



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

### November 5<sup>th</sup>, 2013 at 3:00 pm

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

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

Approval of minutes from the Planning and Zoning Board as Local Planning Agency meeting of September 3<sup>rd</sup>, 2013.

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

**CP 1309-01 Piedmont Companies Oxford Retail (Parcel D17=007)**

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

**CP 1310-02 Trailwinds Village**

**(Parcels G03=004, G04=004, & G04=021)**

Comprehensive Plan Text Amendment establishing "Regional Activity Center" standards and designating the "Trailwinds Villages" project as a "Regional Activity Center."

**CP 1310-01 Wildwood Commons**

**(Parcels G04=006, G04=007, G04=040, & G04=051)**

Comprehensive Plan Text Amendment establishing "Regional Activity Center" standards and designating the "Wildwood Commons" project as a "Regional Activity Center."

4. **FORUM**

# **AGENDA**

## **November 5<sup>th</sup>, 2013 at 3:00 pm**

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

**5. ADJOURMENT:**

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

**Approval of minutes from the October 1<sup>st</sup>, 2013  
Planning & Zoning Board/ Special Magistrate  
meeting.**

**7. OLD BUSINESS:**

**NONE**

**8. NEW BUSINESS:**

**RZ 1309-01 Piedmont Companies Oxford Retail  
(Parcel D17=007)**

Rezoning approval from County RR (Rural Residential)  
to City C-3 (General Commercial – Highway).

**RZ 1310-01 Triumph South PD Modification  
(Parcels D32=040, D32=136, & D32=140)**

Approval for a Planned Development modification  
revising certain Development Standards.

**SP 1309-03 Miryala Office Complex  
(Parcel D17=054)**

Site Plan approval of a two-story 10,546 sq. ft. office  
building (5,273 sq. ft. each floor) with related  
improvements.

**SP 1309-06 Fort Knox Self-Storage Facility  
(Parcel D32=031)**

Site Plan approval for a 73,750 sq. ft. self-storage  
facility with related improvements.

**9. FORUM**

**10. ADJOURMENT:**

**AGENDA**  
**November 5<sup>th</sup>, 2013 at 3:00 pm**

**PLANNING & ZONING BOARD/SPECIAL MAGISTRATE**

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

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
Acting as the Local Planning Agency  
September 3, 2013**

The meeting of the Planning and Zoning Board as Local Planning Agency/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 3:00 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes were approved and signed from the Planning and Zoning Board as Local Planning Agency meeting of August 3<sup>rd</sup>, 2013.

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

**Old Business:**

**NONE**

**New Business:**

**CP 1308-01 Amsdell Storage Ventures XV, LLC (Parcel D17=062)**  
Small-scale land use change from County Commercial to City Commercial.

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

The Special Magistrate asked a few clarifying questions regarding the status of the subject property, which Ms. Peavy addressed.

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

No one from the public stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the criteria set forth in section 1.7(D) of the LDRs being met, I recommend approval of the comprehensive

plan amendment and Ordinance O2013-41 to the City Commission, subject to the City Commission taking further action to annex the property into the City.

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

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

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

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

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

No one from the public stepped forward at this time.

**Special Magistrate:** Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the criteria set forth in section 1.7(D) of the LDRs being met, I recommend approval of the comprehensive plan amendment and Ordinance O2013-43 to the City Commission.

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

With no further business to discuss, the Planning and Zoning Board/Special Magistrate as Local Planning Agency meeting for the City of Wildwood was adjourned at approximately 3:10 p.m.

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Date

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

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

**Case No:** CP 1309-01  
**Parcel Number(s):** D17=007  
**Property Location:** 11954 CR 105 (west side of WalMart)  
**Owner:** Toni and Ted Lovett  
**Applicant:** Piedmont Properties, LLC

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment from Sumter County "Rural Residential" to City of Wildwood "Commercial" for Parcel D17=007.

The applicant intends on developing the property in conjunction with adjoining parcels as a retail site.

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

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

The subject property has been annexed into the City, and the City must assign it a Future Land Use Map designation. The applicant intends on utilizing the property as a retail center, and the amendment to "Commercial" is consistent with the character of surrounding area.

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

The proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Plan. The proposed amendment is not inconsistent with the intent of the Comprehensive Plan in promoting development within the Joint Planning Area. The Joint Planning Area Future Land Use Map designates the subject property as residential. However, the City has conferred with Sumter County on the proposed designation and the County does not object to the commercial designation. The Joint Planning Area requires coordination between the City and the County on land use issues.

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

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

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

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

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

Currently, the City has potable water, and sanitary sewer capacity to accommodate the proposed development, and CR 105 and CR 466 can adequately serve the increased traffic. This project will not impact school facilities. However, prior to site plan approval the project will be required to correct any deficiencies to public facilities and services should any be present at the time.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance #02013-50** (attached), to be forwarded to the City Commission for further action.

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on October 25, 2013.

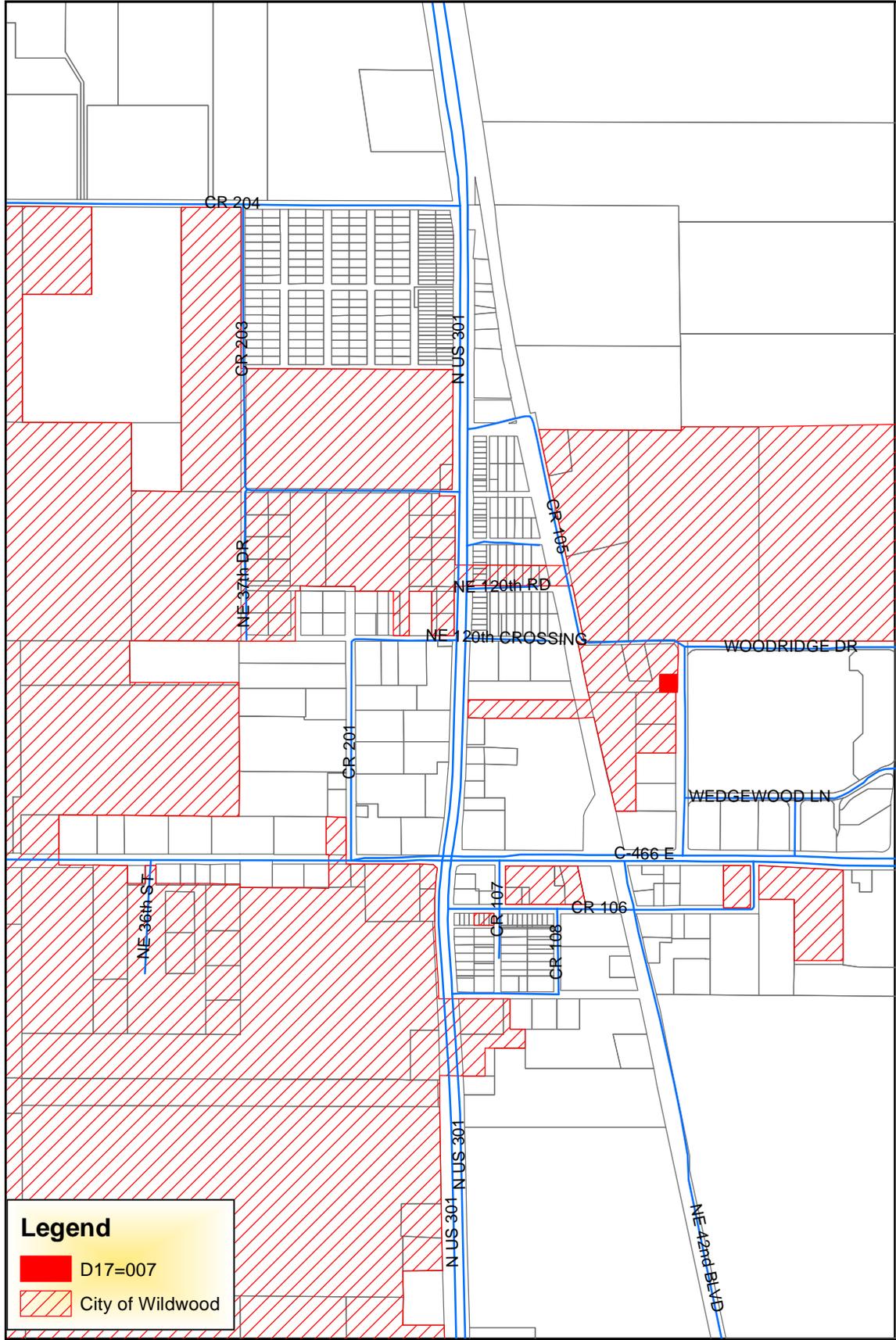
DATED:           October 30, 2013



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Jason McHugh  
Development Services Coordinator/ City Planner

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**Legend**

- D17=007
- City of Wildwood



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



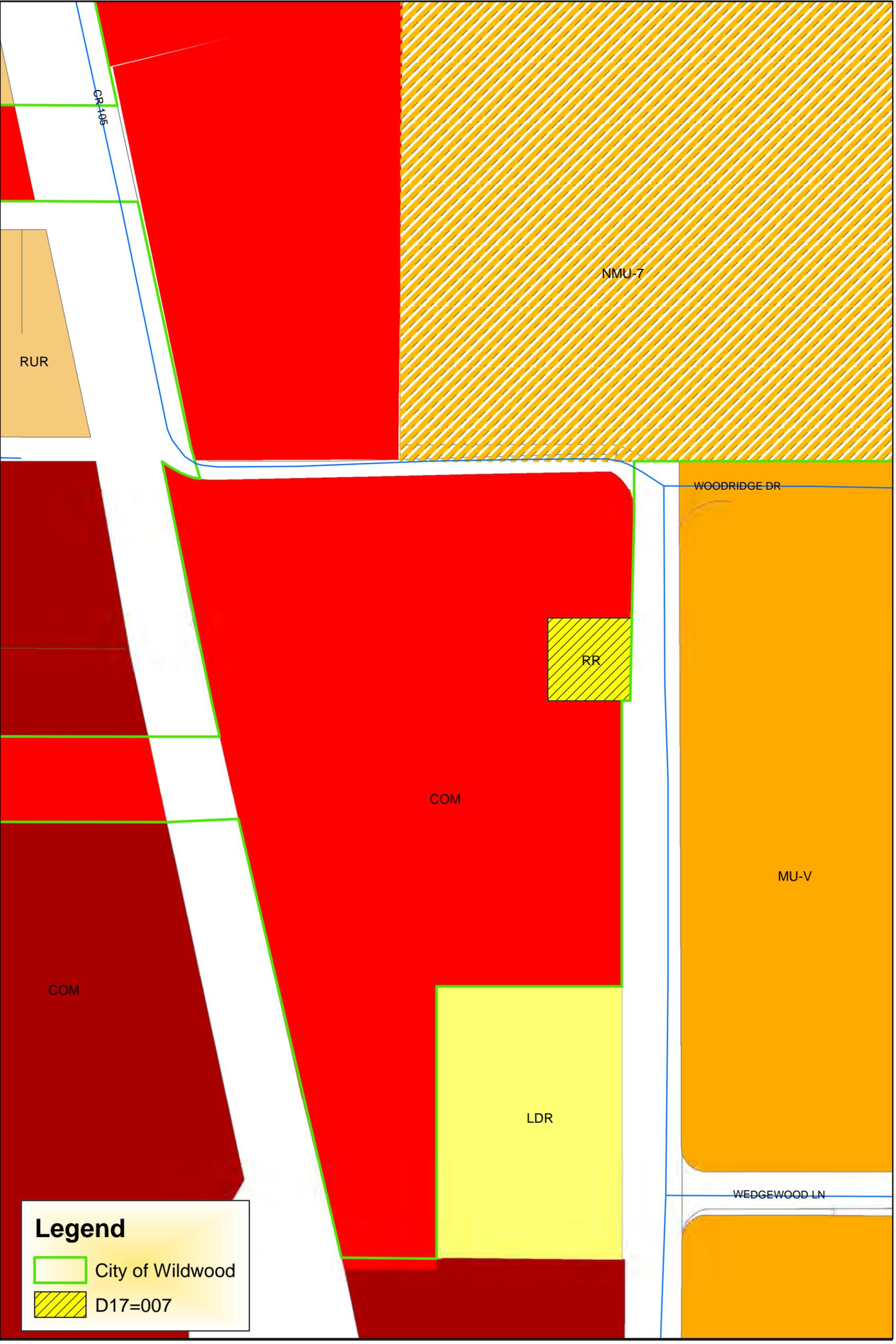
D17=007

**WILDWOOD, FLORIDA**

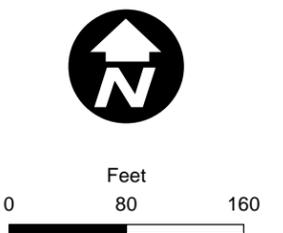
OCTOBER 2013

LOCATION MAP

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 100 North Main Street  
 Wildwood, FL 34485  
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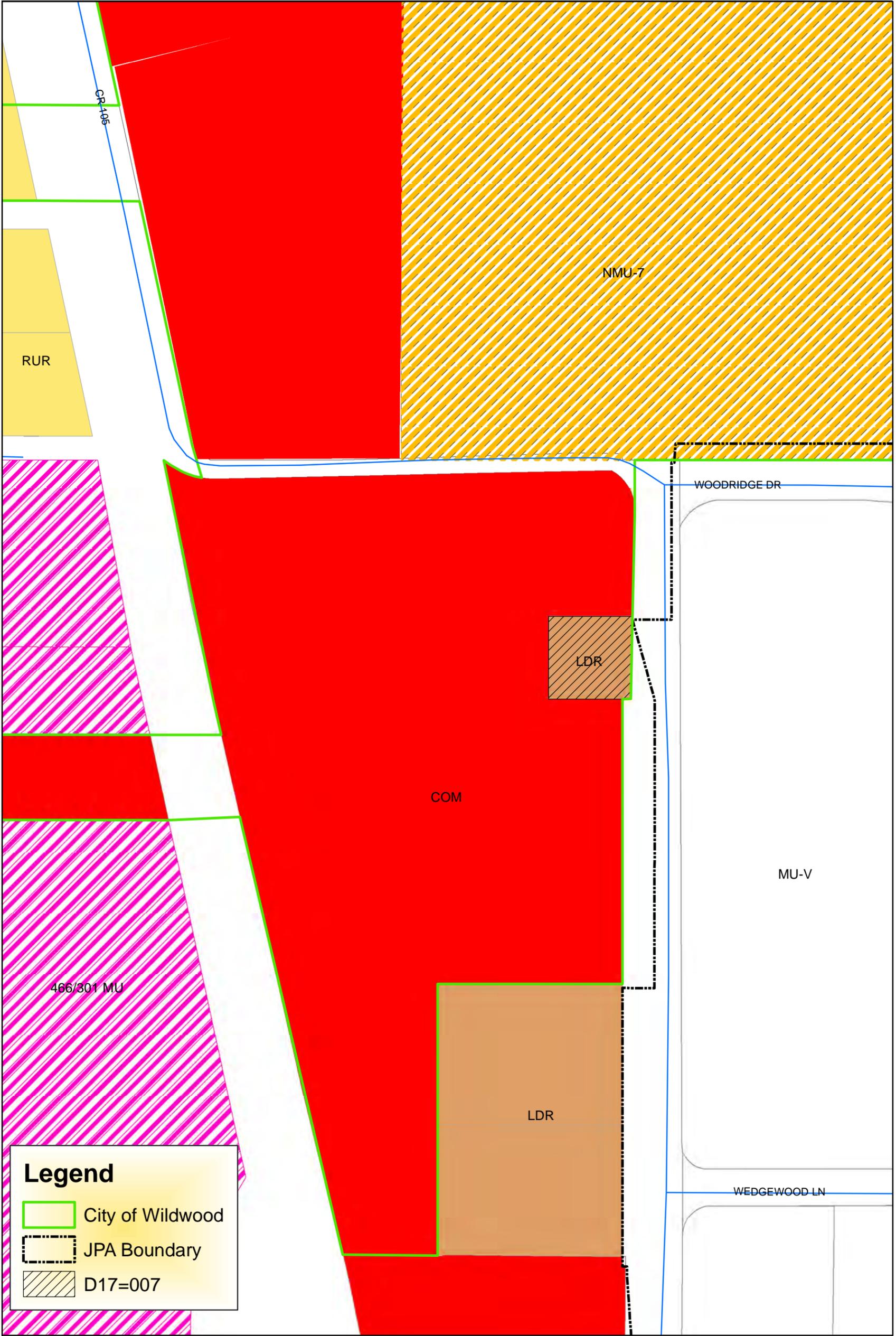
**D17=007**

**WILDWOOD, FLORIDA**

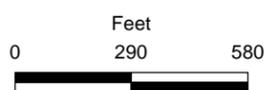
**OCTOBER 2013**

**EXISTING FUTURE LAND USE**

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 100 North Main Street  
 Wildwood, FL 34485  
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D17=007

WILDWOOD, FLORIDA

OCTOBER 2013

JPA/FUTURE LAND USE

**ORDINANCE NO. O2013-50**

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

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

**Parcel D17=007**  
**Piedmont Properties**  
**.3acres +/-**

**LEGAL DESCRIPTION:**

Begin 103 yards South of Northeast corner of Northwest ¼ of Northwest ¼ of Section 17, Township 18 South, Range 23 East, thence run West 105 feet, thence run North 105 feet, thence run East 105 feet, thence run South 105 feet to point of beginning, less the North 9 feet thereof, Sumter County, Florida.

AND

Begin 103 yards South of the Northeast corner of the Northwest ¼ of the Northwest ¼ of Section 17, Township 18 South, Range 23 East, thence run West 105 feet for a point of beginning. Thence run West 20 feet; thence North 105 feet; thence East 20 feet; thence South 105 feet, to the point of beginning and close, Sumter County, Florida.

This property is to be reclassified from Sumter County comprehensive plan designation "Rural Residential" to City comprehensive plan designation "Commercial."

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

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

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

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

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

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

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

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

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

Approved as to form:

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

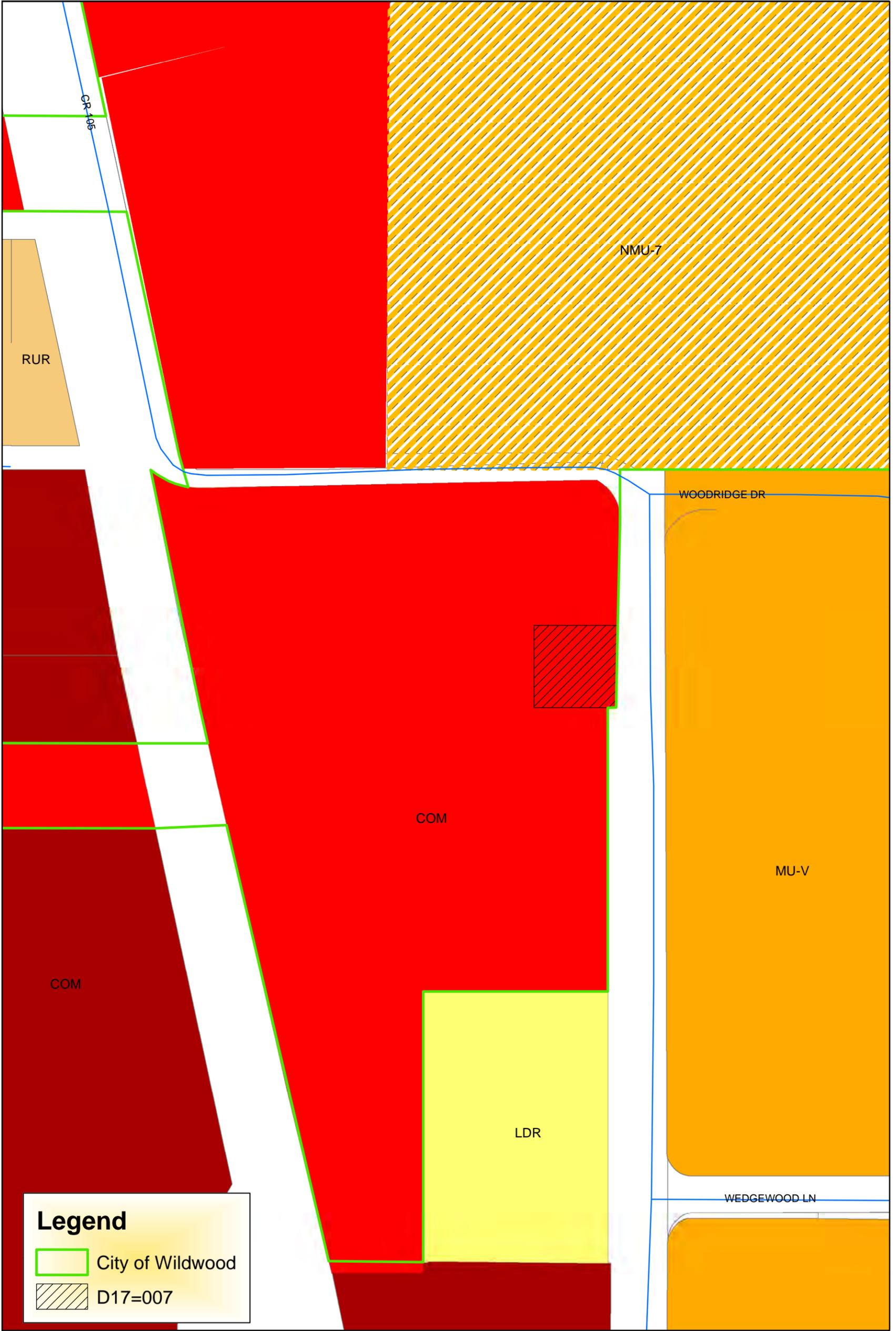
**Ordinance O2013-50**

**“Exhibit A”**

**D17=007 (Piedmont Properties)**

**Proposed Future Land Use Map Designation**

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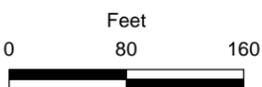


**Legend**

-  City of Wildwood
-  D17=007



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 100 North Main Street  
 Wildwood, FL 34485  
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**D17=007**

**WILDWOOD, FLORIDA**

**OCTOBER 2013**

**PROPOSED FUTURE LAND USE**

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

**Case No:** CP 1310-02

**Parcel Number(s):** G04=021; G04=004; G03=004

**Property Location:** CR 466A – West of CR 462 and Powell Road

**Owner:** Word Family LLC

**Applicant:** Word Family LLC (Tommy Word)

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a text amendment to the Future Land Use Element of the Comprehensive Plan designating the property associated with the Trailwinds Village development as a Regional Activity Center (RAC) pursuant to F.S. 380.06(2)(e) and Rule 28.24.014(10), F.A.C.

Designating the Trailwinds Village project as a RAC increases the amount of development that may be approved within the project without having to undergo the Development of Regional Impact (DRI) review process. Designating the property as a RAC does not increase the amount of development potential that is currently permissible under the property's Future Land Use Map designation. Any development that may occur must meet the requirements of the Central Mixed Use land use designation.

The applicant has submitted a subsequent application for an amendment to the approved Trailwinds Village Planned Development which increases the development entitlements pursuant to the RAC thresholds for a mixed use development. The amendment to the Planned Development will be brought to the Planning and Zoning Board for consideration at a later time.

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

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

The text amendment designating the property as a RAC is necessary to accommodate the proposed increase in development entitlements. The applicant has provided additional justification and documentation in support of this amendment.

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

The proposed amendment is consistent with goals, objectives and policies of the Comprehensive Plan. The property is required to meet the density, intensity, and mixture of land use standards within the Central Mixed Use land use designation. Further, the proposed amendment is consistent with the intent of the Comprehensive Plan in encouraging the economic development through the expansion of business development within Downtown.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The designation of the RAC on the subject property would result in a denser, more efficient land use pattern consistent with the Central Mixed Use land use designation.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The subject property contains an isolated wetland that will be preserved. The property subject to the amendment is located in an area suitable for development.

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

The proposed amendment will not adversely affect the City's water or wastewater services. The City has adequate capacity within its systems to accommodate the project. The applicant has entered into a Utility Agreement with the City in which the developer will be extending utility services to the property. The amendment may cause an increase in traffic in the area. However, adverse traffic impacts will be identified and mitigation will be required during the Planned Development review. The proposed project is not expected to have an impact on the school system.

Section 2 of Ordinance O2013-54 adopts Future Land Use Element Policy 1.7.A.3 designating the Trailwinds Village project as a Regional Activity Center. **Staff recommends approval and a favorable recommendation of the designation of the Trailwinds Village project as a Regional Activity Center and approval of Ordinance O2013-54** (attached), to be forwarded to the City Commission for further action.

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on October 25, 2013.

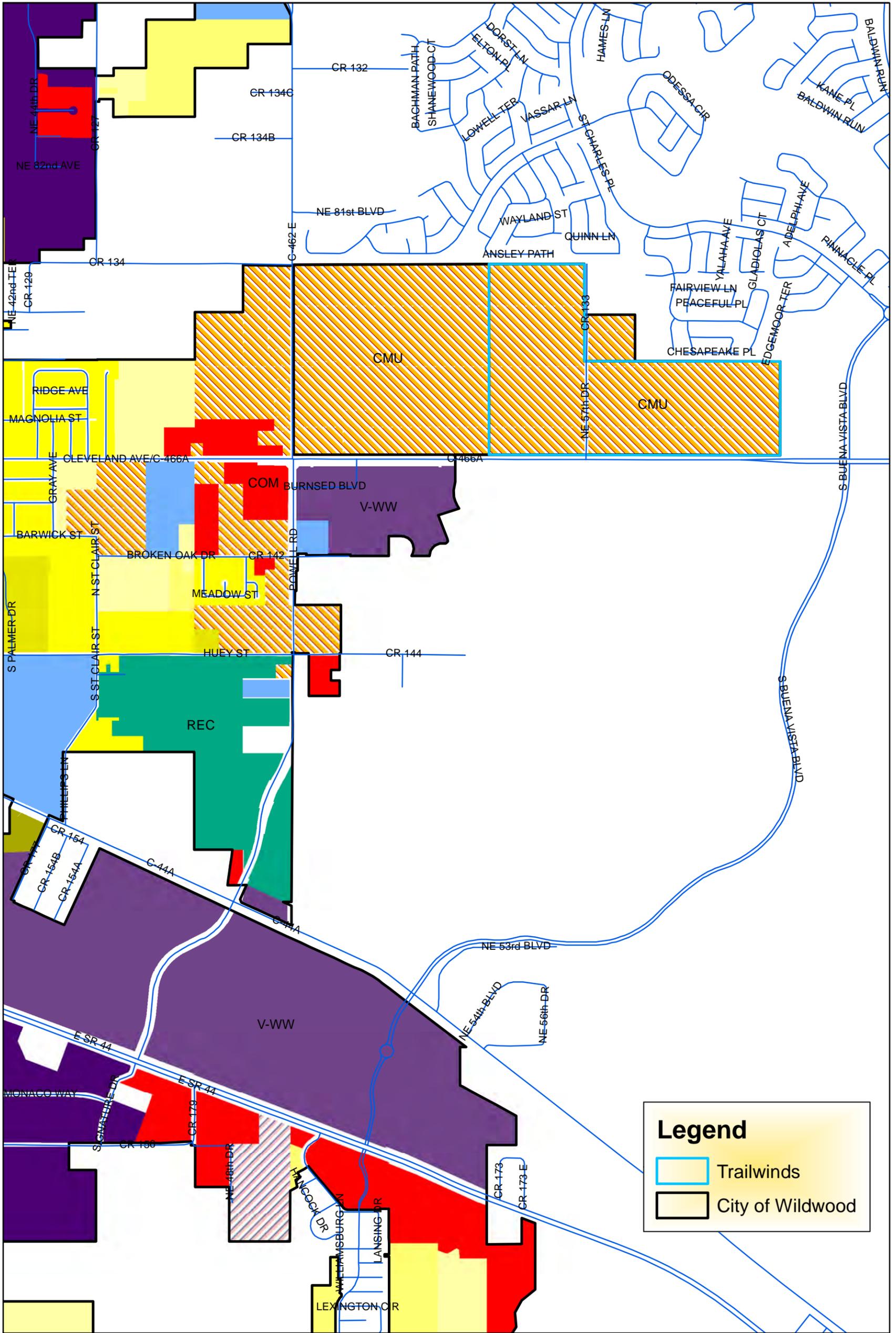
DATED: October 31, 2013



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Jason McHugh  
Development Services Coordinator/ City Planner

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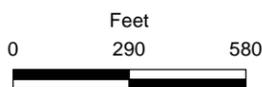


**Legend**

- Trailwinds
- City of Wildwood



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



**TRAILWINDS**

**WILDWOOD, FLORIDA**

OCTOBER 2013

EXISTING FUTURE LAND USE

**PROJECT NARRATIVE AND  
JUSTIFICATION FOR  
TRAILWINDS VILLAGE RAC & PD AMENDMENT**

**Project Description:**

The project site comprises 157.02 acres located on the north side of CR-466A, between CR-462A/Powell Road and S Buena Vista Boulevard. The property has CMU (Central Mixed Use) future land use designation. In February 2012, the property was rezoned from CMU to PD (Planned Development) by City of Wildwood Ordinance No. 2012-07. The City's comprehensive plan and code requires CMU properties to be rezoned/master planned to PD in order to develop them.

The applicant is requesting a comprehensive plan amendment to designate the property as a RAC (Regional Activity Center) pursuant to Chapter 380.06(2)(e) of the Florida Statutes and Rule 28.24.014(10) of the Florida Administrative Code, along with a corresponding amendment to the PD zoning approval in order to develop the property with approximately 450 residential dwelling units (assisted living/skilled nursing and independent living), 500,000 sq.ft of commercial sales, and 200,000 sq.ft of commercial office uses. Additional density/intensity is allowed pursuant to the RAC thresholds for a mixed use development, however it is not anticipated that the maximum intensity will be achieved based on the proposed uses. The attached RAC map exhibit provides the conceptual mixture of uses.

The land area and residential unit/nonresidential square footage breakdowns are listed in detail on the Sheet 1 (cover sheet) of the PD Concept Plan. The cover sheet also contains a land use equivalency matrix (based on net new 2-way trip generation) to allow some adjustment of land uses at time of development in order to address market conditions, site design, and/or regulatory agency permitting requirements. Any such adjustment shall be made pursuant to the land use equivalency matrix and demonstration that the proposed mix of uses will be in compliance with the range of required CMU mixed use land area requirements (the minimum/maximum land area requirements are listed on the plan) and the RAC/DRI thresholds for a mixed use development.

In order to demonstrate that the entire property can be developed in compliance with the CMU mix of use acreage requirements (Comprehensive Plan FLUE Policy 1.3.3), the entire property is included in this application as one phase of development for the purpose of allocating land use areas and coordinating the location of anticipated master infrastructure needs (roads, stormwater, and utilities). Once the master infrastructure has been permitted and constructed, each parcel/outparcel may then be permitted to accommodate its specific occupant(s).

Sheet 2 of the PD Concept Plan depicts the general project layout and an acreage table for each land use. The project will have a 25' wide landscape buffer along the CR-466A property frontage and along project perimeters that abut residential lots within the Villages DRI. A 20' wide landscape buffer will be provided along the other project perimeters. Internal to the project, there will be 10' wide landscape buffers along each side of the internal roads, as well as

between changes in residential, commercial sales, and commercial office use if not separated by a stormwater pond and/or park tract. The private roads, master stormwater ponds and parks will be platted as common area tracts to be owned and maintained by one or more property owners' associations.

The private roads within the development provide interconnectivity between the land use areas, including public access for the six existing single-family homes/lots located along NE 57<sup>th</sup> Drive which is a landlocked public right-of-way. The project's points of ingress/egress from CR-466A are depicted on the PD concept plan and the individual uses shall only take vehicular access from the internal roadways. Within each internal road right-of-way, there will be a 12' wide asphalt multi-use trail on one side of the road, as depicted on the typical internal roadway section.

The internal public road rights-of-way will also contain the proposed public utility lines (potable water, sanitary sewer, and reclaimed water) and the central sanitary sewer lift station, which will be sized to serve the entire development and the six abutting residential lots, if they desire to connect as well. The developer will enter into a utility agreement with the City of Wildwood to extend the City's potable water, reclaimed water, and sanitary sewer service from their existing locations near the CR-466A and CR-462A/Powell Road intersection to the locations shown on the plan. The City has adequate capacity within its plants and transmission systems to accommodate the proposed development.

There will be several parks and linear park areas distributed throughout the development to serve the residential, commercial sales and office uses. The linear parks will contain a pedestrian loop trail and may have amenity features such as benches, picnic shelters, and/or exercise stations along them in order to take advantage of the aesthetics of the large open space areas provided by constructing wet ponds as the development's master stormwater management system. The existing wetland/depressional area located on the eastern side of the property will be preserved during development as a passive park/amenity feature.

Sheet 3 of the PD Concept Plan depicts the anticipated building and parking layout within each land use area. The residential land use area is anticipated to be developed with a mixture of multi-story building types containing two types of residential uses: assisted living/skilled nursing facilities (3 beds equals 1 dwelling unit for density purposes) and senior independent living units (most likely a mix of 1 and 2 bedroom apartments and/or condominiums). The commercial office land use areas are anticipated to be developed with medical and/or general/professional office in a mixture of single and/or multi-story buildings. The concept plan depicts an office complex setting which would provide space for the greatest variety of medical, general, and professional office users but the developer could consolidate square footage to develop these areas with fewer, larger multi-story buildings in order to accommodate larger medical or corporate office users. The commercial sales land use area is anticipated to be developed with an anchored retail shopping center and outparcels that provide a variety of products and services to the public. It is anticipated that portions of the commercial sales land use area may be developed with other compatible uses such as offices, hotels/motels, and/or additional assisted living/skilled nursing facilities.

**Comprehensive Plan Amendment (RAC Overlay) Review Criteria:**

Pursuant to City of Wildwood Land Development Regulations Section 1.7(D), the Local Planning Agency shall consider the following review criteria and make recommendation to the City Commission. In furtherance of this code requirement, the applicant's professional planning and engineering consultants find the following in support of this application.

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

*Applicant's finding: The plans and other support documents submitted by the applicant for the applications for RAC designation and companion PD zoning concept plan amendment provide sufficient justification to support the proposed comprehensive plan amendment to create a RAC designation on the property.*

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

*Applicant's finding: The requested RAC designation is consistent with the mixed use development pattern and range of minimum/maximum density and intensity standards that are required to develop within the CMU future land use category, as enumerated in FLUE Table 1-1 and Policies 1.3.3 and 1.3.4.*

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

*Applicant's finding: The RAC and companion PD amendment provide for a denser, more efficient land use pattern consistent with the CMU future land use category.*

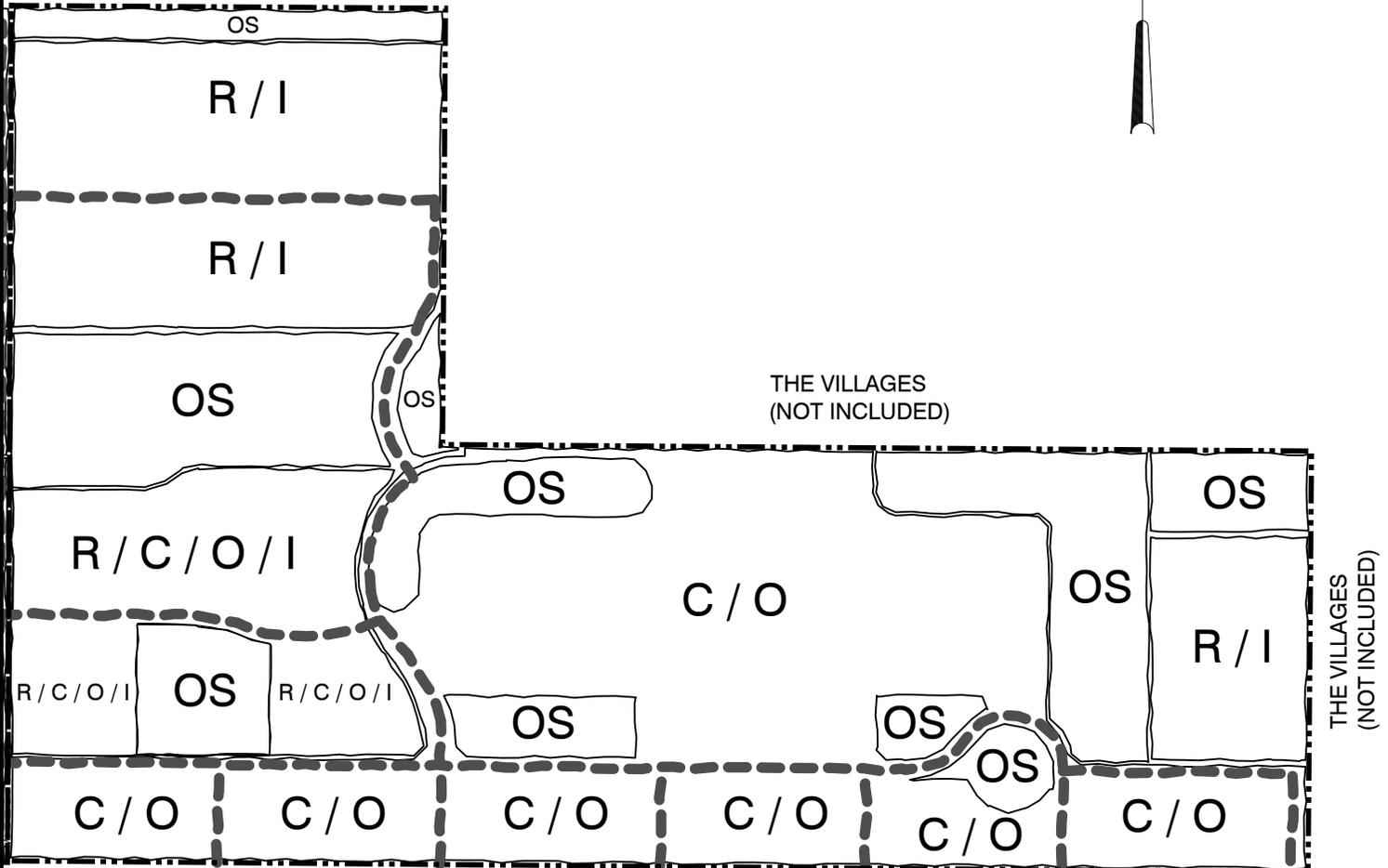
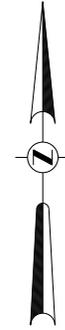
- (4) The proposed amendment will not have an adverse effect on environmentally sensitive systems; and

*Applicant's finding: The only environmentally sensitive feature, an existing wetland/depressional area located on the eastern side of the property, will be preserved during development as a passive park/amenity feature.*

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

*Applicant's finding: As discussed in the zoning review criteria below, the RAC and PD amendment will not create excessive traffic congestion or other detriment to public safety and the City has adequate plant and transmission capacity to provide water, sewer, and reclaimed service to the property. The applicant will be entering into a utility agreement for the proportionate share of the cost to extend these services from CR-139/Powell Road to the property and the developer will construct the on-site improvements.*

THE VILLAGES  
(NOT INCLUDED)



THE VILLAGES  
(NOT INCLUDED)

## CR 466 A

### LEGEND

- INTERNAL ROAD NETWORK
- R RESIDENTIAL
- C RETAIL / COMMERCIAL
- O OFFICE
- I MEDICAL / INSTITUTIONAL
- OS OPEN SPACE (STORMWATER MANAGEMENT & PARKS)

NOTE: DEVELOPMENT AREAS AND USES SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE DURING PLANNED DEVELOPMENT (PD) ZONING REVIEW. USES SHALL BE CONSISTENT WITH THE CENTRAL MIXED USE (CMU) FUTURE LAND USE CATEGORY.



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

# TRAILWINDS VILLAGE REGIONAL ACTIVITY CENTER

**ORDINANCE NO. O2013-54**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF WILDWOOD COMPREHENSIVE PLAN IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011; CREATING FUTURE LAND USE ELEMENT OBJECTIVE 1.7.A AND POLICIES 1.7.A.1 THROUGH 1.7.A.4 CONCERNING REGIONAL ACTIVITY CENTERS; DESIGNATING THE TRAILWINDS VILLAGE PROJECT AND THE WILDWOOD COMMONS PROJECT AS REGIONAL ACTIVITY CENTERS PURSUANT TO CHAPTER 380.06(2)(E), FLORIDA STATUTES, AND RULE 28.24.014(10), FLORIDA ADMINISTRATIVE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City may designate specific areas as “Regional Activity Centers” pursuant to Chapter 380.06(2)(e), Florida Statutes and Rule 28.24.014(10)(a). Florida Administrative Code;

**WHEREAS**, the City wishes to amend the Future Land Use Element of the local Comprehensive Plan to provide development standards for “Regional Activity Centers;”

**WHEREAS**, the City wishes to designate the Trailwinds Village project as a “Regional Activity Center” in the Future Land Use Element; and

**WHEREAS**, the City wishes to designate the Wildwood Commons project as a “Regional Activity Center” in the Future Land Use Map Element;

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

**SECTION 1.** The text amendments to the Future Land Use Element of the City of Wildwood Comprehensive Plan creating Objective 1.7.A and Policies 1.7.A.1 and 1.7.A.2 are shown in attached “Exhibit A.”

**SECTION 2.** The text amendment to the Future Land Use Element of the City of Wildwood Comprehensive Plan creating Policy 1.7.A.3 designating the Trailwinds Village project as a “Regional Activity Center” are shown in the attached “Exhibit B.”

**SECTION 3.** The text amendment to the Future Land Use Element of the City of Wildwood Comprehensive Plan creating Policy 1.7.A.4 designating the Wildwood Commons project as a “Regional Activity Center” are shown in the attached “Exhibit C.”

**SECTION 4.** With the recommendations of the Local Planning Agency and the City Commission, the proposed amendments are hereby transmitted by the City Commission to the state land planning agency.

**SECTION 5.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 6.** 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 7.** This Ordinance, if the amendment is not timely challenged, shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**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 O2013-54**  
**“Exhibit A”**  
**Future Land Use Element Objective 1.7.A and Policies 1.7.A.1 and 1.7.A.2**  
**Designation of Regional Activity Centers**

**OBJECTIVE 1.7.A. Designating Regional Activity Centers.** To facilitate an economic development strategy that focuses on business creation and expansion, aligns public investments and incentives to encourage economic development opportunities that leverage existing City assets, and to encourage functional mixed-use development, the City may designate specific areas of the City appropriate for intensive growth for compact, high intensity, high density developments which may include a mix of the follow uses: retail, office, medical, housing, cultural, recreational and entertainment facilities, and hospitality facilities (hotels and motels). The City may designate such specific area as a “Regional Activity Center” (RAC) pursuant to Chapter 380.06(2)(e), of the Florida Statutes, and Rule 28.24.014(10)(a) of the Florida Administrative Code. The designated area shall be consistent with City’s Comprehensive Plan and Future Land Use Map intensities, and shall routinely provide service to, or regularly be used by, a significant number of citizens of more than one county, contain adequate existing public facilities or public committed facilities, and be proximate and accessible to major roadways. Regional Activity Centers shall be approved and implemented to provide for intensive and coordinated mixed-use development to provide services, including job centers, to service proximate areas of high residential densities, and to allow development of the specified land at greater density and intensity without obligating the developer to proceed through the Development of Regional Impact (DRI) process.

**Policy 1.7.A.1 Regional Activity Centers (RAC) shall be designated on the Future Land Use Map series as an overlay zone by Comprehensive Plan Amendment which is also consistent with Rule 28.24.014(10), F.A.C, and Section 380.06(2)(e) F.S. Regional Activity Centers shall be approved and designated based on efficient provision of urban services, creation of development nodes utilizing efficient land use patterns, and transition of uses at the outer boundaries of the Regional Activity Center, and require mixed-use projects.**

**Regional Activity Center Development Standards**

**Policy 1.7.A.2 Regional Activity Center Development Standards.** All Regional Activity Centers shall be required to obtain a Planned Development zoning. The conceptual development plan and development standards shall be incorporated into the Planned Development.

The adoption of a Comprehensive Plan Amendment designating a Regional Activity Center shall include a Conceptual Master Plan that promotes physical and functional integration of a mixture of land uses and that address, at a minimum, the following:

- a. Development of the RAC as a Planned Development (PD);
- b. Provide for a diverse mix of land uses as provided for in Rule 28-24.014(10) F.A.C. housing types, densities and intensities;
- c. Locate only in those areas of the City where major employment centers exist or are encouraged;
- d. Provide for a transition of land use intensities near the periphery of the RAC to allow for and provide compatibility with adjacent land uses;
- e. Locate at or in reasonable proximity to arterial roadways and committed public facilities.

**Ordinance O2013-54**  
**“Exhibit B”**  
**Future Land Use Element Policy 1.7.A.3**  
**Designating the Trailwinds Village RAC**

**Policy 1.7.A.3 Designation of Trailwinds Village Regional Activity Center.** The City hereby designates the Trailwinds Village project as a Regional Activity Center. Trailwinds Village satisfies the parameters for a Regional Activity Center as defined in Section 380.06(2)(a), Florida Statutes, and Rule 28-24.014(10)(c)(2) Florida Administrative Code. Land uses for the Regional Activity Center can be accommodated by the currently designated the current Central Mixed Use future land use category on the Future Land Use Map of the Comprehensive Plan, and development shall occur consistent with the land use policies within the Comprehensive Plan, and shall occur under a Planned Development (PD) zoning.

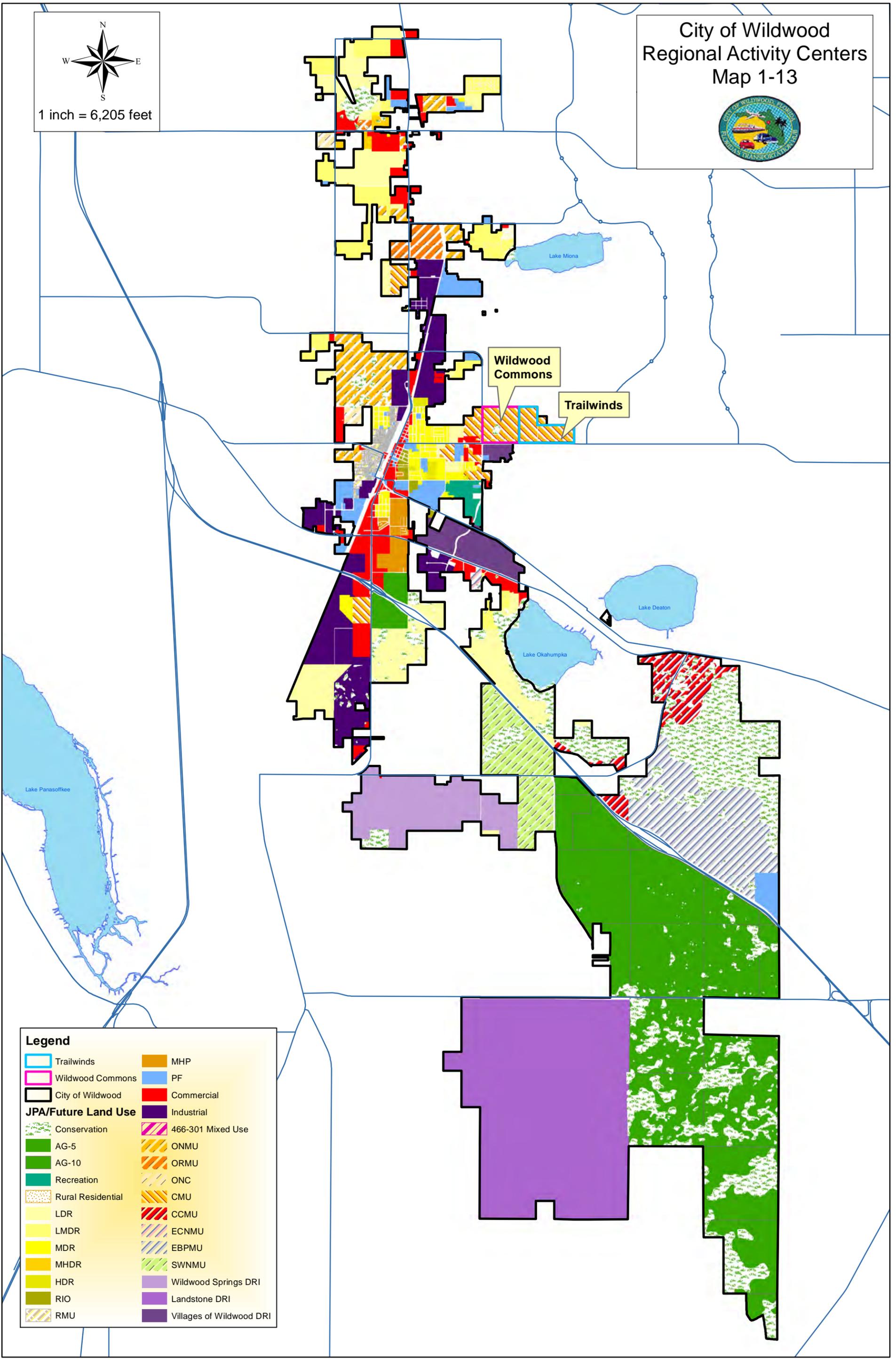
**Ordinance O2013-54**  
**“Exhibit C”**  
**Future Land Use Element Policy 1.7.A.4**  
**Designating the Wildwood Commons RAC**

**Policy 1.7.A.4 Designation of Wildwood Commons Regional Activity Center.** The City hereby designates the Wildwood Commons project as a Regional Activity Center. Wildwood Commons satisfies the parameters for a Regional Activity Center as defined in Section 380.06(2)(a), Florida Statutes, and Rule 28-24.014(10)(c)(2) Florida Administrative Code. Land uses for the Regional Activity Center can be accommodated by the currently designated the current Central Mixed Use future land use category on the Future Land Use Map of the Comprehensive Plan, and development shall occur consistent with the land use policies within the Comprehensive Plan, and shall occur under a Planned Development (PD) zoning.



1 inch = 6,205 feet

# City of Wildwood Regional Activity Centers Map 1-13



### Legend

Trailwinds	MHP
Wildwood Commons	PF
City of Wildwood	Commercial
<b>JPA/Future Land Use</b>	
Conservation	466-301 Mixed Use
AG-5	ONMU
AG-10	ORMU
Recreation	ONC
Rural Residential	CMU
LDR	CCMU
LMDR	ECNMU
MDR	EBPMU
MHDR	SWNMU
HDR	Wildwood Springs DRI
RIO	Landstone DRI
RMU	Villages of Wildwood DRI

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

**Case No:** CP 1310-01

**Parcel Number(s):** G04=021; G04=004; G03=004

**Property Location:** NE corner of the CR 462/CR 466A Intersection

**Owner:** Beaumont, Paxton, Stokes

**Applicant:** Beaumont, Paxton, Stokes

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a text amendment to the Future Land Use Element of the Comprehensive Plan designating the property associated with the Wildwood Commons development as a Regional Activity Center (RAC) pursuant to F.S. 380.06(2)(e) and Rule 28.24.014(10), F.A.C.

Designating the Wildwood Commons project as a RAC increases the amount of development that could be approved within the project without having to undergo the Development of Regional Impact (DRI) review process. Designating the property as a RAC does not increase the amount of development potential that is currently permissible under the property's Future Land Use Map designation. Any development that may occur must meet the requirements of the Central Mixed Use land use designation.

An application for a Planned Development with an associated master plan consistent with the Central Mixed Use land use designation is required prior to the property moving forward with development. The application for a Planned Development requires review by the Planning and Zoning Board.

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

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

The applicant has provided sufficient justification for the proposed text amendment. The text amendment designating the property as a RAC will increase the amount of development that may occur on the site without having to go through the extensive and expensive Development of Regional Impact (DRI) review process.

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

The proposed amendment is consistent with goals, objectives and policies of the Comprehensive Plan. The property is required to meet the density, intensity, and mixture of land use standards within the Central Mixed Use land use designation.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The designation of the RAC on the subject property would result in a denser, more efficient land use pattern consistent with the Central Mixed Use land use designation.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Preliminary analysis identifies an area of the property located within the floodplain. The applicant has stated during the development of the site this area will be preserved or utilized for stormwater management. All potential environmental issues will be studied and addressed during the Planned Development review which is required for projects located in the Central Mixed Use land use designation that are larger than 10 acres in size.

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

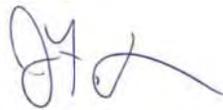
The proposed amendment will not adversely affect the City's water or wastewater services. The City has adequate capacity within its systems to accommodate the project. The City's utility lines will be brought from the CR 462/CR 466A/Powell Road area to the Trailwinds Village project (adjacent to the east). The utility lines will be sized appropriately to handle both projects. The amendment may cause an increase in traffic in the area. However, adverse traffic impacts will be identified and mitigation may be required during the Planned Development review.

Section 3 of Ordinance O2013-54 adopts Future Land Use Element Policy 1.7.A.4 designating the Wildwood Commons project as a Regional Activity Center. **Staff recommends approval and a favorable recommendation of the designation of the Wildwood Commons project as a Regional Activity Center and approval of Ordinance O2013-54** (attached), to be forwarded to the City Commission for further action.

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on October 25, 2013.

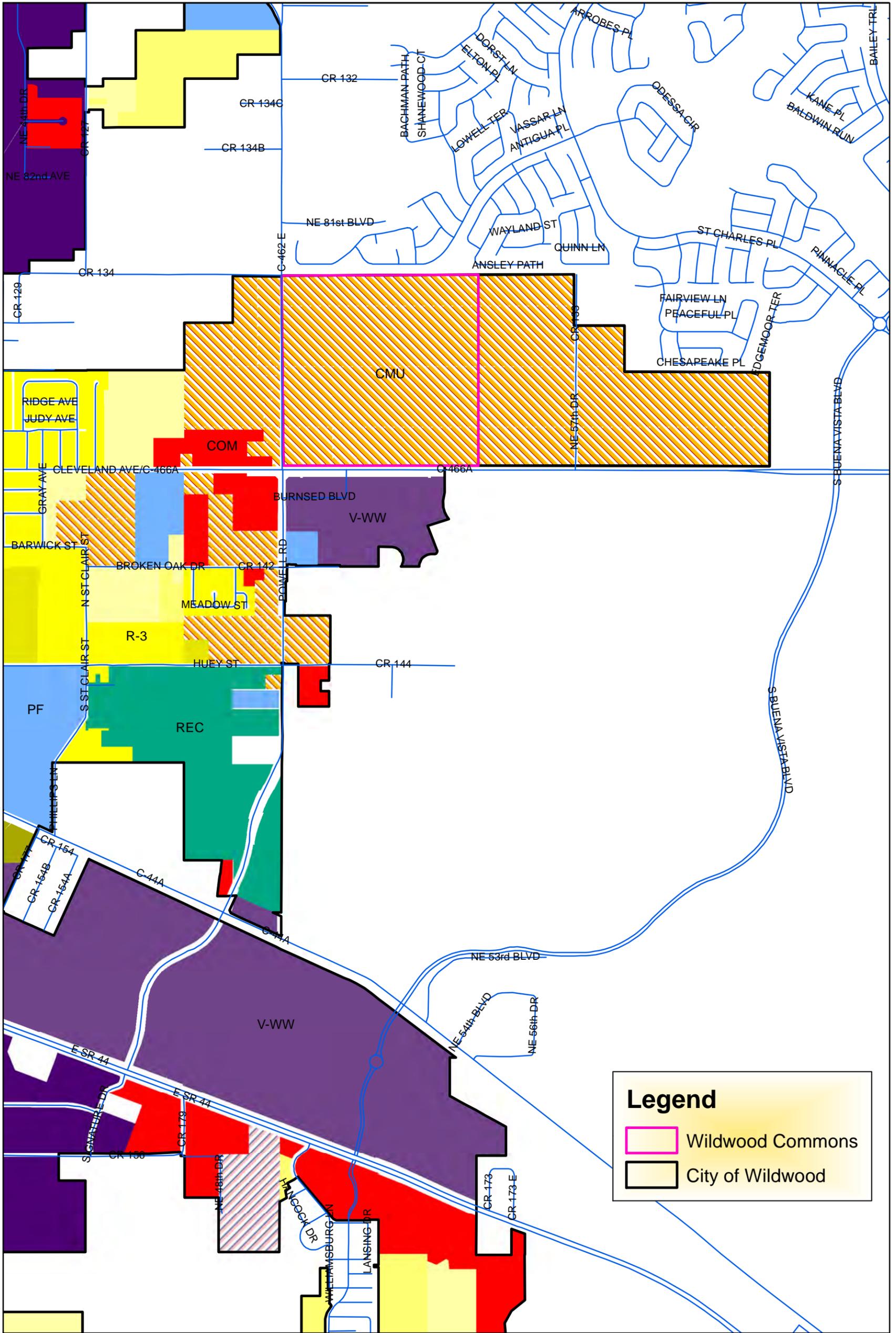
DATED: October 31, 2013



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Jason McHugh  
Development Services Coordinator/ City Planner

I:\Terr\GIS\Maps\Existing & Proposed FLU\Existing FLU - Wildwood Commons.mxd - 10/31/2013 3:53:43 PM - toneal

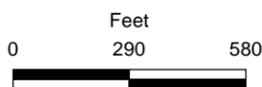


**Legend**

- Wildwood Commons
- City of Wildwood



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



**WILDWOOD COMMONS**

**WILDWOOD, FLORIDA**

OCTOBER 2013

EXISTING FUTURE LAND USE

**PROJECT NARRATIVE AND  
JUSTIFICATION FOR AMENDMENT OF  
WILDWOOD COMMONS RAC**

**Project Description:**

The project site comprises four parcel totaling 146.47 acres located at the northeast corner of CR-466A and CR-462A/Powell Road. The property has CMU (Central Mixed Use) future land use and CMU zoning designations.

The applicants are requesting a comprehensive plan amendment to designate the property as a RAC (Regional Activity Center) pursuant to Chapter 380.06(2)(e) of the Florida Statutes and Rule 28.24.014(10) of the Florida Administrative Code in order to eventually develop the properties as a mixed use development. The adjoining property to the east (different ownership) has an application pending for RAC designation as well, and the properties to the north and south are part of the Villages DRI.

The City's comprehensive plan and code requires CMU properties to be rezoned/master planned to PD (Planned Development) in order to develop them. However, the owners intend to continue the current residential and agricultural uses of their respective properties until such time that there are plans to develop the properties. The attached RAC map exhibit provides the conceptual mixture of future uses. When developed, the project will need to be in compliance with the range of required CMU mixed use land area requirements (minimum/maximum land area requirements) and the RAC thresholds (minimum/maximum densities and intensities) for a mixed use development.

**Comprehensive Plan Amendment (RAC Overlay) Review Criteria:**

Pursuant to City of Wildwood Land Development Regulations Section 1.7(D), the Local Planning Agency shall consider the following review criteria and make recommendation to the City Commission. In furtherance of this code requirement, the applicant's professional planning and engineering consultants find the following in support of this application.

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

*Applicant's finding: The RAC plan and other support documents submitted by the applicant provides sufficient justification to support the proposed comprehensive plan amendment to create a RAC designation on the property.*

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

*Applicant's finding: The requested RAC designation is consistent with the mixed use development pattern and range of minimum/maximum density and intensity standards that are required to develop within the CMU future land use category, as enumerated in FLUE Table 1-1 and Policies 1.3.3 and 1.3.4.*

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

*Applicant's finding: The RAC designation provides for the ability to create a denser, more efficient land use pattern consistent with the CMU future land use category.*

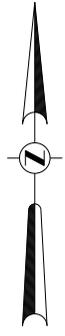
- (4) The proposed amendment will not have an adverse effect on environmentally sensitive systems; and

*Applicant's finding: The only environmentally sensitive feature, an existing wetland/depressional area located near the middle of the property will be preserved during development as part of the stormwater management system and/or as a passive park/amenity feature.*

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

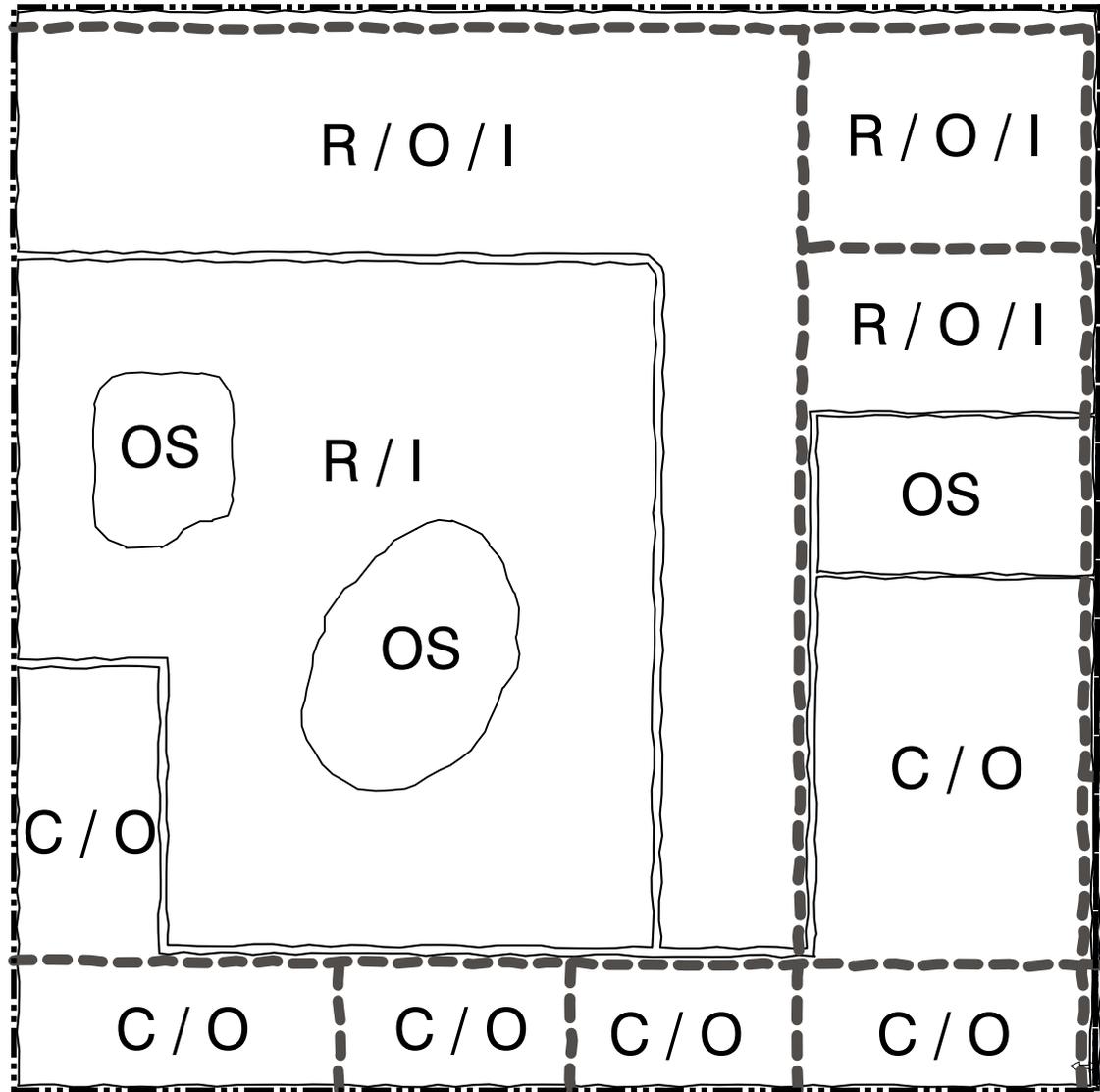
*Applicant's finding: The RAC designation will not create excessive traffic congestion or other detriment to public safety and the City has adequate plant and transmission capacity to provide water, sewer, and reclaimed service to the property. The impacts of development will be evaluated at time of PD rezoning. There are already plans to extend public utilities past/through the property in order to serve the abutting property to the east.*

THE VILLAGES  
(NOT INCLUDED)



CITY OF WILDWOOD

C-462



POWELL RD.

SARASOTA ST

THE VILLAGES  
(NOT INCLUDED)

**CR 466 A**



PINELLAS PLACE

**LEGEND**

-  INTERNAL ROAD NETWORK
- R RESIDENTIAL
- C RETAIL / COMMERCIAL
- O OFFICE
- I MEDICAL / INSTITUTIONAL
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**WILDWOOD  
 COMMONS  
 REGIONAL ACTIVITY CENTER**

**ORDINANCE NO. O2013-54**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING THE FUTURE LAND USE ELEMENT OF THE CITY OF WILDWOOD COMPREHENSIVE PLAN IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011; CREATING FUTURE LAND USE ELEMENT OBJECTIVE 1.7.A AND POLICIES 1.7.A.1 THROUGH 1.7.A.4 CONCERNING REGIONAL ACTIVITY CENTERS; DESIGNATING THE TRAILWINDS VILLAGE PROJECT AND THE WILDWOOD COMMONS PROJECT AS REGIONAL ACTIVITY CENTERS PURSUANT TO CHAPTER 380.06(2)(E), FLORIDA STATUTES, AND RULE 28.24.014(10), FLORIDA ADMINISTRATIVE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City may designate specific areas as “Regional Activity Centers” pursuant to Chapter 380.06(2)(e), Florida Statutes and Rule 28.24.014(10)(a). Florida Administrative Code;

**WHEREAS**, the City wishes to amend the Future Land Use Element of the local Comprehensive Plan to provide development standards for “Regional Activity Centers;”

**WHEREAS**, the City wishes to designate the Trailwinds Village project as a “Regional Activity Center” in the Future Land Use Element; and

**WHEREAS**, the City wishes to designate the Wildwood Commons project as a “Regional Activity Center” in the Future Land Use Map Element;

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

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**SECTION 2.** The text amendment to the Future Land Use Element of the City of Wildwood Comprehensive Plan creating Policy 1.7.A.3 designating the Trailwinds Village project as a “Regional Activity Center” are shown in the attached “Exhibit B.”

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**SECTION 4.** With the recommendations of the Local Planning Agency and the City Commission, the proposed amendments are hereby transmitted by the City Commission to the state land planning agency.

**SECTION 5.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 6.** 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 7.** This Ordinance, if the amendment is not timely challenged, shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

**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 O2013-54**  
**“Exhibit A”**  
**Future Land Use Element Objective 1.7.A and Policies 1.7.A.1 and 1.7.A.2**  
**Designation of Regional Activity Centers**

**OBJECTIVE 1.7.A. Designating Regional Activity Centers.** To facilitate an economic development strategy that focuses on business creation and expansion, aligns public investments and incentives to encourage economic development opportunities that leverage existing City assets, and to encourage functional mixed-use development, the City may designate specific areas of the City appropriate for intensive growth for compact, high intensity, high density developments which may include a mix of the follow uses: retail, office, medical, housing, cultural, recreational and entertainment facilities, and hospitality facilities (hotels and motels). The City may designate such specific area as a “Regional Activity Center” (RAC) pursuant to Chapter 380.06(2)(e), of the Florida Statutes, and Rule 28.24.014(10)(a) of the Florida Administrative Code. The designated area shall be consistent with City’s Comprehensive Plan and Future Land Use Map intensities, and shall routinely provide service to, or regularly be used by, a significant number of citizens of more than one county, contain adequate existing public facilities or public committed facilities, and be proximate and accessible to major roadways. Regional Activity Centers shall be approved and implemented to provide for intensive and coordinated mixed-use development to provide services, including job centers, to service proximate areas of high residential densities, and to allow development of the specified land at greater density and intensity without obligating the developer to proceed through the Development of Regional Impact (DRI) process.

**Policy 1.7.A.1** Regional Activity Centers (RAC) shall be designated on the Future Land Use Map series as an overlay zone by Comprehensive Plan Amendment which is also consistent with Rule 28.24.014(10), F.A.C, and Section 380.06(2)(e) F.S. Regional Activity Centers shall be approved and designated based on efficient provision of urban services, creation of development nodes utilizing efficient land use patterns, and transition of uses at the outer boundaries of the Regional Activity Center, and require mixed-use projects.

**Regional Activity Center Development Standards**

**Policy 1.7.A.2 Regional Activity Center Development Standards.** All Regional Activity Centers shall be required to obtain a Planned Development zoning. The conceptual development plan and development standards shall be incorporated into the Planned Development.

The adoption of a Comprehensive Plan Amendment designating a Regional Activity Center shall include a Conceptual Master Plan that promotes physical and functional integration of a mixture of land uses and that address, at a minimum, the following:

- a. Development of the RAC as a Planned Development (PD);
- b. Provide for a diverse mix of land uses as provided for in Rule 28-24.014(10) F.A.C. housing types, densities and intensities;
- c. Locate only in those areas of the City where major employment centers exist or are encouraged;
- d. Provide for a transition of land use intensities near the periphery of the RAC to allow for and provide compatibility with adjacent land uses;
- e. Locate at or in reasonable proximity to arterial roadways and committed public facilities.

**Ordinance O2013-54**  
**“Exhibit B”**  
**Future Land Use Element Policy 1.7.A.3**  
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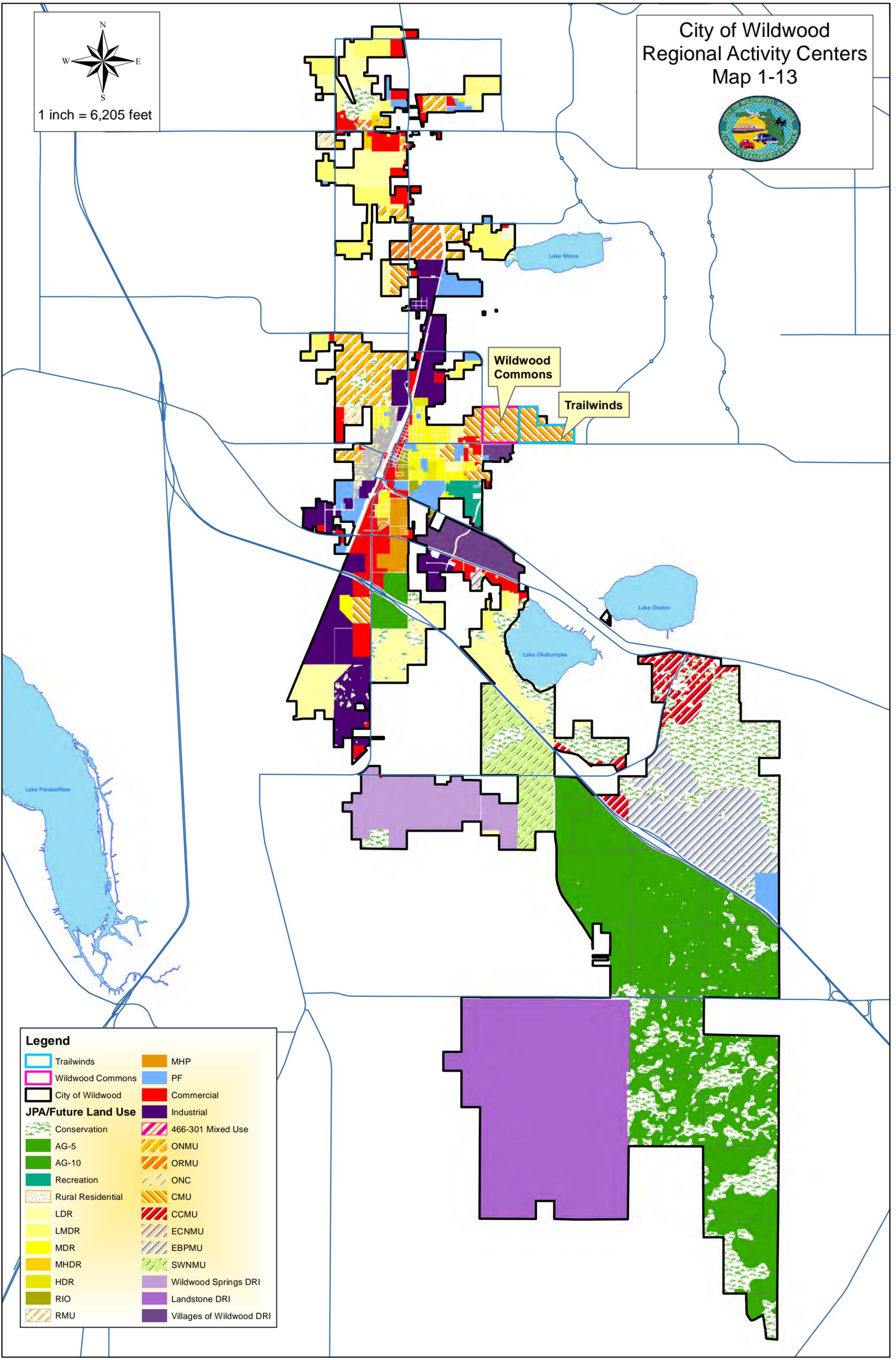
**Ordinance O2013-54**  
**“Exhibit C”**  
**Future Land Use Element Policy 1.7.A.4**  
**Designating the Wildwood Commons RAC**

**Policy 1.7.A.4 Designation of Wildwood Commons Regional Activity Center.** The City hereby designates the Wildwood Commons project as a Regional Activity Center. Wildwood Commons satisfies the parameters for a Regional Activity Center as defined in Section 380.06(2)(a), Florida Statutes, and Rule 28-24.014(10)(c)(2) Florida Administrative Code. Land uses for the Regional Activity Center can be accommodated by the currently designated the current Central Mixed Use future land use category on the Future Land Use Map of the Comprehensive Plan, and development shall occur consistent with the land use policies within the Comprehensive Plan, and shall occur under a Planned Development (PD) zoning.



1 inch = 6,205 feet

# City of Wildwood Regional Activity Centers Map 1-13



### Legend

Trailwinds	MHP
Wildwood Commons	PF
City of Wildwood	Commercial
<b>JPA/Future Land Use</b>	
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MHDR	SWNMU
HDR	Wildwood Springs DRI
RIO	Landstone DRI
RMU	Villages of Wildwood DRI

**City of Wildwood  
Planning and Zoning Board/Special Magistrate  
October 1, 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 3:02 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the September 3<sup>rd</sup>, 2013 regular Planning and Zoning Board were approved and signed.

**Jason McHugh and Paul Ketz were sworn in at this time.**

**Old Business:**

**NONE**

**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 with related improvements.

**Jason McHugh:** Introduced himself and 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 first phase of the project, which Mr. McHugh addressed, then asked the City Engineer to step forward to address the project.

**Gene Losito stepped forward and was sworn in at this time.**

The Special Magistrate asked Mr. Losito about the project, and whether it had met the requirements of the LDRs, which Mr. Losito stated it had. Mr. Losito stated that all of the required information had been submitted and there were no outstanding issues.

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

**The applicant's engineer, Lee Clymer, Farner Barley and Associates, stepped forward and was sworn in at this time to represent the applicant.**

The Special Magistrate had a few general questions regarding the project as well as the existing Assisted Living Facility on the same grounds, which Mr. Clymer 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 1309-02 to the City Commission.

**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.

**Jason McHugh:** Mr. McHugh 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. Three letters were returned to the City; two not in support, one no objection.

The Special Magistrate asked a few clarifying questions regarding the basis for objection to the modification, which Mr. McHugh addressed. One was mistaken regarding access to CR 117 (there will be no access at that point), and the other was about increased traffic. Mr. McHugh also addressed an apparent access issue for one of the properties to the east (along C-114C), where access to his property may be impaired, which will be researched further. As the plan is conceptual at this point, it is an issue that will be addressed during a later planning stage.

**Special Magistrate:** Is there anyone to speak in opposition to this matter?

No one stepped forward at this time.

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

**The applicant's project manager, Troy Locklin, Farner Barley and Associates, stepped forward and was sworn in at this time to represent the applicant.**

The Special Magistrate asked general questions regarding the status of the project and road maintenance in the community, which Mr. Locklin 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 O2013-37 to the City Commission.

**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)

**Jason McHugh:** Mr. McHugh 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 if the owner was present?

Mr. Jonathan Woods raised his hand in the audience. The Special Magistrate indicated that it was not necessary for him to step forward.

**Special Magistrate:** Based on a review of this information yesterday, it has come to my attention that my law firm, which is Potter Clement and Lowry (which is now Potter, Clement Burkholz and Alexander), apparently represent a number of people in the project, pertaining to things that may encompass this or may not, or may have some impact on the subject matter. Therefore, based upon that information and my knowledge of it, I am not going to make a recommendation to the City Council. Their meeting is October 14, Monday. We do not need to go through all of the history and the facts, and the information, and listen to you, the people in the audience if you want to discuss it – because I'm not making a recommendation based upon a conflict. But I would suggest if people are going to speak at the next meeting, that you look at the basis of what you are going to speak to the Board of City Commissioners articulate clearly a basis for your request of denial, or for support. The general terminology, "I don't like it" that doesn't work, just to let you know. Based on my firm's involvement in this matter, I will decline to make a recommendation to the Commission, and request that it be presented to them on October 14<sup>th</sup> for the Commission to make the final determination.

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

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 3:20 p.m.

\_\_\_\_\_  
Date

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

DRAFT

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

**Case No:** RZ 1309-01  
**Parcel Number(s):** D17=007  
**Property Location:** 11954 CR 105 (west side of WalMart)  
**Owner:** Toni and Ted Lovett  
**Applicant:** Piedmont Properties, LLC

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The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "RR" to City of Wildwood "C-3: General Commercial - Highway" for Parcel D17=007. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1309-01).

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

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

The proposed rezoning to "C-3: General Commercial - Highway" is consistent with the proposed Future Land Use Map designation of "Commercial."

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

The proposed rezoning is compatible with the current land use pattern of the surrounding area. The subject property is located across from WalMart on CR 105. The property is intended to be developed, along with other parcels, as a retail center which is consistent with existing development in the area.

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

The property subject to the amendment is .3 acres in size and its potential impact to public facilities and services is likely de minimis. Currently, the City has potable water, and sanitary sewer capacity to accommodate the proposed development, and area road network can adequately serve the increased traffic. This project will not impact school facilities. However, prior to site plan approval the project will be required to correct any deficiencies to public facilities and services should any be present at the time.

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

The rezoning is necessary to accommodate the proposed use of the property and to bring the property in compliance with the Future Land Use Map. Further, the property has been annexed into the City and requires a City zoning designation.

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

The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. Prior to site plan approval, the project will be required to provide a Traffic Impact Study to ensure the increased traffic as a result of the project is safely managed.

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

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

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #O2013-51 (attached).**

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on October 25, 2013.

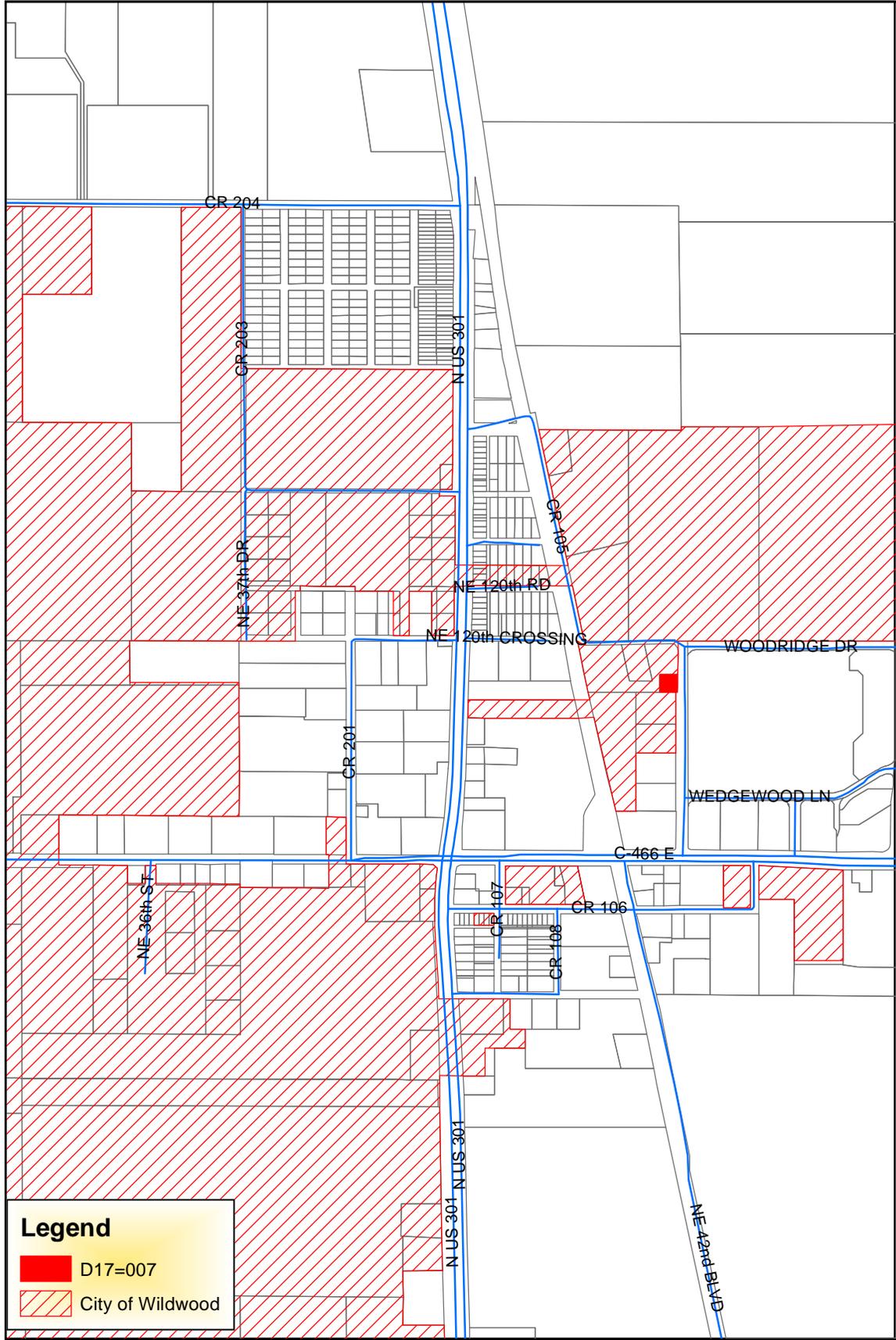
DATED: October 30, 2013



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Jason F. McHugh  
Development Services Coordinator/ City Planner

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**Legend**

-  D17=007
-  City of Wildwood



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



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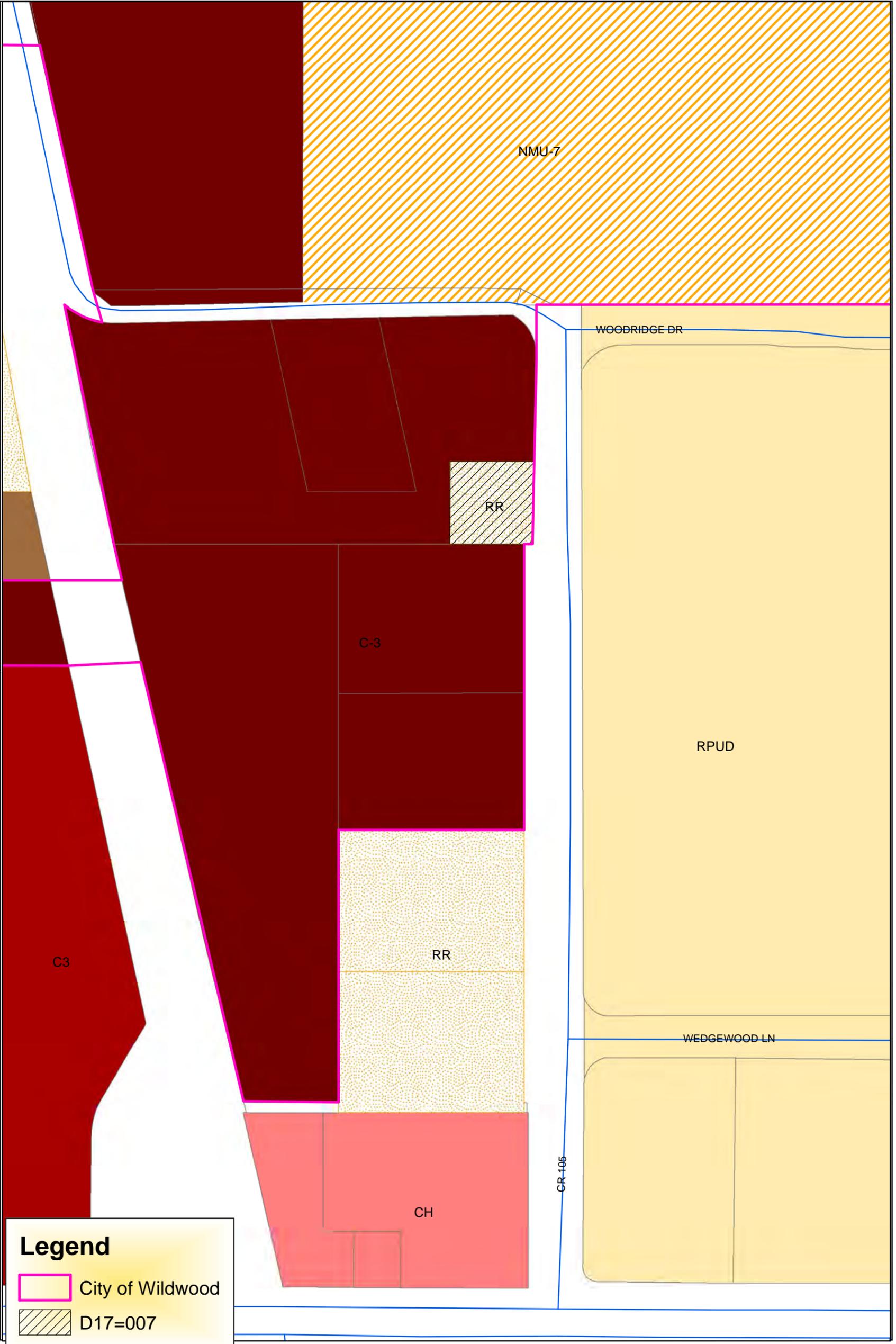
D17=007

**WILDWOOD, FLORIDA**

OCTOBER 2013

LOCATION MAP

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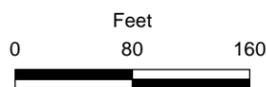


**Legend**

- City of Wildwood
- D17=007



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



**D17=007**

**WILDWOOD, FLORIDA**

**OCTOBER 2013**

**EXISTING ZONING**

**ORDINANCE NO. O2013-51**

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

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

**Parcel D17=007**  
**Piedmont Properties**  
**.3 acres +/-**

**LEGAL DESCRIPTION:**

Begin 103 yards South of Northeast corner of Northwest ¼ of Northwest ¼ of Section 17, Township 18 South, Range 23 East, thence run West 105 feet, thence run North 105 feet, thence run East 105 feet, thence run South 105 feet to point of beginning, less the North 9 feet thereof, Sumter County, Florida.

AND

Begin 103 yards South of the Northeast corner of the Northwest ¼ of the Northwest ¼ of Section 17, Township 18 South, Range 23 East, thence run West 105 feet for a point of beginning. Thence run West 20 feet; thence North 105 feet; thence East 20 feet; thence South 105 feet, to the point of beginning and close, Sumter County, Florida.

This property is to be reclassified from Sumter County "RR: Rural Residential" to City of Wildwood "C-3: General Commercial-Highway."

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

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

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

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

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

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

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

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

S E A L

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

ATTEST:

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

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

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

Approved as to form:

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

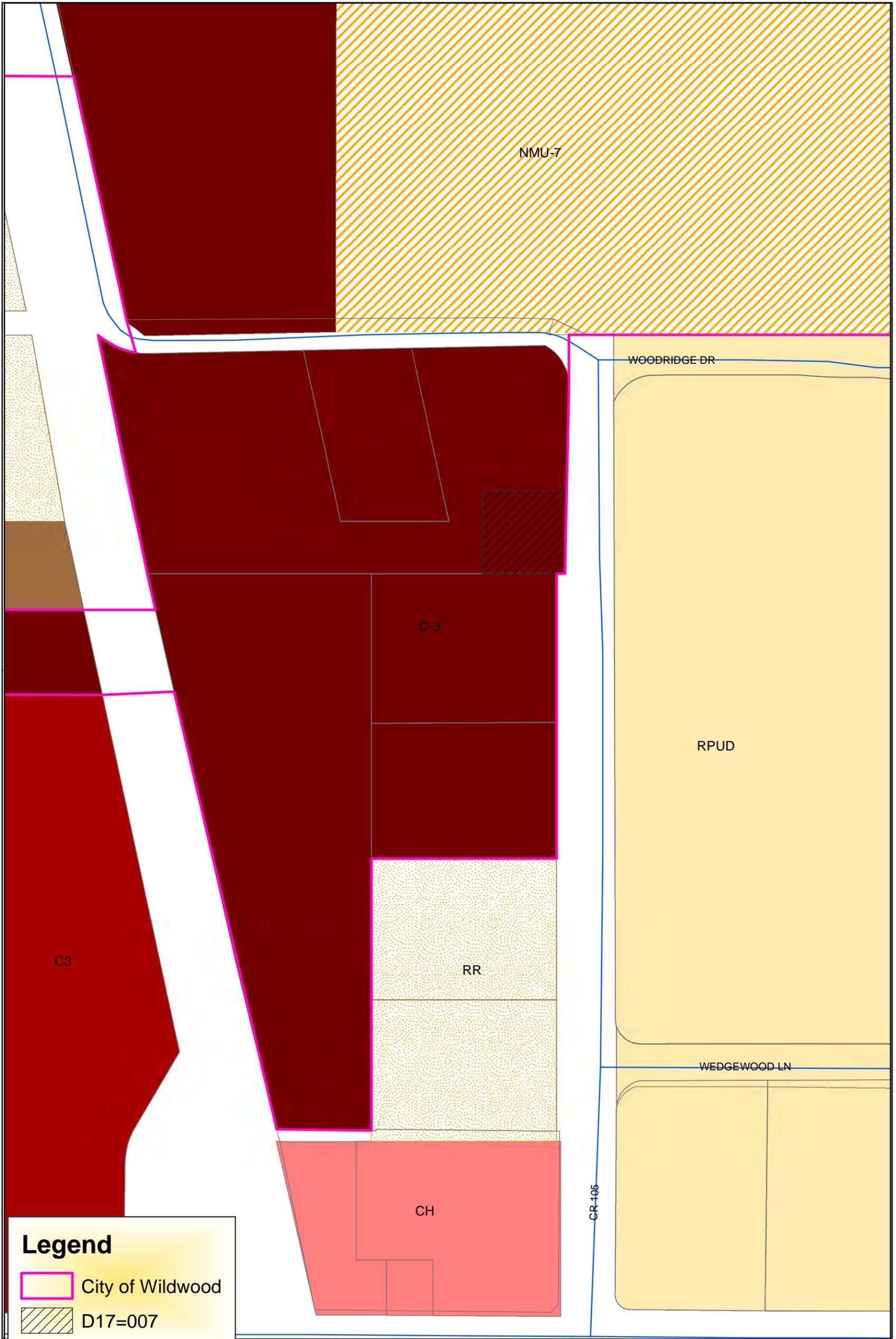
**Ordinance O2013-51**

**“Exhibit A”**

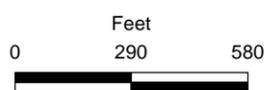
**D17=007 (Piedmont Properties)**

**Proposed Zoning Map Designation**

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**D17=007**

**WILDWOOD, FLORIDA**

**OCTOBER 2013**

**PROPOSED ZONING**

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

**Case No:** RZ 1310-01

**Parcel Number(s):** D32=040; D32=136; and D32=140

**Property Location:** South and East of CR 462 (behind New Life Christian Church)

**Owner/Developer:** Wildwood Sumter Holdings, LLC

**Applicant:** Wildwood Sumter Holdings, LLC

---

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a "Planned Development" (PD) amendment on a property zoned "PUD: Planned Unit Development."

The Project is an approved Planned Development that is entitled to build 113 residential dwelling units. The Planned Development approval was granted by Ordinance O2010-12 which contained a requirement that a minimum of 15% of the homes constructed were to be of a housing type other than single family detached. The applicant is revising the Planned Development to eliminate that the requirement and intends on developing solely traditional single family detached housing.

No additional entitlements will be granted.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2013-53 adopts the Triumph South 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 October 25, 2013.

**Staff recommends approval of Ordinance #02013-53.** 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 O2010-12;
- The nature and characteristics of the Project are consistent with the approved Ordinance O2010-12.
- 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.

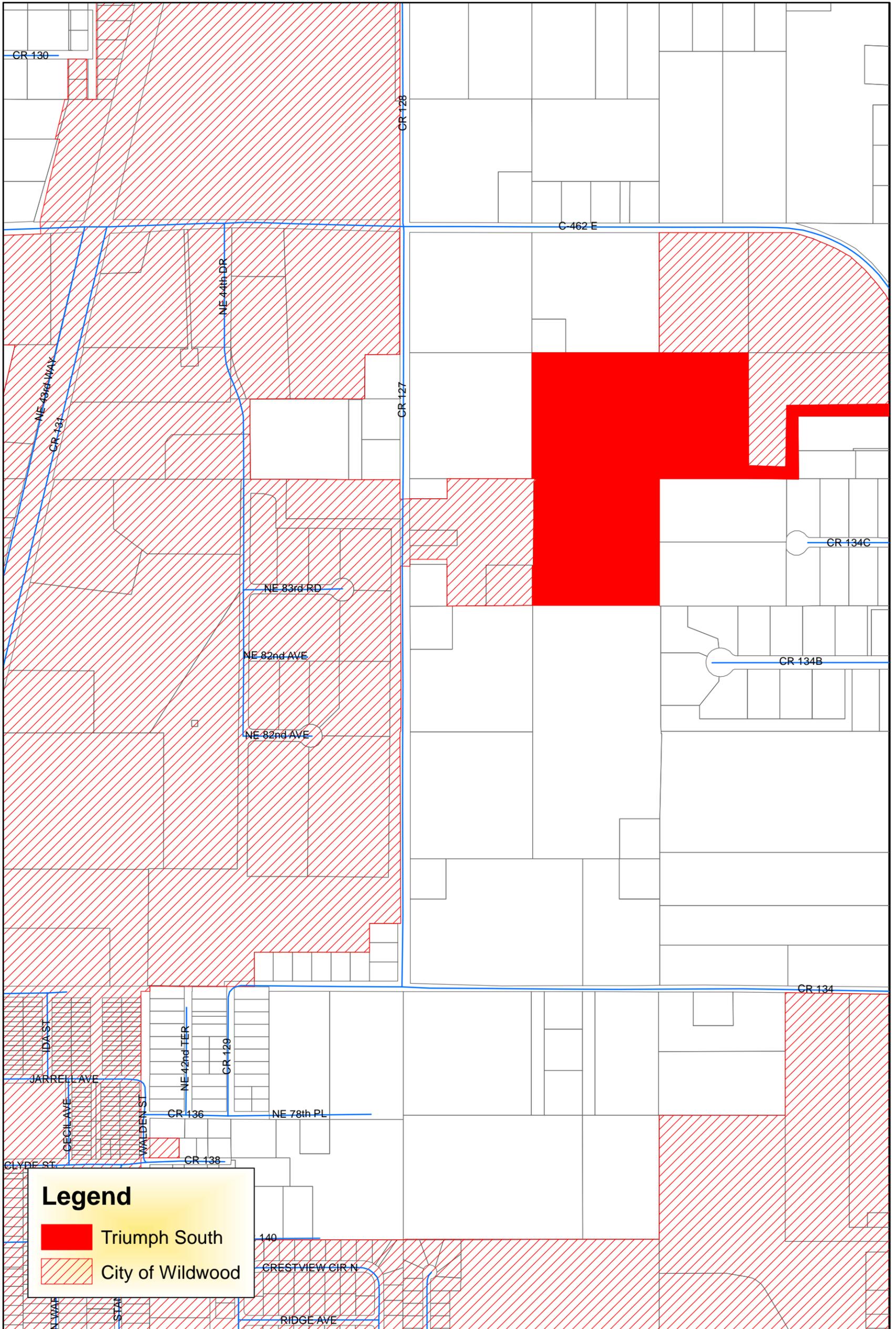
DATED: October 30, 2013



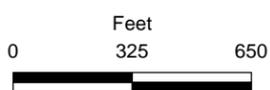
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Jason McHugh  
Development Services Coordinator

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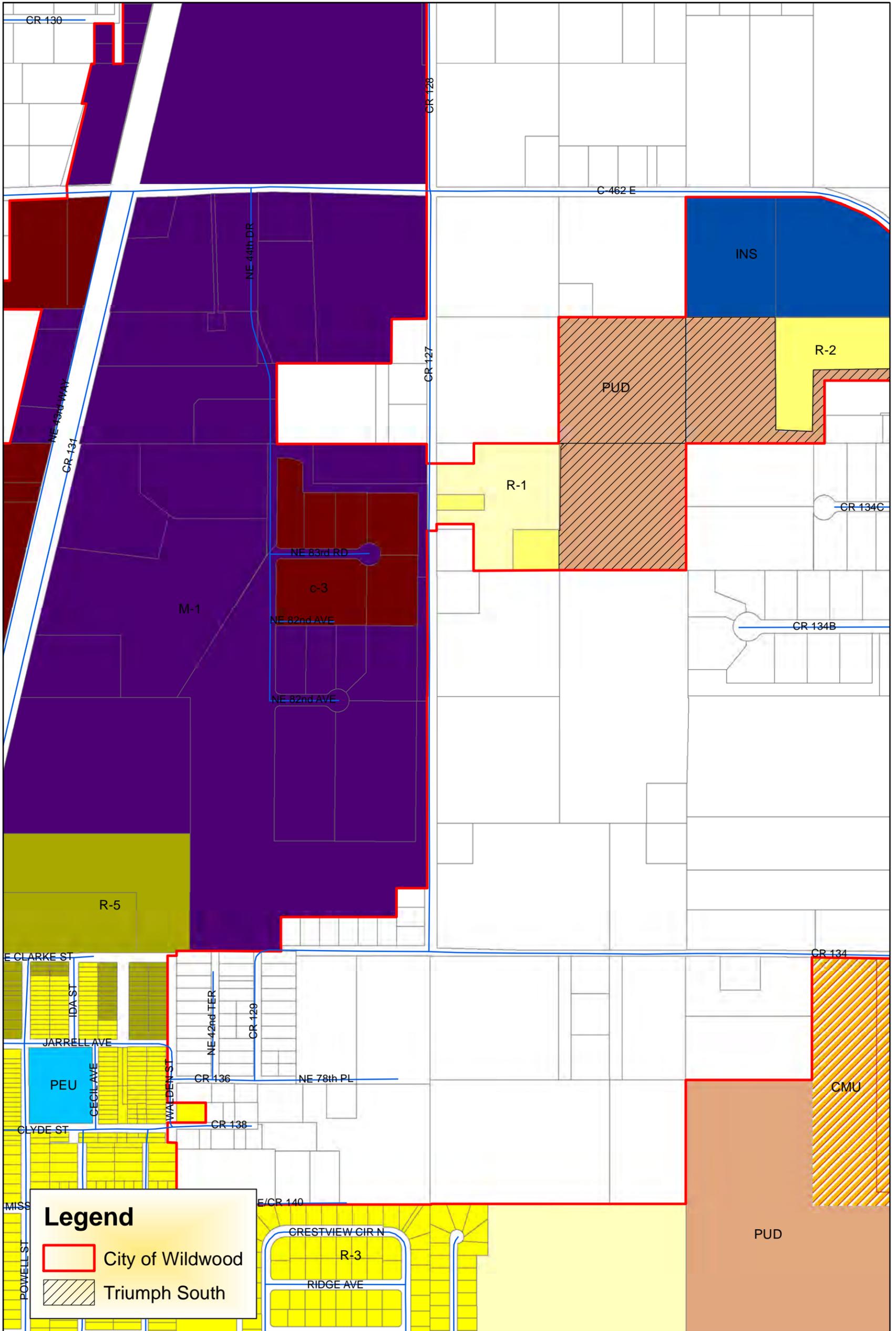
**Triumph South  
 PD Modification**

**WILDWOOD, FLORIDA**

OCTOBER 2013

LOCATION MAP

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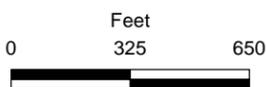


### Legend

-  City of Wildwood
-  Triumph South



City of Wildwood  
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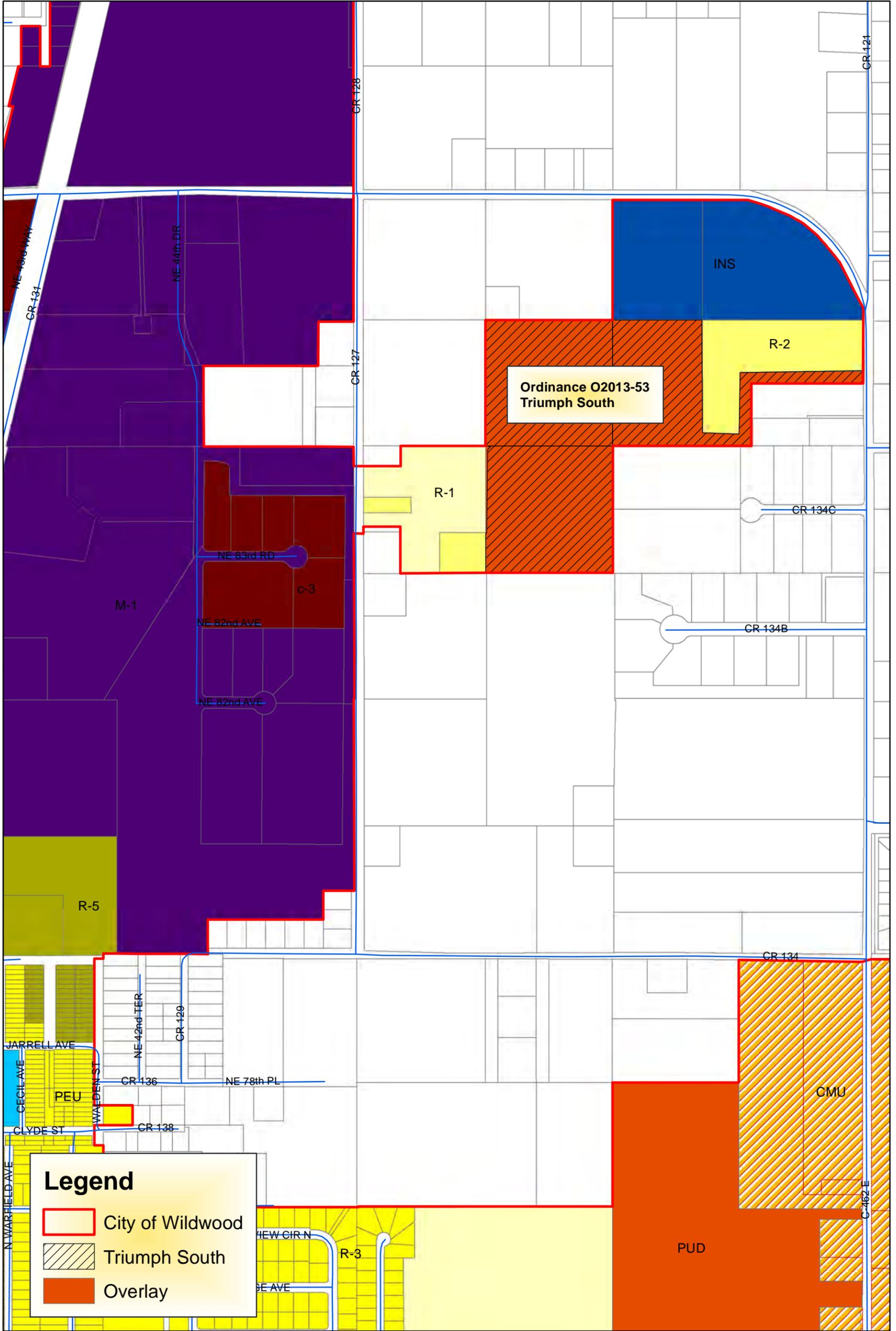
## Triumph South PD Modification

# WILDWOOD, FLORIDA

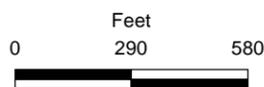
OCTOBER 2013

EXISTING ZONING

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**Triumph South  
 PD Modification**

**WILDWOOD, FLORIDA**

OCTOBER 2013

OVERLAY ZONING

## **ORDINANCE NO. O2013-53**

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. REPEALING ORDINANCE O2010-12; FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY WILDWOOD SUMTER HOLDINGS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

The application filed by Wildwood Sumter Holdings, LLC, (hereinafter referred as the, "Developer") for a Residential 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 November 5, 2013 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

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

- A. That the Triumph South Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed by the Developer herein on September 26, 2013.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the 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 proposes to develop a Project consisting of 27 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 approved Planned Unit Development granted by the City Commission through the adoption of Ordinance O2010-12 on August 9, 2010.
- B. That the Applicant has applied for a Residential Planned Development (RPD) 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 O2010-12) 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.
- 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 October 24, 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 is a residential development. The Project may contain single family detached or single family attached dwellings. The Project shall not exceed 113 dwelling units.
- 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. R-2 Zoning District. Unless otherwise stated, the Project shall adhere to the zoning regulations within the R-2 zoning district. The Project shall have the following minimum setbacks:
- 1) Front: 25 feet
  - 2) Side: 5 feet
  - 3) Rear: 10 feet
- F. Design District Standards. Unless otherwise stated, the Project is required to meet applicable sections of the Design District Standards (Residential).
- G. Recreation and Open Space.
- 1) Parks and Recreation. The Project shall contain at least one park area. The park area shall contain a minimum of two (2) recreational amenities as required in the City’s Design District Standards. The

amenities shall be determined during the Improvement Plans stage of the subdivision process.

- 2) Buffers. The Project shall contain a 15' wide landscape buffer along the perimeter of the Project. The plant material within the landscape buffer shall be in accordance with the City's Design District Standards. The landscape buffers may be constructed as each home site develops and the maintenance of the buffer may be the responsibility of the homeowner.
- 3) Open Space. The Project shall contain a minimum of 4 acres (15% of the gross Project acreage) of open space. Open space shall be calculated in accordance with the City's Design District Standards.

#### H. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's potable water and sanitary sewer system prior to any certificates of occupancy being issued. The Project will connect to the City's reuse water system upon availability. Expansion of these systems and the reservation and payment of capacities has been negotiated by a separate Developer's Agreement.
- 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.
- 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.

#### I. Access and Transportation.

- 1) Access. There shall be one (1) ingress and egress access point at CR 462 for the Project as shown on the Conceptual Development Plan. A driveway permit from Sumter County is required prior to approval of the Project's Improvement Plans.
- 2) Sidewalks. At a minimum, sidewalks shall be constructed along one side of all roadways within the Project.
- 3) Turn lane. The planned improvements to CR 462 include a northbound left turn lane at the Project's driveway. The CR 462 improvements are funded for construction in FY 2013-2014 by Sumter County. However, should the Project construct 73 homes prior the CR 462 project commencing, the Developer will be

required to construct the northbound left turn lane prior to construction of the 74<sup>th</sup> home.

- J. Gopher Tortoise Mitigation. Prior to any construction, the Developer shall obtain the necessary permit(s) from the Florida Fish and Wildlife Conservation Committee for mitigation of gopher tortoises. If a relocation permit is not sought, the Project shall provide mitigation in accordance with applicable rules and regulations.
- K. 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.
- L. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(K) 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.
- M. 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.
- N. Expiration of Planned Development Agreement. Actual construction must begin within the Project within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months. However, the City Commission shall not allow extensions beyond 24 months after the effective date of this Ordinance.

**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 O2013-53**

**“Exhibit A”**

**Wildwood Sumter Holdings, LLC**

**Legal Description**

PARCEL 1:

SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

PARCEL 2:

THE WEST 463.40 FEET OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S89°41'51"E ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 463.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE N00°31'08"E ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 60.00 FEET; THENCE S89°41'51"E, A DISTANCE OF 199.18 FEET; THENCE N00°31'56"E, A DISTANCE OF 330.00 FEET; THENCE S89°41'51"E, A DISTANCE OF 660.00 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S00°31'56"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 60.00 FEET; THENCE DEPARTING SAID EAST LINE, N89°41'51"W, A DISTANCE OF 600.00 FEET; THENCE S00°31'56"W, A DISTANCE OF 330.00 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N89°41'51"W ALONG SAID SOUTH LINE, A DISTANCE OF 259.17 FEET TO THE POINT OF BEGINNING. LESS RIGHT OF WAY FOR COUNTY ROAD 462.

PARCEL 3:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 THENCE RUN SOUTH 16.00

FEET, NORTHEASTERLY TO A POINT 16.00 FEET EAST OF THE POINT OF BEGINNING; THENCE RUN WEST 16.00 FEET TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS CREATED BY INSTRUMENT RECORDED NOVEMBER 15, 2005 IN O.R. BOOK 1476, PAGE 374, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID EASEMENT BEING OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PARCELS:

THE NORTH 16.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; AND THE WEST 50.00 FEET OF THE NORTH 16.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

**Ordinance O2013-53**

**“Exhibit B”**

**Wildwood Sumter Holdings, LLC**

**Conceptual Development Plan**



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

**Case No:** SP 1309-03 – Miryala Office Complex

**Owner:** Anirudha Miryala

**Applicant:** Same

**Parcel:** Parcel D17=054

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The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 10,546 sq. ft. office building (5,273 sq. ft. per floor) 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, October 25, 2013.

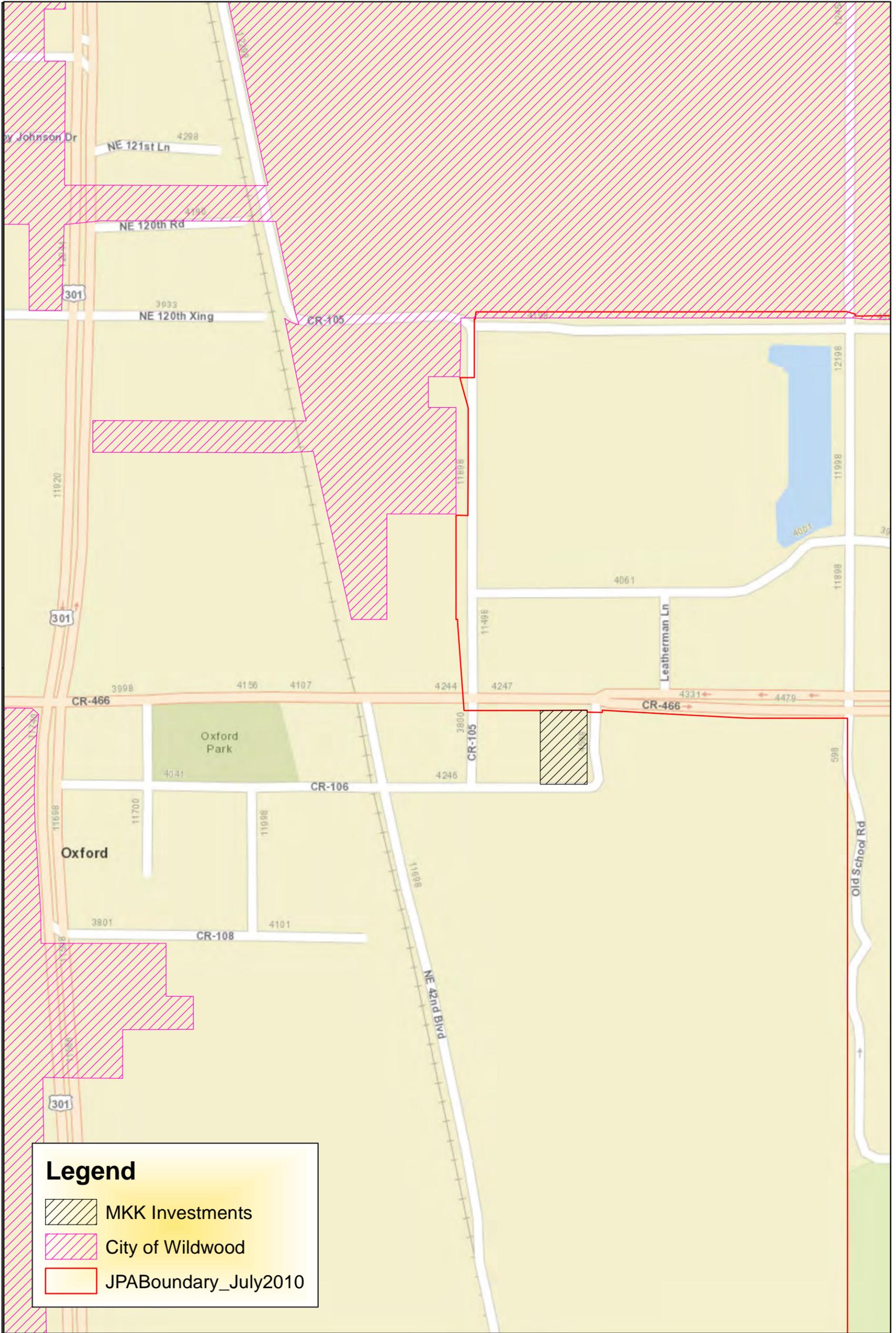
DATED: October 31, 2013



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Jason McHugh  
Development Services Coordinator/City Planner

I:\Terr\MKKAnnexation.mxd - 5/30/2013 10:33:09 AM - toneal

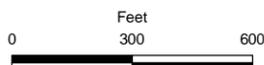


**Legend**

-  MKK Investments
-  City of Wildwood
-  JPABoundary\_July2010



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



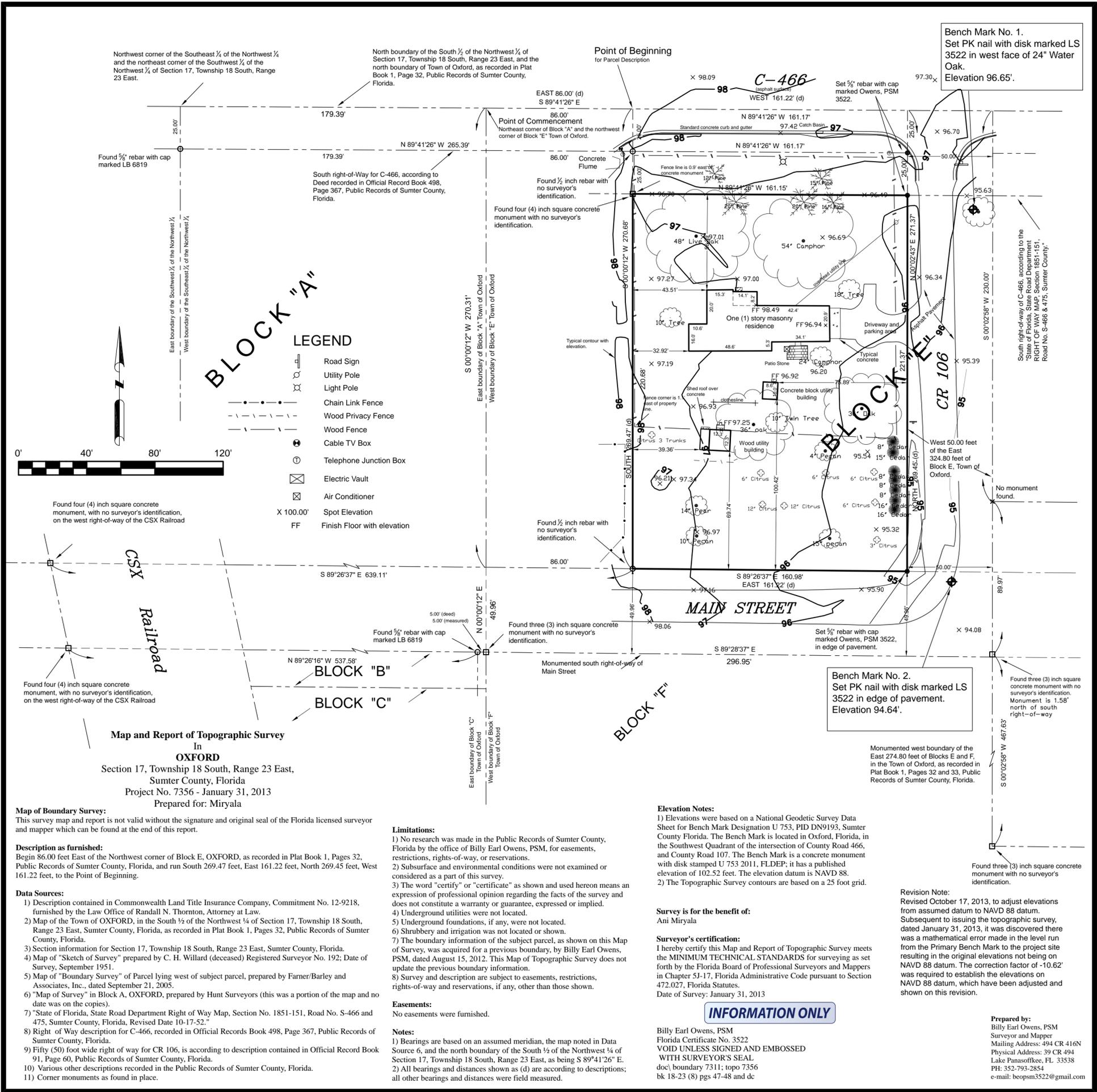
**Location Map**

**MKK Investments  
 WILDWOOD, FLORIDA**

May 2013

Annexation





Bench Mark No. 1.  
Set PK nail with disk marked LS 3522 in west face of 24" Water Oak.  
Elevation 96.65'.

Bench Mark No. 2.  
Set PK nail with disk marked LS 3522 in edge of pavement.  
Elevation 94.64'.

**LEGEND**

	Road Sign
	Utility Pole
	Light Pole
	Chain Link Fence
	Wood Privacy Fence
	Wood Fence
	Cable TV Box
	Telephone Junction Box
	Electric Vault
	Air Conditioner
	Spot Elevation
	Finish Floor with elevation



**Map and Report of Topographic Survey**  
In  
**OXFORD**  
Section 17, Township 18 South, Range 23 East,  
Sumter County, Florida  
Project No. 7356 - January 31, 2013  
Prepared for: Miryala

**Map of Boundary Survey:**  
This survey map and report is not valid without the signature and original seal of the Florida licensed surveyor and mapper which can be found at the end of this report.

**Description as furnished:**  
Begin 86.00 feet East of the Northwest corner of Block E, OXFORD, as recorded in Plat Book 1, Pages 32, Public Records of Sumter County, Florida, and run South 269.47 feet, East 161.22 feet, North 269.45 feet, West 161.22 feet, to the Point of Beginning.

- Data Sources:**
- 1) Description contained in Commonwealth Land Title Insurance Company, Commitment No. 12-9218, furnished by the Law Office of Randall N. Thornton, Attorney at Law.
  - 2) Map of the Town of OXFORD, in the South 1/2 of the Northwest 1/4 of Section 17, Township 18 South, Range 23 East, Sumter County, Florida, as recorded in Plat Book 1, Pages 32, Public Records of Sumter County, Florida.
  - 3) Section information for Section 17, Township 18 South, Range 23 East, Sumter County, Florida.
  - 4) Map of "Sketch of Survey" prepared by C. H. Willard (deceased) Registered Surveyor No. 192; Date of Survey, September 1951.
  - 5) Map of "Boundary Survey" of Parcel lying west of subject parcel, prepared by Farmer/Barley and Associates, Inc., dated September 21, 2005.
  - 6) "Map of Survey" in Block A, OXFORD, prepared by Hunt Surveyors (this was a portion of the map and no date was on the copies).
  - 7) "State of Florida, State Road Department Right of Way Map, Section No. 1851-151, Road No. S-466 and 475, Sumter County, Florida, Revised Date 10-17-52."
  - 8) Right of Way description for C-466, recorded in Official Records Book 498, Page 367, Public Records of Sumter County, Florida.
  - 9) Fifty (50) foot wide right of way for CR 106, as according to description contained in Official Record Book 91, Page 60, Public Records of Sumter County, Florida.
  - 10) Various other descriptions recorded in the Public Records of Sumter County, Florida.
  - 11) Corner monuments as found in place.

- Limitations:**
- 1) No research was made in the Public Records of Sumter County, Florida by the office of Billy Earl Owens, PSM, for easements, restrictions, rights-of-way, or reservations.
  - 2) Subsurface and environmental conditions were not examined or considered as a part of this survey.
  - 3) The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
  - 4) Underground utilities were not located.
  - 5) Underground foundations, if any, were not located.
  - 6) Shrubbery and irrigation was not located or shown.
  - 7) The boundary information of the subject parcel, as shown on this Map of Survey, was acquired for a previous boundary, by Billy Earl Owens, PSM, dated August 15, 2012. This Map of Topographic Survey does not update the previous boundary information.
  - 8) Survey and description are subject to easements, restrictions, rights-of-way and reservations, if any, other than those shown.

**Easements:**  
No easements were furnished.

- Notes:**
- 1) Bearings are based on an assumed meridian, the map noted in Data Source 6, and the north boundary of the South 1/2 of the Northwest 1/4 of Section 17, Township 18 South, Range 23 East, as being S 89°41'26" E.
  - 2) All bearings and distances shown as (d) are according to descriptions; all other bearings and distances were field measured.

**Elevation Notes:**

- 1) Elevations were based on a National Geodetic Survey Data Sheet for Bench Mark Designation U 753, PID DN9193, Sumter County Florida. The Bench Mark is located in Oxford, Florida, in the Southwest Quadrant of the intersection of County Road 466, and County Road 107. The Bench Mark is a concrete monument with disk stamped U 753 2011, FLDEP; it has a published elevation of 102.52 feet. The elevation datum is NAVD 88.
- 2) The Topographic Survey contours are based on a 25 foot grid.

**Survey is for the benefit of:**  
Ani Miryala

**Surveyor's certification:**  
I hereby certify this Map and Report of Topographic Survey meets the MINIMUM TECHNICAL STANDARDS for surveying as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes.  
Date of Survey: January 31, 2013

**INFORMATION ONLY**

Billy Earl Owens, PSM  
Florida Certificate No. 3522  
VOID UNLESS SIGNED AND EMBOSSED  
WITH SURVEYOR'S SEAL  
doc\boundary 7311; topo 7356  
bk 18-23 (8) pgs 47-48 and dc

**Revision Note:**  
Revised October 17, 2013, to adjust elevations from assumed datum to NAVD 88 datum. Subsequent to issuing the topographic survey, dated January 31, 2013, it was discovered there was a mathematical error made in the level run from the Primary Bench Mark to the project site resulting in the original elevations not being on NAVD 88 datum. The correction factor of -10.62' was required to establish the elevations on NAVD 88 datum, which have been adjusted and shown on this revision.

**Prepared by:**  
Billy Earl Owens, PSM  
Surveyor and Mapper  
Mailing Address: 494 CR 416N  
Physical Address: 39 CR 494  
Lake Panasoffkee, FL 33538  
PH: 352-793-2854  
e-mail: beopsm3522@gmail.com

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

**Case No:** SP 1309-06 Fort Knox Self Storage

**Owner:** Fort Knox Wildwood, LLC

**Applicant:** Richard P. Moran, Jr., Managing Member for Fort Knox Wildwood, LLC

**Parcel:** Parcel D32=031

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The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a 73,750 sq. ft. self-storage 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.

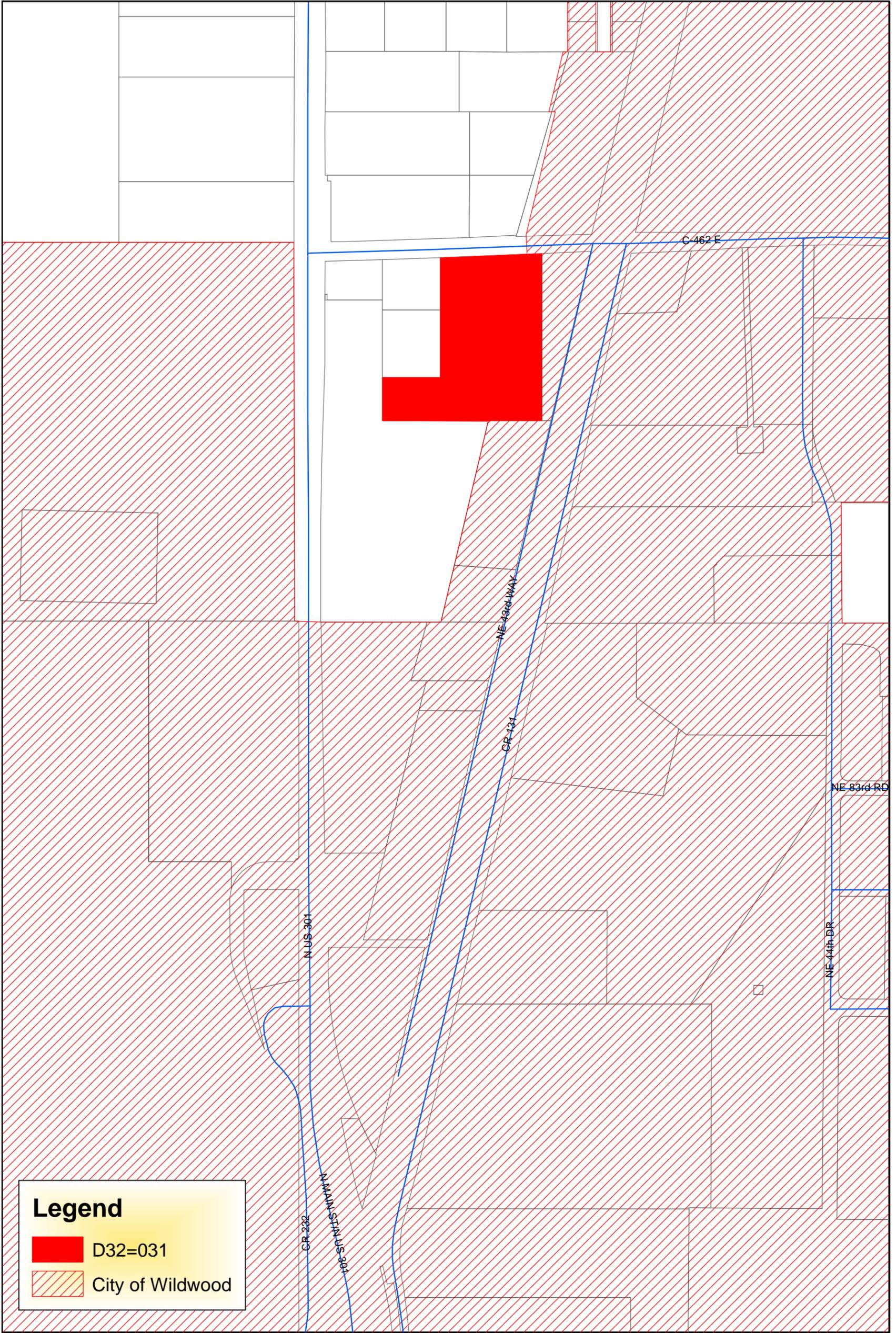
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, October 25, 2013.

DATED: October 31, 2013

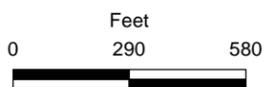


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Jason McHugh  
Development Services Coordinator/City Planner



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

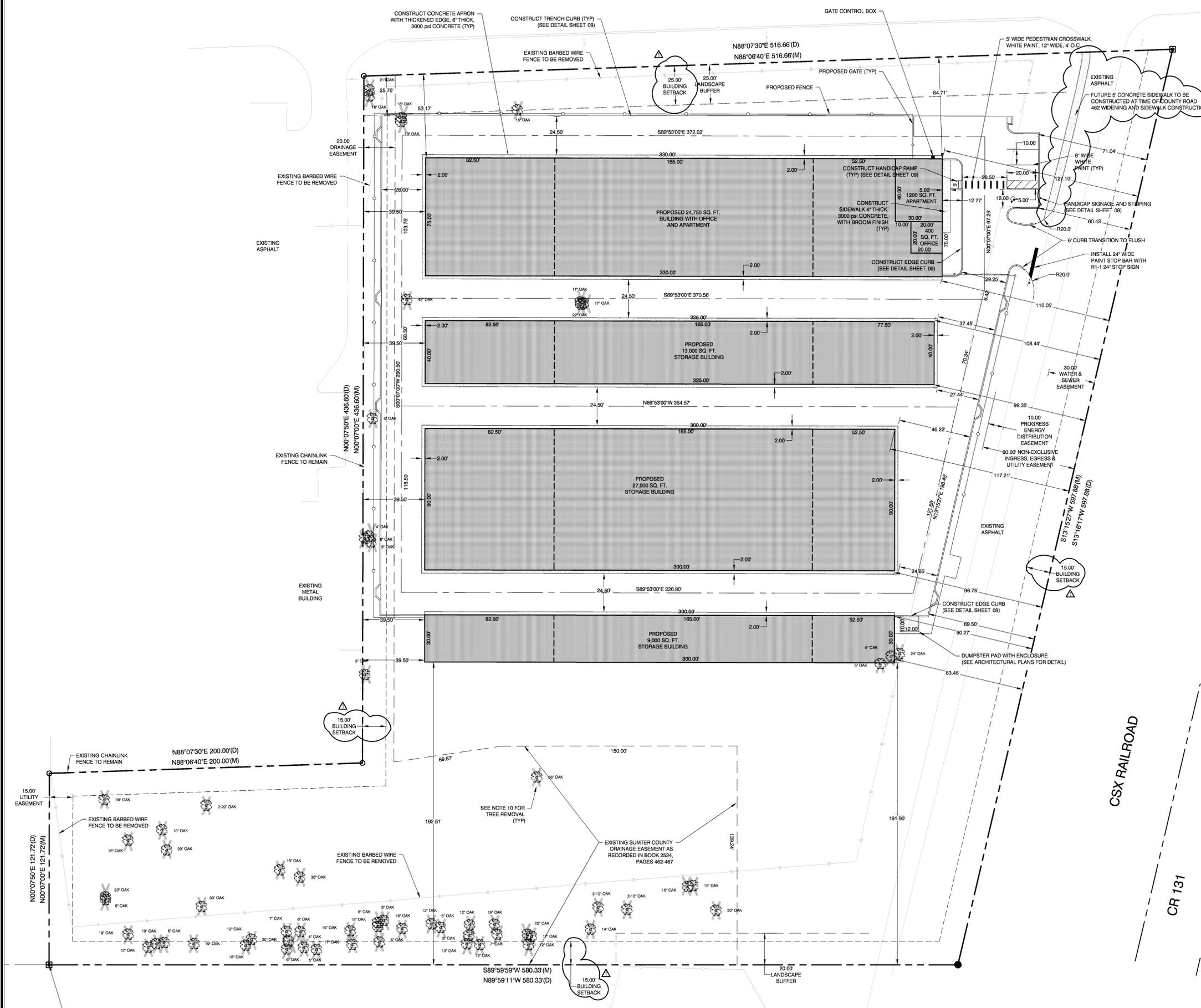
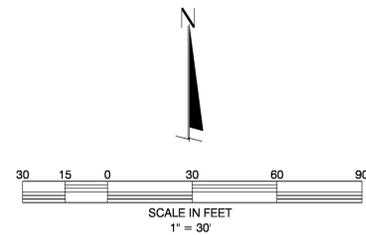


FORT KNOX

WILDWOOD, FLORIDA

OCTOBER 2013

LOCATION MAP

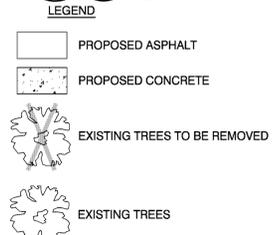


### SITE DATA

- TOTAL PROJECT AREA = 6.46 AC. (281,527 SQ. FT.)
- ZONING = C-3
- PROJECT ADDRESS - TO BE ASSIGNED
- BUILDING CONSTRUCTION: MASONRY
- PROPOSED USE: SELF STORAGE FACILITY
- PARKING DATA: (REQUIRED) - SEE PARKING STUDY
- PARKING DATA: (PROVIDED)
  - 3 STANDARD PARKING SPACES (10x20')
  - 1 HANDICAP PARKING SPACE (12x20')
  - 4 PARKING SPACES PROVIDED
- SOIL TYPE - 40 MILLHOPPER SAND  
SOIL TYPE - 1 ARREDONDO SAND
- PERMITTING AGENCIES: -CITY OF WILDWOOD -S.W.F.W.M.D. -F.D.E.P.
- POTABLE WATER AND SANITARY SEWER PROVIDED BY CITY OF WILDWOOD.
- FIRE PROTECTION AND IRRIGATION PROVIDED BY CITY OF WILDWOOD.
- UNDERGROUND ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY SECO
- SOLID WASTE BY LOCAL FRANCHISE.
- TELEPHONE SERVICE BY CENTURYLINK.
- GAS PROVIDED / SERVICED BY TECO.
- CABLE PROVIDED / SERVICED BY COMCAST.
- LOCATED IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, WILDWOOD, SUMTER COUNTY, FLORIDA.
- IMPERVIOUS AREA: (TOTAL GROUND COVER)
  - PROPOSED BUILDING AREA = 73,750 SQ. FT. (1.69 AC.) 26.20%
  - PROPOSED DRAINAGE RETENTION AREA (50%) = 31,356 SQ. FT. (0.72 AC.) 11.14%
  - PROPOSED PARKING / DRIVE = 52,417 SQ. FT. (1.20 AC.) 18.62%
  - EXISTING ROAD = 8,597 SQ. FT. (0.20 AC.) 3.06%
  - PROPOSED IMPERVIOUS = 166,120 SQ. FT. (3.81 AC.) 59.03%
  - TOTAL OPEN AREA (50% RETENTION AREA) = 115,407 SQ. FT. (2.65 AC.) 40.97%
  - TOTAL SITE AREA = 281,527 SQ. FT. (6.46 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 2 COATS WHITE PAINT. SITE LIGHTING TO BE PROVIDED BY BUILDING MOUNTED LIGHT FIXTURES.
  - REFUSE DISPOSAL PROVIDED BY ON-SITE DUMPSTER.
  - CONSTRUCT SIDEWALK WIDTHS AS NOTED, 4" THICK, 3,000 PSI CONCRETE WITH BROOM FINISH (TYP.)
  - BEFORE DIGGING IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE UNDERGROUND UTILITIES LOCATED FOR PROTECTION, SO AS NOT TO DISTURB ANY UTILITIES REMAINING ON AND OFF SITE.
  - ALL TREES BEING REMOVED WITHIN THE COUNTY'S DRAINAGE EASEMENT ARE EXEMPT FROM THE CITY OF WILDWOOD'S TREE ORDINANCE.
  - AT TIME OF FUTURE WIDENING OF C462 THE OWNER WILL CONSTRUCT A CONNECTING SIDEWALK TO PROVIDE AN ACCESSIBLE ROUTE FOR PEDESTRIANS.
  - THE APARTMENT DWELLING UNIT IS AN ACCESSORY USE AND IS INTENDED FOR SECURITY AND CARETAKER PURPOSES. IT IS NOT INTENDED TO BE A PERMANENT RESIDENCE.

- ### BUILDING SETBACKS
- 25 FT FROM COUNTY ROAD 462 (FRONT SETBACK)
  - 15 FT SIDE AND REAR



DATE	REVISIONS
10/22/13	REVISED PER CITY OF WILDWOOD COMMENTS

ENGINEERS SURVEYORS PLANNERS  
**FARNER BARLEY AND ASSOCIATES, INC.**  
 Certificate of Authorization Number: 4709  
 4450 N.E. 53rd Road • Wildwood, Florida 34785 • (352) 748-3126

**FORT KNOX SELF STORAGE CR 462**  
 WILDWOOD, FL  
**SITE PLAN**

DATE	9/5/13
DRAWN BY	BRP
CHKD BY	CAP
FILE NAME	004 fort knox site
JOB NO.	131041.0000

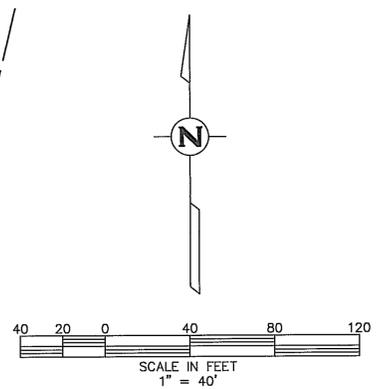
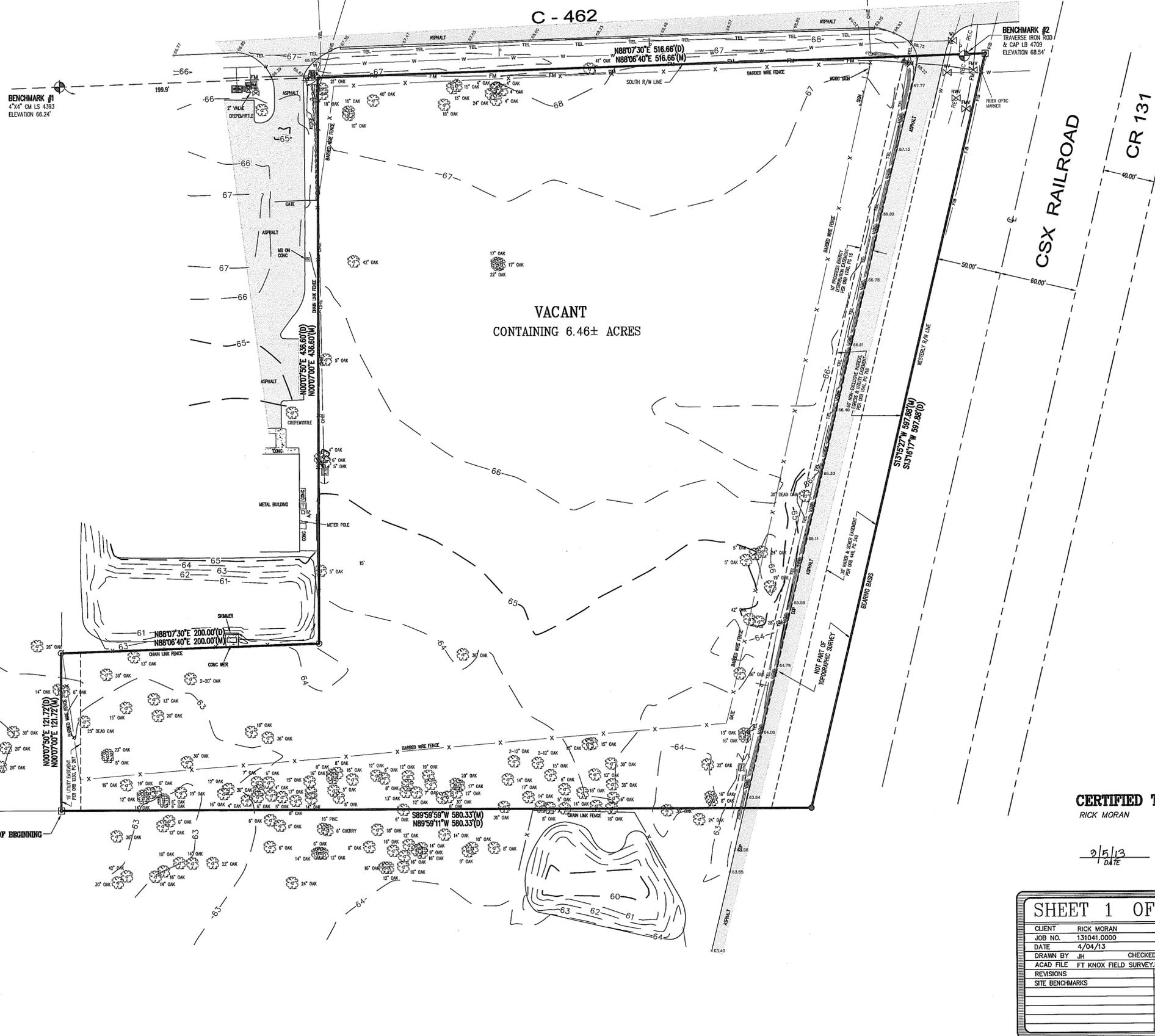
# BOUNDARY & TOPOGRAPHIC SURVEY

**DESCRIPTION:**

THAT PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AND RUN N00°07'50"E ALONG THE WEST LINE OF THE N.W. 1/4, A DISTANCE OF 700.00 FEET; THENCE RUN S89°59'11"E A DISTANCE OF 250.00 FEET TO A CONCRETE MONUMENT (NO NUMBER) AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE FROM SAID POINT OF BEGINNING, RUN N00°07'50"E PARALLEL WITH THE WEST LINE OF THE N.W. 1/4 OF SAID SECTION 32, A DISTANCE OF 121.72 FEET TO AN IRON PIN LABELED LB707; THENCE RUN N88°07'30"E, PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY C-462, A DISTANCE OF 200.00 FEET TO AN IRON PIN LABELED LB707; THENCE RUN N00°07'50"E, PARALLEL WITH THE WEST LINE OF THE N.W. 1/4 OF SAID SECTION 32 A DISTANCE OF 436.60 FEET TO AN IRON PIN LABELED LB707, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED COUNTY HIGHWAY C-462, SAID RIGHT-OF-WAY BEING 66.00 FEET IN WIDTH; THENCE RUN N88°07'30"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY C-462, A DISTANCE OF 516.66 FEET TO A CONCRETE MONUMENT LABELED 4393 ON THE WESTERLY RIGHT-OF-WAY LINE OF THE C.S.X. TRANSPORTATION, INC. RAILROAD, SAID POINT BEING 50.00 FEET WEST OF AND PERPENDICULAR TO THE CENTERLINE OF THE MAIN TRACKS OF C.S.X. TRANSPORTATION, INC. RAILROAD; THENCE DEPARTING FROM SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY HIGHWAY C-462, RUN S13°16'17"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE AND PARALLEL TO THE CENTERLINE OF SAID C.S.X. TRANSPORTATION, INC. RAILROAD, A DISTANCE OF 597.88 FEET; THENCE DEPARTING FROM SAID WESTERLY RIGHT-OF-WAY LINE, RUN N89°59'11"W, A DISTANCE OF 580.33 FEET TO THE POINT OF BEGINNING.

**NOTES:**

1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE WEST ZONE NORTH AMERICAN DATUM OF 1983. THIS SURVEY WAS CHECKED TO NGS STATION "SUMTER 41" AND REFERENCED TO THE WEST RIGHT OF WAY LINE OF THE CSX RAILROAD AS BEING S13°15'22"W.
4. THE LEGAL DESCRIPTION WAS SUPPLIED BY OTHERS.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
6. UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS, ETC. WERE NOT LOCATED. UNDERGROUND UTILITIES WERE FLAGGED BY CENTRAL FLORIDA LOCATING, INC.
7. LANDS SHOWN HEREON LIE IN FLOOD ZONE "C" (AREA OF MINIMAL FLOODING) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 1222861 0076 B EFFECTIVE DATE: MARCH 15 1982.
8. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN RULE 54-17.032 OF THE FLORIDA ADMINISTRATIVE CODES.
9. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 AND THIS SURVEY WAS BASED ON NGS STATION "SUMTER 41" NAVD 88.



**LEGEND**

- INDICATES 4" X 4" CONCRETE MONUMENT FOUND, NO IDENTIFICATION
- INDICATES 5/8" REBAR AND CAP FOUND, (LB # 4793)
- INDICATES 5/8" REBAR AND CAP FOUND, (LB # 6514)
- +0.00 INDICATES SPOT ELEVATION
- CONC INDICATES CONCRETE
- USE- INDICATES UNDERGROUND ELECTRIC LINE
- W- INDICATES WATER LINE
- TEL- INDICATES TELEPHONE LINE
- RED- INDICATES RECLAIMED LINE
- INDICATES SIGN
- OHE- INDICATES OVERHEAD ELECTRIC LINE
- AC INDICATES AIR CONDITIONER
- INDICATES UTILITY POLE
- INDICATES GUY ANCHOR
- INDICATES TELEPHONE RISER
- INDICATES WATER METER
- X- INDICATES FENCE
- INDICATES WATER VALVE
- INDICATES BENCHMARK
- INDICATES RECLAIMED WATER VALVE
- INDICATES FORCEMAN VALVE
- ORB INDICATES OFFICIAL RECORDS BOOK
- PG INDICATES PAGE

**CERTIFIED TO:**  
RICK MORAN

9/5/13 DATE  
KAYE N. JAMESON, PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5912

<b>SHEET 1 OF 1</b>		<b>BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>	
CLIENT	RICK MORAN	IN SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.	
JOB NO.	131041.0000	FORT KNOX CITY OF WILDWOOD	
DATE	4/04/13	<b>FARNER BARLEY AND ASSOCIATES, INC.</b> ▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709 4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126	
DRAWN BY	JH		
ACAD FILE	FT KNOX FIELD SURVEY.DWG		
REVISIONS	DATE		
SITE BENCHMARKS	9/5/13		