696 SQ. FT. (19.19 AC.)	100%

NOTES:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ANY EXISTING UTILITIES IN CONFLICT WITH THIS PROPOSED SITE PLAN, AND TO COORDINATE RELOCATION WITH RESPECTIVE UTILITY PROVIDERS.
- ALL RADII ARE 5' UNLESS INDICATED OTHERWISE.
- ALL DIMENSION SHOWN ARE TO EOP UNLESS INDICATED OTHERWISE.
- ALL TRAFFIC CONTROL SIGNS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL TRAFFIC FLOW ARROWS, STOP BARS AND TRAFFIC SEPARATION CENTERLINES SHALL BE PAINT EXCEPT IN PUBLIC ROW.
- SITE LIGHTING TO BE PROVIDED BY BUILDING MOUNTED LIGHT FIXTURES AND PARKING LOT LIGHTS.
- REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPSTER.
- ALL AREAS ADJACENT TO PROPOSED BUILDING SHALL BE LANDSCAPED AND SHALL MEET THE CITY OF WILDWOOD CODE REQUIREMENTS.
- ALL COMMON OPEN AREAS SHALL BE MAINTAINED BY PROPERTY MANAGEMENT.

BUILDING SETBACKS

- 25 FT FROM U.S. HWY 301
- 15 FT NORTH
- 15 FT SOUTH
- 15 FT WEST



U.S. HIGHWAY 301

N00°29'09"W 660.45'

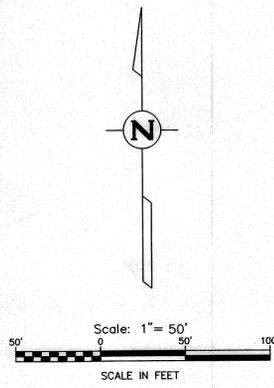
DATE	REVISIONS	BY	CHKD
09-23-13	REVISED PER CITY OF WILDWOOD COMMENTS	MJT	

FARNER BARBLEY AND ASSOCIATES, INC.
 ENGINEERS SURVEYORS PLANNERS
 Certificate of Authorization Number: 4709
 4450 N.E. 53rd Road • Wildwood, Florida 34785 • (352) 748-3128

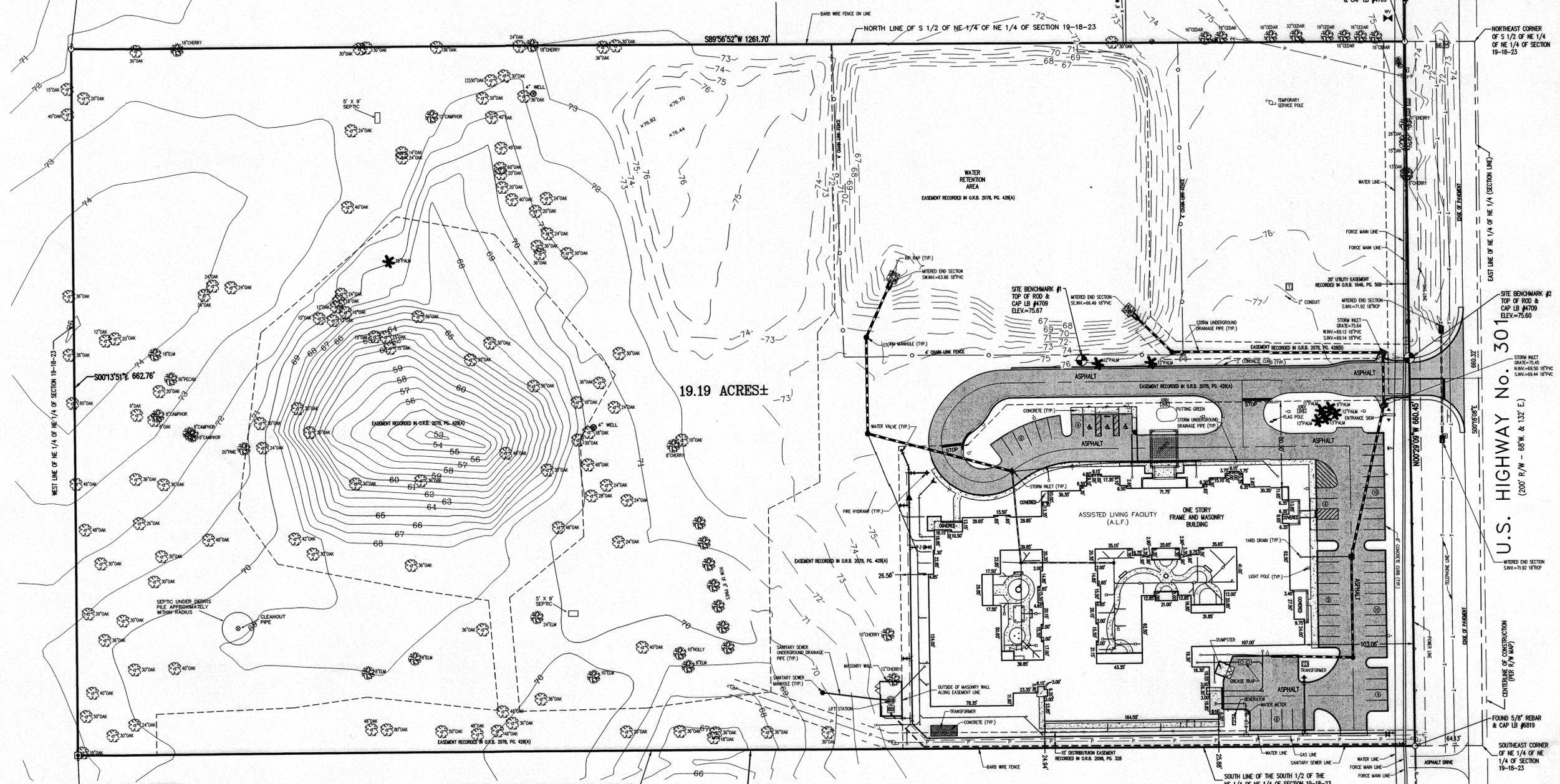
MISSION OAKS PHASE II SITE PLAN

DATE	9/23/13
DRAWN BY	BRP
CHKD BY	WLC
FILE NAME	007-mo2-site
JOB NO.	131107.0000

BOUNDARY & TOPOGRAPHIC SURVEY



FOUND 5/8" REBAR & CAP NO. 3522 NORTHWEST CORNER OF S 1/2 OF NE 1/4 OF NE 1/4 OF SECTION 19-18-23 FOUND 3" X 3" CONCRETE MONUMENT NO IDENTIFICATION 0.6' WEST & 0.8' SOUTH



POINT OF REFERENCE
FOUND 3" X 3" CONCRETE MONUMENT NO IDENTIFICATION SOUTHWEST CORNER OF S 1/2 OF NE 1/4 OF NE 1/4 OF SECTION 19-18-23

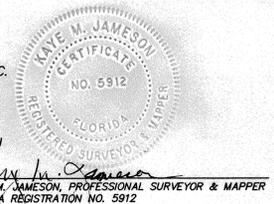
NOTES:

- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA AS BEING N89°50'32"E, ASSUMED.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- DESCRIPTION FURNISHED BY CLIENT.
- VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
- THERE ARE NO OBSERVABLE CEMETERIES ON THIS PROPERTY.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP FOR SUMTER COUNTY, FLORIDA, COMMUNITY PANEL NO. 120296 0075 B, EFFECTIVE DATE OF MARCH 15, 1982, THE PROPERTY DESCRIBED HEREIN LIES IN ZONE "C", AN AREA DEFINED AS MINIMAL FLOODING.
- ELEVATIONS SHOWN HEREON ARE BASED ON AVD 1988 AND ARE REFERENCED TO "SUMTER 41".

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
LESS THE RIGHT OF WAY FOR U.S. HIGHWAY NO. 301.
TOGETHER WITH ALL RIGHTS, TITLE AND INTEREST IN THOSE EASEMENTS APPURTENANT DESCRIBED IN THAT CERTAIN MASTER DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS FOR MISSION OAKS, RECORDED IN OFFICIAL RECORDS BOOK 2078, PAGES 428-489, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

CERTIFIED TO:
HEALTH CARE MANAGERS, INC.
OXFORD VI, LLC



8/2/13
DATE

SHEET 1 OF 1	
CLIENT	OXFORD VI, LLC
JOB NO.	131107.0000
DATE	JULY 19, 2013
DRAWN BY	GMW
CHECKED BY	KMJ
ACAD FILE	MISSION OAKS PH2 BDY-TOPO.dwg
REVISIONS	DATE

BOUNDARY & TOPOGRAPHIC SURVEY
IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
MISSION OAKS
ASSISTED LIVING FACILITY
PHASE II

ENGINEERS
SURVEYORS
PLANNERS
LB 4709

LEGEND

[Symbol]	INDICATES 3" X 3" CONCRETE MONUMENT FOUND NO ID
[Symbol]	INDICATES SET REBAR AND CAP LB 4709
[Symbol]	INDICATES FOUND REBAR AND CAP LB 6819
[Symbol]	INDICATES SIGN
[Symbol]	INDICATES POWER POLE
[Symbol]	INDICATES LANDSCAPE LIGHT
[Symbol]	INDICATES IRRIGATION CONTROL VALVE
[Symbol]	INDICATES HOSE BIB
[Symbol]	INDICATES WATER VALVE
[Symbol]	INDICATES BURIED CABLE MARKER
[Symbol]	INDICATES FIBEROPTICS MARKER
[Symbol]	INDICATES AIR RELEASE VALVE
[Symbol]	INDICATES OVERHEAD POWER LINE
[Symbol]	INDICATES TELEPHONE BOX
[Symbol]	INDICATES RIGHT-OF-WAY
[Symbol]	INDICATES NUMBER
[Symbol]	INDICATES LICENSED BUSINESS
[Symbol]	INDICATES OFFICIAL RECORD BOOK
[Symbol]	INDICATES PAGE NUMBER
[Symbol]	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
[Symbol]	INDICATES ARC LENGTH
[Symbol]	INDICATES RADIUS LENGTH
[Symbol]	INDICATES CHORD LENGTH
[Symbol]	INDICATES CHORD BEARING
[Symbol]	INDICATES POINT OF TANGENCY
[Symbol]	INDICATES TYPICAL

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1212-01
Parcel Number(s): D21=003 et. al
Property Location: CR 472: 1 mile east of US 301
Owner/Developer: Power Corporation: Lakeside Landings
Applicant: Troy Locklin, Farner Barley and Associates

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a "Planned Development" (PD) approval on 169.83 acres of property zoned "R:2: Low Medium Density Residential" and "PUD: Planned Unit Development."

The Project is an approved Planned Development that is entitled to build 749 residential dwelling units and 20,000 SF of commercial retail. The Planned Development approval was granted by Ordinance O2011-07. The applicant is revising the boundary of the Planned Development to include additional property that was designated as "Future Development" on the conceptual development plan that was incorporated into Ordinance O2011-07.

No additional entitlements will be granted.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2013-37 adopts the Lakeside Landings Planned Development Agreement. The Project's legal description and conceptual development plan have been incorporated into the Ordinance as exhibits. The PD Agreement outlines specific criteria and standards for the Project.

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice also has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on September 20, 2013.

Staff recommends approval of Ordinance #02013-37 to be forwarded to the City Commission for final action for the following reasons:

- The Project is not increasing the amount of entitlements currently approved by Ordinance O2011-07;

- The nature and characteristics of the Project are consistent with the approved Ordinance O2011-07.
- The Project meets or exceeds the minimum requirements of the Comprehensive Plan and Land Development Regulations.

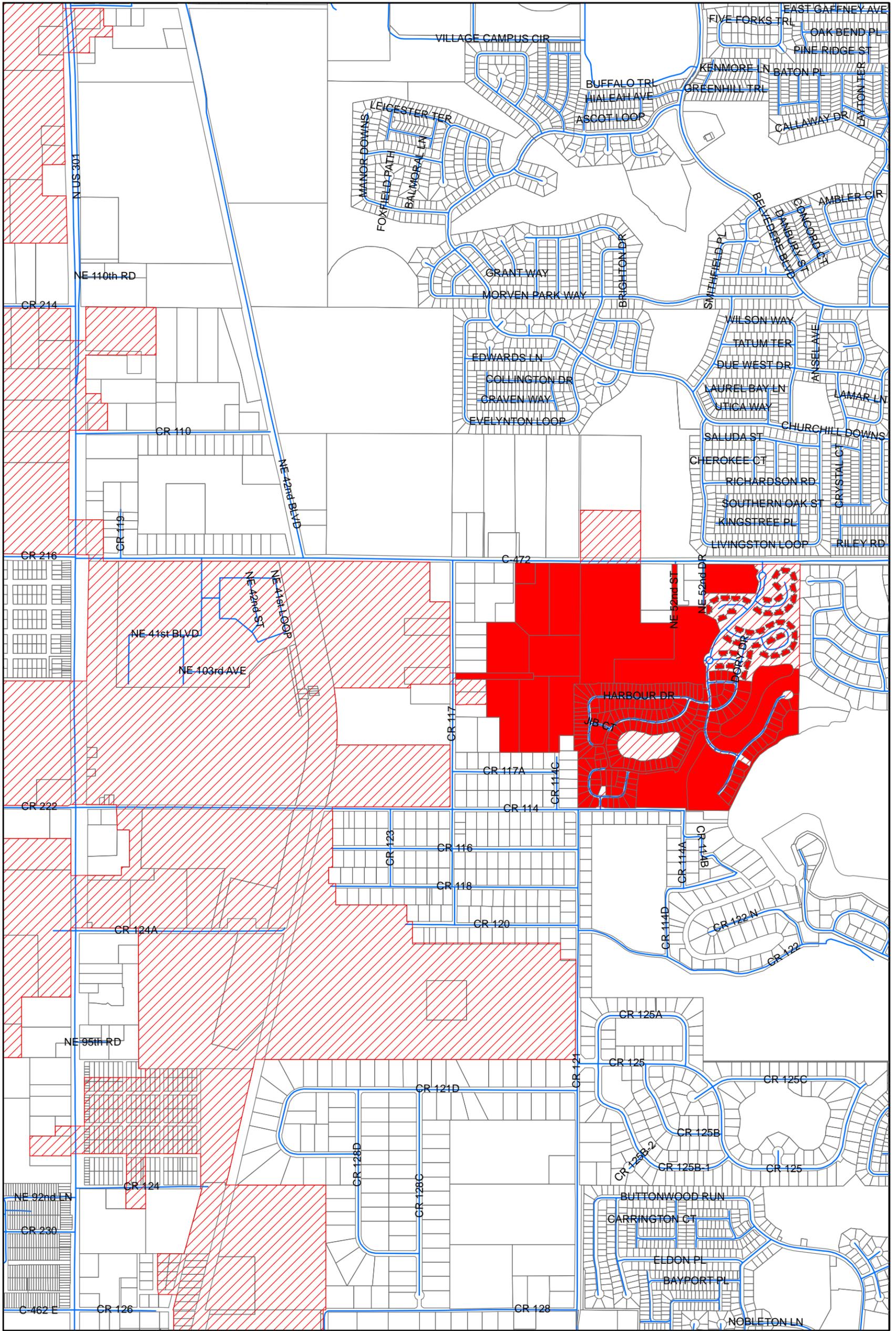
The Planning and Zoning Board/Special Magistrate has a duty to recommend to the City Commission approval, approval with conditions, or denial of the Planned Development pursuant to subsections 1.7(B)(2) and 3.3(B)(4) of the Land Development Regulations.

DATED: September 26, 2013

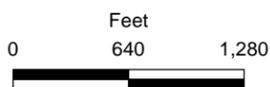
A handwritten signature in blue ink, appearing to read 'JM', with a long horizontal flourish extending to the right.

Jason McHugh
Development Services Coordinator

I:\Terr\GIS\Maps\Location\Location - Lakeside Landings.mxd - 9/18/2013 12:37:19 PM - toneal



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



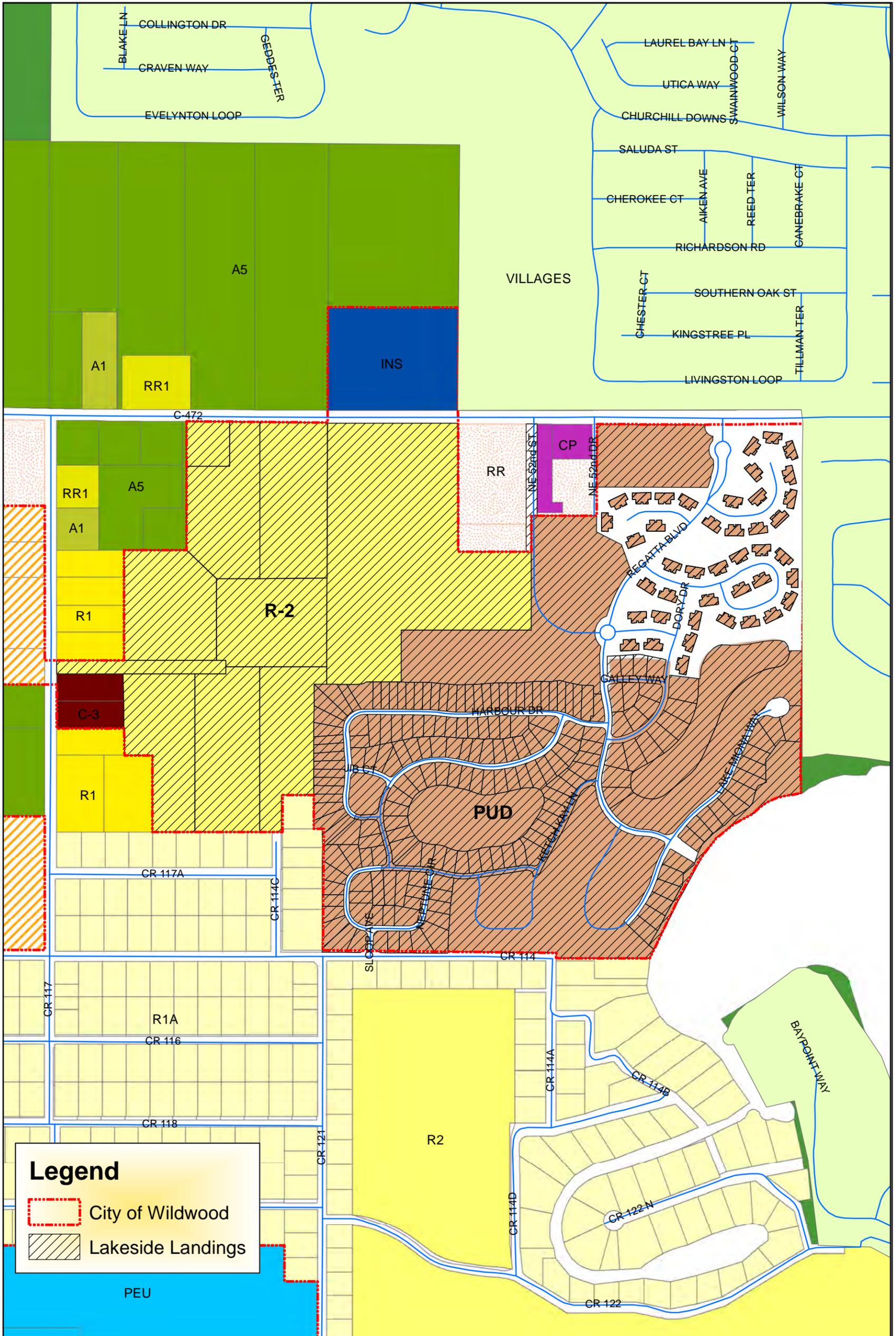
**LAKESIDE LANDINGS
 RZ 1212-01**

WILDWOOD, FLORIDA

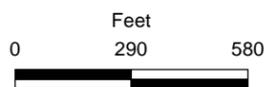
SEPTEMBER 2013

LOCATION MAP

I:\Terr\GIS\Maps\Existing & Proposed Zoning\Existing Zoning - Lakeside Landings.mxd - 9/18/2013 12:12:47 PM - toneal



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



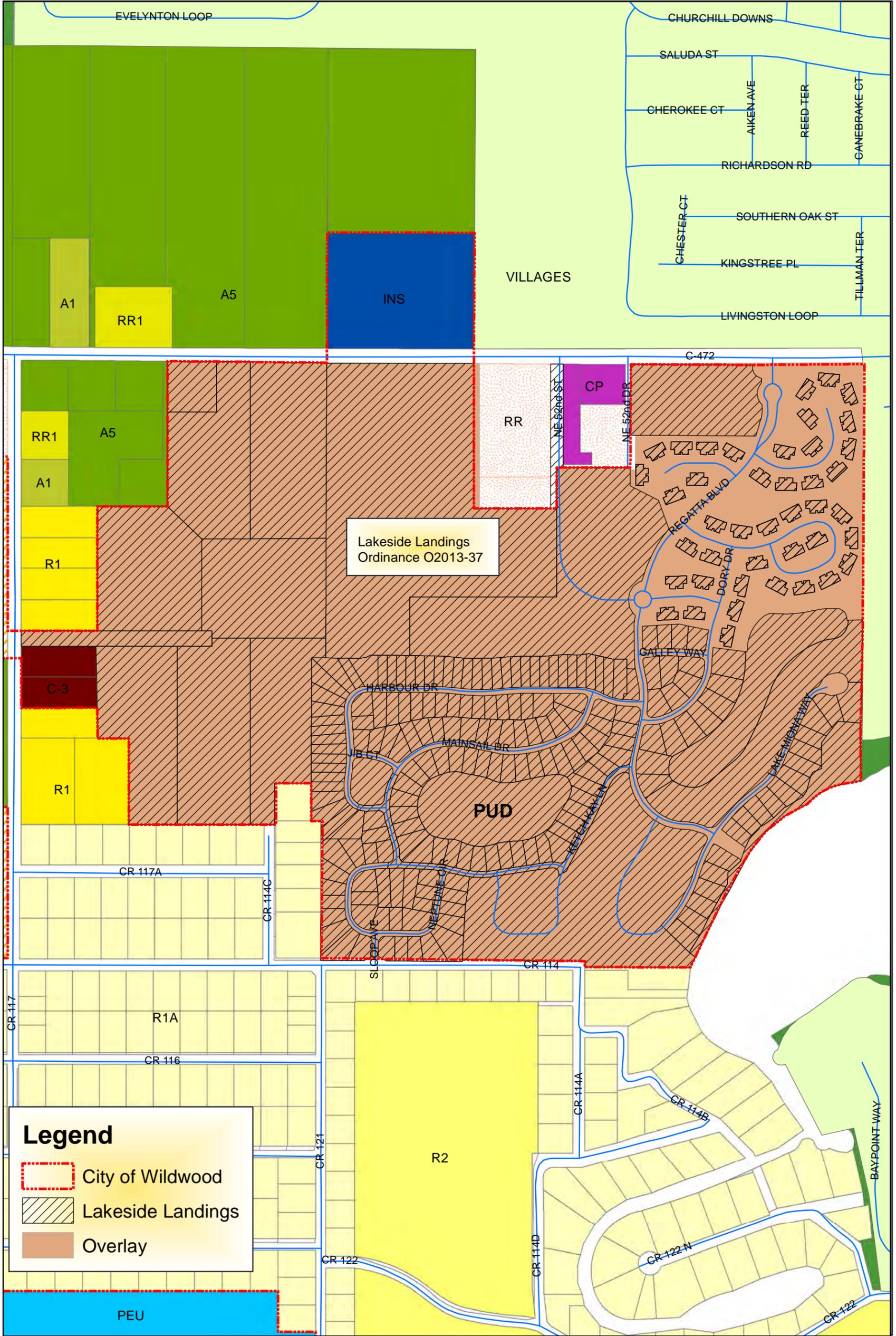
**LAKESIDE LANDINGS
 RZ 1212-01**

WILDWOOD, FLORIDA

SEPTEMBER 2013

EXISTING ZONING

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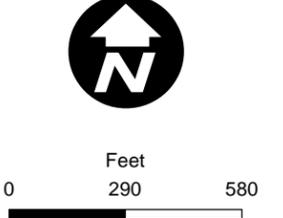


Legend

- City of Wildwood
- Lakeside Landings
- Overlay



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



LAKESIDE LANDINGS	
RZ 1212-01	
WILDWOOD, FLORIDA	
SEPTEMBER 2013	PROPOSED OVERLAY ZONING

ORDINANCE NO. O2013-37

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY POWER CORPORATION; 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 Power Corporation, (hereinafter referred as the, "Developer") for a Mixed Use Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 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 October 1 2013 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Lakeside Landings Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed by the Developer herein on December 17, 2012.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer continues to develop a Project consisting of 169.93 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Project is an existing Planned Unit Development subdivision with developed lots and constructed homes on the property.
- B. That the Applicant has applied for a Mixed Use Planned Development (MUPD) of the lands described in “Exhibit A”.
- C. That the zoning districts of the subject land described in “Exhibit A” are classified as PUD (Ordinance O2009-17) and (R-2: Low Medium Density Residential) on the City of Wildwood Zoning Map.
- D. That this Ordinance does not increase the amount of permitted development within the Project that was already granted by the City Commission through the adoption of Ordinance O2009-17 on September 15, 2009.
- E. 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.
- F. 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.
- G. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

- B. Conceptual Development Plan. The Project includes a Conceptual Development Plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Farner Barley and Associates dated September 18th, 2013 (revision date) is incorporated into this Ordinance as “Exhibit B” attached hereto. The Conceptual Development Plan is substantially consistent with City of Wildwood Comprehensive Plan.

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 consists of the following:
- 1) Residential Development. The residential component of the Project contains a mix of single family detached and single family attached dwelling units. The Project shall contain no more than 749 dwelling units.
 - 2) Commercial Development. The commercial component of the Project shall contain no more than 20,000 square feet of gross leasable area.
- 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. Principal Uses. All residential unit types are permissible within the Project. For the commercial component of the Project, the principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the “C-2” zoning district shall be permitted within the commercial parcel of the Project.
- F. Design District Standards. The commercial component of the Project shall adhere to the Neighborhood Design District Standards pursuant to Section 6.12 of the Land Development Regulations. Residential design standards shall not be applicable because the majority of the development was approved prior to the City adopting the standards. The design of the

residential areas shall be substantially consistent with the portions of the Project that have already been constructed.

G. Setbacks. The Project shall maintain the following minimum setbacks:

- 1) Single Family Detached Dwellings:
 - 25' front setback
 - 10' separation between structures
 - 7.5' side setback on corner lots
- 2) Single Family Attached Dwellings:
 - 25' front setback
 - 20' separation between structures
- 3) Commercial parcel:
 - 35' front setback (from CR 472)
 - 25' side and rear

H. Recreation and Open Space.

- 1) Parks and Recreation. The Project contains a 6.3 acre recreation area which contains a clubhouse, swimming pools, tennis courts and other amenities and serves as the main recreational area for the residents. At least one additional recreation area is required within the Project. The additional recreation area shall be at least a half-acre in size and contain active amenities which may include a basketball court, exercise station, playground, or other similar use.
- 2) Buffers. The Project shall contain a 25' landscape buffer along CR 472 and a 20' landscape buffer along the western boundary of the Project. The landscape buffer along the western boundary may be substituted with a 6 foot high decorative wall.
- 3) Open Space.

The Project shall contain a minimum of 25% open space. The open space network shall be interconnected wherever possible to create a continuous network within and adjoining the site. Open space, as previously agreed upon in Ordinance O2009-17, may include greenspace, buffers, recreation areas, stormwater retention areas, and landscaped areas. For purposes of meeting the open space requirement, up to 50% of the stormwater retention areas may be included, but shall not exceed 50% of the total open space for the Project. For single family detached lots, 40% of the pervious surface may be used towards the open space requirement. Open space shall not include bodies of water, right-of-ways, driveways, off-street parking and loading areas or other impervious surface areas which do not meet the definition of open space.

I. Floodplains. The Special Flood Hazard Area shall be identified on all subdivision plans and plats. For lots within the Special Flood Hazard Area the Developer shall either:

- 1) Obtain a Letter of Map Revision (LOMR-F) from FEMA for lots filled or regraded to be above the base flood elevation, or
- 2) Identify the base flood elevation for each buildable lot within the Special Flood Hazard Area. A notice shall be placed on the deed stating that "This property is located within a Special Flood Hazard Area."

J. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project is currently served by the City's potable water and wastewater services. Any additional connections to the systems will be deducted from capacities reserved through the Lakeside Landings Developer's Agreement. Should capacities outside the original reservation be necessary, the developer shall reserve capacities as needed at current rates.
- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District. Future stormwater management areas may be constructed similarly to those stormwater management areas that currently exist within the Project. The maintenance of the stormwater system shall be the responsibility of the Developer or the Project's Homeowner's Association.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project.
- 5) Lighting. Decorative street lighting shall be provided throughout the Project. Exterior lighting of the commercial area shall be designed so that residential areas are not adversely impacted. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light, and glare.

K. Access and Transportation.

- 1) Residential Access. Permanent and emergency access points are shown on the Project's Conceptual Development Plan in "Exhibit B." Regatta Boulevard is a gated road that serves as the Project's main access to CR 472. A secondary access point for the residents is required at CR 114. All access points may be gated.
- 2) Commercial Parcel Access. The applicant may seek a driveway permit from Sumter County for access of the commercial parcel to CR 472. Access to the commercial parcel shall be provided from

Regatta Boulevard so that residents of the Project need not turn onto CR 472 to for access.

- 3) Sidewalks. At a minimum, sidewalks shall be constructed along one side of each roadway within the Project as previously constructed.
- 4) Right-of-Way Donation. The Developer has donated 25 feet along CR 114 for right-of-way as shown on the record plat of the existing subdivision. No other right-of-way dedication is required.
- 5) Maintenance. Maintenance of all transportation infrastructure shall be the responsibility of the Developer or the Project's Homeowner's Association.

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

SECTION 4: SEVERABILITY.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: _____
Joseph Jacobs, City Clerk

ED WOLF, MAYOR

First Reading: _____

Second Reading: _____

Approved as to Form:

Ashley Hunt, City Attorney

Ordinance O2013-37

“Exhibit A”

Lakeside Landings

Legal Description

LEGAL DESCRIPTION: LAKESIDE LANDINGS

GOVERNMENT LOT 3 , ALSO DESCRIBED AS THE FRACTIONAL EAST ½ OF THE SOUTHWEST ¼ OF SECTION 21, TOWNSHIP 18, RANGE 23 EAST, LESS THE EAST 110 YARDS THEREOF; RESERVATION FOR FUTURE RIGHT OF WAY AS SHOWN ON “DAYSRING MEADOWS” PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; A PORTION OF THE SOUTHWEST ¼ OF SAID SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND A PORTION OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 18 SOUTH; RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST ¼ OF SECTION 21; THENCE, ALONG THE WEST LINE OF SAID SOUTHWEST ¼, N00°07'57" EAST, 16.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°28'08" EAST 992.11 FEET; THENCE SOUTH 00°31'52" WEST 4.00 FEET; THENCE SOUTH 89°28'08" EAST 100.00 FEET; THENCE SOUTH 00°31'52" WEST 12.50 FEET; THENCE SOUTH 89°28'08" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 21-18-23, A DISTANCE OF 1235.03 FEET; THENCE NORTH 00°25'54" EAST ALONG WEST LINE OF THE EAST 330' OF GOVERNMENT LOT 3, A DISTANCE OF 2605.04 FEET; THENCE NORTH 89°41'50" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 472, A DISTANCE OF 1005.37 FEET; THENCE SOUTH 00°16'53" WEST ALONG THE WEST LINE OF THE EAST ½ OF THE SOUTHWEST ¼ SECTION 21-18-23, A DISTANCE OF 450.38; THENCE NORTH 89°38'52" WEST 283.23 FEET; THENCE NORTH 00°11'59" EAST 450.14 FEET; THENCE NORTH 89°41'50" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 472, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°11'50" WEST 625.12 FEET; THENCE NORTH 89°38'56" WEST 332.84 FEET; THENCE NORTH 00°12'27" EAST 624.84 FEET; THENCE NORTH 84°41'50" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 472, A DISTANCE OF 667.62 FEET; THENCE NORTH 89°08'17" WEST ALONG THE AFORMENTIONED SOUTH RIGHT OF WAY, 659.20 FEET; THENCE SOUTH 00°13'48" WEST 625.00 FEET; THENCE NORTH 89°11'59" WEST 309.24 FEET; THENCE SOUTH 00°19'39" WEST ALONG THE EAST LINE OF “DAYSRING MEADOWS” ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, 534.06 FEET; THENCE NORTH 89°11'59" WEST ALONG THE SOUTH LINE OF LOT 4 AFORMENTIONED “DAYSRING MEADOWS”, 326.00 FEET; THENCE SOUTH 00°19'39" WEST ALONG THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 117, A DISTANCE OF 66.00 FEET; THENCE SOUTH 89°11'59" EAST ALONG THE NORTH LINE OF LOT 5 AFOREMENTIONED “DAYSRING MEADOWS” 326.00 FEET; THENCE SOUTH 00°19'39" WEST 400.56 FEET; THENCE SOUTH 89°24'13" EAST 142.50 FEET; THENCE SOUTH 00°19'39" WEST 373.45 FEET; THENCE SOUTH 89°24'13" EAST 632.00 FEET; THENCE NORTH 00°08'00" EAST 189.56 FEET; THENCE SOUTH 89°21'04" EAST 163.74 FEET; THENCE SOUTH 00°07'57" WEST 164.02 FEET; THENCE SOUTH 89°20'44" EAST 36.00 FEET TO A POINT ON SAID SECTION LINE 21-18-13; THENCE SOUTH 00°07'57 WEST ALONG THE LINE BETWEEN SECTION 20-18-23 AND SECTION 21-18-13, A DISTANCE OF 608.90 FEET TO THE POINT OF BEGINNING.
CONTAINING 169.83 ACRES MORE OR LESS.

Ordinance O2013-37
“Exhibit B”
Lakeside Landings
Conceptual Development Plan

PUD PROJECT BOUNDARY

25 FT. LANDSCAPE BUFFER

EXISTING 33 FT. (1/2 RIGHT-OF-WAY)

County Road 472

(GATED TEMPORARY CONSTRUCTION ENTRANCE)

35' SETBACK FROM COUNTY ROAD (TYP.)

EXISTING 33 FT. (1/2 RIGHT-OF-WAY)

ZONED: P.U.D. LAND USE: SINGLE FAMILY RESIDENTIAL

ZONED: A5 LAND USE: SINGLE FAMILY RESIDENTIAL

20 FT. LANDSCAPE BUFFER

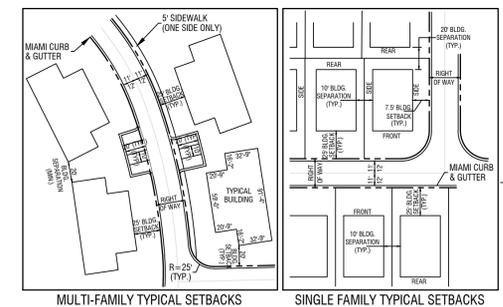
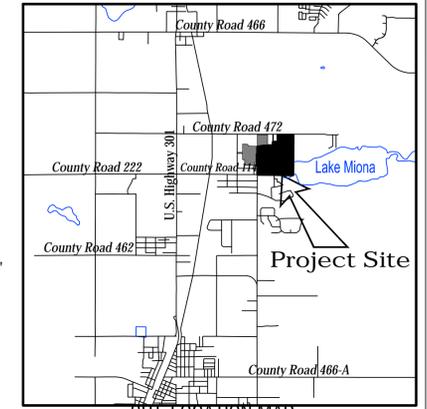
ZONED: P.U.D. LAND USE: SINGLE FAMILY RESIDENTIAL

ZONED: P.U.D. LAND USE: SINGLE FAMILY RESIDENTIAL

Future Commercial (2000 S.F.)

Scale: 1"=150'

ZONED: P.U.D. LAND USE: SINGLE FAMILY RESIDENTIAL



PUD PROJECT BOUNDARY

SITE DATA:

TOTAL PROJECT AREA = 169.83 ACRES
CURRENT ZONING = PUD
TOTAL NUMBER DWELLING UNITS ENTITLED = 749
TOTAL COMMERCIAL ENTITLEMENT = 20,000 S.F.
PROPOSED DWELLING UNITS = 616 (3.6 UNITS / ACRE)
NOTE: PROJECT SHALL MAINTAIN MINIMUM 25% OPEN SPACE

EXISTING: (110.39 AC.)

SINGLE FAMILY HOMES = 137 DWELLING UNITS (31.0 AC.)
MULTI FAMILY HOMES (QUAD) = 168 DWELLING UNITS (17.91 AC.)
MULTI FAMILY HOMES (DUPLEX) - 120 DWELLING UNITS (18.57 AC.)
TOTAL NUMBER DWELLING UNITS THIS PHASE = 425

OPEN WATER = 21.94 ACRES
LANDSCAPE BUFFER / SCREENING = 2.29 ACRES
RECREATION AREAS = 6.34 ACRES
RIGHT-OF-WAY DEDICATION = 8.42 ACRES
COMMERCIAL AREA = 3.92 ACRE PARCEL W/20,000 S.F. ENTITLEMENT

PROPOSED: (58.09 AC.)

SINGLE FAMILY HOMES = 191 UNITS (LOT SIZE 70' x 120' MIN.)
RESIDENTIAL AREA = 47.83 ACRES
OPEN WATER = 1.56 ACRES
LANDSCAPE BUFFER / SCREENING = 1.4 ACRES
RECREATION AREAS = 0.50 ACRES
RIGHT-OF-WAY DEDICATION = 6.8 ACRES

LEGAL DESCRIPTION

GOVERNMENT LOT 3, ALSO DESCRIBED AS THE FRACTIONAL EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 18, RANGE 23 EAST, LESS THE EAST 110 YARDS THEREOF; RESERVATION FOR FUTURE RIGHT OF WAY AS SHOWN ON 'DAYSPRING MEADOWS' PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; A PORTION OF THE SOUTHWEST 1/4 OF SAID SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 21; THENCE, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, N00°07'57" EAST, 16.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°28'08" EAST 992.11 FEET; THENCE SOUTH 00°31'52" WEST 4.00 FEET; THENCE SOUTH 89°28'08" EAST 100.00 FEET; THENCE SOUTH 00°31'52" WEST 12.50 FEET; THENCE SOUTH 89°28'08" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21-18-23, A DISTANCE OF 1235.03 FEET; THENCE NORTH 00°25'54" EAST ALONG WEST LINE OF THE EAST 330' OF GOVERNMENT LOT 3, A DISTANCE OF 2025.04 FEET; THENCE NORTH 89°11'50" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 472, A DISTANCE OF 1005.37 FEET; THENCE SOUTH 00°16'53" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 SECTION 21-18-23, A DISTANCE OF 450.38 FEET; THENCE NORTH 89°38'52" WEST 283.23 FEET; THENCE NORTH 00°11'59" EAST 450.14 FEET; THENCE NORTH 89°11'50" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 472, A DISTANCE OF 50.00 FEET; THENCE SOUTH 00°11'50" WEST 625.12 FEET; THENCE NORTH 89°38'56" WEST 332.84 FEET; THENCE NORTH 00°12'27" EAST 624.84 FEET; THENCE NORTH 84°41'50" WEST ALONG THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 472, A DISTANCE OF 667.62 FEET; THENCE NORTH 89°08'17" WEST ALONG THE AFOREMENTIONED SOUTH RIGHT OF WAY, 659.20 FEET; THENCE SOUTH 00°13'48" WEST 625.00 FEET; THENCE NORTH 89°11'59" WEST 309.24 FEET; THENCE SOUTH 00°19'39" WEST ALONG THE EAST LINE OF 'DAYSPRING MEADOWS' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, 534.06 FEET; THENCE NORTH 89°11'59" WEST ALONG THE SOUTH LINE OF LOT 4 AFOREMENTIONED 'DAYSPRING MEADOWS', 326.00 FEET; THENCE SOUTH 00°19'39" WEST ALONG THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 117, A DISTANCE OF 66.00 FEET; THENCE SOUTH 89°11'59" EAST ALONG THE NORTH LINE OF AFOREMENTIONED 'DAYSPRING MEADOWS', 326.00 FEET; THENCE SOUTH 00°19'39" WEST 400.56 FEET; THENCE SOUTH 89°24'13" EAST 142.50 FEET; THENCE SOUTH 00°19'39" WEST 373.45 FEET; THENCE SOUTH 89°24'13" EAST 632.00 FEET; THENCE NORTH 00°00'00" EAST 189.56 FEET; THENCE SOUTH 89°21'04" EAST 163.74 FEET; THENCE SOUTH 00°07'57" WEST 164.02 FEET; THENCE SOUTH 89°20'44" EAST 36.00 FEET TO A POINT ON SAID SECTION LINE 21-18-13; THENCE SOUTH 00°07'57" WEST ALONG THE LINE BETWEEN SECTION 20-18-23 AND SECTION 21-18-13, A DISTANCE OF 608.90 FEET TO THE POINT OF BEGINNING. CONTAINING 169.83 ACRES MORE OR LESS.

REVISIONS table, DATE, ENGINEERS SURVEYORS AND PLANNERS BARBER AND ASSOCIATES, INC., P.U.D. MASTER PLAN EXHIBIT B, LAKESIDE LANDINGS SEPT. 18, 2013, DATE SEPT. 18, 2013, DRAWN BY DLB, CHKD BY TWL, FILE NAME COV EXHIBIT B, JOB NO., SHT. 1 OF 1

County Road 117

ZONED: R1 LAND USE: SINGLE FAMILY RESIDENTIAL

ZONED: R1 LAND USE: SINGLE FAMILY RESIDENTIAL

ZONED: R1 LAND USE: SINGLE FAMILY RESIDENTIAL

ZONED: R1A LAND USE: SINGLE FAMILY RESIDENTIAL

ZONED: R1A LAND USE: SINGLE FAMILY RESIDENTIAL

PUD PROJECT BOUNDARY

County Road 114

ZONED: SINGLE FAMILY LAND USE: RURAL RESIDENTIAL

RESIDENT ENTRANCE (GATED) (SLOOP AVENUE)

25' BLDG. SETBACK FROM CR 114 R/W

ZONED: R1A LAND USE: SINGLE FAMILY RESIDENTIAL

ZONED: R1A LAND USE: SINGLE FAMILY RESIDENTIAL

PUD PROJECT BOUNDARY

LAKE MIONA

Water Elevation = 52.1 (NGVD) 12/3/04

JURISDICTIONAL WETLAND LINE

15 FT. SETBACK (TYPICAL)

POST DEVELOPMENT FLOOD LINE

LAKE PAVILLION RECREATION AREA

BEACH / RECREATION AREA

County Road 114

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

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

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

History/Facts

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

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

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

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

Additional requests were received requesting enforcement of the zoning regulations. Subsequently, similar requests were received from other residents.

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

Staff Recommendation

Staff recommends approval of Ordinance #O2013-45 (attached) which adopts the zoning change to "C-2: General Commercial - Neighborhood" based on the following criteria found in Section 3.3(B)(4) of the Land Development Regulations:

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

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

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

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

Map 5 shows the immediate area around the subject parcel which was a part of the coding error on the adopted Zoning Map. The area along SR 44, north of the subject parcel, was also intended to be classified as commercial. The SR 44 corridor in the immediate vicinity contains commercial, industrial, and residential development making this rezoning consistent with current development patterns.

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

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

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

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

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

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

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

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

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #O2013-45 (attached).**

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Letters were sent out to all property owners within Hearty Host and Heritage Wood N' Lakes on September 19, 2013 informing the residents of this meeting. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on September 20, 2013.

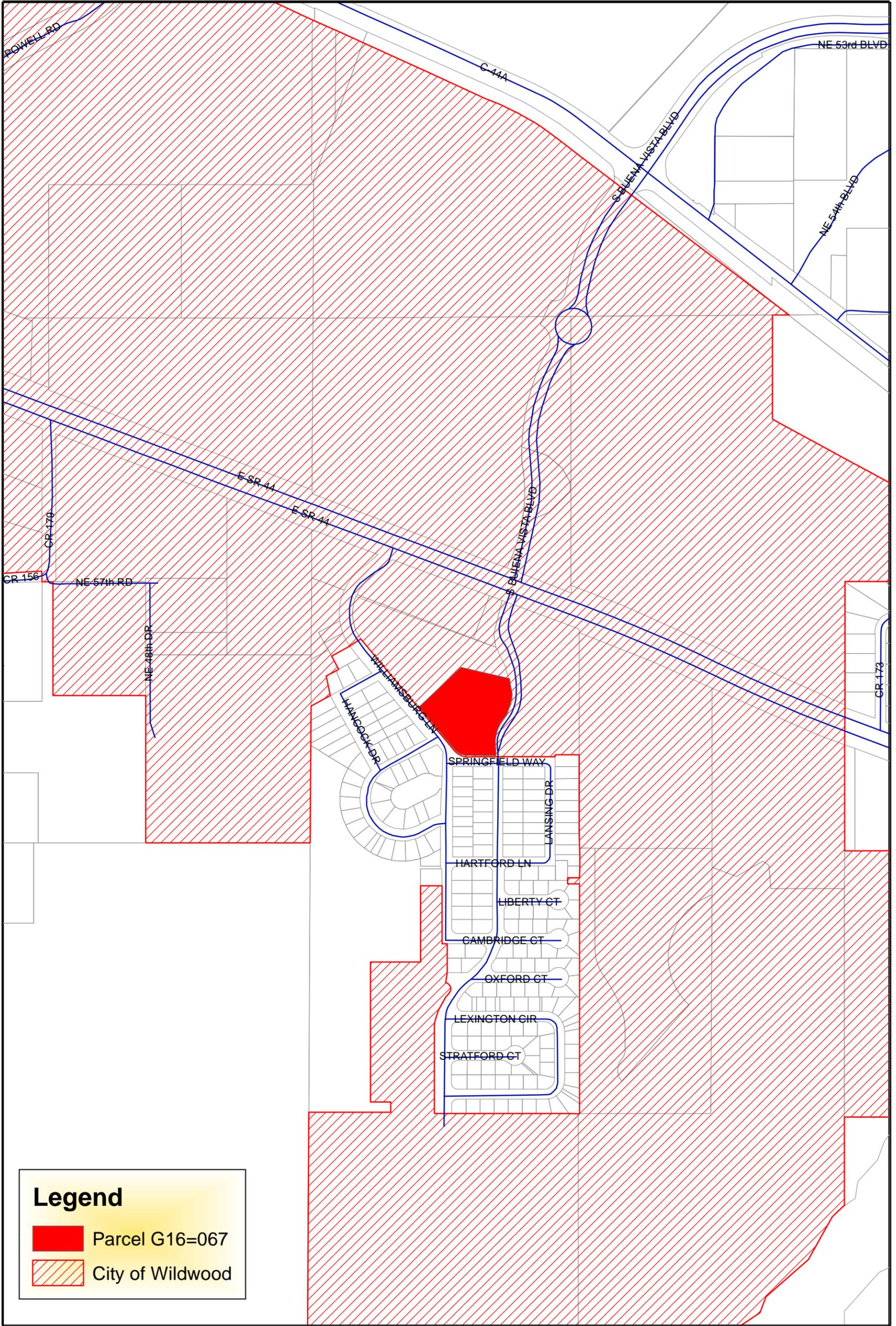
As of Thursday, September 26, 2013 the City received 19 letters returned that were not in support of the rezoning and 1 in favor of it. City staff is aware of the history of civil matters between the owner of the recreation facility and the residents of the two developments. It is the opinion of Staff that the issues the residents have with the facility's owner hold no bearing on this rezoning case.

DATED: September 26, 2013



Jason F. McHugh
Development Services Coordinator/ City Planner

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

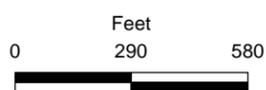


Legend

-  Parcel G16=067
-  City of Wildwood



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



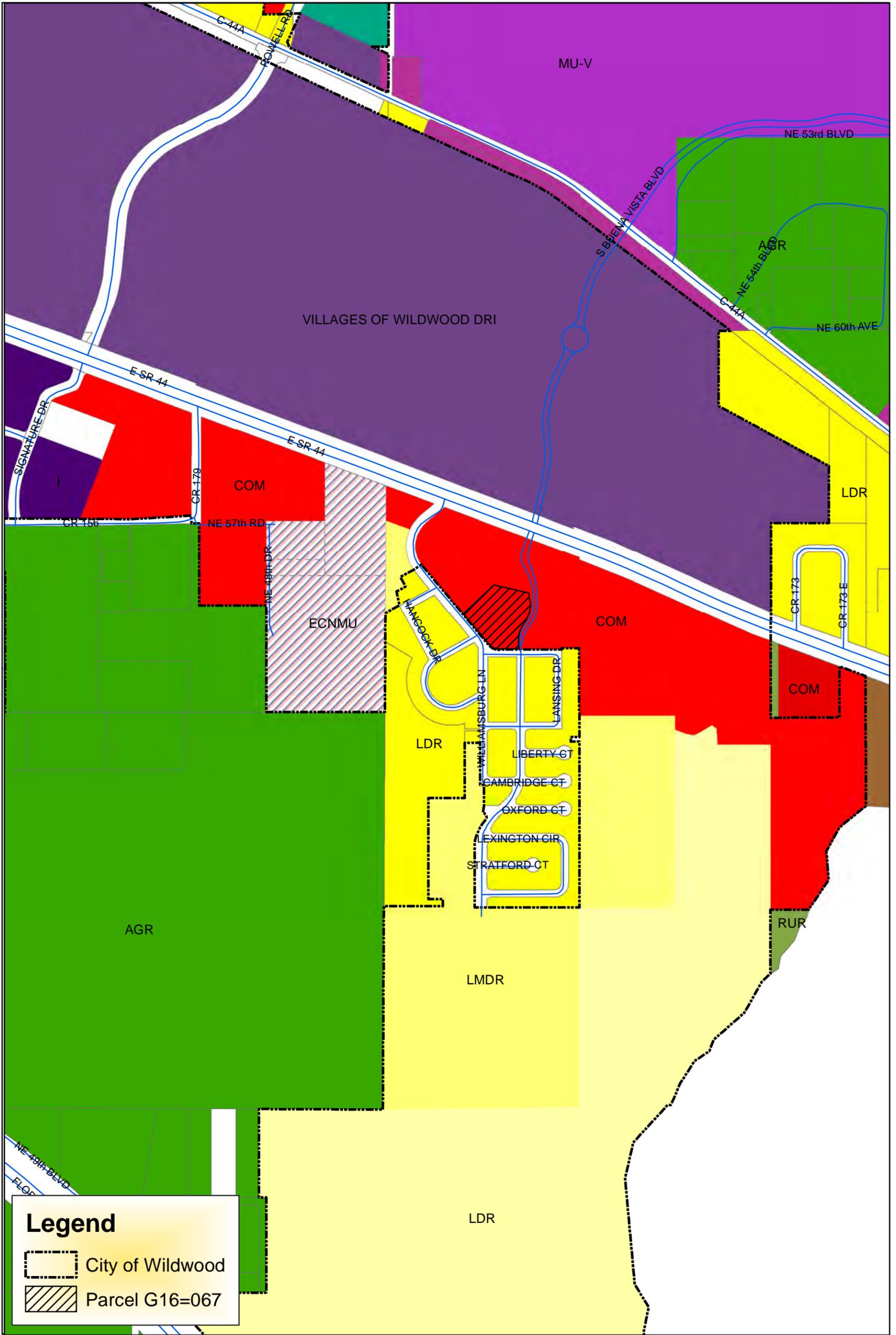
WILDWOOD COUNTRY RESORT
Parcel G16=067

WILDWOOD, FLORIDA
Map 1

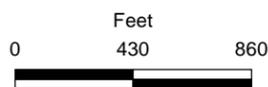
AUGUST 2013

LOCATION MAP

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



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



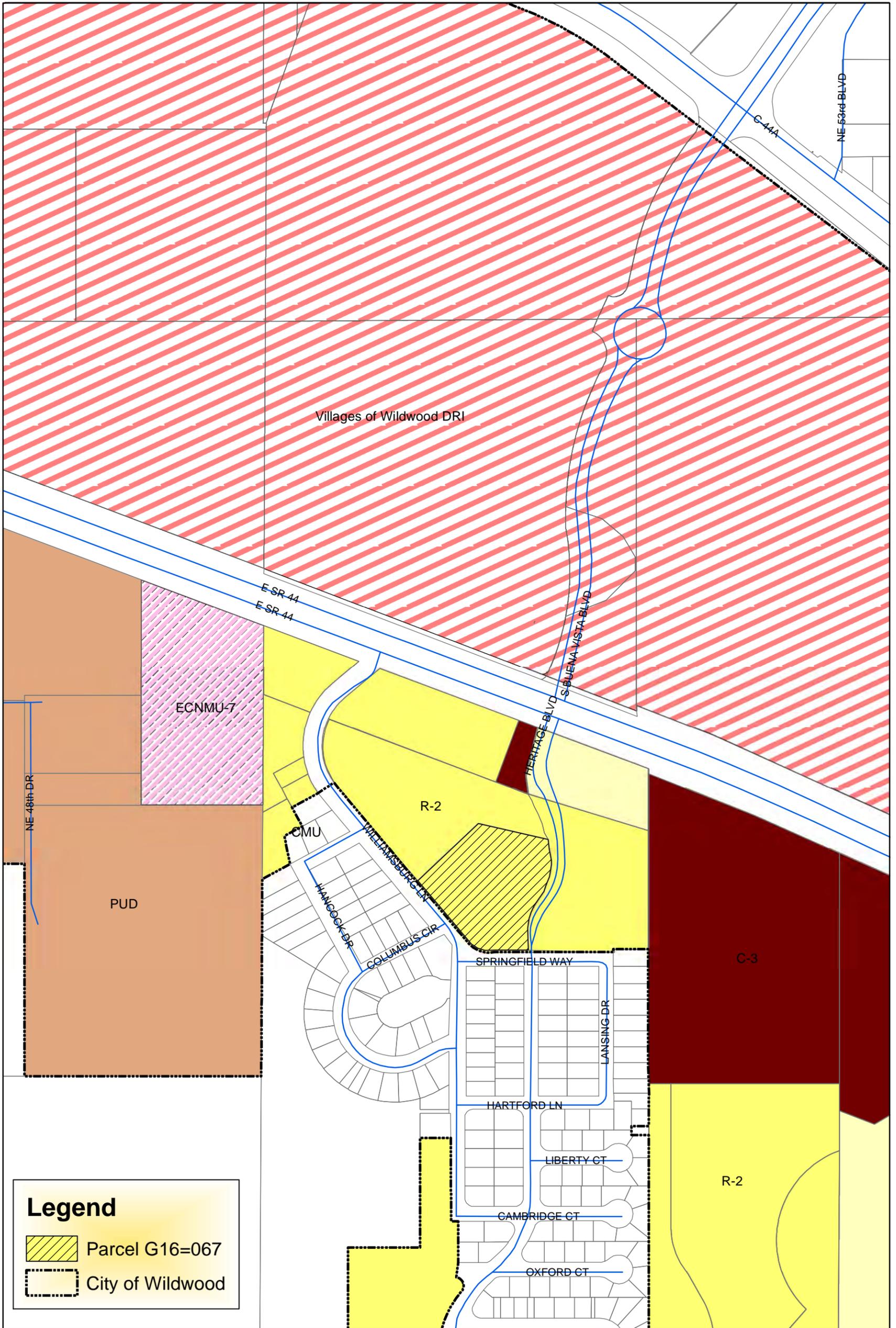
**WILDWOOD COUNTRY RESORT
 Parcel G16=067**

**WILDWOOD, FLORIDA
 Map 2**

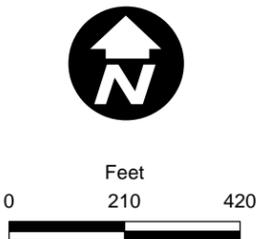
SEPTEMBER 2013

EXISTING FUTURE LAND USE

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

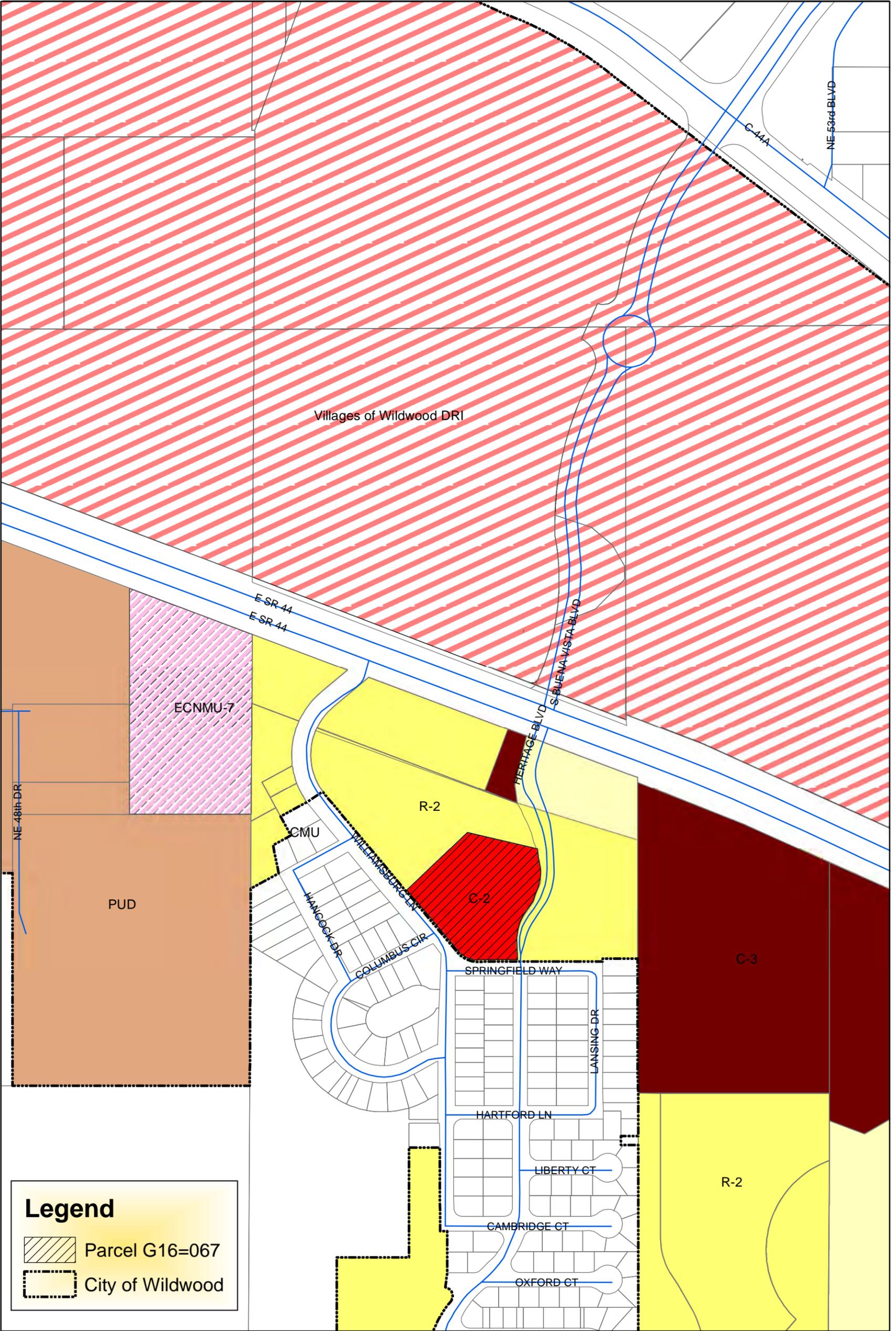


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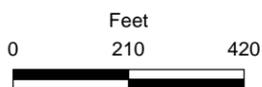


Wildwood Country Resort Parcel G16=067	
WILDWOOD, FLORIDA Map 3	
September 2013	EXISTING ZONING

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



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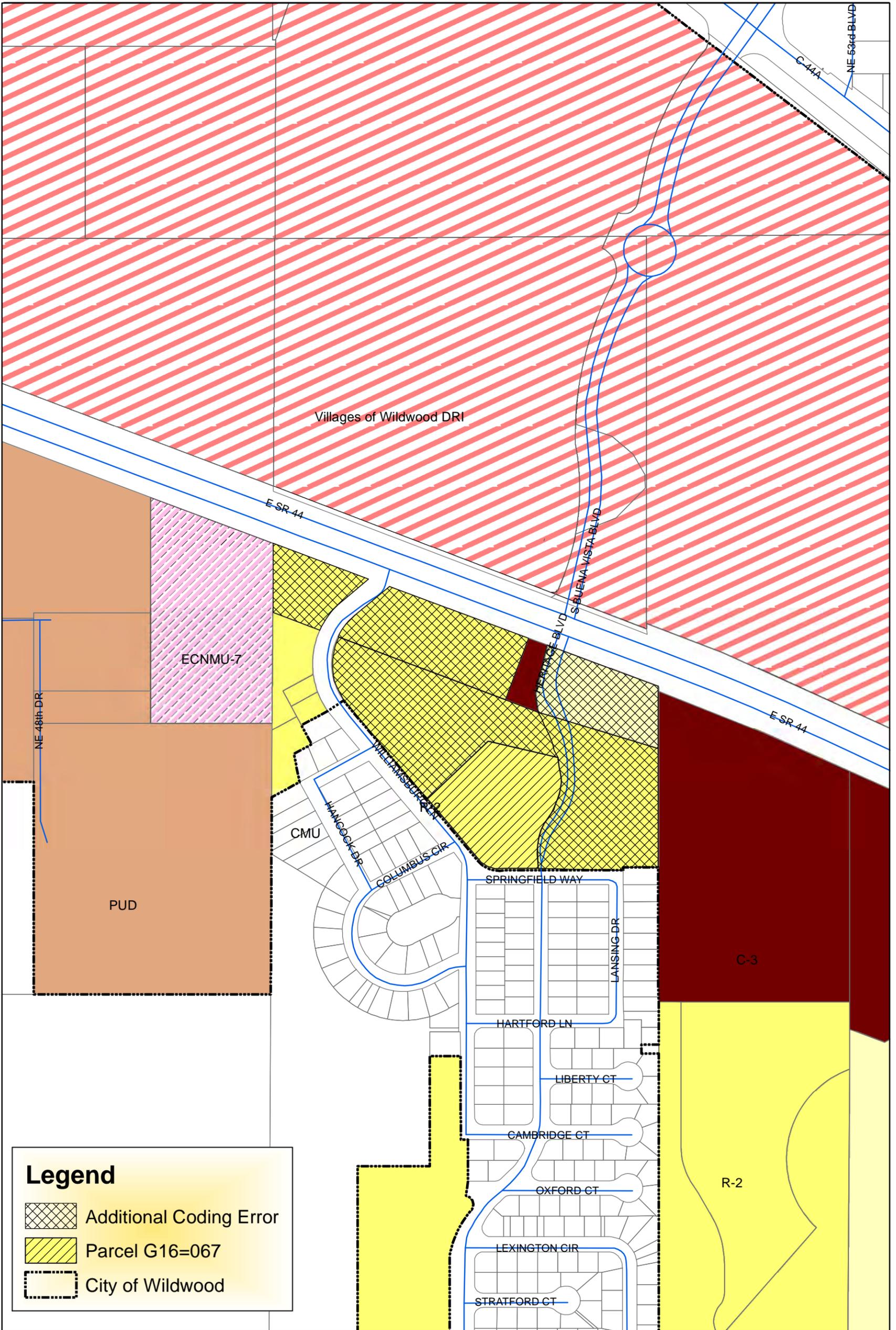
**Wildwood Country Resort
 Parcel G16=067**

**WILDWOOD, FLORIDA
 Map 4**

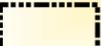
September 2013

PROPOSED ZONING

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

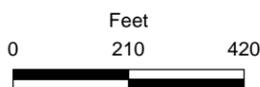


Legend

-  Additional Coding Error
-  Parcel G16=067
-  City of Wildwood



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



GIS CODING ERROR

WILDWOOD, FLORIDA
Map 5

September 2013

EXISTING ZONING

Sumter County Property Appraiser

updated: 9/19/2013

PARCEL ID: G16=067

<< Next Lower Parcel Next Higher Parcel >>

2012 Certified Values

Parcel List Generator

Retrieve Tax Record

Property Card

GIS Map

Print

Owner & Property Info

Result: 1 of 1

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

GIS Aerial



Property & Assessment Values

2012 CERTIFIED VALUES ARE NOT AVAILABLE

Sales History

Show Similar Sales in 1/2 mile radius

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

Building Characteristics

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

Land Breakdown

Land Use Code	Frontage	Depth	Land Units
001			3.15 Acres

Misc Features

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

Sumter County Property Appraiser - Roll Year: 2012

updated: 9/19/2013

Result: 1 of 1

DISCLAIMER

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

City of
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City Hall

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Area Code: 352
Zip Code: 34785

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

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330-1343
330-1353 Fax

UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

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

NOTICE OF PUBLIC HEARING

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

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

CASE NUMBER: RZ 1308-02

PARCEL NUMBER: G16-067

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

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

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

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

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

I support the above request.

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

Tom Cochran Verta Jean Cochran

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

RECEIVED

SEP 26 2013

CITY OF WILDWOOD
Development Services Dept.

City of
Wildwood,
Florida



City Hall

wildwood-fl.gov
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Zip Code: 34785

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

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UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

Your Parcel Number(s): G16EC032

NOTICE OF PUBLIC HEARING

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

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

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

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I support the above request.

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

See attached

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

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SEP 23 2013

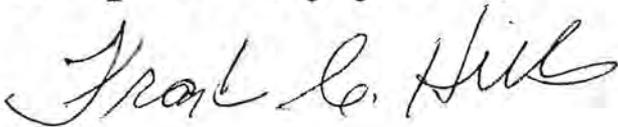
**CITY OF WILDWOOD
Development Services Dept.**

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

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

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

Respectfully yours,



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SEP 23 2013

CITY OF WILDWOOD
Development Services Dept.

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



City of
Wildwood,
Florida



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330-1339 Fax

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330-1358 Fax

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410 Grey Street
330-1343
330-1353 Fax

UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

Your Parcel Number(s): G16B209

NOTICE OF PUBLIC HEARING

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

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

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

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

I support the above request.

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

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

Case Number: **RZ 1308-02**

Received 9-20-13

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SEP 23 2013

**CITY OF WILDWOOD
Development Services Dept.**

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1290 Industrial Drive

Wastewater Division
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330-1350 Fax

Water Division
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September 19, 2013

BRESSLER ROBERT
5229 HARTFORD LN
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC002

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**CITY OF WILDWOOD
Development Services Dept.**

NOTICE OF PUBLIC HEARING

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

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

I support the above request.



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

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

City of
Wildwood,
Florida



City Hall

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1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

Your Parcel Number(s): G16B203

NOTICE OF PUBLIC HEARING

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

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

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

I support the above request.

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

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

RECEIVED

SEP 23 2013

**CITY OF WILDWOOD
Development Services Dept.**

City of
Wildwood,
Florida



City Hall

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Zip Code: 34785

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UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

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

NOTICE OF PUBLIC HEARING

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

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

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

I support the above request.

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

this property (is part) of our maintenance fee that at this time is \$273⁰⁰ per month and we own our property. We've been paying a maintenance fee for almost 22 years! And this property is not even maintained! Come and see for yourself!
(Please return responses to City Hall no later than Friday, September 27th, 2013.)
Case Number: **RZ 1308-02**

Calvin & Barbara Jansma

City of
Wildwood,
Florida



City Hall

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

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

CITY MANAGER
Extension 110

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

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

HUMAN RESOURCES
Extension 105
330-1339 Fax

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

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

PUBLIC WORKS
410 Grey Street
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330-1353 Fax

UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
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Water Division
330-1346
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September 19, 2013

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

Your Parcel Number(s): G16EC039

NOTICE OF PUBLIC HEARING

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

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

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

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I support the above request.

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

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

Case Number: **RZ 1308-02**

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CITY OF WILDWOOD
Development Services Dept.



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September 19, 2013

LEFEVE BARBARA
5215 OXFORD CT
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC035

NOTICE OF PUBLIC HEARING

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

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PARCEL NUMBER: G16=067

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I support the above request.

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

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

Barbara J. Lefevre
Case Number:

RZ 1308-02

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**CITY OF WILDWOOD
Development Services Dept.**

City of
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Water Division
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September 19, 2013

FORAN SUE
5427 HERITAGE BLVD
WILDWOOD, FL 34785

Your Parcel Number(s): G16EC015

NOTICE OF PUBLIC HEARING

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

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

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I support the above request.

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

Please see page attached.

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SEP 24 2013

**CITY OF WILDWOOD
Development Services Dept.**

To Whom it may concern

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

Thank you

Sue and Gary LaFollette

City of
Wildwood,
Florida



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wildwood-fl.gov
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UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

Your Parcel Number(s): G16A206

NOTICE OF PUBLIC HEARING

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

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

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I support the above request.

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

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

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

Case Number: **RZ 1308-02**

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SEP 24 2013
CITY OF WILDWOOD
Development Services Dept.

City of
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UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

Your Parcel Number(s): G16A013

NOTICE OF PUBLIC HEARING

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

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

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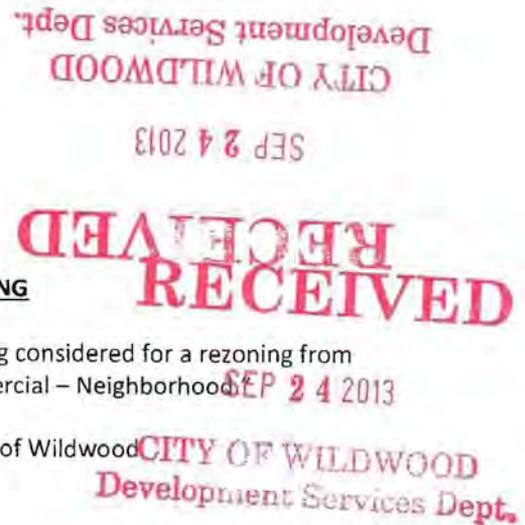
I support the above request.

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

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

Case Number:

RZ 1308-02



City of
Wildwood,
Florida



City Hall

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UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
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September 19, 2013

HENDRICKSON VIRGINIA B
5560 HERITAGE BLVD
WILDWOOD, FL 34785

Your Parcel Number(s): - G16B016

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SEP 25 2013

**CITY OF WILDWOOD
Development Services Dept.**

NOTICE OF PUBLIC HEARING

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

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

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___ I support the above request.

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

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

Case Number: **RZ 1308-02**

City of
Wildwood,
Florida



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wildwood-fl.gov
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1290 Industrial Drive

Wastewater Division
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Water Division
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September 19, 2013

REYNOLDS BARBARA LEE
5593 HANCOCK DR
WILDWOOD, FL 34785

Your Parcel Number(s): G16A005

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SEP 25 2013

CITY OF WILDWOOD
Development Services Dept.

NOTICE OF PUBLIC HEARING

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

OWNER/APPLICANT: Wildwood Villages, LLC / City of Wildwood
CASE NUMBER: RZ 1308-02
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I support the above request.

352-748-7676

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

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

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

Case Number: RZ 1308-02

City of
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City Hall

wildwood-fl.gov
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Water Division
330-1346
330-1347 Fax

September 19, 2013

PERRY LORRAINE E
5441 WILLIAMSBURG FL
WILDWOOD, FL 34785

Your Parcel Number(s): G16EA004

NOTICE OF PUBLIC HEARING

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

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

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I support the above request.

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

See attachment

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

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SEP 26 2013

CITY OF WILDWOOD
Development Services Dept.

Case #: RZ 1308-02

Parcel #: G16=067

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

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

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

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

Lorraine Perry

City of
Wildwood,
Florida



City Hall

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

CITY HALL
100 N. Main Street
330-1330 Phone
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330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

Your Parcel Number(s): G16A010

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SEP 25 2013

**CITY OF WILDWOOD
Development Services Dept.**

NOTICE OF PUBLIC HEARING

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

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

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I support the above request.

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

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

Case Number:

RZ 1308-02

Sept 23, 2013

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

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SEP 25 2013

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

**CITY OF WILDWOOD
Development Services Dept.**

We are opposed to this action for the following reasons;

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

Vaughn & Cheryl Harris
5396 Columbus Cir
Wildwood, Fl 34785

City of
Wildwood,
Florida



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City Hall

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

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

CITY MANAGER
Extension 110

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

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

HUMAN RESOURCES
Extension 105
330-1339 Fax

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

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

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

UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

WILKINS GAY A
1122 DEER TRL
CONNERSVILLE, IN 47331

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

NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

I support the above request.

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

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

Case Number: **RZ 1308-02**

City of
Wildwood,
Florida



RECEIVED City Hall

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

September 19, 2013

SEP 24 2013

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

LAPP BARBARA
2350 CRISTEN HILL DR
THE VILLAGES, FL 32162

CITY OF WILDWOOD
Development Services Dept.

CITY MANAGER
Extension 110

Your Parcel Number(s): G16A007

NOTICE OF PUBLIC HEARING

CITY CLERK/FINANCE
Extension 100

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

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

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

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

✓ **CASE NUMBER:** RZ 1308-02

✓ **PARCEL NUMBER:** G16A007

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

HUMAN RESOURCES
Extension 105
330-1339 Fax

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

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

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

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

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

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

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

UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

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

Water Division
330-1346
330-1347 Fax

Case Number: **RZ 1308-02**

City of
Wildwood,
Florida



City Hall

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

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

CITY MANAGER
Extension 110

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

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

HUMAN RESOURCES
Extension 105
330-1339 Fax

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

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

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

UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

Your Parcel Number(s): - G16A208

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SEP 24 2013

CITY OF WILDWOOD
Development Services Dept.

NOTICE OF PUBLIC HEARING

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

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

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

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

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

I support the above request.

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

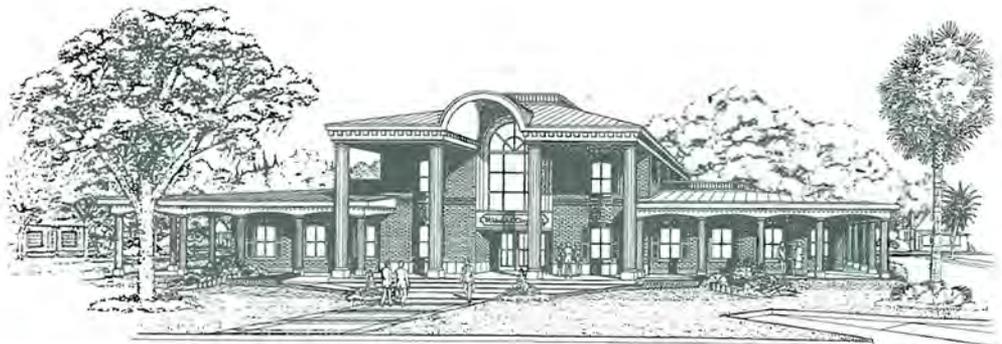
This will limit my access and use of the facilities for

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

*which I pay a
LARGE MAINTENANCE
FEE.*

Case Number: **RZ 1308-02**

City of
Wildwood,
Florida



City Hall

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

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

CITY MANAGER
Extension 110

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Extension 118
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Extension 105
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**PARKS & RECREATION
COMMUNITY CENTER**
Reservations:
Extension 114

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

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

UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

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

Your Parcel Number(s): G16A114

NOTICE OF PUBLIC HEARING

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

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

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

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

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

I support the above request.

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

*WHEN WE BOUGHT OUR HOME HERE THE BUILDING'S POOLS, HOT TUB, ETC. WERE FOR OUR PRIVATE RESIDENTS USE ONLY, NOT FOR RENT FROM EVERYONE 6/50.
(Please return responses to City Hall no later than Friday, September 27th, 2013.)*

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

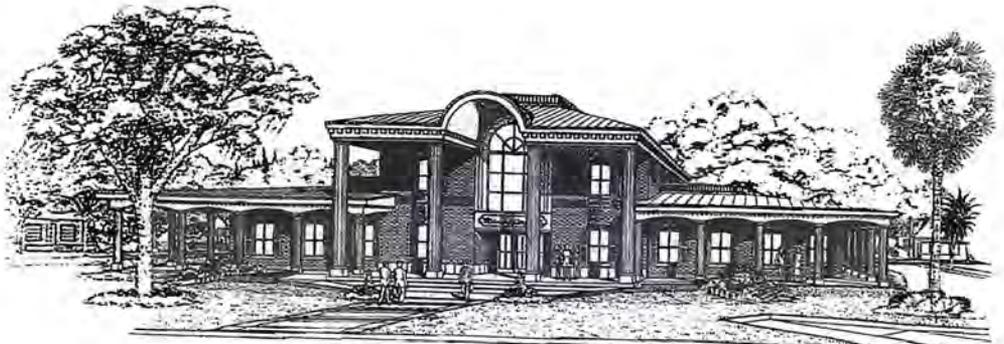
Case Number: **RZ 1308-02**

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SEP 26 2013

**CITY OF WILDWOOD
Development Services Dept.**

City of
Wildwood,
Florida



City Hall

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

CITY HALL
100 N. Main Street
330-1330 Phone
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CITY MANAGER
Extension 110

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Extension 105
330-1339 Fax

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

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

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

UTILITY
1290 Industrial Drive

Wastewater Division
330-1349
330-1350 Fax

Water Division
330-1346
330-1347 Fax

September 19, 2013

BRUNEAU NELSON H JR
5508 HERITAGE BLVD
WILDWOOD, FL 34785

Your Parcel Number(s): G16B011

NOTICE OF PUBLIC HEARING

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

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

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

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

I support the above request.

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

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

RECEIVED

SEP 26 2013

CITY OF WILDWOOD
Development Services Dept.

ORDINANCE NO. O2013-45

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

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

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

LEGAL DESCRIPTION:

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

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

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

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

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

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

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2013, by
the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST:

Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

Ordinance O2013-45

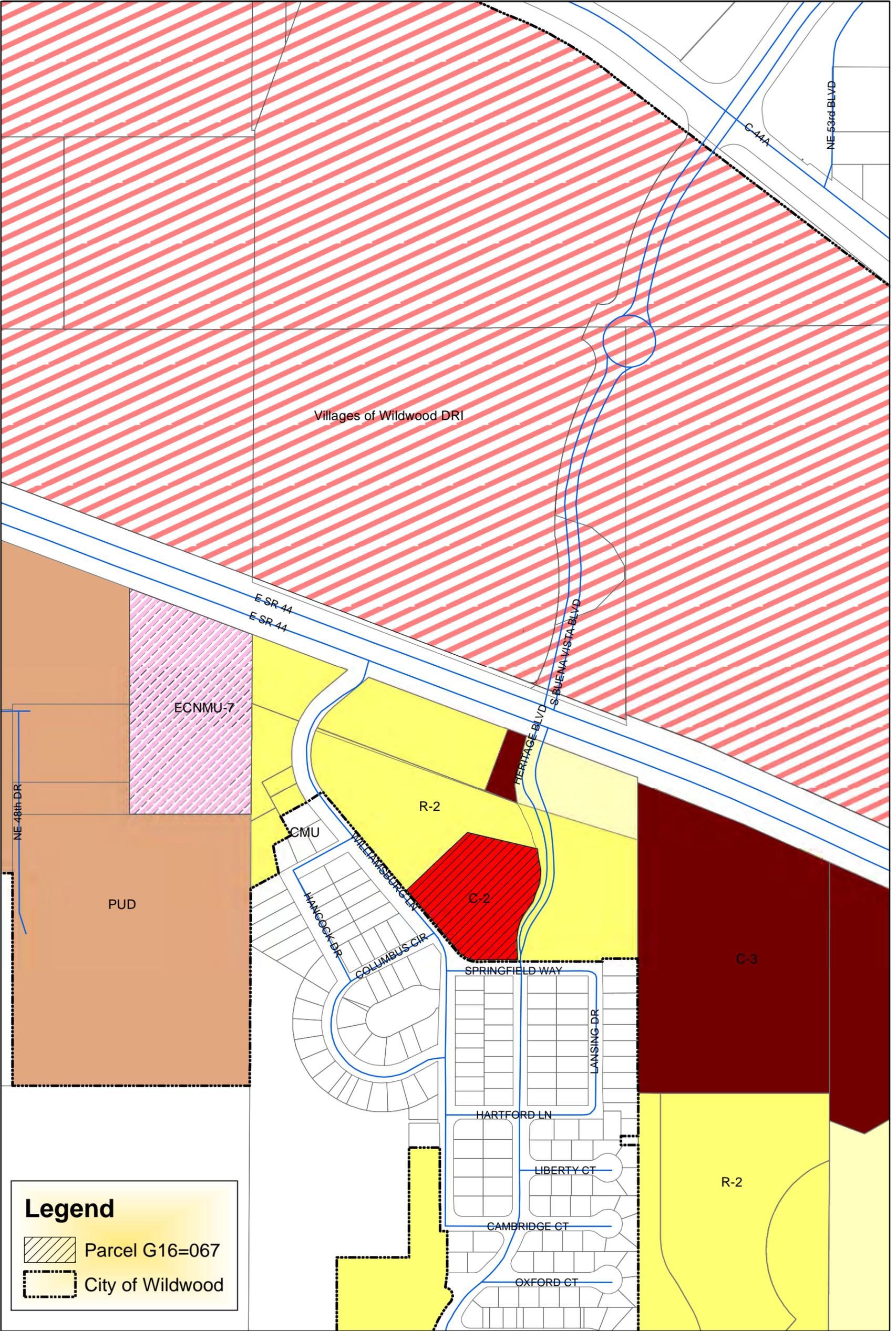
“Exhibit A”

Parcel G16=067

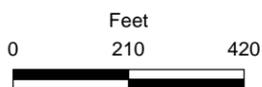
Wildwood Country Resort

Zoning Map Designation

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



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



**Wildwood Country Resort
 Parcel G16=067**

**WILDWOOD, FLORIDA
 Map 4**

September 2013

PROPOSED ZONING