



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 December 2nd, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Approval of minutes from the October 7th, 2014
Planning & Zoning Board/Special Magistrate
meeting.

2. **OLD BUSINESS:**

NONE

3. **NEW BUSINESS:**

SP 1409-05 Pepper Tree Plaza (Parcel D30=007)

Approval of a retail shopping center consisting of a
14,820 SF single story drug store and 16,500 SF of
single story retail space; with driveway, paved parking
and related improvements.

**V 1410-01 SIGN AutoZone 6341
(Parcel D17=034)**

Variance request to allow for more signage than
permitted in the Community Design District and to allow
for a pylon (pole) sign that is otherwise prohibited.

**SP 1411-01 Grand Oaks Manor PLAT – Improvement
Plan (Parcels D20=002 & D20=008)**

***THIS ITEM IS BEING CONTINUED TO A DATE
CERTAIN OF JANUARY 6, 2015 AT THE REQUEST
OF THE APPLICANT'S AGENT.***

Improvement Plan approval for a 400 unit single family
detached residential subdivision with amenities and
related improvements.

AGENDA
December 2nd, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

4. FORUM

5. ADJOURNMENT:

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

**City of Wildwood
Planning and Zoning Board/Special Magistrate
SUMMARY MINUTES
October 7, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, October 7, 2014 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; Gene Losito, P.E., Kimley-Horn Associates as City Engineer, Paul Ketz, Projects Planner and Kandi Harper, Senior Development Specialist.

The hearing was called to order at 3:15 p.m. by Special Magistrate Archie O. Lowry, Jr., acting as the Planning and Zoning Board.

The minutes were approved and signed from the Planning and Zoning Board meeting of September 2, 2014.

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

Old Business:

NONE

The Special Magistrate gave instructions to the audience regarding proceedings during the Planning and Zoning Board / Special Magistrate (P&Z) meeting and how and when members of the community and interested parties would be allowed to speak regarding the issues under consideration.

New Business:

**RZ 1408-02 Sale of Property to Bright Oaks
(A portion of parcel G08=004)**

City-initiated rezoning from City "PEU: Public, Educational, Utilities"
to City "IN: Institutional."

Melanie Peavy: Introduced herself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board.

Ms. Peavy stated that the applicant is seeking approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning

Map Amendment from City of Wildwood “PEU: Public, Educational, Utilities” to City of Wildwood “IN: Institutional” for a portion of parcel G08=004.

Ms. Peavy stated that this rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1408-01).

Ms. Peavy further stated that pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to “PEU: Public, Educational, Utilities” should be granted based on criteria outlined in the staff report. Ms. Peavy recited the criteria for the record.

Ms. Peavy then stated that, therefore, staff suggests approval and a favorable recommendation of Ordinance Number O2014-40 subject to approval of O2014-39, which establishes a future land use appropriate to the proposed zoning.

Ms. Peavy stated that this meeting had been duly noticed as prescribed by City of Wildwood Code for PUBLIC NOTICES.

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 3.3(B)(4) of the LDRs having been submitted, I recommend approval of Ordinance Number O2014-40, subject to the approval of O2014-39 which establishes a future land use appropriate to the proposed zoning, to the City Commission.

The Special magistrate asked for the next case on the agenda.

**RZ 1409-01 ELIM Senior Care Living
(A portion of parcel D08=033)**

Rezoning from City “NMU-7: Neighborhood Mixed Use – 7 dwelling units/acre” to City “IN: Institutional.”

Melanie Peavy Introduced herself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board.

Ms. Peavy stated that the applicant is seeking approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from City of Wildwood “NMU-7: Neighborhood Mixed Use / 7 Units per Acre” to City of Wildwood “IN: Institutional” for a portion of parcel D08=033, approximately 25.18 acres. This rezoning request is in relation to a concurrent Large Scale Comprehensive Plan amendment (Case CP 1409-01).

Ms. Peavy further stated that pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to “IN: Institutional” should be granted

based on criteria outlined in the staff report. Ms. Peavy recited the criteria for the record.

Ms. Peavy then stated that, therefore, staff suggests approval and a favorable recommendation of Ordinance Number O2014-43 subject to approval of O2014-42, which establishes a future land use appropriate to the proposed zoning.

Ms. Peavy stated that the Planning and Zoning Board/Special Magistrate has a duty to make recommendations to the City Commission on all zoning amendments pursuant to the criteria set forth in subsection 3.3(B)(4) of the Land Development Regulations.

Ms. Peavy stated that this meeting had been duly noticed as prescribed by City of Wildwood Code for PUBLIC NOTICES.

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 3.3(B)(4) of the LDRs having been submitted, I recommend approval of Ordinance Number O2014-43, subject to the approval of O2014-42 which establishes a future land use appropriate to the proposed zoning, to the City Commission.

The Special magistrate asked for the next case on the agenda.

**RZ 1408-01 ELIM Senior Care Living PD
(A portion of parcel D08=033)**

Approval of the ELIM Senior Care Living Planned Development, providing for a four-story 187-bed Independent Living Facility (214,479 sf) with a one-story Town Center (35,000 sf); a four-story 42-bed Memory Care Facility (30,000 sf); a four-story 66-bed Assisted Living Facility (78,968 sf); Live Oaks Church, two-story with 775 seats (26,265 sf); and a one-story, 300-seat future expansion of the Live Oaks Church (12,112 sf); to be constructed over a total of four phases.

Melanie Peavy Introduced herself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board.

Ms. Peavy stated that the applicant is seeking approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a "Planned Development" (PD) zoning overlay on a 25.18 MOL acre property zoned "IN: Institutional." The project is a Commercial/Institutional Planned Development (CIPD) to build a four-story, 146 unit (187 bed) Independent Living Facility with a town center; a 42 bed Memory Care Facility; a 64 unit (66 bed) Assisted Living Facility; and a 1,075 seat church; for a grand total of 396,824 SF of Institutional development as defined in

Ordinance O2014-38. This planned development zoning overlay request is in relation to a concurrent Large Scale Comprehensive Plan amendment (Case CP 1409-01, O2014-42) and Rezoning (RZ 1409-01, O2014-43).

Ms. Peavy stated that pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2014-38 adopts the ELIM Care Planned Development Agreement; that the Project's legal description and conceptual plan have been incorporated into the Ordinance as exhibits; and that the PD Agreement outlines specific criteria and standards for the Project.

Ms. Peavy stated that public notice has been provided per code for City of Wildwood public notices.

Ms. Peavy stated that staff recommends approval of Ordinance O2014-38 subject to approval of O2014-43, which establishes a zoning appropriate to the proposed planned development; and subject to approval of O2014-42, which establishes a future land use appropriate to the proposed zoning be forwarded to the City Commission for final action.

The Special Magistrate asked what is meant by "planned development zoning overlay request." Ms. Peavy explained that the Planned Development is an overlay to the underlying zoning; so the land use and zoning which are most appropriate for this project were established and the Planned Development Overlay will give deviations from the zoning requirement but keep in compliance with the land use Ordinance as provided. Ms. Peavy explained that the Conceptual Plan is attached to the Ordinance and that the next step in the development process, after approval of the land use, zoning and Planned Development is the submittal of site plan for review.

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

Ms. Peavy stated that this meeting had been duly noticed as prescribed by City of Wildwood Code for PUBLIC NOTICES.

The Special Magistrate stated the amount of units were allowed based upon the new zoning, the review of the Project Review Committee, and the determination of the number of units there would be and the requirements developed and put into the Ordinance.

Ms. Peavy responded in the affirmative.

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 3.3(B)(4) of the LDRs having been submitted, I recommend

approval of Ordinance O2014-38 subject to approval of O2014-43, which establishes a zoning appropriate to the proposed planned development; and subject to approval of O2014-42, which establishes a future land use appropriate to the proposed zoning to be forwarded to the City Commission for final action.

The Special magistrate asked for the next case on the agenda.

**SP 1406-02 FINAL PLAT Peppertree Village
(Parcels D30=003, D30=004 and D30=006)**

Final Plat approval for Pepper Tree Village for 106 single family residential lots on approximately 40.18 acres in the Oxford area.

Melanie Peavy Introduced herself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board.

Ms. Peavy stated from the staff report that the applicant is seeking final plat approval under the subdivision (plat) process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Peppertree Village subdivision. Peppertree Village consists of 106 single family lots and other related infrastructure improvements.

Ms. Peavy stated that 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.

Ms. Peavy stated that staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the final plat.

Ms. Peavy stated that under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed improvement plans under the subdivision process in accordance with the procedure outlined in subsection 1.14 (B)(4)(c) and the criteria for the approval of improvement plans as defined in section 5.6 of the LDRs.

Ms. Peavy stated that this meeting had been duly noticed as prescribed by City of Wildwood Code for PUBLIC NOTICES.

The Special Magistrate asked that the City Engineer come forward.

Gene Losito, P.E., Kimley-Horn and Associates as City Engineer came forward and stated his name for the record.

The Special Magistrate asked if there were any outstanding issues and if the plans were in compliance with the LDRs.

Mr. Losito responded that the applicant had addressed all of the engineering comments and that the applicant's plans are in compliance with the LDRs.

The Special Magistrate asked that the applicant come forward.

Mike Radcliffe, P.E., agent for the applicant came forward, stated his name for the record and was sworn.

The Special Magistrate asked what type of construction and how many units were planned.

Mr. Radcliffe stated that the homes would be single family, constructed of frame and brick veneer with some block homes, with a foot-print of approximately 1,800 to 2,200 square feet; and that the drainage of the site had been designed as appropriate to the topography.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon testimony and information received in this case and the information being provided as required under section 5.6 of the LDRs, I recommend approval of the Final Plat to the City Commission for case number SP 1406-02.

The Special magistrate asked for the next case on the agenda.

**SP 1408-03 AutoZone 6341
(Parcel D17=034)**

Approval to construct 7,381 SF of retail for auto parts with associated parking, utilities, and storm water management facilities.

Melanie Peavy Introduced herself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board.

Ms. Peavy stated from the staff report that the applicant is seeking site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to construct a one-story, 7,381 SF building for retail automotive parts sales, with paved parking, driveway, and related improvements.

Ms. Peavy stated that 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.

Ms. Peavy stated that staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan.

Ms. Peavy stated that this meeting had been duly noticed as prescribed by City of Wildwood Code for PUBLIC NOTICES.

The Special Magistrate asked that the City Engineer step forward.

Gene Losito, P.E., Kimley-Horn and Associates as the City Engineer came forward, stated his name for the record and stated that he had reviewed the site plan for compliance with the LDRs, that the applicant had addressed satisfactorily the comments made by the City Engineer, and that the site plan meets the requirements of section 4.4 of the LDRs.

The Special Magistrate asked about a cut to the highway for ingress and egress; that access would also be from the back road; and the width of roads heading west from the property. Mr. Losito stated that the applicant is seeking a cut for access, that access could be gained from the back road and that C-466 is two-lanes in both directions heading west from the property.

The Special Magistrate asked if access would be gained from a center lane. Mr. Losito responded in the affirmative.

The Special Magistrate voiced a concern that traffic would use the site to cut-through to the back street. Mr. Losito stated that there isn't much traffic on the back road.

The Special Magistrate asked for the applicant to come forward.

Jason Kinney, P.E. with Kinney Engineering came forward and was sworn.

The Special Magistrate asked if there were any concerns regarding the back road to the south and traffic coming through the site onto C-466.

Mr. Kinney stated that the site design would decrease the use of the site as a cut-through and explained the site design, aisle widths, surrounding uses and that the site is for retail only – no auto repair on site.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 4.4 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of project SP 1408-03 to the City Commission for the site plan.

Special Magistrate: Asked for any other cases before the P & Z?

There being no further cases before the P & Z / Special Magistrate, the City of Wildwood Planning and Zoning meeting was adjourned at approximately 3:45 p.m.

Date

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

DRAFT

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

Case No: SP 1409-05 – Pepper Tree Commercial Plaza

Parcel Number(s): A portion of D30=007

Property Location: Southwest corner of US 301 (SR 35) and Peppertree Lane

Owner: Early Retirement, LLC

Applicant: R. William Futch, Manager

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to construct a retail shopping center consisting of a 14,820 SF single-story drug store and 16,500 SF of single-story retail space, with paved parking, driveway, and related improvements.

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

Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan.

Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval of site plans as defined in section 4.4 of the LDRs.

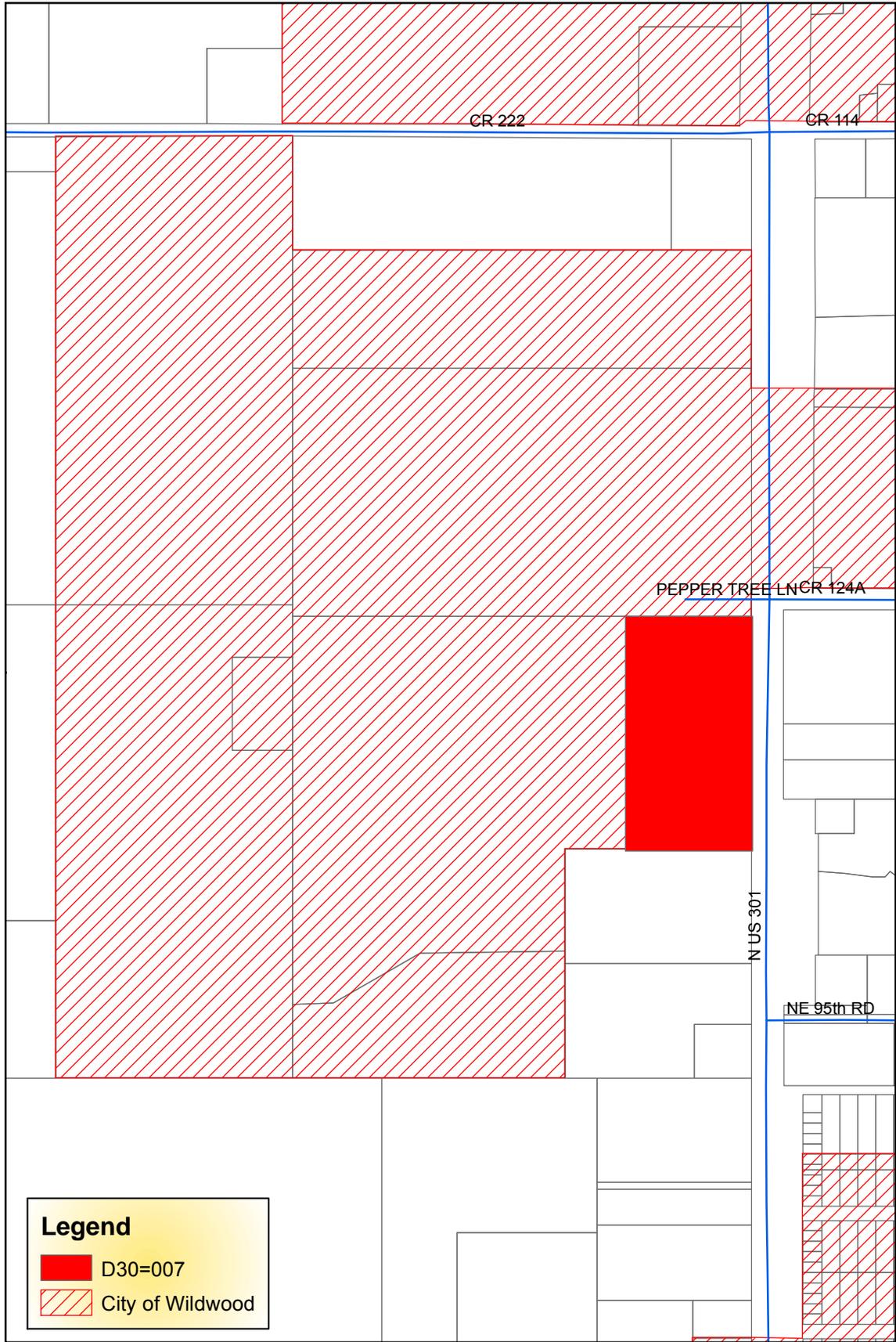
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, November 21, 2014.



DATED: November 21, 2014

Melanie D. Peavy
Development Services Director

I:\Terr\GIS\Maps\Location\Location - Pepper Tree Village2.mxd - 11/20/2014 4:12:58 PM - tioneal



Legend

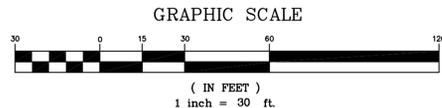
- D30=007
- City of Wildwood



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



PEPPER TREE PLAZA	
WILDWOOD, FLORIDA	
OCTOBER 2014	VARIANCE



NOTE:
EXISTING UTILITIES SHOWN IN APPROXIMATE LOCATIONS.
EXISTING UTILITIES TO BE FIELD LOCATED.
PROPOSED UTILITIES SHOWN TO PROPERTY LINE.

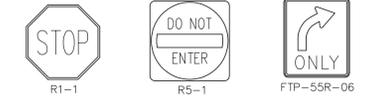
WATER NOTES:

- WATER SYSTEM WILL CONNECT TO CITY OF WILDWOOD WATER SYSTEM. THE CITY OF WILDWOOD MUST BE PRESENT AT THE TIME OF CONNECTION TO ANY CITY OWNED UTILITIES.
- FIRE HYDRANTS (2) TO BE POSITIONED AS SHOWN.
 - ALL CONSTRUCTION SHALL BE INSTALLED AS PER THE CITY OF WILDWOOD SPECIFICATIONS.
 - ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.320(3)(b), F.A.C. [FAC 62-555.320(3)(b); EXCEPTIONS ALLOWED UNDER FAC 62-555.320(3)(d)]
 - ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2% LEAD. [FAC 62-555.322]
 - PVC WATER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605 AS INCORPORATED INTO RULE 62-555.330, F.A.C., AND ALL OTHER NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600 AS INCORPORATED INTO RULE 62-555.330. [FAC62-555.320(2)(b)] AND AWWA STANDARDS AS INCORPORATED INTO FAC 62-555.330]
 - WHERE WATER MAINS CROSS SANITARY OR STORM SEWER MAINS, A 12" MINIMUM SEPARATION MUST BE MAINTAINED IF THE WATER MAIN IS BELOW THE OTHER PIPE. A 6" MINIMUM SEPARATION MUST BE MAINTAINED IF THE WATER MAIN IS ABOVE THE OTHER PIPE.

- STOP SIGNS SHALL BE 36" AND FABRICATED USING, AT A MINIMUM, 3M DIAMOND GRADE VIP REFLECTIVE SHEETING.
- ALL PAVEMENT MARKINGS PRIVATE OR PUBLIC ROADS SHALL BE LEAD FREE THERMOPLASTIC IN ACCORDANCE WITH FDOT SPECIFICATIONS.
- STOP BARS SHALL BE 24 INCHES WIDE. ALL OTHER PAVEMENT MARKING DIMENSIONS SHALL COMPLY WITH THE MUTCD AND FDOT STANDARD INDEX LATEST REVISION.
- ALL STRIPING WITHIN CITY RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND AT LEAST 6" WIDE WITH 24" STOP BAR.
- RIGHT TURN ONLY SIGN TO BE R3-5R. INSTALL BOTH SIGNS ON A 3 1/2" X 1/8" ROUND ALUMINUM POST (REFER TO FDOT INDEX No. 11860)

CURVE DATA:
C-1
DELTA = 02°08'05"
RADIUS = 100.00'
ARC = 3.73'
FM = S76°45'55"E 3.51'
C-2
DELTA = 13°49'55"
RADIUS = 100.00'
ARC = 24.14'
FM = S82°54'45"E 24.05'
L-1 = S76°00'18"E 17.57'
L-2 = S49°02'30"E 23.84'

SOIL TYPES:
9 - PAISLEY "D" TYPE SOILS
11 - MILLHOPPER "A" TYPE SOILS
27 - SUMTERVILLE "C" TYPE SOILS
MAP PROVIDED BY USDA / NRCS



ALL PROPOSED RESTAURANTS WILL BE REQUIRED TO INSTALL GREASE TRAPS AS PER THE CITY OF WILDWOOD STANDARDS.

DRUG STORE PARKING:
RETAIL = 1 PER 250 sf
14,820 / 250 = 59.28 = 59 SPACES
PROVIDED = 62

RETAIL PARKING:
RETAIL = 1 PER 250 sf
16,500 / 250 = 66 SPACES
PROVIDED = 91

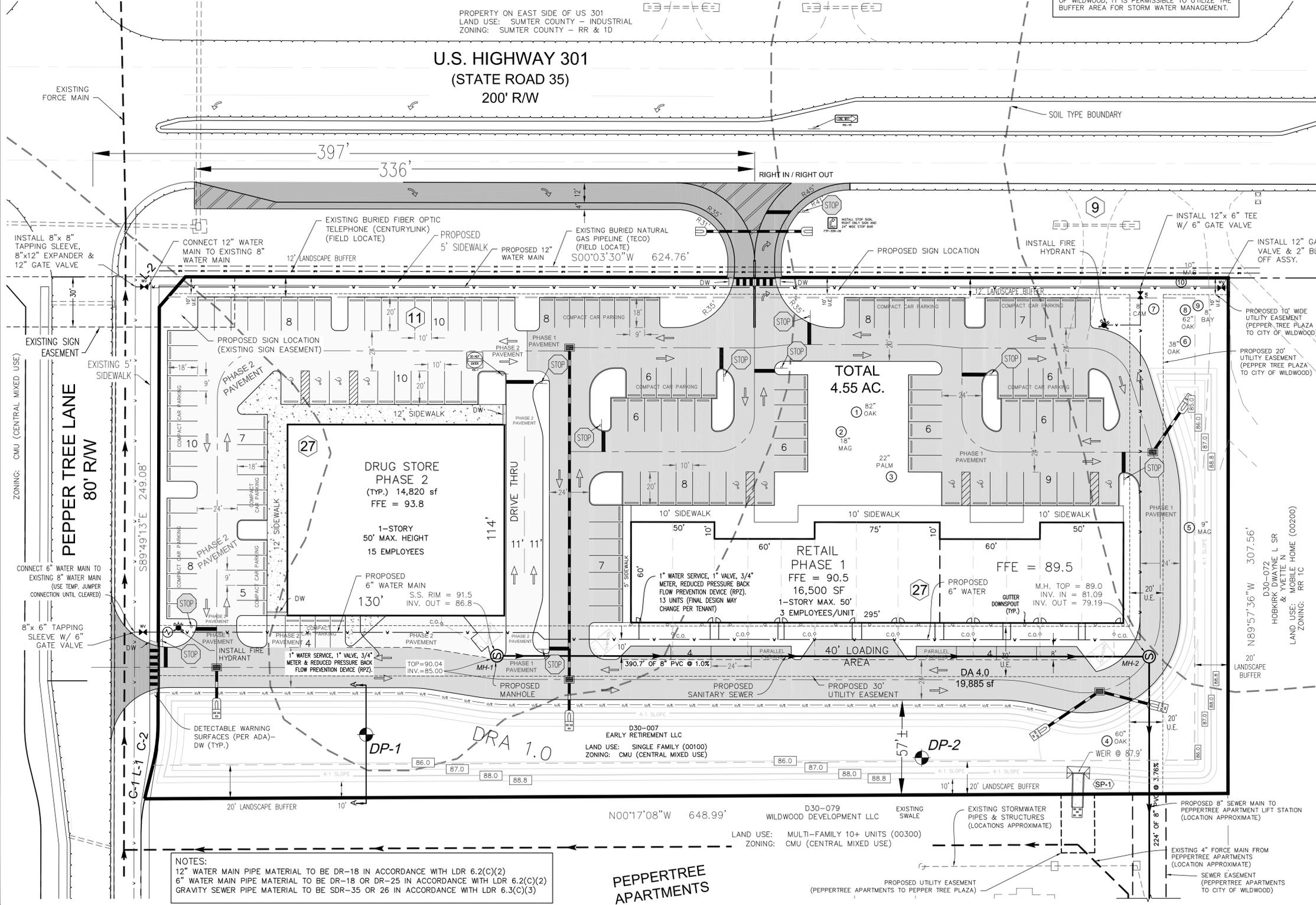
BUILDINGS

DRUG STORE	14,820
RETAIL	16,500
IMPERVIOUS	
ASPHALT	85,755
SIDEWALKS/CONC.	11,378
DUMPS/STERS	450
DRA @ W.G. EL.	18,825
TOTAL	146,228 SF

EXISTING TREE TABLE

TREE #	DBH	DESCRIPTION
1	82"	LIVE OAK
2	18"	MAGNOLIA
3	22"	PALM
4	60"	LIVE OAK
5	9"	MAGNOLIA
6	38"	LIVE OAK
7	8"	CAMPOR
8	62"	LIVE OAK
9	8"	BAY
10	10"	MAGNOLIA

*** NOT INCLUDED IN TREE COUNT



NOTES:
12" WATER MAIN PIPE MATERIAL TO BE DR-18 IN ACCORDANCE WITH LDR 6.2(C)(2)
6" WATER MAIN PIPE MATERIAL TO BE DR-18 OR DR-25 IN ACCORDANCE WITH LDR 6.2(C)(2)
GRAVITY SEWER PIPE MATERIAL TO BE SDR-35 OR 26 IN ACCORDANCE WITH LDR 6.3(C)(3)

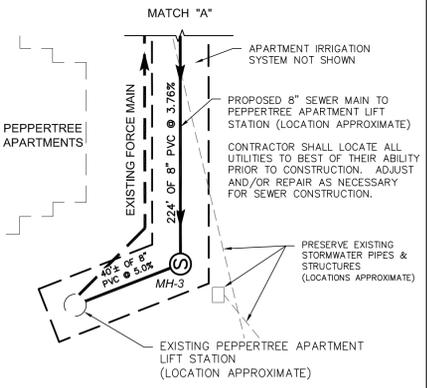
MH-1
RIM = 90.04'
INV. OUT = 85.00'

MH-2
RIM = 89.00'
INV. IN = 81.09'
INV. OUT = 79.19'

MH-3 (OFF SITE)
RIM = 83.00'±
INV. IN = 70.75'
INV. OUT = 68.85'

EXISTING LIFT STATION (OFF SITE)
TOP = 81.32'
EXIST. INV. IN = 65.35'
PROP. INV. IN = 66.85'

NOTE:
UTILITY EASEMENTS (WATER, SEWER, & DRAINAGE) LINEWORK AND DESCRIPTIONS SUBMITTED ON SEPARATE EXHIBIT SHEETS.



OFFSITE SANITARY SEWER EASEMENT
SCALE: 1" = 30'

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Way Avenue, Ocala, FL 34471 (352) 629-5500 FAX (352) 629-0100
Certificate No. EB-0006198 - Michael W. Radcliffe P.E. #31170 - Christopher A. Cain P.E. #46588

PEPPER TREE PLAZA MAJOR SITE PLAN

Project Name: PEPPER TREE PLAZA MAJOR SITE PLAN
Scale: 1" = 30'
Date: 11-20-14
Project: 2012-42
Drawn: JWS
Checked: MWR
Date: 9-3-13
File: p1p - Major Site Plan.dwg

Sheet No. 2 of 9

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

Case No: V 1410-01 – Autozone Store 6341 Sign Variance

Parcel Number(s): D17=034

Property Location: Southwest of the intersection of C-466 and the CSX right-of-way in the Oxford area.

Owner: Autozone Stores, Inc. (Sumter County)

Applicant: Autozone Stores, Inc.

The applicant seeks approval of a variance for relief from the maximum square footage allowed for signage in the Community Design District for a 120 SF sign on the front building wall, a 54 SF sign on the left building wall, a 54 SF sign on the right side building wall, and a 20 foot tall pylon sign with a 74 SF sign cabinet area.

Per City of Wildwood Design District Standards, the property is located in the City's Community Design District. The Community Design District is associated with Developments of Regional Impact (DRI), Planned Developments (PD), or similar large mixed use projects, such as The Villages and the nearby WalMart development. Subsection (H)(1)(c)(ii) allows for one square foot of sign copy area for every linear foot of building frontage that faces the right of way, up to a maximum of 150 SF of signage per property in the district. Additionally, subsection (H)(4)(e) expressly prohibits pole signs in the City of Wildwood. The purpose and intent of the Design District Standards is to guide development toward creating an interrelated and predictable pattern of buildings, streetscapes, and landscapes that improve the aesthetics of the built environment within Wildwood.

During predevelopment meetings on May 20, 2014 with the applicant's agent, Jason Kinney, as well as email correspondence during that same time with the applicant's other agent, Tracey Diehl (who was handling their initial sign proposal prior to the annexation of the property), staff went over the City's regulations on signage. Staff agreed to take a more liberal construction of the standards to allow the linear footage of the north and south faces of the new building to count toward the total square footage of signage allowed, or 128 SF (64 linear feet x 2 building faces) as the property has road frontage on C-106 and C-466. This is consistent with subsection (H)(5)(a)(i) on Frontage Calculations and past practice in the Department.

A review of the variance application that was submitted on October 7, 2014, found that the applicant was requesting a total of 302 SF of occupant identification signage for the subject property, or 174 SF more than the 128 SF of occupant identification sign copy area allowed for the size of the building frontages. Further, staff determined that the proposed pylon sign meets the definition of a pole sign, and is therefore prohibited under the City's regulations.

Pursuant to the City's Land Development Regulations, section 3.12 Variances, a variance may be granted where, owing to special conditions, as outlined below in this section, a strict literal enforcement of the provisions will, in an individual case, result in the unnecessary or undue hardship upon the owner of the subject property or structure or upon the applicant for the variance. To warrant a variance, the specific property or building must exhibit one or more of the special features identified below which are not generally characteristic of properties or structures in the zoning district:

- (1) Substantial and exceptional narrowness, shallowness, geometry or small size of the property or buildings on said parcel of property inhibits the property from meeting the specifications set forth in this Code.
- (2) Substantial and exceptional topographical conditions.
- (3) Other substantial, extraordinary or exceptional situation(s) or conditions(s) which are not generally prevalent in the zoning district as deemed appropriate by the Planning and Zoning Board.

Based on the intent of the Design District Standards as it relates to signage and development in the Community District and the fact that the property does not meet the requirements to warrant the variance, **staff recommends denial** of the request for a variance.

The Planning and Zoning Board/Special Magistrate has the duty to make the final determination on all requests for variances pursuant to the criteria set forth in subsections 3.12(B)(3)(c) and 3.12(B)(3)(d) of the Land Development Regulations.

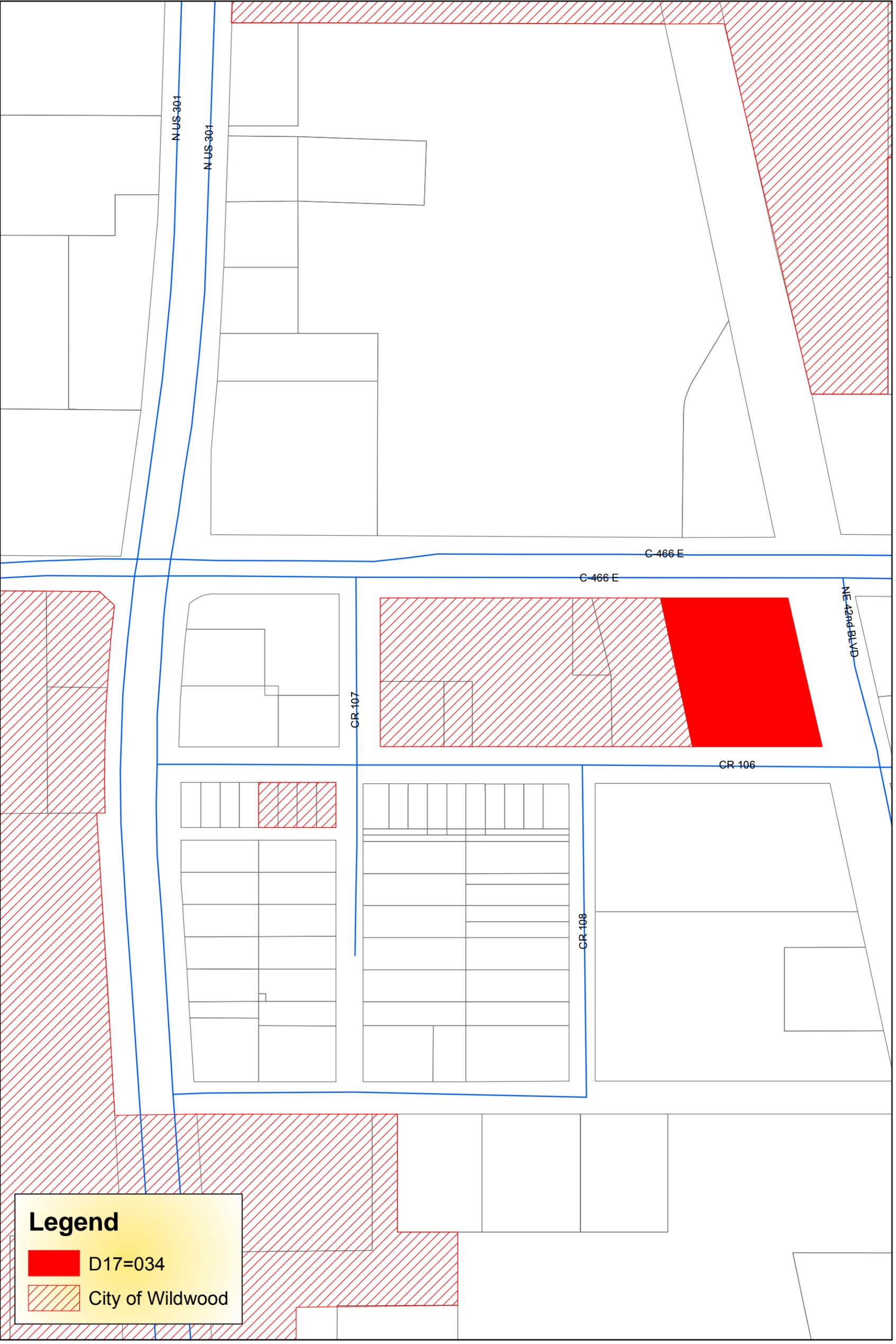
This office has duly noticed this meeting pursuant to subsection 3.12(B)(2) of the City's Land Development Regulations. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin 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 November 21, 2014.

DATED: November 21, 2014



Melanie D. Peavy
Development Services Director

I:\Terr\GIS\Maps\Location\Location - Autozone.mxd - 10/20/2014 8:34:55 AM - toneal

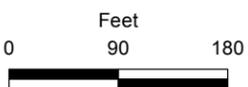


Legend

-  D17=034
-  City of Wildwood



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



D17=034
 AUTOZONE

WILDWOOD, FLORIDA

JULY 2014

LOCATION MAP



City of Wildwood, Florida
Development Services Department
 100 N. Main St., Wildwood, FL 34785
 Tel: 352.330.1330 Fax: 352.330.1334
 www.wildwood-fl.gov

<i>Staff Use Only</i>	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

Development Application

Contact Information:

Owner Name: Current Owner is Sumter County -- Purchase to be completed by AutoZone Stores, Inc. in January 2015
 Address: 7375 Powell St, Suite 206, Wildwood, FL 34785
 Phone: (352) 689-4400 Email: contactus@sumtercountyfl.gov
 Applicant Name: Brian Siddall (Sign Manager for AutoZone Stores, Inc.)
 Address: 123 South Front Street; 3rd Floor ----- Memphis, TN 38103
 Phone: (901) 495-7996 Email: brian.siddall@autozone.com
 Engineer Name: Not Available
 Address: _____
 Phone: _____ Email: _____

Property and Project Information:

PROJECT NAME*: AutoZone Retail Auto Parts Store - 4147 East County Road 466; Wildwood, FL 34484
 *A project name is required for all submissions. Please choose a name representative of the project for ease of reference.
 Property Address: 4147 East County Road 466; Wildwood, FL 34484
 Parcel Number(s): D17=034 Section: 17 Township: 18 South Range 23 East
 Area of Property: 47,444 sq ft or 1.09 acres +/- Nearest Intersection: State Road 466 & Highway 301 (Major Intersection)
 Existing Zoning: P.I.E. - Public/Educational/Institutional Existing Future Land Use Designation: Municipal
 Proposed Zoning: C3 - Proposed by RZ1407-01 Proposed Future Land Use Designation: Retail
 The property is presently used for: Vacant concrete pad/parking parcel
 The property is proposed to be used for: Retail auto parts store
 Do you currently have City Utilities? Unknown

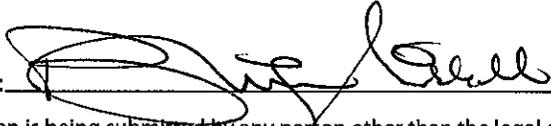
Application Type:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Planned Development |
| <input checked="" type="checkbox"/> Variance | <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> PRC Resubmittal |
| <input type="checkbox"/> Minor Lot Split | <input type="checkbox"/> Preliminary Plan | <input type="checkbox"/> Improvement Plan | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Replat of Subdivision | <input type="checkbox"/> ROW/Plat Vacate |

Please describe your request in detail: Variance requests for 1.) 120 sq ft sign on Front Building Wall. 2.) 54 sq ft sign on Left side building wall. 3.) Another 54 sq ft sign on Right side building wall. 4.) 20 ft tall pylon sign with 74 sq ft in sign cabinet area

Required Data, Documents, Forms & Fees

Attached to this application is a list of **REQUIRED** data, documents and forms for each application type as well as the adopted fee schedule. These items must be included when submitting the application package. Failure to include the supporting data will deem your application package **INCOMPLETE** and will not be processed for review. Per Sec. 14-3 of the Wildwood Code of Ordinances, all charges for engineering plan review, site inspections/visits, and other engineering services deemed necessary shall be paid by the developer at cost.

Signature:  Date: 10/2/14

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must have written authorization from the owner to submit application.

Development Application Checklist

The Following are Required for ALL Development Applications:

- Legal Description (Word file req'd) Current Deed Aerial Photo
 Property Appraiser Information Electronic Copy of Application Location Map

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through www.sumtergis.com/gis/. Legal Descriptions should also come with a Word file of the legal description for the ENTIRE development. Submit TWO CDs with ALL documents in pdf; those that are generated as CAD files should be submitted in pdf and dwg formats. Pre-application conferences are strongly encouraged.

Other Required Analyses and Maps:

Small Scale Comprehensive Plan Amendment Applications:

- Justification for Amendment
 Environmental Constraints Map Requested FLU Map

Large Scale Comprehensive Plan Amendment Applications:

Maps: Environmental Constraints Soils Requested FLUM Designation Requested Zoning Map Designation

Analyses: Environmental Assessment Utility Availability Analysis Urban Sprawl Analysis School Impact Analysis
 Traffic Impact Analysis Consistency with the Comp Plan Florida Master Site File sign-off or Archaeological Survey

Rezoning Applications:

- Requested Zoning Map Justification for Rezoning

Planned Development Applications:

Maps/Plans: Conceptual Plan as Described in LDRs section 8.4 Environmental Constraints

Analyses: Environmental Assessment Traffic Impact Analysis Preliminary Concurrency Analysis

Variance Applications:

- Justification for Variance

Special Exception Use Applications:

- Justification for Special Exception Use Site Sketch
 List of Special Requirements as Described in LDRs, section 3.9(E)

Conditional Use Permit Applications:

- Proposed List of Conditions and Safeguards
 Site Plan as Described in LDRs, section 4.4 Written Statement as Described in LDRs, section 3.8(E).

Subdivision Applications (Preliminary Plan, Improvement Plan and Final Plat): As Described in LDRs, Chapter 5

Minor Lot Split Applications:

- As Described in LDRs, section 5.3

Site Plan Applications:

- Signed & Sealed Other requirements as described in LDRs, section 4.4

Minor Site Plan Applications:

- Boundary Survey Other requirements as described in LDRs, section 4.3

ALTA/ACSM LAND TITLE SURVEY

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER.

SURVEYOR'S REPORT

DESCRIPTION:

A PORTION OF LANDS DESCRIBED IN O.R. BOOK 229, PAGE 08, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:
 COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF S.R. 466, (THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST) WITH THE CENTERLINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAIN LINE, BALDWIN-WILDWOOD TRACK, THENCE RUN N 89°49'50" W, ALONG THE ABOVE SAID CENTERLINE OF S.R. 466, A DISTANCE OF 51.17 FEET TO THE POINT OF BEGINNING; 1) THENCE CONTINUE N 89°49'50" W, ALONG SAID CENTERLINE A DISTANCE OF 199.58 FEET; 2) THENCE RUN S 12°07'27" E, A DISTANCE OF 273.64 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; 3) THENCE RUN S 89°43'04" E, ALONG THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET A DISTANCE OF 199.66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAINLINE BALDWIN-WILDWOOD TRACK, SAID POINT ON THE WESTERLY RIGHT-OF-WAY LINE, BEING 50.0 FEET FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF EXISTING RAIL; 4) THENCE RUN N 12°07'27" W, ALONG THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 274.02 FEET TO THE POINT OF BEGINNING.

ACCURACY:

- ALL MEASUREMENTS, DISTANCES, ELEVATIONS (IF SHOWN) AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE (5J-17FAC).
- METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
- THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "COMMERCIAL/HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE MET THIS REQUIREMENT.

DATA SOURCES:

- BASIS OF BEARINGS IS THE WESTERLY RIGHT-OF-WAY OF SEABOARD COAST LINE RAILROAD COMPANY'S MAIN LINE, BALDWIN-WILDWOOD TRACK, BEING N12°07'27" W (L)
- DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 229, PAGE 08, PUBLIC RECORDS, SUMTER COUNTY, FLORIDA.
- QUIT CLAIM DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 2126, PAGE 136, PUBLIC RECORDS SUMTER COUNTY, FLORIDA.
- ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DN1913 "U 753" HAVING AN ELEVATION OF 102.52 FEET (NORTH AMERICAN VERTICAL DATUM 1988).
- FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, ISSUED BY EXCEL TITLE INC., FILE NO.: EFFECTIVE DATE: FEBRUARY 18, 2014 AT 8:00 A.M.

SCHEDULE B - SECTION II ITEMS ARE AS FOLLOWS:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE OF THIS REPORT TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. SURVEYOR'S COMMENT: SHOWN HEREON.
- ANY LIEN, FOR SERVICES, LABOR OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.

LIMITATIONS:

- PURPOSE OF SURVEY: TO DOCUMENT THE PERIMETERS OF A PARCEL OR TRACT OF LAND BY ESTABLISHING OR RE-ESTABLISHING CORNERS, MONUMENTS, AND BOUNDARY LINES FOR THE PURPOSES OF DESCRIBING THE PARCEL.
- USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR / CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THERE MAY BE ITEMS DRAWN OUT OF SCALE AND / OR MOVED ON THE MAP OF SURVEY TO GRAPHICALLY SHOW THEIR LOCATION. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS.
- UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
- SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE D, ACCORDING TO THE FLOOD INSURANCE RATE MAP, SUMTER COUNTY, FLORIDA, MAP NUMBER 2119C0066D COMMUNITY, SUMTER COUNTY, I 20296 0066 D, MAP EFFECTIVE DATE: SEPTEMBER 27, 2013, MAP INDEX NUMBER 12119CIN06A, MAP REVISED: SEPTEMBER 27, 2013. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF SAID MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
- IRRIGATION EQUIPMENT AND / OR THEIR APPURTENANCES HAVE NOT BEEN MAPPED.
- THERE MAY EXIST ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ONLY THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WHICH WERE READILY APPARENT FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- THERE MAY BE ADDITIONAL UTILITY STRUCTURES (DRAINAGE, SANITARY, ELECTRIC, COMMUNICATIONS, ETC.) THAT WERE NOT READILY APPARENT AT THE TIME OF THE SURVEY.

BOUNDARY INCONSISTENCIES:

- ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE DESCRIPTION AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS, ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY. ALL PERIMETER BEARINGS AND DISTANCES ARE BY FIELD MEASURED UNLESS SO NOTED.

AREA:

47,444 SQUARE FEET OR 1.09 ACRES MORE OR LESS.

ZONING INFORMATION AND SETBACKS: PER DENNIS GREENFIELD, GREENFIELD CAD, 813-464-0860

SUMTER COUNTY:

4147 E COUNTY ROAD 466
 OXFORD, FL 34484

PARCEL ID: D17-034
 LAND USE CODE: 1733
 USE: MUNICIPAL (08900)
 AS FOLLOWS:

ZONED - PIE (PUBLIC/INSTITUTIONAL/EDUCATIONAL)

GENERAL REQUIREMENTS:

MAX. BLDG. HEIGHT - 50'
 MINIMUM SETBACKS:
 FRONT - 25' FROM RIGHT OF WAY OR 50' FROM ROADWAY CENTER LINE WHICHEVER IS GREATER
 REAR OR SIDE - 15' - MAY INCREASE OR DECREASE ACCORDING TO PROPOSED USE
 CORNER LOTS SHALL BE CONSIDERED AS FRONTING ON ALL ADJACENT ROADS FOR SETBACK PURPOSES
 ADDITIONAL SETBACK NOTES:
 ALONG ARTERIAL ROADWAYS: SEVENTY-FIVE (75) FEET FROM THE ROAD RIGHT-OF-WAY, OR ONE HUNDRED FIFTEEN (115) FEET FROM THE ROADWAY CENTERLINE, WHICHEVER IS GREATER.
 ALONG COLLECTOR ROADWAYS: FIFTY (50) FEET FROM THE ROAD RIGHT-OF-WAY, OR ONE HUNDRED (100) FEET FROM THE ROADWAY CENTERLINE, WHICHEVER IS GREATER.
 ALONG EASEMENTS: SETBACKS FROM PRIVATE OR PUBLIC EASEMENTS FOR INGRESS AND EGRESS SHALL BE FIFTY (50) FEET FROM THE CENTERLINE OF THE EASEMENT.

UTILITY INFORMATION PER 811
 SERVICE AREA CODE: CVTV5
 SERVICE AREA NAME: BRIGHT HOUSE NETWORKS, LLC
 CONTACT: BETTY SHOEMAKER
 PHONE NUMBERS: DAY: (407)299-3223 ALT: (352)516-3073
 UTILITY TYPE: CABLE TV

SERVICE AREA CODE: CW1062
 SERVICE AREA NAME: CITY OF WILDWOOD
 CONTACT: SHELLEY MARTIN
 PHONE NUMBERS: DAY: (352)330-1346 ALT: (352)303-8871
 UTILITY TYPE: WATER AND SEWER

SERVICE AREA CODE: CW1889
 SERVICE AREA NAME: CITY OF WILDWOOD -SEWER DEPT.
 CONTACT: ALICE SCHEIDLER
 PHONE NUMBERS: DAY: (352)330-1349 EMERG: (352)330-1355
 UTILITY TYPE: SEWER

SERVICE AREA CODE: FPC280
 SERVICE AREA NAME: PROGRESS ENERGY - Ocala
 CONTACT: USIC DISPATCH
 PHONE NUMBERS: DAY: (800)778-9140
 UTILITY TYPE: ELECTRIC

SERVICE AREA CODE: SEL518
 SERVICE AREA NAME: VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT - LI
 CONTACT: MAUREEN RUSCHITELLI
 PHONE NUMBERS: DAY: (352)750-0000
 UTILITY TYPE: UNKNOWN, WATER & SEWER

SERVICE AREA CODE: MCIU01
 SERVICE AREA NAME: MCI
 CONTACT: ANYONE
 PHONE NUMBERS: DAY: (800)624-9675
 UTILITY TYPE: COMMUNICATIONS / FIBER OPTIC

SERVICE AREA CODE: QST885
 SERVICE AREA NAME: CENTURYLINK (FORMERLY QWEST COMMUNICATIONS)
 CONTACT: CABLE LOCATE CENTER
 PHONE NUMBERS: DAY: (800)283-4237
 UTILITY TYPE: FIBER OPTIC

SERVICE AREA CODE: SEC545
 SERVICE AREA NAME: SUMTER ELECTRIC COOPERATIVE INC
 CONTACT: TRACYE COTTRELL
 PHONE NUMBERS: DAY: (352)569-9665
 UTILITY TYPE: ELECTRIC & FIBER

SERVICE AREA CODE: UT1298
 SERVICE AREA NAME: CENTURYLINK-OCALA
 CONTACT: DISPATCH
 PHONE NUMBERS: DAY: (855)742-6062
 UTILITY TYPE: PHONE & FIBER OPTIC

SERVICE AREA CODE: WFG361
 SERVICE AREA NAME: TECO PEOPLES GASOCALA
 CONTACT: RUTH KINGCADD
 PHONE NUMBERS: DAY: (813)228-4075
 ALT: (407) 466 - 7170
 UTILITY TYPE: FORMERLY W FL NAT GAS

WATER AND SEWER INFORMATION AS PER SHELLEY MARTIN
 CITY OF WILDWOOD WATER DEPARTMENT
 352-330-1346
 * 12" WATER MAIN SOUTH SIDE 466 @ CR 105
 8" FIRE HYDRANT ON 105
 * 10" FORCE MAIN NORTH SIDE 466 @ CR 105 *
 IF ADDITIONAL INFORMATION IS REQUIRED, EXCAVATION MAY BE NECESSARY.

BULLSEYE SURVEYING, INC.



LB 7818
 4590 ULMERTON RD,
 SUITE 115
 CLEARWATER, FL 33762
 PHONE: 727-475-8088
 FAX: 727-264-0457

PARCEL INFORMATION:
 SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST
 SUMTER COUNTY, FLORIDA

ADDRESS:
 4147 E COUNTY ROAD 466, WILDWOOD, FL 34785

PARCEL ID:
 D17-034

AUTOZONE #6341, WILDWOOD, FL
SYMBOL LEGEND

- DENOTES**
- CABLE EQUIPMENT
 - (UNDERGROUND) CABLE PAINT MARK OR FLAG
 - ELECTRIC EQUIPMENT
 - GRATE INLET
 - GUY ANCHOR
 - SIGN
 - TELEPHONE EQUIPMENT
 - WOOD LIGHT POLE
 - WOOD UTILITY POLE

- ABBREVIATIONS**
- DENOTES**
- (#)=INFORMATION FROM DATA SOURCE
 - (L)=INFORMATION FROM LEGAL DESCRIPTION
 - EL=ELEVATION
 - FCM=FOUND CONCRETE MONUMENT
 - FIR=FOUND REBAR SIZE AS NOTED
 - IE=INVERT ELEVATION
 - LB=LICENSED BUSINESS
 - LS=LICENSED SURVEYOR
 - OR=OFFICIAL RECORDS BOOK
 - PG=PAGE
 - PLS=PROFESSIONAL LICENSED SURVEYOR
 - PSM=PROFESSIONAL LICENSED SURVEYOR AND MAPPER
 - SND=SET NAIL AND DISK LB 7818
 - TBM=TEMPORARY BENCHMARK
 - VICINITY MAP (NOT TO SCALE)



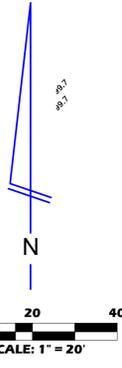
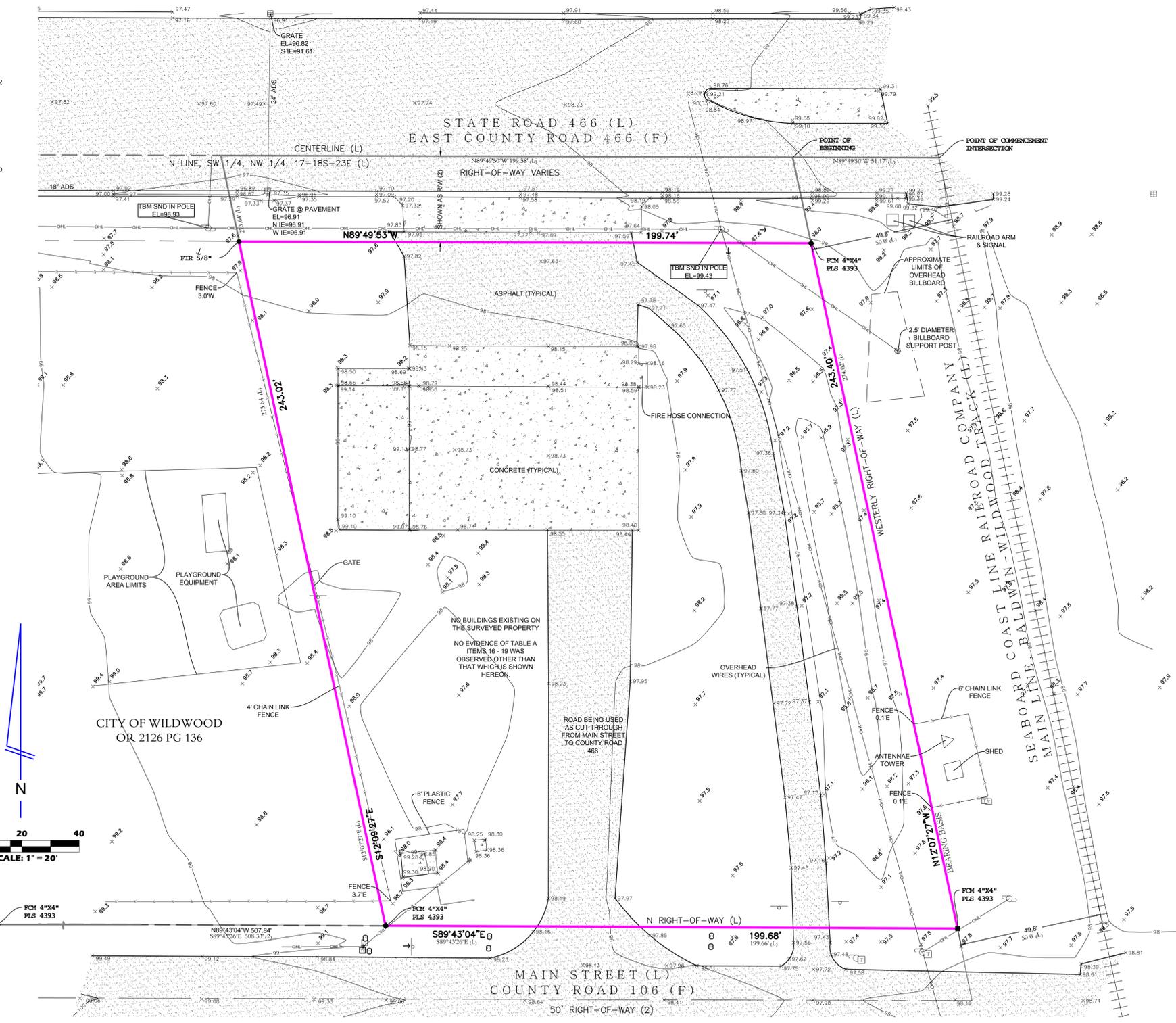
ADDITIONS OR DELETIONS TO SURVEY REPORTS OR MAPS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TO AUTOZONE, FIRST AMERICAN TITLE INSURANCE COMPANY, EXCEL TITLE, INC.: THIS IS TO CERTIFY THAT THIS MAP OR PLAT ND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11(B) & 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/16/2014. DATE OF PLAT OR MAP: 04/21/2014.

GEORGE R. MARTIN
 PROFESSIONAL SURVEYOR & MAPPER
 LICENSE NUMBER LS 6019
 STATE OF FLORIDA

FIELD BOOK / PAGE	SCALE	SHEET NUMBER
006/58-60	1" = 20'	1 of 1
DRAFTED BY	SURVEY FIELD DATE	
GRM	4/16/2014	
PROJECT NUMBER	FILE NAME	
14-036	14-036-1.1.dwg	



REVISIONS		
#	DATE	DETAILS
1		





123 South Front Street Memphis, TN 38103 (901)495-7996 FAX (901) 495-8300

Date: 9/18/14

AutoZone

Store No. 6341

4147 County Road 466

Oxford, FL (Wildwood)

As Sign Manager for AutoZone Store Development, I am respectfully requesting a Sign Variance from the City of Wildwood Community Design District Standards for signs. Currently the amount of signage we are allowed is equal to 1 square foot of signage for every 1 linear foot of building frontage with a 150 square foot maximum for the entire property (wall and freestanding signs).

I am proposing a variance from these standards to allow:

- 1. a 120 square foot sign on the Front building wall**
- 2. a 54 square foot sign on the Left side wall**
- 3. another 54 square foot sign on the Right side building wall**
- 4. a 20 foot tall pylon sign that is 74 square feet in size.**

The total square feet that we are requesting for the entire premises is 302 square feet and that includes the three wall signs and the Pylon sign. This is 152 square feet larger than the total that would be allowed if we had 150 feet of building frontage. It is 238 square feet more than we are allowed with our current building frontage of 64 linear feet.

Our justification for this is that the 64 square feet does not allow for adequate business recognition. The size of our building does not proportionately agree with the small size of sign that we are allowed. Because of the small nature of our property, we are forced to build a narrow building that only has 64 feet of building wall frontage that faces the main street.

Since we do have walls facing two streets we could technically claim two frontages which would allow a combination of 64 + 64 equaling 128 total linear feet of building wall with street frontage.

Continued on Page 2

Also on this particular “narrow” store, our entry doors are on the side of the building facing away from the street. This is the long wall of the building (115 linear feet). If that wall was considered frontage as well (because of the entry door) then feasibly we could have 243 total square feet (115 + 64 + 64).

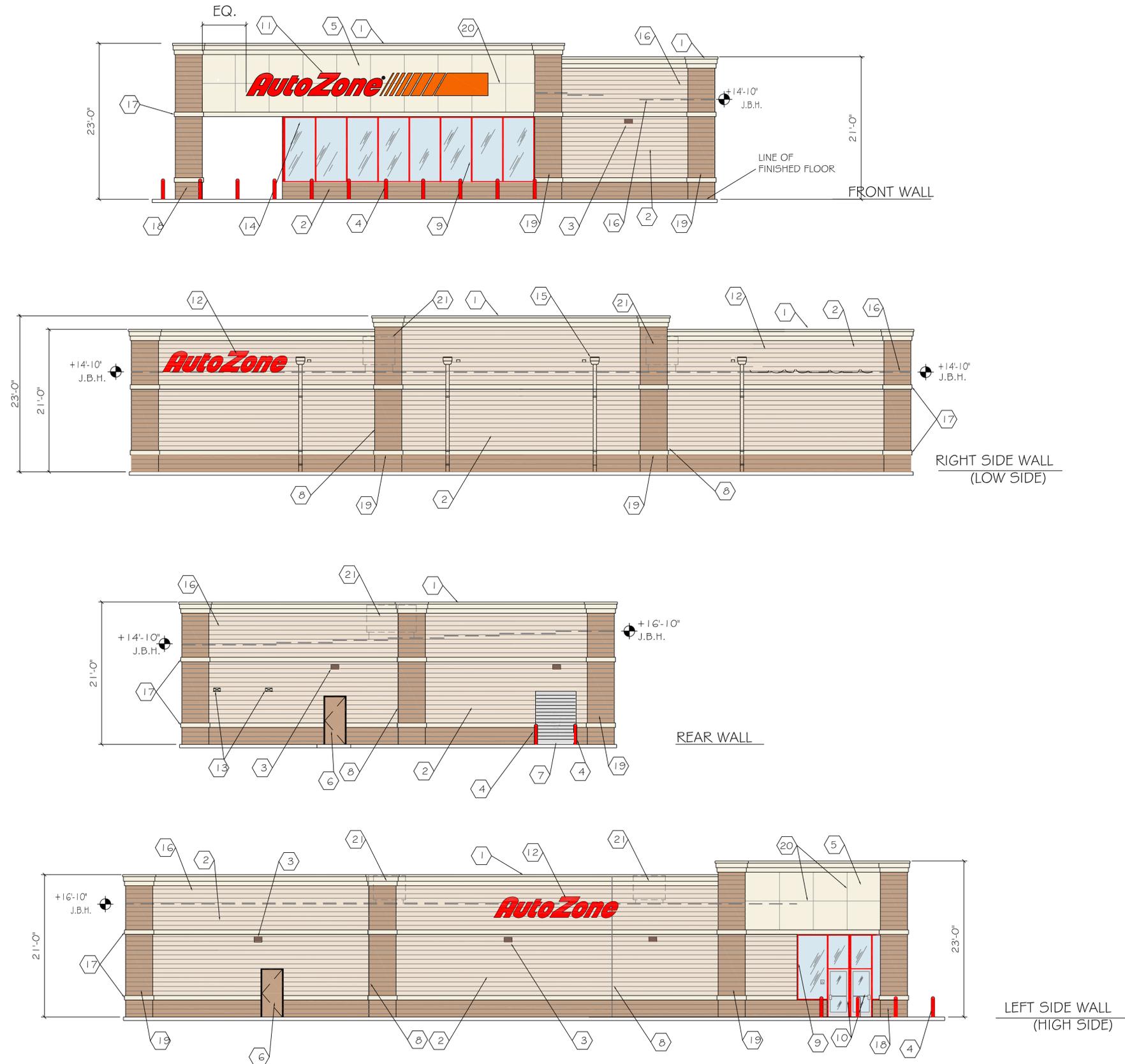
I am submitting this application letter in early October in hopes of being placed on the agenda for the November 2014 hearing. Please let me know as soon as possible if the November 3rd date will have my variance scheduled because I will need to make the appropriate travel plans.

Any questions can be directed to me at **brian.siddall@autozone.com** or you may call my desk line at any time. Thank you for your consideration in this matter

Sincerely,

Brian Siddall

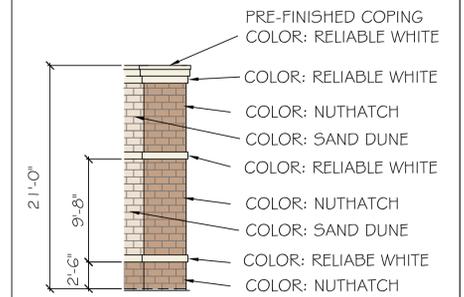
Sign Manager – AutoZone Store Development
123 South Front Street
Memphis, TN 38103
(901) 495-7996



- 1 PREFINISHED ALUMINUM COPING W/ FOAM CORNICE COLOR: SW #6091
- 2 SPLIT FACE CONCRETE MASONRY UNITS SEE PAINT DETAIL SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH RED SLEEVE
- 5 MFG. EXTERIOR INSULATED FINISH SYSTEM COLOR: SW #6091
- 6 PAINT MAN DOOR SW # 6088 METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - RED KYNAR FINISH
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 40" HIGH CHANNEL LETTERS W/ STRIPES
- 12 SIDE WALL SIGN - 36" HIGH CHANNEL LETTERS
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
- 16 BOND BEAM AT ROOF LINE
- 17 8" HIGH X 2" DEPTH FOAM BOARD TRIM WITH E.F.S.
- 18 4'-0" WIDE CMU PILASTER . SEE PAINT DETAIL SCHEME THIS SHEET
- 19 4'-0" WIDE CMU PILASTER WITH 4" PROJECTION. SEE PAINT DETAIL SCHEME THIS SHEET
- 20 1" VERTICAL AND HORIZONTAL "V" GROOVE SCORED JOINTS (TYPICAL)
- 21 HVAC UNITS SCREENED BEHIND PARAPET WALL

2 ELEVATION KEY NOTES

COLORS:
 SHERWIN WILLIAMS "RELIABLE WHITE" - SW 6091
 SHERWIN WILLIAMS "SAND DUNE" - SW 6086
 SHERWIN WILLIAMS "NUTHATCH" - SW 6088



3 EXTERIOR WALL COLOR SCHEME

AUTOZONE INC.
 Architect: George Callow
 123 South Front Street
 Memphis, Tennessee 38103
 TEL: (901) 495-8705 FAX: (901) 495-8969
 Email Address: george.callow@autozone.com

AutoZone STORE DEVELOPMENT
 Prepared For: Store No. 6341
 4147 E. CR 466
 WILDWOOD, FL

REVISIONS	DATE	DESCRIPTION
1.		
2.		
3.		
4.		

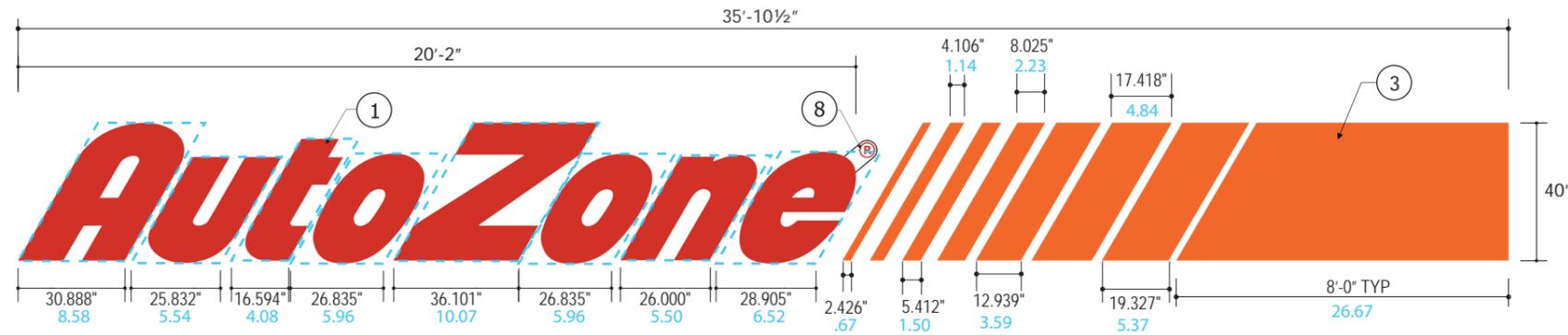
SCALE: 1/8" = 1'-0"

DATE
09/18/14

PROTOTYPE SIZE
7N2

CE1

119.58 sq. ft.
98.22 sq.ft.



FRONT VIEW
SCALE: 1/4" = 1'-0"



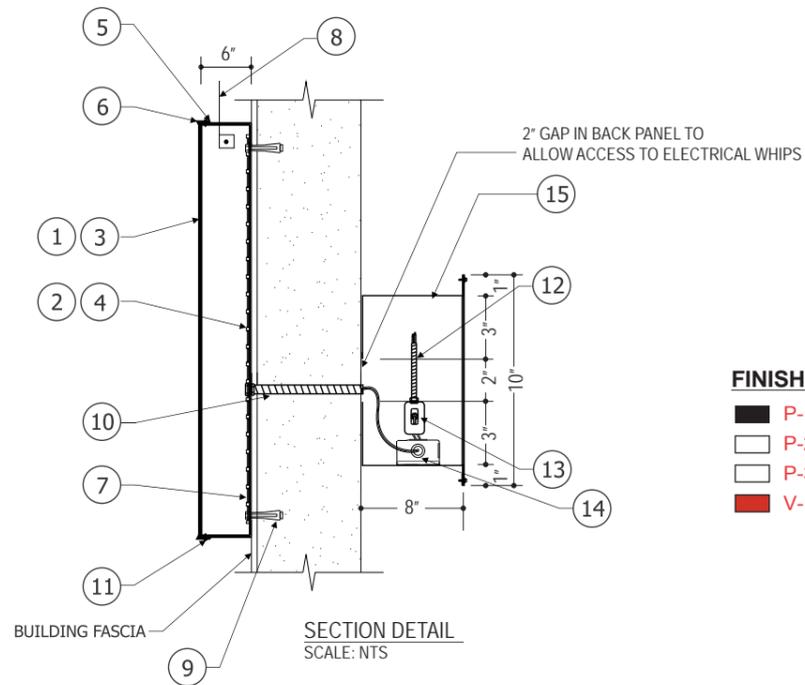
LED LAYOUT
SCALE: NTS

CALL OUTS:

- 3/16" THK PIGMENTED PLEXIGLAS RED 2662 AUTOZONE LETTERS.
- AUTOZONE LETTERS INTERNALLY ILLUMINATED w/ GE TETRA MAX RED LED.
- 3/16" THK PIGMENTED PLEXIGLAS ORANGE 2119 AUTOZONE STRIPES.
- AUTOZONE STRIPES INTERNALLY ILLUMINATED w/ GE TETRA MAX ORANGE LED.
- 6" PRE-FINISHED .040 BLACK/WHITE ALUMINUM RETURNS LETTER LOCKED/STAPLED TO BACK AND CAULKED. (INSIDE OF LETTERS/STRIPES TO BE WHITE)
- 1" GLOSS BLACK JEWELITE TRIM FASTENED TO LETTERS/STRIPES w/ MINIMUM #8 SHEET METAL SCREWS PAINTED GLOSS BLACK P-1. SPACING SHALL NOT EXCEED 18". NO FEWER THEN FOUR (4) SCREWS PER FACE.
- PRE-FINISHED .063 BLACK/WHITE ALUMINUM BACK LETTER LOCKED/STAPLED TO RETURN AND CAULKED. (INSIDE OF LETTERS/STRIPES TO BE WHITE)
- WHITE ALUMINUM TAB w/ RED @ VINYL APPLIED FIRST SURFACE V-1.
- REFER TO ENGINEERING FOR MOUNTING REQUIREMENTS.
- 3/8" FLEXIBLE CONDUIT (GREEN FIELD).
- 1/4" WEEP HOLES.
- 120V - 20 AMP PRIMARY ELECTRICAL CONNECTIONS, TO BE MADE BY LICENSED ELECTRICAL CONTRACTORS.
- UL APPROVED ELECTRICAL SHUT OFF SWITCH.
- TETRA POWER SUPPLY MOUNTED TO BOTTOM OF RACEWAY COVER.
- 8" x 10"H x .063 ALUMINUM FOUR SIDED INTERIOR RACEWAY w/ REMOVABLE FACE. P-2, P-3 (REQUIRED FOR ALL SIGNS).

NOTES:

- ALL VISIBLE SCREW HEADS & POP RIVETS PAINTED GLOSS BLACK.
- RACEWAY SHIPPED IN (5) PIECES (2-BACKS, 1-FRONT, 2-ENDS) & ASSEMBLED IN FIELD.



FINISHES:

- P-1 GLOSS BLACK
- P-2 RUSTOLEUM 20-9109 WHITE PRIMER
- P-3 SHERWIN WILLIAMS RELIABLE WHITE
- V-1 SIGN TECH (ARLON) 2500-2662 RED CAST FLEX VINYL



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

MATERIAL BREAKDOWN		
GEMXPO-1	Modules	P/S
S1	9.0	1
S2	9.0	
S3	9.0	
S4	10.0	
S5	20.0	
S6	26.0	
S7	27.0	
S8	110.0	
GEMXRD-1	Modules	P/S
A	35.0	1
U	25.0	
T	17.0	
O	23.0	
Z	40.0	
O	23.0	1
N	25.0	
E	26.0	

MATERIAL LIST			
LED Module	GEMXPO-1	220 Mod	110 Ft
	GEMXRD-1	214 Mod	107 Ft
Power Supply	GEPS12-60U-NA		4 Ea
	GEPS12-20		0 Ea
Supply Wire	9409		165 Ft
Choose one wire connector	192160005		50 Ea
	191600041		50 Ea
	191600041		34 Ea

REVISIONS

REV.	DATE	BY	DESCRIPTION
△			

Job Number
XXXX

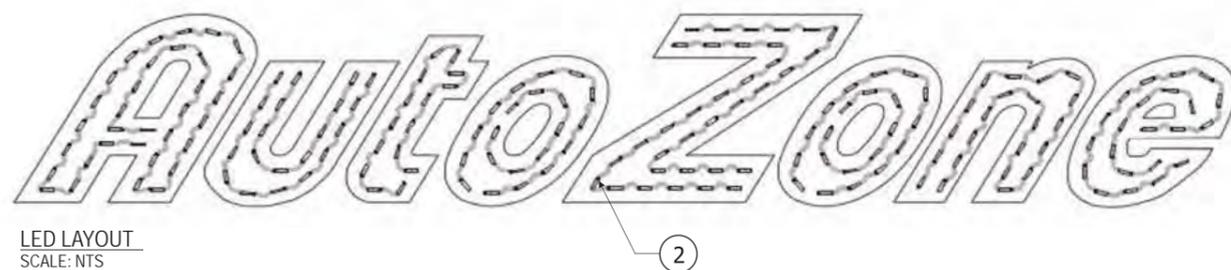
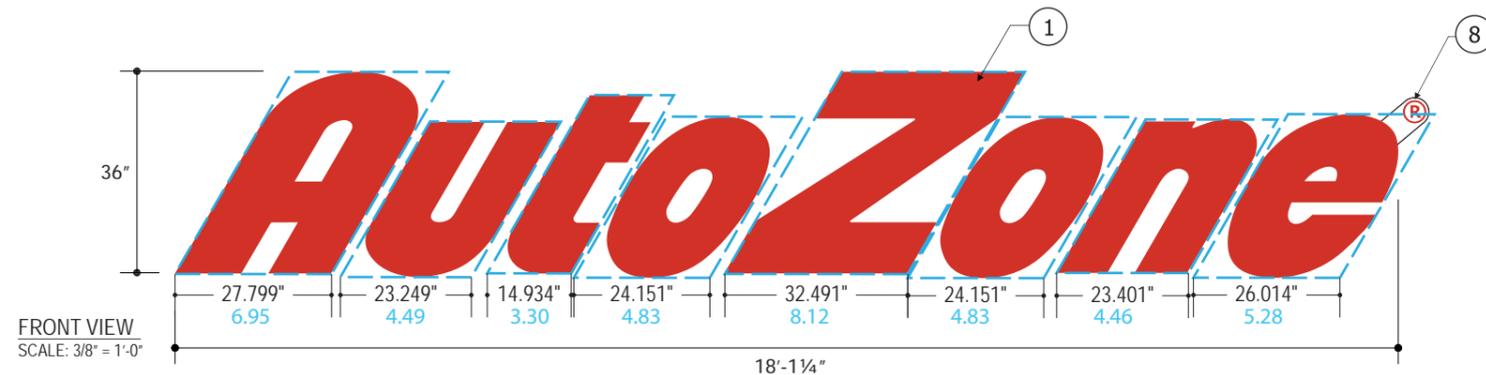
QTY: (1)

JOB NAME: CITY, STATE
AUTO ZONE - STORE #
40" AZ CHANNEL LETTERS - RS

JONES SIGN
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1711 SCHEURING ROAD TOLL FREE: 800-536-7446
DE PERE, WI 54115 TEL: 920-983-6700
www.jonesign.com FAX: 920-983-9145

Quality Grade:
2
of Circuits Req'd:
1-20 AMP CIRCUIT
Amp Draw:
2.6A
Voltage:
120V
Project Manager:
Mickey Wiskow
Salesman:
Mike Bjorklund
Revision Date:
(SEE REVISION TABLE)
Date:
06.06.14
Sheet No. :
1
Drwn By:
JS

54.31 sq. ft.
42.26 sq.ft.

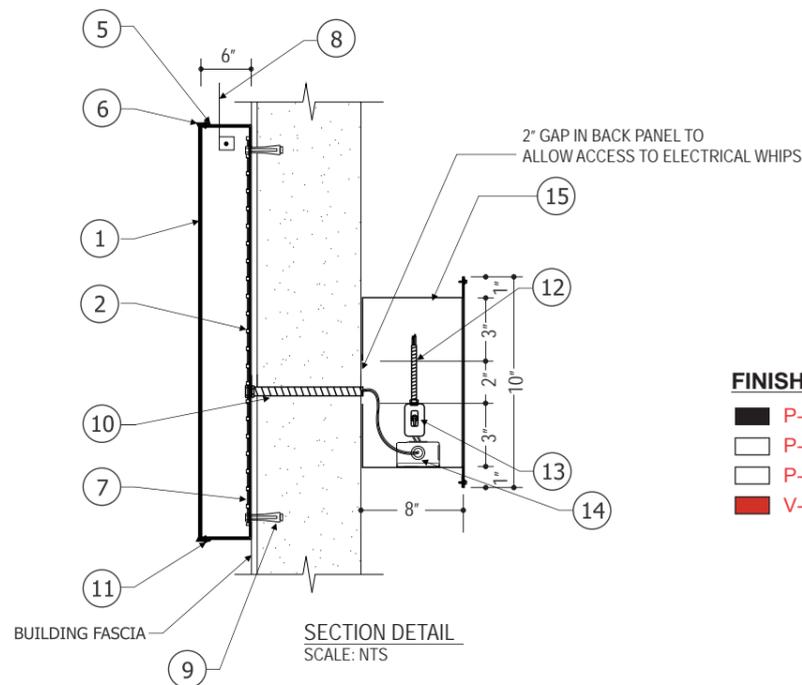


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REVISIONS

REV.	DATE	BY	DESCRIPTION
△			

MATERIAL BREAKDOWN			MATERIAL LIST		
GEMXRD-1	Modules	P/S	LED Module		
A	33.0	1	GEMXRD-1	190 Mod	95 Ft
U	22.0		Power Supply	GEPS12-60U-NA	3 Ea
T	15.0		Supply Wire	GEPS12-20	0 Ea
O	21.0	1	Choose one wire connector	192160005	42 Ea
Z	34.0		191600041	42 Ea	
O	21.0		End Caps	191600041	30 Ea
N	22.0				
E	22.0				

Job Number
XXXX

QTY: (1)

JOB NAME: CITY, STATE
AUTO ZONE - STORE #
36" AZ CHANNEL LETTERS - NS

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DE PERE, WI 54115 TEL: 920-983-6700
www.jonesign.com FAX: 920-983-9145

Quality Grade: 2
of Circuits Req'd: 1-20 AMP CIRCUIT
Amp Draw: 2.0A
Voltage: 120V
Project Manager: Mickey Wiskow
Salesman: Mike Bjorklund
Revision Date: (SEE REVISION TABLE)
Date: 05.07.14 Sheet No.: 1
Drwn By: JS

COLOR SPECIFICATIONS

VINYL

AUTO ZONE RED: ARLON / SIGNTECH COLORTAC VINYL #2662
AUTO ZONE ORANGE: ARLON / SIGNTECH COLORTAC VINYL #2119
BLACK: ARLON / SIGNTECH COLORTAC VINYL #2025

PAINT

MATTHEWS 42-204 GLOSS BLACK
 MATTHEWS 42-202 WHITE



417CP D/F ILLUMINATED PYLON - 73.63 S.F.

SCALE: 3/16" = 1'-0"

Drawing prepared by:

D.F. ILLUMINATED MONUMENT

Drawing prepared for:



Location: CR 466 & Main St.
 Wildwood, FL.
 Proj #: 4175
 Loc #: 881



File Path: Active\ACCOUNTS\A\Auto Zone\Locations\4175_881_Wildwood_FL

Rev #:	Req#:	Date:	Req. By:	Drawn By:	Revision Description:	Drawings are the exclusive property of ICON. Any unauthorized use or duplication is not permitted.				
Original	180606	06/11/14	DR	ABP						
Rev 1	000000	00/00/00	XXX	XXX	Notes					
Rev 2	000000	00/00/00	XXX	XXX						
Rev 3	000000	00/00/00	XXX	XXX						
Rev 4	000000	00/00/00	XXX	XXX						
Rev 5	000000	00/00/00	XXX	XXX						
Rev 6	000000	00/00/00	XXX	XXX						
						Rev #:	Req#:	Date:	Req. By:	Drawn By:
						Rev 7	000000	00/00/00	XXX	XXX
						Rev 8	000000	00/00/00	XXX	XXX
						Rev 9	000000	00/00/00	XXX	XXX
						Rev 10	000000	00/00/00	XXX	XXX

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1411-01 Grand Oaks Manor – Improvement Plan
Parcel Number(s): D20=002 & D20=008
Property Location: Northeast of the intersection of C-472 and the CSX right-of-way.
Owner: Coast Development Corp.
Applicant: Michael Orem

THIS CASE IS BEING CONTINUED TO A DATE CERTAIN OF JANUARY 6, 2015.



DATED: November 21, 2014

Melanie D. Peavy
Development Services Director