

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 6th, 2011 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Approval of minutes from the November 1st, 2011
Planning & Zoning Board/ Special Magistrate meeting.

2. **OLD BUSINESS (Continued from the November 1, 2011
Planning and Zoning Board Meeting):**

RZ 1108-01 Landstone PD

Planned Development approval for a Planned Development to include 8,025 residential units; 652,500 sq. ft. retail, 150,000 sq. ft. office, and 500,000 sq. ft. warehouse/industrial space; a 250 room hotel; a 280 acre mine; an 18 hole golf course; 81.1 acres of parks; and a 650-student elementary school.

3. **NEW BUSINESS:**

SP 1103-03 Providence Independent Living Facility

Site Plan approval for a 191 bed Independent Living Facility, along with entrance roads, master retention system, master sanitary sewer system, master water system, and master reclaimed water system that will serve the entire PUD.

V 1110-02 Oxford II Retirement Residence

Variance approval to waive subsection 6.4(E)(1)(a) requiring a minimum 12" diameter storm sewer pipe for the Oxford II Retirement Residence, SP 1108-01.

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

Case No: RZ 1108-01

Parcel Number(s): K17=001, K20=001, K16=001, K15=001, K22=001,
K21=001, K28=001, and K27=001

Property Location: South of CR 470 at the Intersection of CR 501

Owner/Developer: Landstone-Wright, LLC

Applicant: Chuck Piper on behalf of Landstone

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a zoning map amendment from Agricultural-10 (AG-10) to "Planned Development" (PD) zoning on the Landstone development.

The Landstone Amended and Restated Development Order (ARDO) was adopted by the City Commission on December 13, 2010. The proposed rezoning is necessary so that the project's zoning is consistent with the ARDO, Policy 1.7.2 of the Future Land Use Element of the Comprehensive Plan, and the City's Land Development Regulations.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2011-20 adopts the Landstone Communities Planned Development Agreement. The project's conceptual development plan, typical road cross-sections, and typical lots have been incorporated into the Ordinance as exhibits. The PD Agreement outlines specific criteria and standards for the project that are intended to compliment the conditions and standards within the Amended and Restated Development Order.

The project's development program consists of a maximum of 8,025 residential dwelling units, 652,000 SF of retail, 150,000 SF of office, 500,000 SF of warehouse/industrial, a 280 acre mine, and a 650 student elementary school.

The project has undergone an extensive Development of Regional Impact review process to ensure all impacts to the public facilities are properly mitigated. Transportation impacts have been mitigated through a Proportionate Share Agreement with Sumter County and the Florida Department of Transportation. The project will be required to enter into a Developer's/Utility Agreement with the City to address the provision of water, wastewater and reuse services.

The attached maps illustrate the project's location, Future Land Use Map designation, and the proposed zoning map designation of the 1,047.51 acre property.

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.

Staff recommends approval of Ordinance #02011-20 to be forwarded to the City Commission for final action.

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

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 21, 2011.

DATED: November 30, 2011



Melanie Peavy
Development Services Director

ORDINANCE NO. O2011-20

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS; FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY LANDSTONE-WRIGHT, 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 Landstone-Wright, LLC (hereinafter referred as the "Developer") for a Mixed Use Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____, 2011. 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 December 6, 2011 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Landstone-Wright Planned Development Application (hereinafter referred to as "the Project") was duly and properly filed herein on August 31, 2011.
- 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 intends to develop the Project consisting of 4,131.8 acres more or less, which is situated in Wildwood, Florida. This land is legally described, a true copy of which is attached hereto as "Exhibit A".
- E. That the City approved the Landstone Communities Amended and Restated Development Order (ARDO) on December 13, 2010.
- F. That the Developer has complied with the conceptual plan provision as required by Section 8.4 of the Land Development Regulations.

- G. That the City has complied with the due notice requirements of Section 3.3(B) 3 of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Mixed Use Planned Development (MUPD) of the lands described in “Exhibit A”.
- B. 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, the Landstone Communities Amended and Restated Development Order, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- C. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in this Ordinance and with respect to any conflict between the Land Development Regulations in effect at the time of adoption of the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. The “Planned Development Agreement” is vested for the timeframe necessary for the development of the property which is the subject of the Planned Development Agreement. The City of Wildwood will ensure the compliance with this Ordinance.
- D. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.
- E. That nothing in this Ordinance shall be construed as waiving or limiting the Developer's right to develop the Property in accordance with the version of the Land Development Regulations which became effective on July 25, 2011. It is also acknowledged that Developer has the right, but not the obligation, to proceed under all or portions of the version of the Land Development Regulations that were adopted by the City on July 25, 2011, as amended.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. General Conditions. The following general conditions shall apply to the Project:
 - 1) Any portion of the property which has not yet been developed and/or platted may continue to be utilized for agriculture and silvicultural activity as presently existing on the property.

- 2) Individual developers within the Project will not be required to contain multiple housing types within individual development pods. The overall Landstone project meets the requirement for a “mix of housing types.”
- 3) The definitions within the City of Wildwood Land Development Regulations (LDRs) shall apply to the Landstone Planned Development (PD) unless otherwise defined within the PD. The following definitions shall prevail in the event of a discrepancy between the LDRs and the Landstone PD:
 - a) Open Space. Open space is defined as any portion of the Project which is open to the sky and contains no impervious surfaces, except that pervious surfaces within the residential lots or commercial parcels do not qualify as open space.
 - b) Single family attached. A dwelling unit whose primary structure or garage is connected to an adjacent dwelling unit or garage by any architectural feature integral to their design, excluding fences, posts, utility screen walls, stoops, driveways, walkways and air conditioning pads.
 - c) Tracts, Pods and Parcels. The terms “tract(s)”, “parcel(s)” and “pod(s)” as used herein are interchangeable and refer to the land use areas shown on the conceptual development plan.
 - d) Project. Landstone-Wright Planned Development Application. The project is the entire 4,131 acres more or less as a whole.

B. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance and the Amended and Restated Development Order, as the same may be amended from time to time in accordance with the law. This Planned Development Agreement shall govern the development of the Project. The Project shall adhere to the Design Standards contained within Section 4 of this Ordinance.

C. 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 EDSA, dated August 2, 2011 is incorporated into this Ordinance as “Exhibit B”. The conceptual development plan is substantially consistent with the Landstone Communities Amended and Restated Development Order and Policy 1.7.2 of the Future Land Use Element of the City of Wildwood Comprehensive Plan.

- 1) The conceptual development plan illustrates the general location of the following land uses which may be described in more detail in Section 4 of this Ordinance:
 - a) Industrial and/ or Mining;

- b) Neighborhood Mixed Use Center (NMUC);
- c) Neighborhood Commercial Center;
- d) Community Villages;
- e) Residential Villages;
- f) Public facilities;
- g) Parks;
- h) Golf;
- i) Preservation areas;
- j) Nature center;
- k) Canal; and
- l) Stormwater

2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys or conservation easements.

D. Development Program. The Project shall be developed in accordance with the development programs contained within the conceptual development plan and the phasing table below.

Land Use	Phase 1	Phase 2	Totals
Residential	3,475 units	4,550 units	8,025 units
Commercial/Retail	170,000 SF	482,500 SF	652,000 SF
Office	60,000 SF	90,000 SF	150,000 SF
Warehouse/Industrial	250,000 SF	250,000 SF	500,000 SF
Hotel	250 rooms	-	250 rooms
Mine	280 acres	-	280 acres
Golf Course*	18 holes	-	18 holes
Parks	75 acres	6.1 acres	81.8 acres
Elementary School	-	650 students	650 students

Notes: * The "golf course" land use may include 18 holes of golf course with clubhouse and associated uses and/or spa wellness facility.

E. Development Phasing. The Project shall be phased as follows:

- 1) The first Community Village will commence development in the northern section of the Project along CR 470 in close proximity to the Neighborhood Mixed Use Center (NMUC).
- 2) Development phasing will progress from north to south. The highest density and intensity of uses will be placed where infrastructure is already in place and near internal locations for the expansion of water and wastewater services.
- 3) No Residential Village, located greater than one (1) mile from a previously developed Community Village, Residential Village or NMUC parcel, shall commence construction until 50% of the units

in the previously developed village or parcel have received building permits.

- 4) The development of the Project shall be developed in accordance with the phasing schedule as shown on the PD Conceptual Development Plan.
- 5) A transition zone/buffer area will be established along the southern boundary of The Landstone Communities DRI in order to create a clear transition from urban to rural land uses, and to establish an aesthetically pleasing visual and physical separation between The Landstone Communities DRI and the rural lands to the south. Residential and non-residential uses, including roadways, shall not be allowed in this area. The transition zone will extend along the southern boundary and be defined as a 1,000' offset from a single, straight line drawn between the SE corner of SECTION 27-20-23 and the SW corner of SECTION 28-20-23, except for the approximately 40 acre carve out (SE 1/4 of SE 1/4 of SECTION 28-20-23) located in the south central portion of the property which shall have a 150' offset along its northern boundary. Allowable uses within the transition zone are preservation and conservation uses (including the necessary access and improvements to support management of these uses), golf course and passive recreation.

- F. Zoning Overlay Map. The Planned Development shall be filed and retained for public inspection and shall constitute a supplement to the zoning overlay map pursuant to subsection 8.2(G) of the Land Development Regulations.
- G. 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.
- H. Future Approvals. After the Planned Development is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable. Prior to approval of a site plan or a subdivision preliminary plan, the Project may:
- 1) Recreation and Open Space Master Plan. In lieu of the City's amenity and open space requirements contained within the Design District Standards, the Applicant may prepare and submit for

approval, a recreation and open space master plan for the Project. The recreation and open space master plan should include the system of pedestrian greenways and multi-modal trails described herein and will describe in detail how adequate recreation and open space will be provided within development tracts and within the overall Project itself. The master plan will be substantially consistent with the conditions of the Amended and Restated Development Order and this Planned Development Agreement.

- 2) Utility/Developer's Agreement. The City of Wildwood will provide water, wastewater and, when available, reuse water services to the Project. This commitment is memorialized in the Annexation Agreement, Memorandum of Understanding and Amended and Restated Development Order between the Developer and the City. The City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project.

SECTION 4: PLANNED DEVELOPMENT AGREEMENT: PROJECT STANDARDS

- A. General Principles and Standards. The following general and principles and standards shall apply:
 - 1) The Project shall be designed with compact development tracts interlaced with an extensive network of open space and interconnected with a comprehensively planned system of pedestrian greenways and multi-modal trails with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyle habits.
 - 2) The Project shall incorporate the principles of smart growth and clustering to provide open space, preserve natural resources, and promote social interaction within a pedestrian friendly community.
 - 3) A wide diversity of housing types shall be incorporated into the Project to appeal to a wide variety of economic and age levels.
 - 4) The Community and Residential Villages, Neighborhood Mixed Use Center and Neighborhood Center within the Project shall be interconnected by a system of approximately 20 miles of trails, bike lanes and off-road multi-use paths. This will provide multi-modal opportunities for the Project's residents, provide recreational opportunities, and contribute to the overall health of the residents.
 - 5) In order to promote a balanced community, the plan for the Project shall provide sites for a variety of support uses which may include an elementary school and regional park, waste water treatment plant and wet weather storage area, and a Fire/EMS/City Services Office site. In addition, neighborhood parks shall be provided in

each residential neighborhood to support the recreational needs of the neighborhood.

B. Land Use Categories. The Project shall contain land use categories consistent with this Section and with the conceptual development plan.

1) Neighborhood Mixed-Use Center (NMUC). At the time of full project buildout the NMUC:

- a) Shall not be smaller than two hundred fifty (250) gross acres;
- b) Shall contain no less than three hundred thousand (300,000) square feet of Commercial/Retail building space and no less than one hundred fifty thousand (150,000) square feet of Office building space;
- c) May contain up to two hundred fifty (250) hotel rooms; and
- d) Shall contain no less than two thousand (2,000) dwelling units

2) Performance Standards with the NMUC.

- a) The minimum average residential net density in the NMUC shall be 10 units per residential acre. At least 50% of the residential uses in the NMUC shall be located within one-half mile walking distance of non-residential uses to promote an attractive and functional mix of land uses and to achieve energy efficient land use pattern.
- b) Minimum intensity for non-residential development shall be .25 FAR.
- c) The uses within the NMUC must adhere to the setbacks and development standards in Section 4.D of this Ordinance.
- d) The NMUC shall follow the Community Design District standards. Street cross-sections have been incorporated into this Ordinance as "Exhibit C."

3) Community Village. Community Villages shall adhere to the following requirements:

- a) In order to create defined, walkable neighborhoods, residential tracts or pods shall be organized into individual Community Villages of 500-1,500 dwelling units each.
- b) To ensure a balance of housing options, densities within the Community Villages shall only be achievable by containing a variety of housing types and lot sizes.
- c) Each Community Village shall be organized around a distinguishable village center with recreational open space suitable for passive and active recreation.
- d) Mixed-Use and Commercial buildings shall not be permitted within community villages. A spa/wellness facility is a permitted use.

4) Performance Standards within Community Villages.

- a) The minimum average net density of all Community Villages shall not be less than six (6) dwelling units per residential

- acre and not more than twenty-five (25) dwelling units per residential acre at the time of full project build-out.
- b) At the time of full project build-out, at least seventy five percent (75%) of the residential units in a Community Village shall be located within a one (1) mile walking distance of the edge of the NMUC.
 - c) The uses within the Community Village must adhere to the setbacks and development standards in Section 4.D of this Ordinance.
- 5) Residential Village. Residential villages shall adhere to the following requirements:
- a) In order to create defined, walkable neighborhoods, residential pods shall be organized into individual Residential Villages of 250-1,000 dwelling units each.
 - b) To ensure a balance of housing options, densities within the Residential Villages shall only be achievable by containing a variety of housing types and lot sizes.
 - c) Each Residential Village shall be organized around a distinguishable village center with recreational open space suitable for passive and active recreation.
 - d) Mixed-use and commercial buildings shall not be permitted within residential villages.
- 6) Performance Standards within Residential Villages.
- a) The minimum average net density of all Residential Villages shall not be less than three (3) dwelling units per residential acre and not more than twenty (20) dwelling units per residential acre at the time of full project build-out.
 - b) The uses within Residential Villages must adhere to the setbacks and development standards in Section 4.D of this Ordinance.
- 7) Neighborhood Commercial Center (NCC). At the time of full project build-out the NCC:
- a) Shall not be smaller than 10 gross acres; and
 - b) Shall contain no less than 30,000 square feet of Commercial /Retail building space
- 8) Performance Standards within the NCC.
- a) Residential units at a minimum average net density of 6 units per residential acre may also be located in the NCC to promote and attractive and functional mix of land uses and to achieve energy efficient land use pattern.
 - b) The NCC shall be designed to provide pedestrian and bicycle access to surrounding villages to reduce automobile dependency.
 - c) The uses within the NCC must adhere to the setbacks and development standards in Section 4.D of this Ordinance.
- 9) Industrial Development Standards.

- a) Industrial uses shall be permitted consistent with the City of Wildwood M-1 zoning district and comply with the City's Industrial Design District Standards.
 - b) A maximum of 500,000 square feet of Industrial/ Warehousing development on 90 to 120 acres will be located east of the mining parcel with access to CR 470. The Industrial/ Warehousing development shall not be located in the Neighborhood Mixed Use Center.
 - c) The following uses are prohibited:
 - i. Paper and pulp manufacturing
 - ii. Outdoor storage yards and similar uses such as junkyards, scrap yards and salvage yards
 - iii. Manufacturing or warehousing of chemicals, fertilizers, hazardous, or biohazardous materials
 - d) A maximum of 280 acres located in the northwest portion of the Project, with access to CR 470, will be utilized for mining.
- 10) Community / Institutional Center. Community and Institutional uses will be located in a central location within the Project adjacent to CR 501 through the dedication to the City of a 75-acre site for a Regional Park and a 14-acre site for an elementary school. The Community / Institutional Center shall be designed to provide pedestrian and bicycle access to surrounding villages to reduce automobile dependency.

C. Golf Course. The Developer may elect not to build the golf course. Golf is considered an alternative land use and at the option of the Developer can be eliminated and converted to residential, stormwater and/or an appropriate amount of open space. No development permits shall be issued for the construction of any golf course, or portion thereof, unless and until the Developer demonstrates that such golf course, or portion thereof, proposed for development approval will comply with the following design, construction, maintenance and monitoring requirements:

- 1) The golf course, including non-play areas of the golf course, will be designed, constructed and maintained to meet the minimum standards of the Audubon International's Signature Gold Program's Natural Resource management Plan's Environmental and Design Standards, or another similar program's environmental and design standards (the "AISP Gold Standards"), which utilize low impact development principles where reasonably feasible to minimize development impacts, but shall not be required to actually obtain such certification.
- 2) Florida Friendly Design landscape principles, including xeriscape, shall be incorporated, as applicable, into the gold course design and construction.
- 3) Non-play areas of the golf course shall be landscaped in accordance with the AISO requirements or its equivalent. Play

areas are to be considered the tee, fairway(s) and greens/putting area.

- 4) The developer shall maintain an up-to-date Integrated Pest Management Program (IPMP) covering the golf course. Prior to the golf course construction, the IPMP shall be submitted to the Florida Fish and Wildlife Conservation Commission (FFWCC) for review and approval and to the Florida Department of Environmental Protection (FDEP) and South West Florida Water Management District (SWFWMD) if required by their respective agency rules. Any revision(s) to the IPMP shall not be considered an action requiring the filing of a Notice of Proposed Change for an Amendment to the Development Order.
- 5) The IPMP shall include a Chemicals Management Plan (CMP).
- 6) Prior to golf course construction, soil testing shall be used to verify that suitable soil cover is maintained between greens surface and any subsurface limestone rock strata, limestone pinnacles or potential karst connections and to determine subsurface features.
- 7) The golf course shall be maintained under the direction of a superintendent(s) who is licensed by the State to use restricted pesticides and who is familiar with and experienced in the principles of integrated pest management. The Developer, with the assistance of the superintendent(s) shall be responsible for ensuring the implementation of the IPMP; and
- 8) The Developer shall report on the status of the golf course for compliance with the Audubon International Signature Program (AISP) or other similar program's environmental and design standards in each Biennial Report as required of this Amended and Restated Development Order.

D. Setbacks and Development Standards. Minimum lot details for residential units are incorporated into this Ordinance as "Exhibit D." The minimum lot details illustrate lot size and setbacks for each residential building type. The minimum lot details are provided for illustration purposes only. The written text shall prevail over the illustrations where interpretation is required.

- 1) Mixed-Use buildings and Commercial buildings within the NMUC shall adhere to the following setbacks and development standards:
 - a) Minimum setback from CR 501: 15'
 - b) Minimum front setback: 15'
 - c) Minimum rear setback: 0'
 - d) Minimum side setback: from face of curb: 15'
 - e) Minimum side setback: between adjacent buildings: 0'
 - f) Minimum Floor Area Ratio (FAR): point two five (.25)
 - g) Maximum lot coverage: one hundred percent (100%)
 - h) Maximum building height: 100'

- i) Balconies, covered entrances, arches, bay windows, and roof overhangs may encroach into building setbacks.
- 2) Residential buildings within the NMUC shall adhere to the following setbacks and development standards:
 - a) Multi-family Attached Residential
 - (i) Minimum setback from CR 501: 15'
 - (ii) Minimum front setback: 10'
 - (iii) Minimum rear yard setback:
 - 1. Rear-loaded criteria: 8' from alley edge of pavement when parking outside of garage is not provided or 18' measured from alley edge of pavement when parking outside of garage is provided
 - 2. Front-loaded criteria: 5'
 - (iv) Minimum side setback: from face of curb: 5'
 - (v) Minimum side setback: between adjacent buildings: 0'
 - (vi) Maximum lot coverage: one hundred percent (100%)
 - (vii) Maximum building height: 4 stories (45')
 - (viii) Balconies, covered entrances, arches, bay windows, and roof overhangs may encroach into building setbacks 3'.
- 3) Single Family Detached
 - a) Minimum setback from CR 501: 15'
 - b) Minimum lot width: 30'
 - c) Minimum lot depth: 90'
 - d) Minimum lot size: 2,700 SF
 - e) Minimum living area: 1,000 SF
 - f) Minimum front setback: 10'
 - g) Minimum porch setback: 5'
 - h) Minimum side yard setback: 3' (minimum 6' between structures)
 - i) Minimum side street setback: 15'
 - j) Minimum rear yard setback:
 - (i) Rear-loaded criteria: 8' from alley edge of pavement when parking outside of garage is not provided or 18' measured from alley edge of pavement when parking outside of garage is provided
 - (ii) Front-loaded criteria: 5'
 - k) Maximum height: 3 stories (35')
 - l) Maximum lot coverage: 85%
 - m) Balconies, covered entrances, arches, bay windows, and roof overhangs may encroach into front building and corner lot side setback 3'. Balconies and roof overhangs may encroach into rear setbacks.
 - n) On-street parking may be used to meet parking requirements.

4) Single Family Attached

- a) Minimum setback from CR 501: 15'
- b) Minimum lot width: 20'
- c) Minimum lot depth: 90'
- d) Minimum lot size: 1,800 SF
- e) Minimum living area: 1,000 SF
- f) Minimum front setback: 10'
- g) Minimum porch setback: 5'
- h) Minimum side yard setback: 0' or 3' (minimum 6' between structures)
- i) Detached garages are permitted to have 0' side yard setbacks. Detached garages are permitted to be attached to the garage on the adjoining lot.
- j) Minimum side street setback: 15'
- k) Minimum rear yard setback:
 - (i) Rear-loaded criteria: 8' from alley edge of pavement when parking outside of garage is not provided or 18' measured from alley edge of pavement when parking outside of garage is provided
 - (ii) Front-loaded criteria: 5'
- l) Maximum height: 3 stories (35')
- m) Maximum lot coverage: 85%
- n) Balconies, covered entrances, arches, bay windows, and roof overhangs may encroach into front building and corner lot side setback 3'. Balconies and roof overhangs may encroach into rear setbacks
- o) On-street parking may be used to meet parking requirements.

5) Single Family Attached – Townhouses

- a) Minimum setback from CR 501: 15'
- b) Minimum lot width: 15'
- c) Minimum lot depth: 50'
- d) Minimum lot size: 750 SF
- e) Minimum living area: 1,000 SF
- f) Minimum front setback: 10'
- g) Minimum porch setback: 5'
- h) Minimum side yard setback: 0' or 5' for end unit
- i) Minimum side street setback: 15'
- j) Minimum rear yard setback:
 - (i) Rear-loaded criteria: 8' from alley edge of pavement when parking outside of garage is not provided or 18' measured from alley edge of pavement when parking outside of garage is provided
 - (ii) Front-loaded criteria: 5'
- k) Maximum height: 3 stories (35')
- l) Maximum lot coverage: 90%

- m) Balconies, covered entrances, arches, bay windows, and roof overhangs may encroach into front building and corner lot side setback 3'. Balconies and roof overhangs may encroach into rear setbacks
- n) On-street parking may be used to meet parking requirements.

E. Local Street Network. The local street network shall be developed in accordance with the standards listed below. Street-cross sections have been incorporated into this Ordinance as "Exhibit D."

- 1) The overall major street network is shown on the conceptual development plan. This plan shows the major vehicular collector roadways and the extension of CR 501. The roadway alignments, configuration of development areas and points of major access as depicted on the conceptual development plan are conceptual and may be revised during the site plan or construction plan review process. Such changes shall be considered non-substantial. The primary principles the local street network must adhere to are as follows:
 - a) Connectivity. Provide an interconnected network of streets that allows easy internal access between development parcels within the project. Streets shall be connected and cul-de-sacs shall be limited to specific site or environmental conditions that prevent such connections.
 - b) Pedestrian friendly. Ensure safe, pleasant walkable streets that encourage walking within the Project. Traffic calming techniques are encouraged to promote safety and facilitate easy pedestrian movement.
 - c) Multimodal trail compatibility. Allows for interface with a multimodal network of trails throughout the Project that fosters a safe environment for walking and bicycling as alternative means of traveling throughout the project.
- 2) While a grid street pattern is desirable for certain development tracts such as a Neighborhood Mixed-Use Center, it is not mandatory outside of the Neighborhood Mixed-Use Center, so long as the primary principles outlined above for the local street network are respected. Curvilinear streets and cul-de-sacs are appropriate in areas limited by specific site or environmental conditions that prevent connections.
- 3) Parallel or angle on-street parking shall be permitted on any street within the Project.
- 4) Guard house structures and/or control gates may be located within the rights-of-way of private entry roads into development areas. The main access for any parcel fronting on CR 470 shall not be gated. Gated communities shall be permitted in pods which front

CR 501 (extension) so long as the main access directly on CR 501 (extension) is not gated.

F. Greenways, Multimodal and Pedestrian Systems. Greenways, multimodal and pedestrian systems shall contain the following standards:

- 1) Villages will be connected to the Neighborhood Mixed Use Center, the Neighborhood Commercial Center, the Community/Institutional Center, and with other Villages not only by roadway access, but also through a series of greenways and multimodal trails. Greenways will also connect the Villages with recreational and civic uses located throughout The Landstone PD thereby ensuring critical connectivity between and among the residential and non-residential uses.
- 2) Sidewalks are required along local roads within development parcels. Sidewalks shall be five feet (5') in width, made of concrete, and shall be located on both sides of local roads.
- 3) Greenways shall be included throughout the Project as a comprehensive pedestrian network with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyles.
- 4) Greenways shall be characterized as continuous linear parks that connect Community and Residential Village Centers and amenities within the Neighborhood Mixed Use Center to surrounding greenways, multi-modal trails, nature trails and other components of the project's overall pedestrian system.
- 5) Greenways shall not be less than 10' in width, and paved pathways shall not be less than five feet (5') in width. Pathways in Habitat Protection Tracts, as shown on the Conceptual Development Plan, shall be constructed with pervious materials only.
- 6) Where greenway paths cross residential streets, street crossing signs shall be provided in addition to a raised pedestrian crossing paved with concrete unit pavers in another decorative pavement material that contrasts the street pavement material.
- 7) Existing trees shall be preserved within greenways in accordance with Section 6.10 of the Land Development Regulations. The removal of trees classified by the city as "specimen" or "historic" shall not be permitted within greenways unless the Development Services Director agrees that site conditions or other circumstances make such impacts unavoidable.
- 8) Greenways shall be used by the project as a way to protect significant stands of existing trees and preserve the site's unique character. Where greenways are located in areas devoid of existing trees, one large tree (4" dbh) and two medium trees (2" dbh) shall be provided for every 100 linear feet of greenway path. Tree species shall be in accordance with landscape criteria further defined within this document.

- 9) Greenways may be used for distributed storm water storage, bioswales and vegetated overland storm water conveyance swales as part of a Low Impact Development approach to storm water management in accordance with regulations set forth by Southwest Florida Water Management District.
- 10) Where feasible, development parcels shall provide at least one internal connection to greenways when that development parcel is immediately adjacent to a greenway.

G. Parks and Open Space. The Project shall maintain a minimum of 35% open space. The Project shall adhere to the following:

- 1) Any and all common areas are to be owned and maintained by a property owners association and/or Community Development District(s) (CDD).
- 2) In lieu of the City's amenity and open space requirements contained within the Design District Standards within individual development parcels, the Applicant may prepare and submit for approval a recreation and open space master plan for the Project.
- 3) All park areas and buffers may include stormwater facilities if integrated into the overall design of parks/buffers as a landscape feature.
- 4) A minimum of 10% of the site's upland area shall be maintained as voluntary upland conservation areas. These conservation areas shall be preserved with the specific intent of maintaining site biodiversity and wildlife corridors, preserving habitat for native and listed wildlife species, and providing educational and recreational opportunities for the Project's residents, guests, and visitors to the Project's regional amenities. This voluntary upland conservation area counts toward meeting the 35% open space requirement.
- 5) An approximately 75-acre site shall be dedicated to the City for a Regional Park in lieu of payment of Parks and Recreation impact fees, which donation satisfies this requirement for the Project. The Regional Park site shall be dedicated to the City upon approval of the first final plat within the Project.
- 6) Each Village, as described in Section 4.B, will contain a Village Center consisting of open space and/or active recreational facilities which shall serve as a focal point for that Village.
- 7) Community Garden(s)
 - a) The project shall include Community Garden(s) to provide residents with the opportunity to engage in the cultivation and production of horticultural and agricultural plants, including but not limited to fruits, vegetables, cutting flowers, herbs or other plant types that may be legally grown in the state of Florida and grown without a license.
 - b) The total acreage of all areas within the Project designated as Community Garden(s) shall not be less than 5 acres.

- (i) A contiguous area not less than 3 acres co-located with the Nature Center shall be designated as a Community Garden
 - (ii) Individual Community Gardens not associated with the Nature Center shall not be less than 1 acre in size.
- c) The Community Garden(s) shall be operated under the direction of a volunteer-based non-profit organization that is comprised of community residents and governed by formal Bylaws. This organization shall be responsible for the following:
 - (i) Establishing and enforcing garden members' usage guidelines and responsibilities;
 - (ii) Providing gardening information and regular educational opportunities about community gardening;
 - (iii) Coordinating volunteer maintenance activities;
 - (iv) Maintaining common gardening facilities, including but not limited to compost bins and community tool storage areas, if applicable; and
 - (v) Generating revenue to offset garden operating costs
- d) Common areas in and around the Community Garden(s) shall be maintained by the Master Homeowner Association or Community Development District(s).
- e) Community Garden Design Standards
 - (i) Irrigation water shall be supplied to all Community Gardens from a rainwater storage pond with a potable water make-up as a supplemental source when storage ponds are not adequate. Multiple water taps shall be distributed throughout the garden for easy accessibility to all individual plots. Rainwater harvesting measures and the use of rain barrels shall be encouraged;
 - (ii) Community Gardens shall be enclosed with a fence to discourage vandalism and theft. The fence shall have lockable gate(s) so as to restrict garden access to garden members;
 - (iii) Each Garden shall have weatherproof message board(s). Message board(s) shall be located at each garden entrance and display educational information, news and announcements, and garden rules, including garden hours;
 - (iv) Each Garden shall have a designated composting area for the collection and composting of biodegradable garden refuse. The composting area

shall be defined by bins, fencing, walls or other vertical structures to contain the compost materials;

- (v) Garbage and recycling bins shall be provided at each Garden;
- (vi) Shaded seating areas shall be provided at each Garden;
- (vii) Garden entrances, composting, storage and demonstration areas, irrigation water taps and other common area features shall be marked with appropriate signage. Signage shall be constructed from weatherproof, durable materials and must demonstrate sustainable characteristics including but not limited to high recycled content, ability to be recycled, rapidly renewable materials and/or materials that have been extracted, harvested, and manufactured within 500 miles (as the crow flies) of the project site; and
- (viii) A demonstration organic fruit and vegetable garden plot shall be provided at each Community Garden and shall be maintained by the Community Garden Organization.

8) Environmental Educational Signage

- a) The project shall include a series of signs and interpretive graphic displays that educate the public about environmentally sustainable practices that were incorporated into the development plan. These signs and graphics may describe practices including but not limited to the following:
 - (i) Signs that show where stormwater drains;
 - (ii) Signs that indicate the environmental benefit of pedestrian transportation;
 - (iii) Signs that indicate wildlife corridors and/or indicate the indigenous wildlife at the time of development;
 - (iv) Signs that educate about the need/benefit of conserving water;
 - (v) Signs that educate about the need/benefit of conserving energy;
 - (vi) Signs that indicate the benefit of outdoor lighting that does not brighten the sky;
 - (vii) Signs that educate about the types of native plants and any environmental benefits;
 - (viii) Signs that educate about minimizing impact on preserved, created, or restored;
 - (ix) Areas and how to enhance the environment; and
 - (x) Signs that educate on how to create and maintain habitats for native species in their yards.

- b) No fewer than 10 different sustainable development practices shall be described through Environmental Educational Signage
 - c) Environmental Educational Signage shall be designed and constructed with materials as appropriate per their location within the development to achieve a quality aesthetic that is consistent with nearby site furnishings or signage.
 - d) Environmental Educational Signage may be located throughout the development as determined appropriate in immediate proximity to those practices that are described or explained there on. Potential locations include but are not limited to within parcel streetscapes; along multiuse, greenway and nature trails; at the project Nature Center; within the regional park; village centers and other common amenity spaces; and at habitat preservation areas.
 - e) Environmental Educational Signage shall be constructed from weatherproof, durable materials and must demonstrate sustainable characteristics including but not limited to high recycled content, ability to be recycled, rapidly renewable materials and/or materials that have been extracted, harvested, and manufactured within 500 miles (as the crow flies) of the project site.
- 9) Nature Center
- a) The project shall include a Nature Center that shall serve as a sustainable lifestyle education and demonstration center. The Center shall also serve as an administrative center for Project-wide sustainability initiatives, including habitat and resource monitoring and reporting activities.
 - b) The Nature Center shall be co-located near the Eagle Preserve and Gopher Tortoise habitat as shown on the Conceptual Development Plan.
 - c) The Nature Center shall not be less than 5 upland acres in size. Acreage of the co-located Community Garden shall not contribute to the Nature Center's size for purposes of meeting this minimum acreage.
 - d) The Nature Center shall be maintained by a property owners association and/or Community Development District(s) (CDD). Buffers and other landscape areas shall be planted in accordance with the Landscape and Buffer section of this ordinance.
 - e) The Nature Center may be operated in partnership with various jurisdictional agencies and local research institutions including but not limited to the City of Wildwood Parks and Recreation Department, Southwest Florida Water Management District (SWFWMD), or the University of Florida's Program for Resource Efficient Communities.

- f) The Nature Center shall include at a minimum:
- (i) Paved vehicular access, paved parking spaces and unpaved/stabilized overflow parking spaces;
 - (ii) Pedestrian access to/from adjacent development parcels by way of greenway or nature trail(s);
 - (iii) An outdoor classroom for demonstrations and environmental educational programs with permanent seating;
 - (iv) Permanent shelters;
 - (v) Picnic areas;
 - (vi) Waste and Recycling bins;
 - (vii) Environmental Education Signage;
 - (viii) Entry and way-finding signage;
 - (ix) Multi-Purpose lawn area(s) suitable for educational activities, community gatherings, events and markets;
 - (x) Permanent restroom facilities with drinking fountain(s), low/no flow fixtures and passive lighting;
 - (xi) Trailhead for a universally accessible loop trail providing access to adjacent wildlife habitat preservation areas with trails and environmental education signage;
 - (xii) Native plant community, habitat, and wildlife signage;
 - (xiii) Shaded bench seating;
 - (xiv) Trailheads for Project Greenway or Nature Trail(s); and
 - (xv) Weatherproof message board with Nature Center facility map, pedestrian and multi-modal trail map, project open-space map indicating habitat preservation areas and other locations of special environmental interest, Nature Center news and announcements, and monitoring and reporting data.
 - (xvi) Signed demonstration areas of sustainable development practices and materials including:
 - 1. Permeable pavement;
 - 2. Native plant materials;
 - 3. Drip irrigation where appropriate;
 - 4. Vegetated bioswale(s) / raingarden(s); and
 - 5. Rainwater harvesting.
 - (xvii) The Nature Center may but shall not be required to include the following:
 - 1. Landscape waste compost and mulching area; and
 - 2. Permanent Visitor's Center with administrative offices.

- (xviii) If a Permanent Visitor's Center with administrative offices is constructed, it shall be designed to meet LEED for New Construction Silver standards. LEED Certification of the building is encouraged but shall not be required. The building shall be a demonstration green building that showcases sustainable building design, construction and operation technologies. The building shall include:
1. Passive day lighting techniques and energy efficient lighting;
 2. Energy Star rated windows and HVAC system as further defined in the City of Wildwood Design District Standards;
 3. Photovoltaic electricity production;
 4. Solar thermal water heating;
 5. Low/no flow toilets, urinals and faucets;
 6. Rainwater harvesting;
 7. High SRI roofing and/or green-roof system;
 8. Sustainable construction materials; and
 9. Site structures, furnishings and signage at the Nature Center shall be constructed from weatherproof, durable materials and must demonstrate sustainable characteristics including but not limited to high recycled content, ability to be recycled, rapidly renewable materials and/or materials that have been extracted, harvested, and manufactured within 500 miles (as the crow flies) of the project site.

H. Transit. The City and the Developer acknowledge the benefits of advanced planning to accommodate transit within the Project once a system is developed. As such, the following shall apply:

- 1) At least one covered transit stop and bus pull-out shall be located in the Neighborhood Mixed Use Center as shown on the Conceptual Development Plan and adjacent to CR 470.
- 2) At least one covered transit stop and bus pull-out shall be located in the Neighborhood Commercial Center as shown on the Conceptual Development Plan.
- 3) Up to three (3) covered transit stops will be located along CR 470 including a Park-n-Ride facility.
- 4) The Developer agrees to provide an area up to three (3) acres with frontage on or good access and proximity to CR 470 for a transit park and ride facility. Said site is to be made available concurrent with the final plat approval for the lands adjacent to the site.

- 5) At least one (1) covered transit stop and bus pull-out shall be located in the Community/Institutional Center.
 - 6) Residential units along CR 501, which extends through a portion of the site on a north to south alignment, shall be developed at an average minimum net density of six (6) dwelling units per residential acre one-quarter (1/4) mile from the centerline on either side of the road which will support transit ridership.
- I. Stormwater Management. Stormwater management facilities shall adhere to SWFWMD and City of Wildwood criteria for design, construction, operation, treatment standards and maintenance of such facilities in hydrologic and karst sensitive areas as determined by SWFWMD. Further, the Project shall adhere to the following:
- 1) All development shall utilize Low Impact Development (LID) methods to reduce the impact of nutrients on natural wetland systems where approved by the SWFWMD and supported by the Florida Department of Environmental Protection and local agency jurisdiction. These LID methods may include, but not be limited to, low impact stormwater design consisting of:
 - a) Vegetated swales and buffers prior to discharge of treated stormwater;
 - b) Tree cluster rain gardens;
 - c) Pervious pavement,
 - d) Conserving natural areas and wetlands;
 - e) Minimizing development impacts;
 - f) Attempting to maintain site runoff rates;
 - g) The use of integrated management practices;
 - h) The implementation of pollution prevention and proper maintenance;
 - i) Minimization of land clearing;
 - j) Protecting existing vegetation and minimizing clearing of vegetation (on both the overall site as well as individual lots);
 - k) Disconnecting directly connected impervious areas;
 - l) Minimizing impervious areas;
 - m) Minimizing soil compaction and fill;
 - n) Protection of sensitive areas by use of clustering of development and common open space;
 - o) Requiring Florida Friendly landscaping and compliance with the Green Industry Best Management Practices (BMP) for all landscape workers at the site;
 - p) Greenroofs;
 - q) Rainwater cistern systems;
 - r) Stormwater harvesting (reuse);
 - s) Use of floating wetland mats on all wet detention ponds; and
 - t) Public education.

- 2) The use of these and other LID methods shall be subject to review and approval by the SWFWMD and the City.

J. General Project Signage. Signage design shall comply with City of Wildwood Commercial Design Standards. In addition, the following standards shall apply:

- 1) Community marketing signage, park signage, and educational signage shall be permitted.
- 2) Signage shall be compatible with the architecture, materials and composition of the building.
- 3) Signage shall not obstruct windows, cornices, decorative details, or the expression line of the façade. The expression line refers to a horizontal linear element extending across a façade to differentiate between the base, middle and top of buildings or to indicate a massing transition.
- 4) Signage above the expression line shall be prohibited except:
 - a) Wall-mounted hanging signs that are decorative and complement the building façade.
 - b) Signs that identify a building and are incorporated into the cornice detail.
- 5) For all multi-tenant buildings, excluding all multi-tenant lease/out buildings, one primary multi-tenant sign shall be permitted in each right of way frontage, as long as each right of way frontage is equal to or exceeds 400 linear feet in length. If the right of way frontage is less than 400 linear feet, only one primary multi-tenant sign shall be permitted. The maximum height of a primary multi-tenant sign shall not exceed eight feet in height. The maximum text “copy area” of any multi-tenant sign shall not exceed 100 square feet per sign face.
- 6) For all multi-tenant buildings that have more than one right-of-way frontage, one secondary multi-tenant sign shall be permitted in lieu of a primary multi-tenant free standing sign, or where a road right-of-way frontage is greater than 400 linear feet in length. Only one sign for each right of way frontage is permitted. The maximum height of a secondary multi-tenant sign shall not exceed eight feet in height. The maximum text “copy area” of any single sign shall not exceed 80 square feet per sign face.
- 7) Multi-tenant buildings in outparcels shall be limited to signs on buildings and shall not be permitted to advertise on multi-tenant signs.
- 8) Individual parcel monument identification signs are limited to only identification of fee simple parcels as approved as part of a plat. Only one sign per parcel, located along the primary roadway frontage, shall be permitted. If the parcel frontage is 300 linear feet or greater, the maximum height of the sign shall not exceed six feet in height. The maximum text “copy area” of any single sign shall

not exceed 36 square feet per sign face. The maximum copy area of any sign shall not exceed 20 square feet per face.

- 9) Animal crossing signs shall be permitted.

K. Lighting. Lighting design shall conform to City of Wildwood Design District Standards. In addition, the following standards will apply:

- 1) Lighting design in parking lots and pedestrian areas should aim to reduce the adverse effects of light pollution.
- 2) All light fixtures including security lighting shall be cutoff fixtures and should be incorporated as an integral design element that complements the design of the building and project through its design style, materials and color.
- 3) Lighting on buildings shall not be designed to highlight project site elements within parking areas.
- 4) Illumination levels at all property lines created by lighting shall not exceed one-half footcandle when the building or parking areas are located adjacent to residential areas, and shall not exceed one footcandle when abutting other non-residential properties. House-side shields and other cutoff reflectors shall be incorporated into the lighting design to meet the design standard.
- 5) All lighting within parking and pedestrian areas shall be coordinated with the landscape tree plan to reduce canopy conflicts with proposed or existing trees.
- 6) A lighting time control panel and photocell shall be provided on all new lighting systems to provide automatic system shut-off after ordinary business hours. Full system shut-off excludes security lighting elements.
- 7) Parking area light poles may be placed outside of parking islands as long as the poles are located in an area that is protected or the pole foundation has been designed to accept minimal levels of vehicular impact. All exposed pole foundations shall be aesthetically designed to match the primary structure (i.e. stucco finished with matching paint color) and shall be a minimum three feet (3') in height.
- 8) To provide appropriate lighting within a pedestrian area(s), the maximum light pole height in all parking areas shall not exceed 20 feet.
- 9) Pedestrian lighting plans may incorporate a combination of pole lights, bollard lighting and landscaping accent lighting.

L. Energy Efficiency Standards. The Project shall maintain the following standards:

- 1) Eligible equipment and appliances installed in all mixed use, commercial and residential buildings shall, at a minimum, meet Energy Star standards. Eligible equipment includes, but is not limited to refrigerators, dishwashers, clothes washers and dryers, and ceiling fans.

- 2) Residential heating and cooling equipment shall be Energy Star qualified as further defined in the City of Wildwood Residential Design District Standards. The use of computerized programmable thermostats shall be promoted.
- 3) All residential electric lighting fixtures, both interior and exterior, must be fitted with energy efficient light bulbs, including but not limited to Compact Fluorescent Lights (CFL) or Light Emitting Diode (LED) bulbs. Incandescent bulbs shall not be allowed.
- 4) Residential windows, including those in garage areas, must be Energy Star qualified as further defined in the City of Wildwood Residential Design District Standards.

M. Water Conservation Standards. The provisions of the City of Wildwood Ordinance No. 612 shall apply to development within the Landstone PD per Section 1 therein. Other standards include:

- 1) New homes shall, at a minimum, be designed to meet the water conservation measures contained in City of Wildwood Ordinance No. 612.
- 2) Low flow or dual flush toilet fixtures that are more water efficient than standards set forth in the Energy Policy Act of 1992, will be standard in residential and non-residential construction.
- 3) Water-saver shower heads shall be offered for residential construction, and used where applicable in non-residential construction.
- 4) Automatic shutoff faucets shall be used where applicable in nonresidential construction.
- 5) Rain sensors shall be installed on all residential and non-residential irrigation systems. Non-potable water shall be used for all irrigation once sufficient volume is available.
- 6) Low volume irrigation spray heads as well as drip systems shall be used where appropriate for both residential and non-residential landscaping.
- 7) Residents shall be encouraged to use water-conserving devices for additions they might make to their irrigation systems.
- 8) Drought-tolerant landscaping shall be utilized. The Developer will ensure that all landscaping design and maintenance throughout the development on Developer maintained property conforms to the lawn and landscape practices of the Florida Yards and Neighborhoods Program, as implemented by the University of Florida Cooperative Extension Service.
- 9) The use of high maintenance sodded or landscaped common areas shall be minimized. High maintenance in this condition means requiring regular irrigation beyond the plant establishment period.
- 10) The Developer shall ensure that irrigation systems operated for the Project's common or controlled areas utilize and maintain computerized irrigation based on weather station information,

moisture sensing systems (to determine existing soil moisture), evapotranspiration rates, or zone control to ensure water conservation.

- 11) The Developer shall provide for the installation of reuse infrastructure necessary to serve all irrigated areas within the Project at the time of the installation of utility infrastructure for the Project.

N. **Technical Standards.** The following technical standards shall apply to the Project:

- 1) Landscaped islands are permitted in cul-de-sacs.
- 2) Right-of-way widths for all street types may be reduced by 10' overall provided a 5' utility easement is provided on either side of the right-of-way.
- 3) Where fire hydrants or fire systems are to be installed the minimum size water main installed shall be eight inches (8") in accordance with the Florida Administrative Code.
- 4) Design calculations, prepared by a registered professional engineer, shall be submitted to the City review concurrent with the plans that demonstrate that the proposed potable water system is capable of providing the required fire hydrant flow (minimum 1,000 gpm) plus peak customer demand flow at all parts of the system while maintaining a minimum residual pressure of 20 psi in all parts of the system.
- 5) Dirt and recycled concrete driveways to mining operations are exempt from the paving requirement contained in Section 6.5.(A)(1) of the LDR's.
- 6) Dead end rights-of-way with a cul-de-sac at the terminal end shall not exceed 1,500 feet.
- 7) Sod, or other material acceptable by FGBC or other green standards acceptable to the City, shall be provided on all unpaved areas in the rights-of-way.

P. **Temporary Uses.** Modular buildings will be permitted as temporary uses throughout the PD for internal uses such as sales centers, construction trailers, maintenance operations, operating offices or administrative offices. Temporary uses may be administratively approved by the Development Services Director at the time of site plan or construction plan review. The Director may establish appropriate conditions such as the number of temporary uses per site and the length of time the temporary use may be permitted.

Q. **Cell Towers.** Cell towers are a permitted use; however, the design standards in the LDRs must be met. Cell towers shall not exceed a maximum height of 200 feet.

- R. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and maintained by the property owners association and/or a Community Development District (CDD), at no cost or obligation to the City. The developer/owner shall create Guidelines for the maintenance of common areas.
- S. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section L above, the applicable provisions in the Guidelines: (i) shall be made applicable to the commercial and the residential segments of the Project; and (ii) shall be submitted to the City of Wildwood for reference, prior to a certificate of occupancy being issued for completed improvements.
- T. Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting unless payment is not required pursuant to the language contained in this ordinance or any subsequent ordinance and/or agreement entered into by the City and the Developer. All impact fees are to be paid as required in each applicable ordinance. 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 Project.
- U. Expiration of Planned Development Agreement. Site Development must begin within the Planned Development within 60 months after the final adoption of the Planned Development Agreement. Once the construction of any on-site infrastructure has commenced the Project shall be vested. If no site development has started on the approved Planned Development within the allotted time frame, the City, within 60 days, shall notify the Developer of the pending expiration of the Planned Development Agreement. The applicant may request an extension or the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development Agreement for periods of up to six (6) months provided the Applicant can show good cause why said development was delayed.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: _____
Joseph Jacobs, City Clerk

ED WOLF, MAYOR

First Reading: _____
Second Reading: _____

Approved as to Form:

Jerri A. Blair, City Attorney

Ordinance O2011-20

Exhibit A

Legal Description

LANDSTONE-WRIGHT, LLC

LEGAL DESCRIPTION

PARCEL A

A PORTION OF SECTIONS 15, 16, 17 AND 28 TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. TOGETHER WITH ALL OF SECTIONS 21, 22 AND 27 TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SECTION 15-20-23; THENCE ALONG THE EAST LINE OF AFORESAID SECTION 15-20-23 SOUTH 00°12'50" WEST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°12'50" WEST, A DISTANCE OF 5,283.27 FEET TO THE SOUTHEAST CORNER OF SECTION 15-20-23; THENCE ALONG THE EAST LINE OF AFORESAID SECTION 22-20-23 SOUTH 00°12'50" WEST, A DISTANCE OF 5,333.27 FEET TO THE SOUTHEAST CORNER OF SECTION 22-20-23; THENCE ALONG THE EAST LINE OF AFORESAID SECTION 27-20-23 SOUTH 00°26'10" WEST, A DISTANCE OF 5,333.71 FEET TO THE SOUTHEAST CORNER OF SECTION 27-20-23; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 27-20-23 NORTH 89°46'18" WEST, A DISTANCE OF 2,674.55 FEET TO THE SOUTH 1/4 CORNER OF SECTION 27-20-23; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 27-20-23 NORTH 89°49'59" WEST, A DISTANCE OF 2,655.24 FEET TO THE SOUTHWEST CORNER OF SECTION 27-20-23; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 27-20-23 NORTH 00°10'27" EAST, A DISTANCE OF 1,333.94 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28-20-23; THENCE ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28-20-23 NORTH 89°32'31" WEST, A DISTANCE OF 1,332.94 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28-20-23; THENCE ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28-20-23 SOUTH 00°05'48" WEST, A DISTANCE OF 1,334.31 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28-20-23; THENCE ALONG THE SOUTH LINE OF SECTION 28-20-23 NORTH 89°33'27" WEST, A DISTANCE OF 1331.14 FEET TO THE SOUTH 1/4 CORNER OF SECTION 28-20-23; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 89°33'27" WEST, A DISTANCE OF 2662.79 FEET TO THE SOUTHWEST CORNER OF SECTION 28-20-23; THENCE ALONG THE WEST LINE OF SECTION 28-20-23 NORTH 00°07'47" WEST, A DISTANCE OF 5,341.74 FEET TO THE NORTHWEST CORNER OF SECTION 28-20-23; THENCE ALONG THE WEST LINE OF SECTION 21-20-23 NORTH 00°21'08" EAST, A DISTANCE OF 5,311.20 FEET TO THE NORTHWEST CORNER OF SECTION 21-20-23; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17-20-23 NORTH 89°35'19" WEST, A DISTANCE OF 2,669.67 FEET TO THE SOUTH 1/4 CORNER OF SECTION 17-20-23; THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17-20-23 NORTH 00°04'24" WEST, A DISTANCE OF 1,330.45 FEET

TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17-20-23; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17-20-23 SOUTH 89°37'22" EAST, A DISTANCE OF 1,334.58 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17-20-23; THENCE ALONG THE WEST LINE OF THE EAST 1/4 OF SECTION 17-20-23 NORTH 00°05'01" WEST, A DISTANCE OF 3,844.55 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 89°41'26" EAST, A DISTANCE OF 1,333.26 FEET; THENCE SOUTH 89°47'47" EAST, A DISTANCE OF 2,695.81 FEET; THENCE SOUTH 89°52'46" EAST, A DISTANCE OF 2,681.23 FEET; THENCE SOUTH 89°43'44" EAST, A DISTANCE OF 5,346.15 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

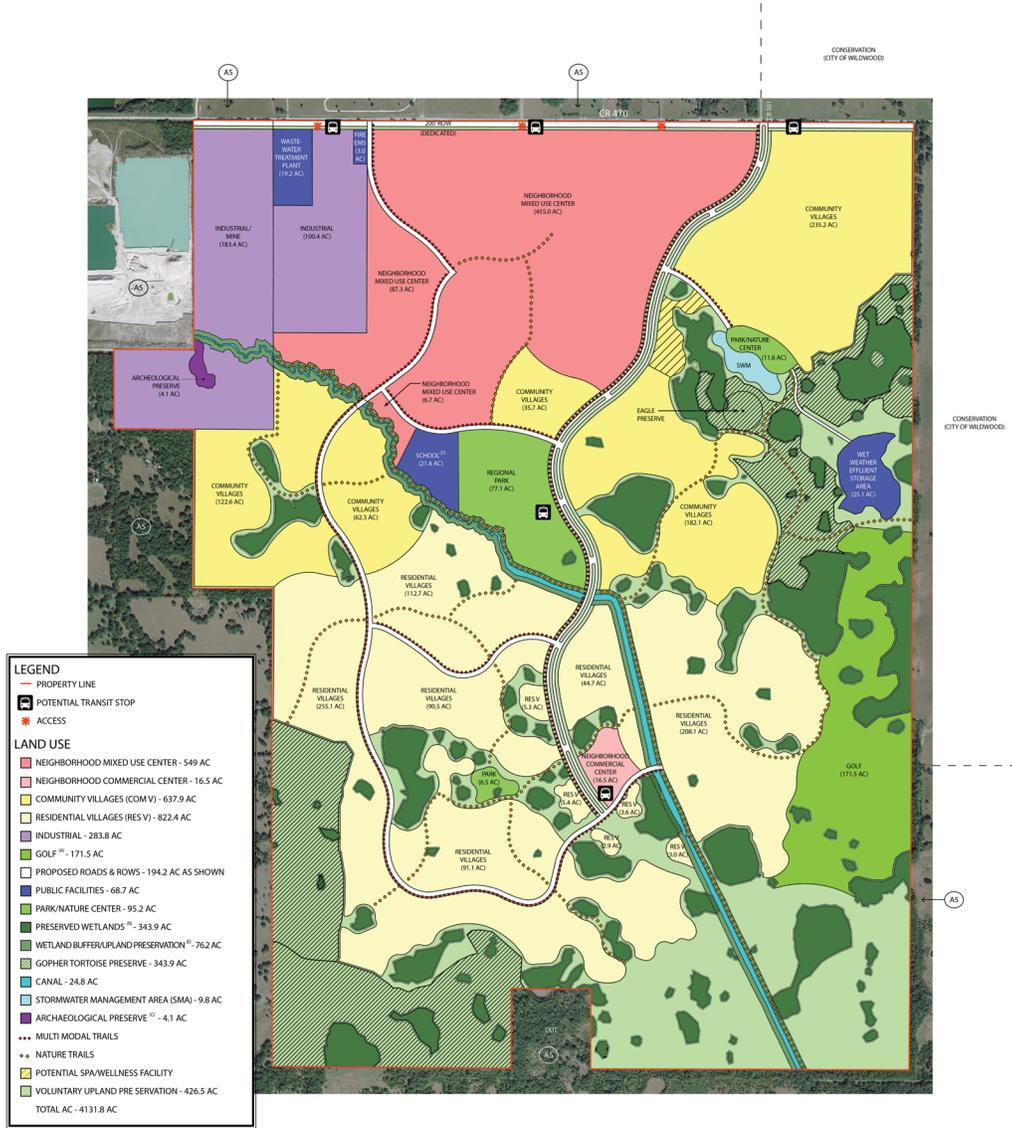
PARCEL B

THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

Altogether Containing 4,131.8 acres more or less.

Ordinance O2011-20
Exhibit B
Conceptual Development Plan

III. Conceptual Development Plan



Landstone Communities DRI Phasing Plan

Land Use	Net Density/ Intensity	Phase 1	Phase 2	Totals
Residential	Min Avg 3-25 DU/AC	3,475 Units (43%)	4,550 Units (57%)	8,025 Units
Commercial/Retail	Min 0.25 FAR	175,000 SF (27%)	477,500 SF (73%)	652,500 SF
Office	Min 0.25 FAR	60,000 SF (40%)	90,000 SF (60%)	150,000 SF
Warehouse/Industrial	NA	250,000 SF (50%)	250,000 SF (50%)	500,000 SF
Hotel	NA	250 Rooms (100%)	-	250 Rooms
Mine	NA	280 Acres (100%)	-	280 Acres
Golf Course*	NA	18 Holes (100%)	-	18 Holes
Parks	NA	75 Acres (92%)	6.1 Acres (8%)	81.1 Acres
Elementary School	NA	0 Students	650 Students (100%)	650 Students

*The "Golf Course" land use may include (i) 18 holes of golf course with clubhouse and associated uses and or (ii) spa/wellness facility.

Footnotes:

¹⁸ The golf use will include customary ancillary uses including a clubhouse with supporting shops and restaurant facilities, driving range, maintenance center, cart storage plus other customary supporting uses. The final location of the golf course will be subject to final design with the ratio of golf acreage to the acreage of the adjacent upland preservation to be maintained. Golf is considered as an alternative land use and at the option of the developer, may be eliminated and converted to residential, storm water, and an appropriate amount of open space. The conversion of golf to residential will not increase the total of 8,025 residential units.

¹⁹ The location and extent of the preserved wetlands shall be subject to jurisdictional limits determination of the various permitting agencies

²⁰ The final location of the archeological site, if preserved, will be subject to field survey

²¹ The School site is to be co-located with the regional park. The final location of the school shall be subject to the direction of Sumter County School Board.

²² Includes a 25' buffer between all developed parcels and adjacent properties



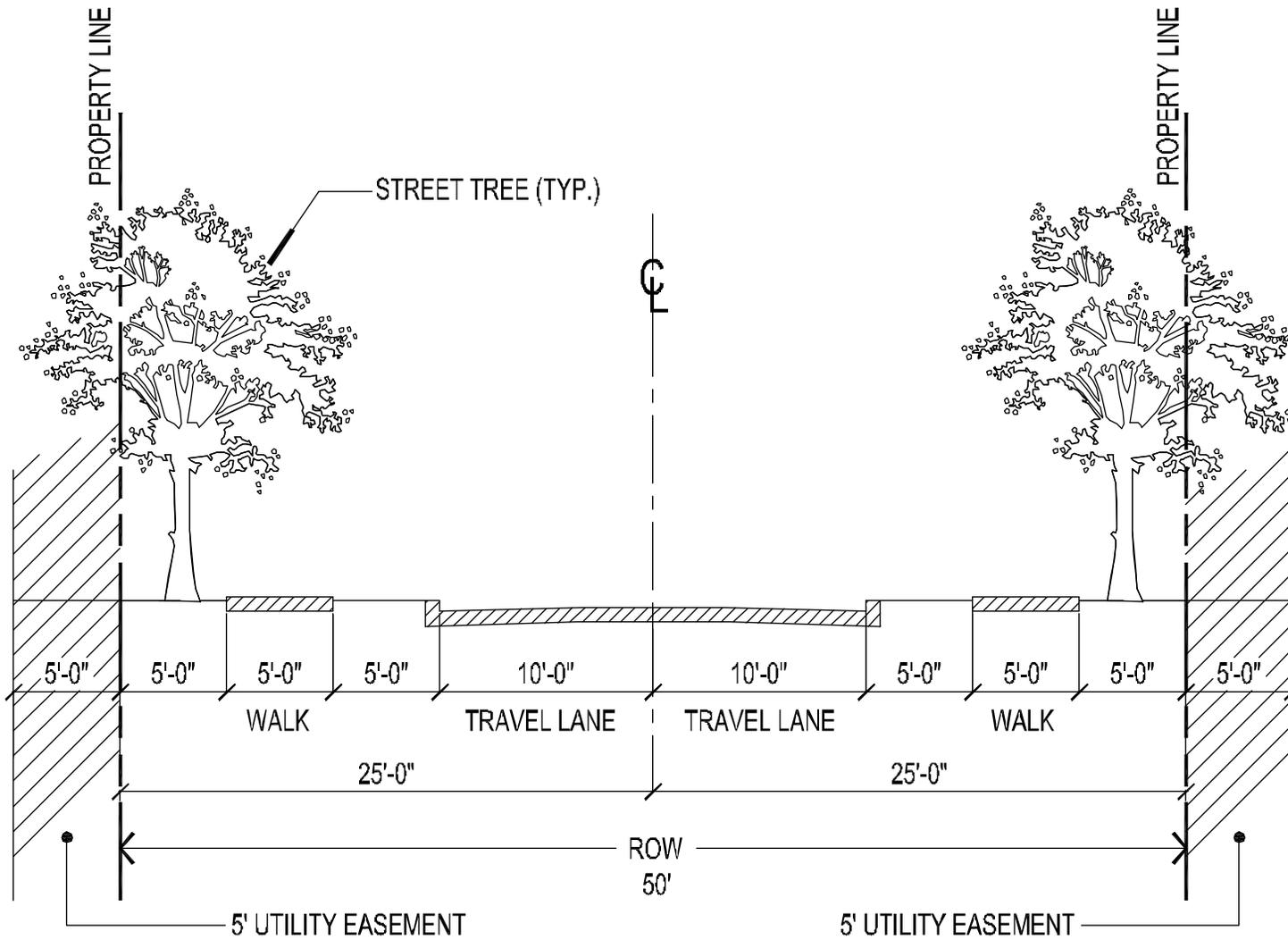
LANDSTONE COMMUNITIES PD

CONCEPTUAL DEVELOPMENT PLAN

AUGUST 2, 2011



Ordinance O2011-20
Exhibit C
Typical Road Cross-Sections

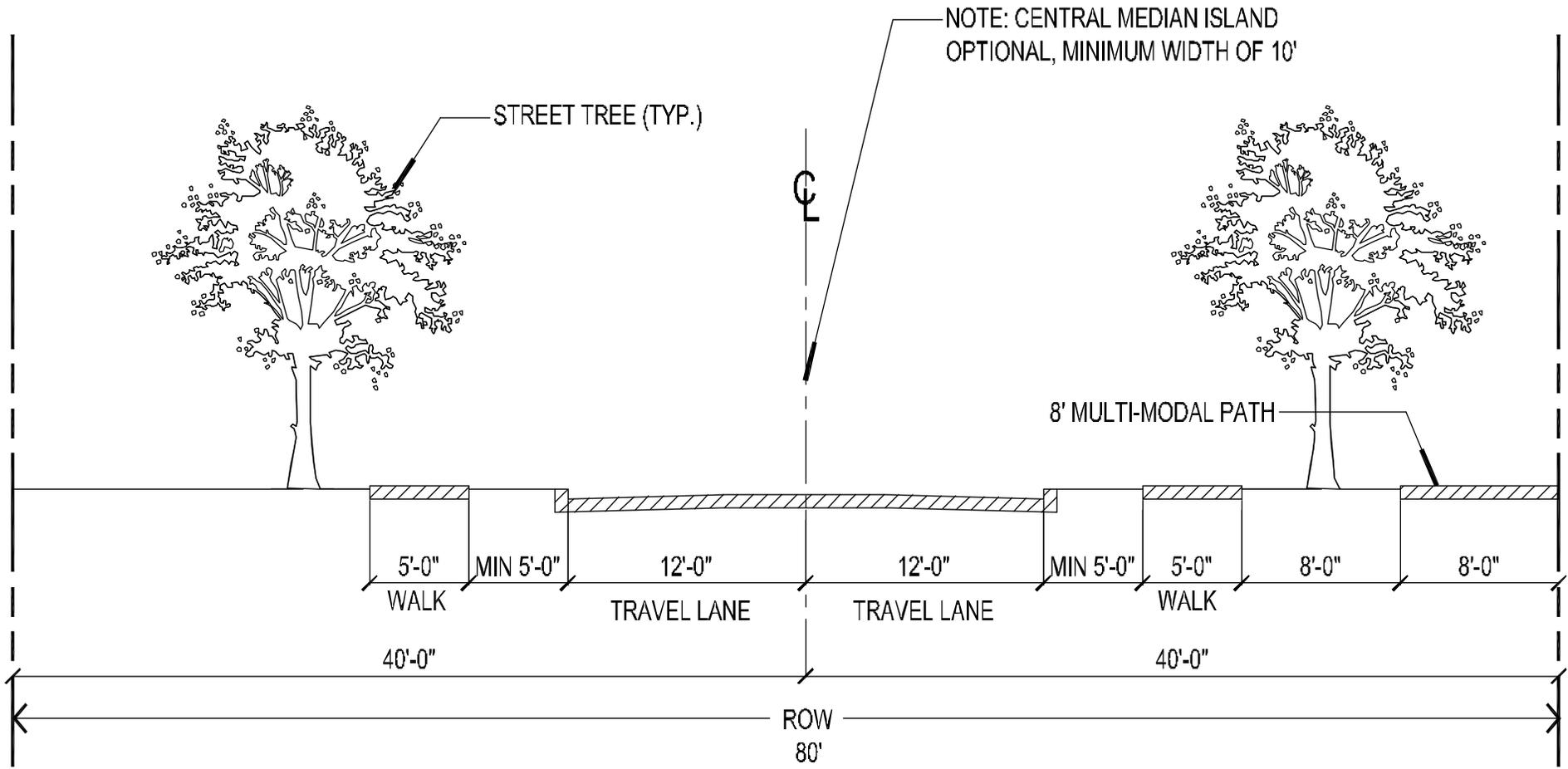


LOCAL ROAD - RESIDENTIAL (50' ROW W/CURB & GUTTER)

10-19-11

- 2' - 10' TRAVEL LANES
- 20' WIDTH OF PAVEMENT
- 5' WALKWAY (BOTH SIDES)
- 5' UTILITY EASEMENT (OUTSIDE ROW)

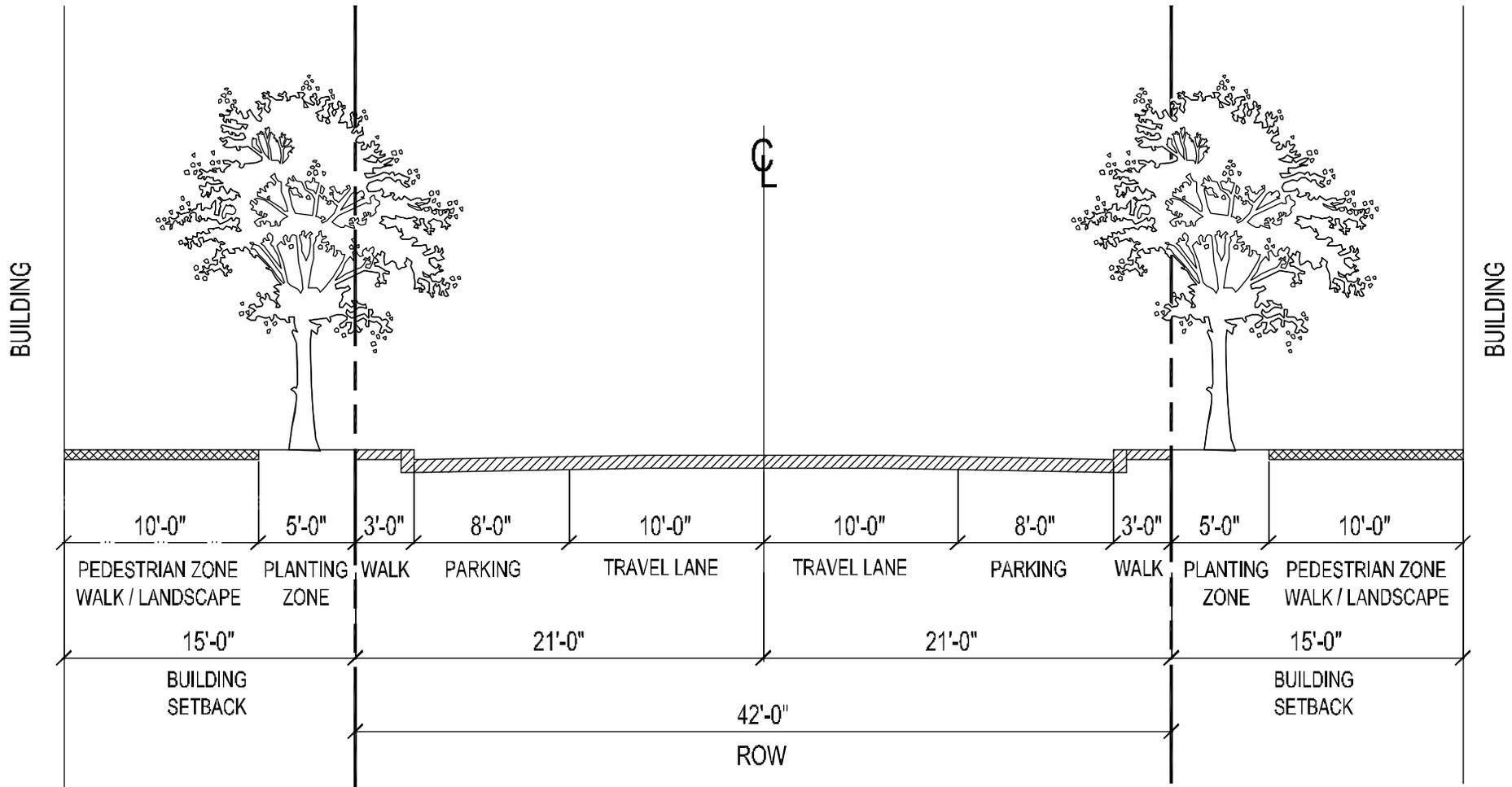
NOTE: THE MINIMUM DIMENSIONS ARE PROVIDED FOR ILLUSTRATION PURPOSE ONLY. THE WRITTEN TEXT SHALL PREVAIL OVER THE ILLUSTRATIONS WHERE INTERPRETATION IS REQUIRED.



RESIDENTIAL COLLECTOR (80' ROW) 10-19-11

- 2 - 12' TRAVEL LANES
- 24' WIDTH OF PAVEMENT
- NO PAVED SHOULDER
- 5' WALKWAY (BOTH SIDES)
- 8' MULTI-MODAL PATH (ONE SIDE OF ROAD ONLY)

NOTE: THE MINIMUM DIMENSIONS ARE PROVIDED FOR ILLUSTRATION PURPOSE ONLY. THE WRITTEN TEXT SHALL PREVAIL OVER THE ILLUSTRATIONS WHERE INTERPRETATION IS REQUIRED.



LOCAL ROAD - NEIGHBORHOOD MIXED-USE CENTER (42' ROW)

- 2 - 10' TRAVEL LANES
- 8' STREET PARKING (BOTH SIDES)
- 36' WIDTH OF PAVEMENT
- NO PAVED SHOULDER
- 10' PEDESTRIAN WALK (BOTH SIDES)

NOTE: THE MINIMUM DIMENSIONS ARE PROVIDED FOR ILLUSTRATION PURPOSE ONLY. THE WRITTEN TEXT SHALL PREVAIL OVER THE ILLUSTRATIONS WHERE INTERPRETATION IS REQUIRED.

Ordinance O2011-20
Exhibit D
Typical Lots (Minimums)

LOT DATA:

LOT WIDTH 30'

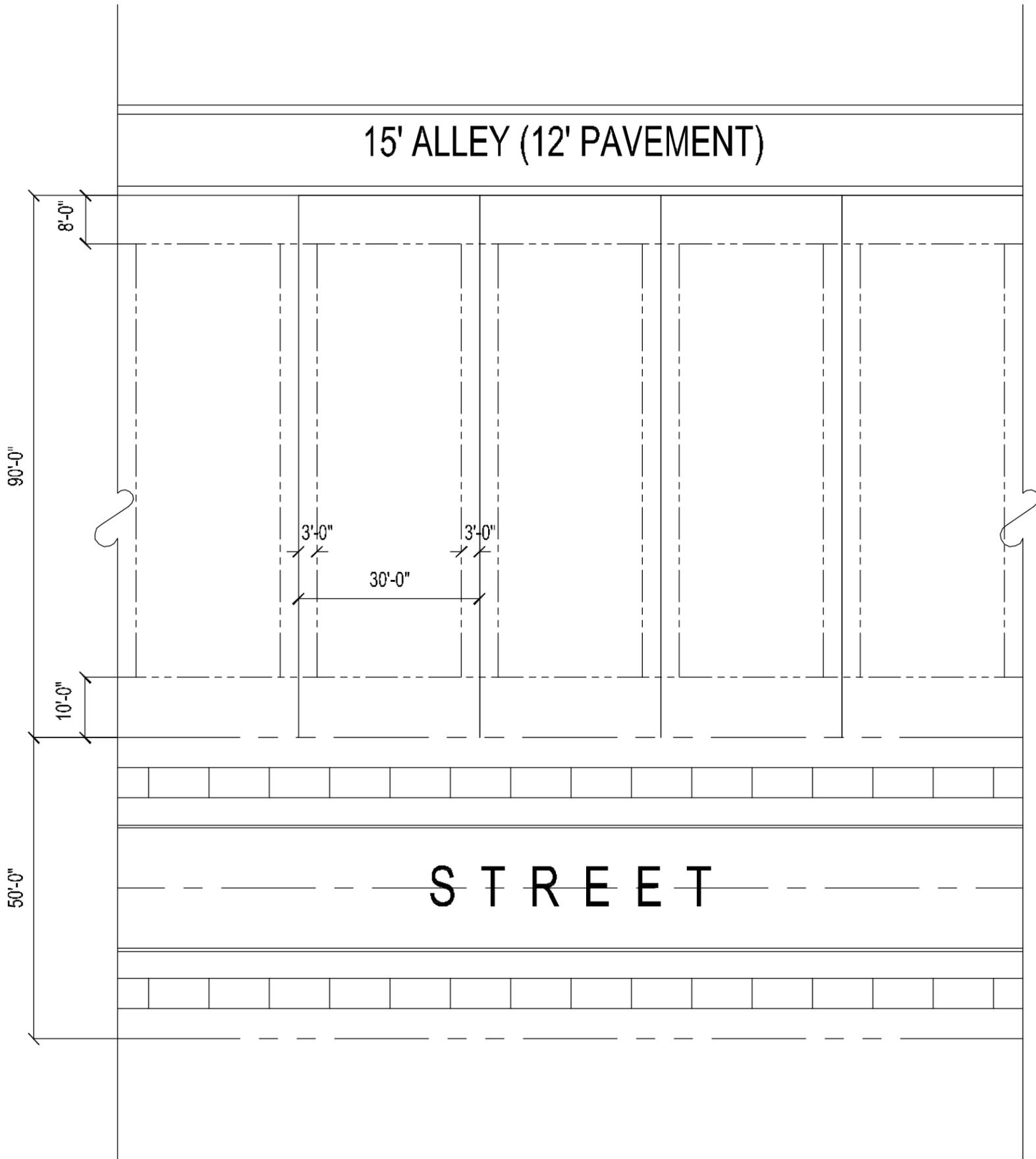
LOT DEPTH 90'

ALLEY LOADED

3' SIDE YARD SETBACK

8' REAR SETBACK

NOTE: THE MINIMUM LOT DETAILS ARE PROVIDED FOR ILLUSTRATION PURPOSE ONLY. THE WRITTEN TEXT SHALL PREVAIL OVER THE ILLUSTRATIONS WHERE INTERPRETATION IS REQUIRED.



**MINIMUM 30' X 90' SINGLE FAMILY DETACHED RESIDENTIAL
REAR-LOADED (NO PARKING OUTSIDE GARAGE)**



LOT DATA:

LOT WIDTH 30'

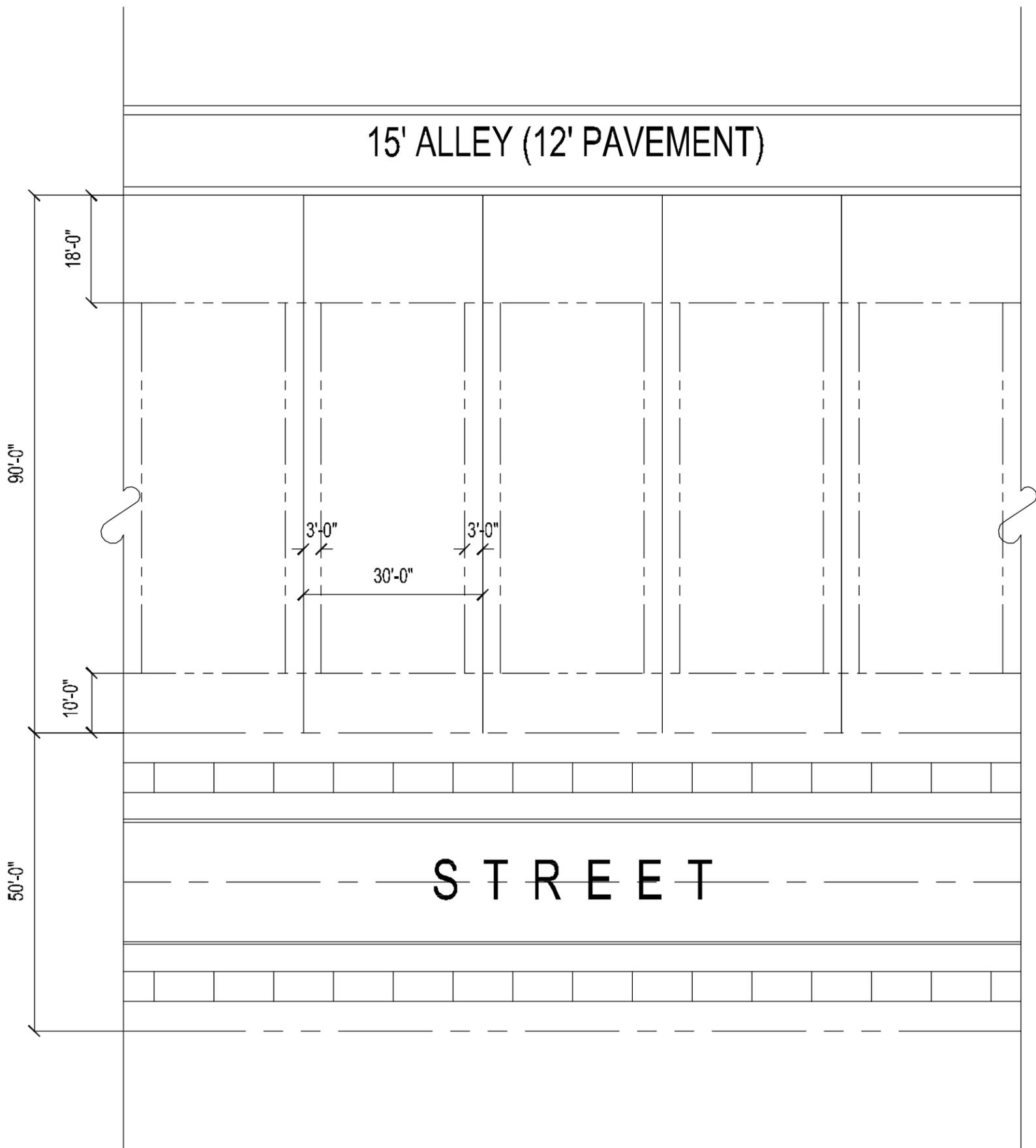
LOT DEPTH 90'

ALLEY LOADED

3' SIDE YARD SETBACK

18' REAR SETBACK

NOTE: THE MINIMUM LOT DETAILS ARE PROVIDED FOR ILLUSTRATION PURPOSE ONLY. THE WRITTEN TEXT SHALL PREVAIL OVER THE ILLUSTRATIONS WHERE INTERPRETATION IS REQUIRED.



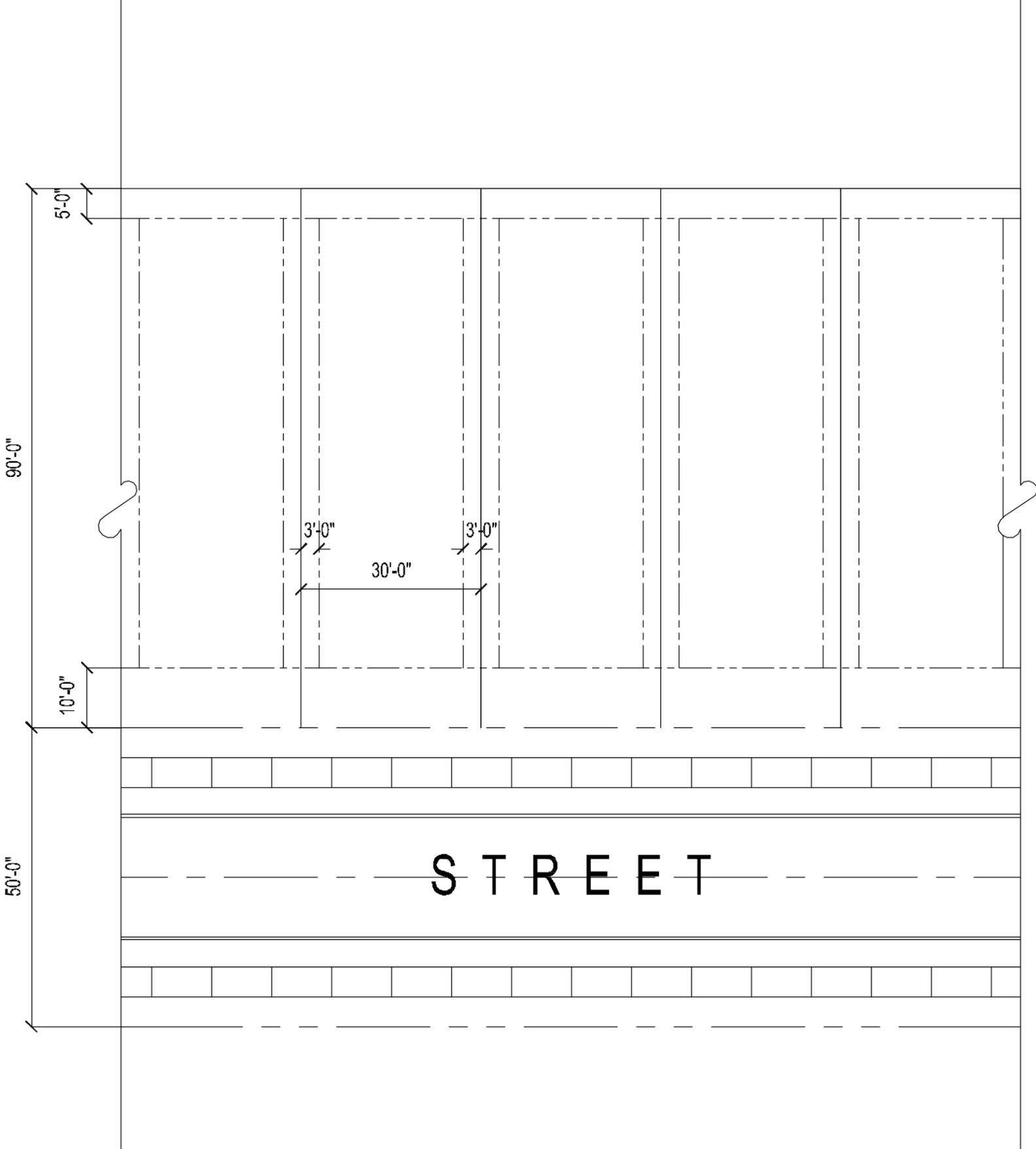
**MINIMUM 30' X 90' SINGLE FAMILY DETACHED RESIDENTIAL
REAR-LOADED W/PARKING OUTSIDE GARAGE**



10-19-11

LOT DATA:
LOT WIDTH 30'
LOT DEPTH 90'
FRONT LOADED
3' SIDE YARD SETBACK
5' REAR SETBACK

NOTE: THE MINIMUM LOT DETAILS
ARE PROVIDED FOR ILLUSTRATION
PURPOSE ONLY. THE WRITTEN
TEXT SHALL PREVAIL OVER THE
ILLUSTRATIONS WHERE
INTERPRETATION IS REQUIRED.



MINIMUM 30' X 90' SINGLE FAMILY DETACHED RESIDENTIAL
(FRONT-LOADED)



10-19-11

LOT DATA:

LOT WIDTH 20'

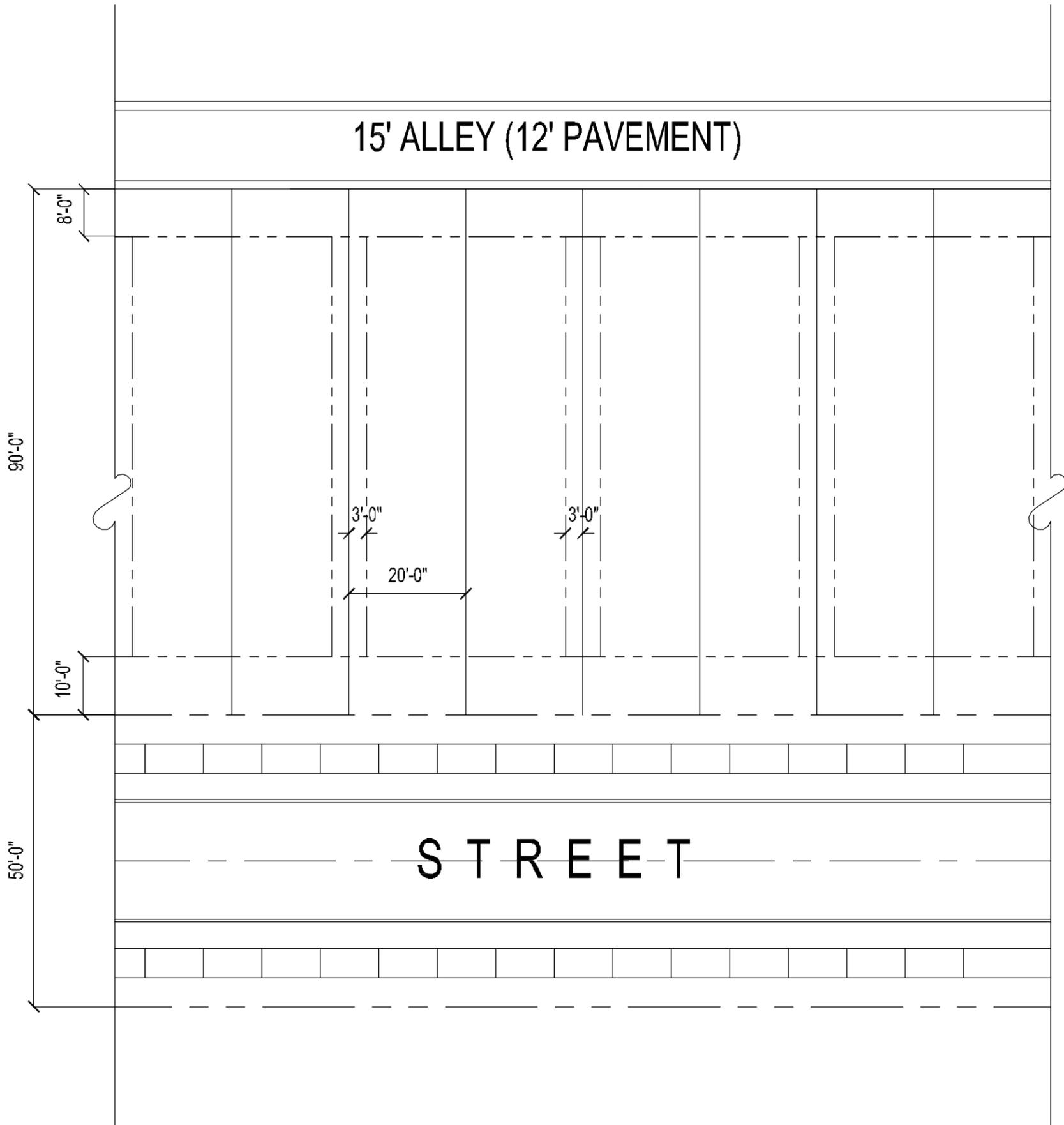
LOT DEPTH 90'

ALLEY LOADED

0' OR 3' SIDE YARD SETBACK

8' REAR SETBACK

NOTE: THE MINIMUM LOT DETAILS ARE PROVIDED FOR ILLUSTRATION PURPOSE ONLY. THE WRITTEN TEXT SHALL PREVAIL OVER THE ILLUSTRATIONS WHERE INTERPRETATION IS REQUIRED.



**MINIMUM 20' X 90' SINGLE FAMILY ATTACHED RESIDENTIAL
REAR-LOADED (NO PARKING OUTSIDE GARAGE)**



10-19-11

LOT DATA:

LOT WIDTH 20'

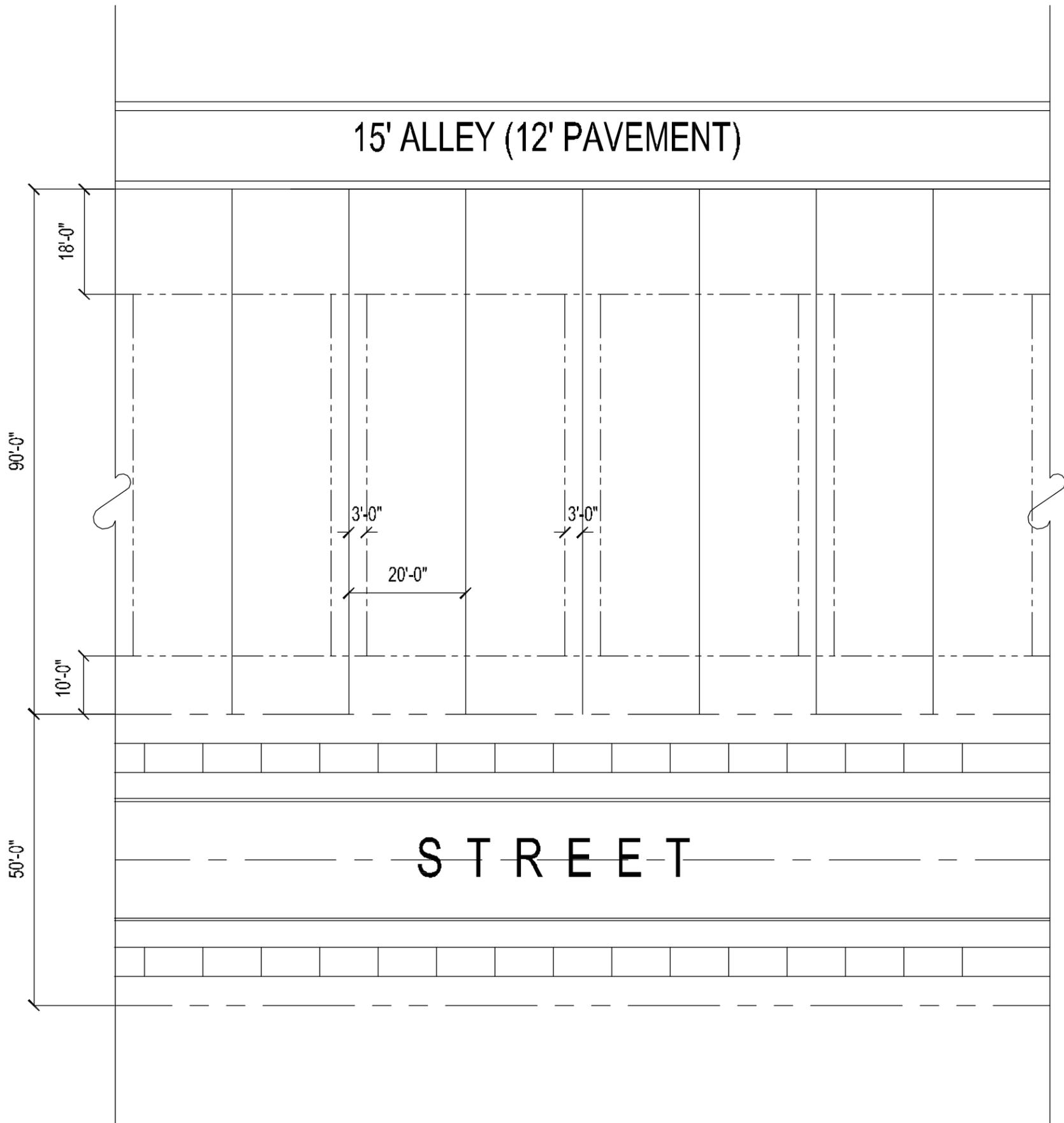
LOT DEPTH 90'

ALLEY LOADED

0' OR 3' SIDE YARD SETBACK

18' REAR SETBACK

NOTE: THE MINIMUM LOT DETAILS ARE PROVIDED FOR ILLUSTRATION PURPOSE ONLY. THE WRITTEN TEXT SHALL PREVAIL OVER THE ILLUSTRATIONS WHERE INTERPRETATION IS REQUIRED.



MINIMUM 20' X 90' SINGLE FAMILY ATTACHED RESIDENTIAL
REAR-LOADED W/PARKING OUTSIDE GARAGE



10-19-11

LOT DATA:

LOT WIDTH 20'

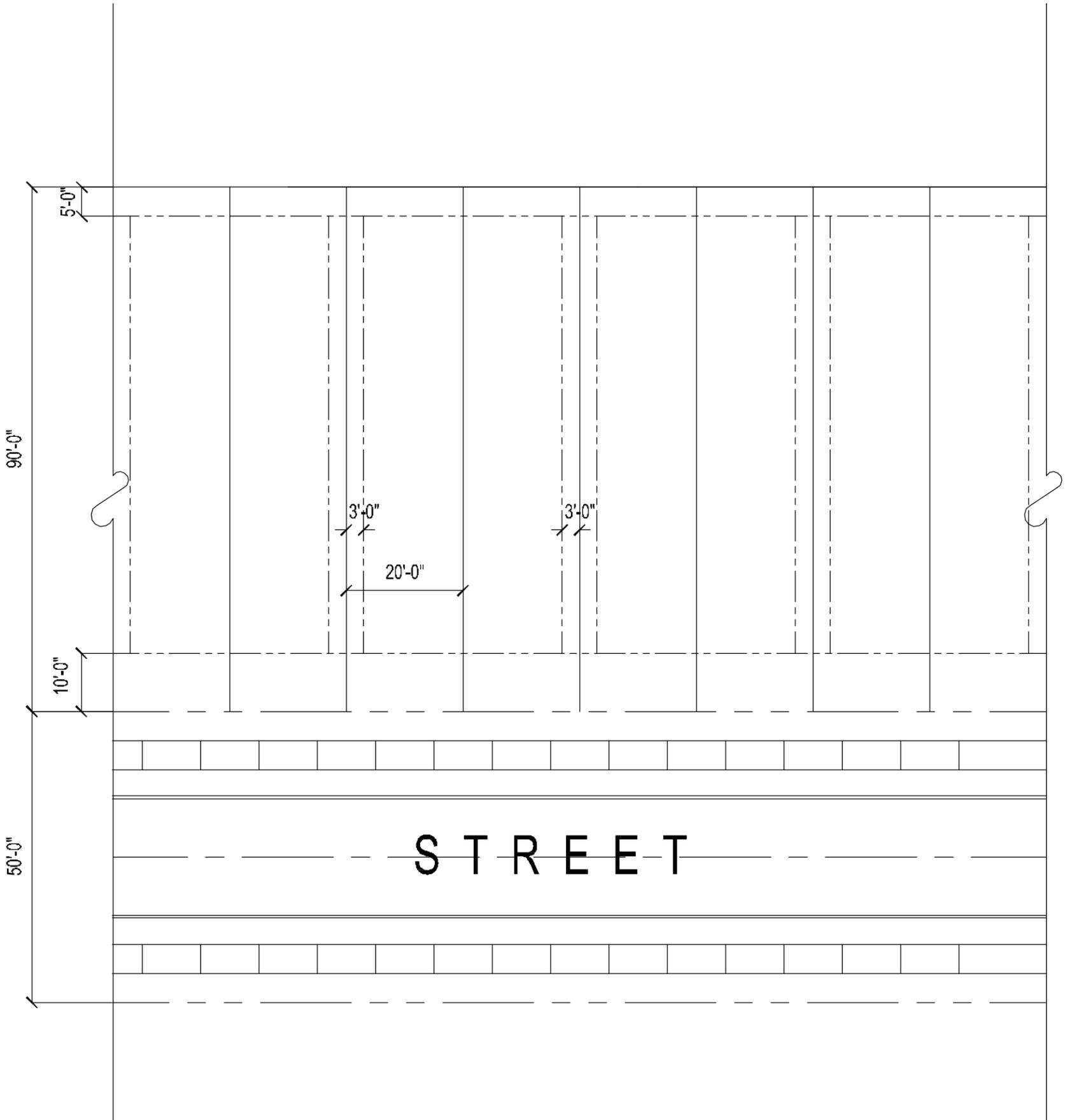
LOT DEPTH 90'

FRONT LOADED

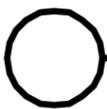
0' OR 3' SIDE YARD SETBACK

5' REAR SETBACK

NOTE: THE MINIMUM LOT DETAILS ARE PROVIDED FOR ILLUSTRATION PURPOSE ONLY. THE WRITTEN TEXT SHALL PREVAIL OVER THE ILLUSTRATIONS WHERE INTERPRETATION IS REQUIRED.



**MINIMUM 20' X 90' SINGLE FAMILY ATTACHED RESIDENTIAL
(FRONT-LOADED)**

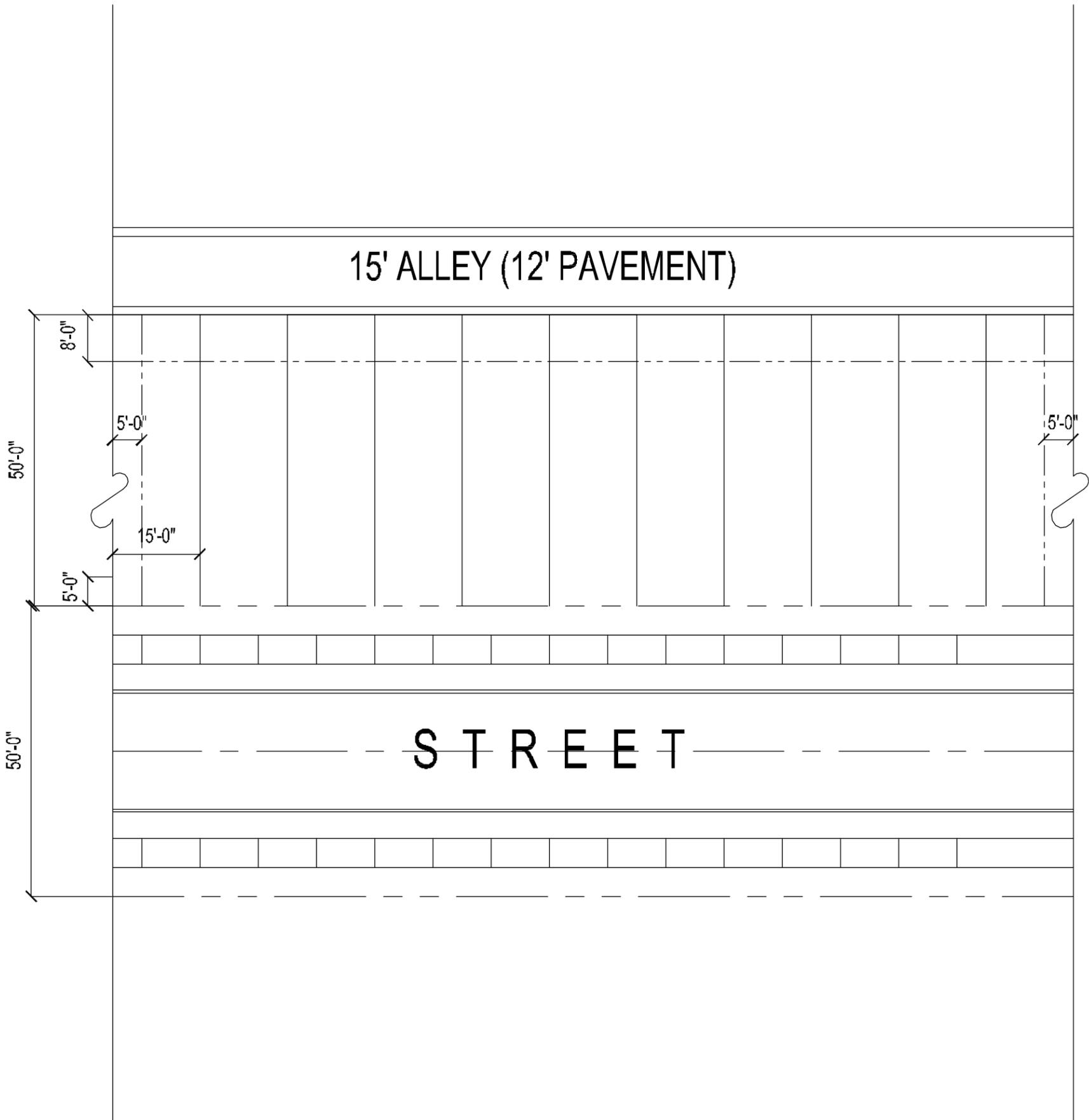


10-19-11

LOT DATA:

LOT WIDTH 15'
LOT DEPTH 50'
ALLEY LOADED
0' OR 5' SIDE YARD SETBACK
8' REAR SETBACK

NOTE: THE MINIMUM LOT DETAILS ARE PROVIDED FOR ILLUSTRATION PURPOSE ONLY. THE WRITTEN TEXT SHALL PREVAIL OVER THE ILLUSTRATIONS WHERE INTERPRETATION IS REQUIRED.



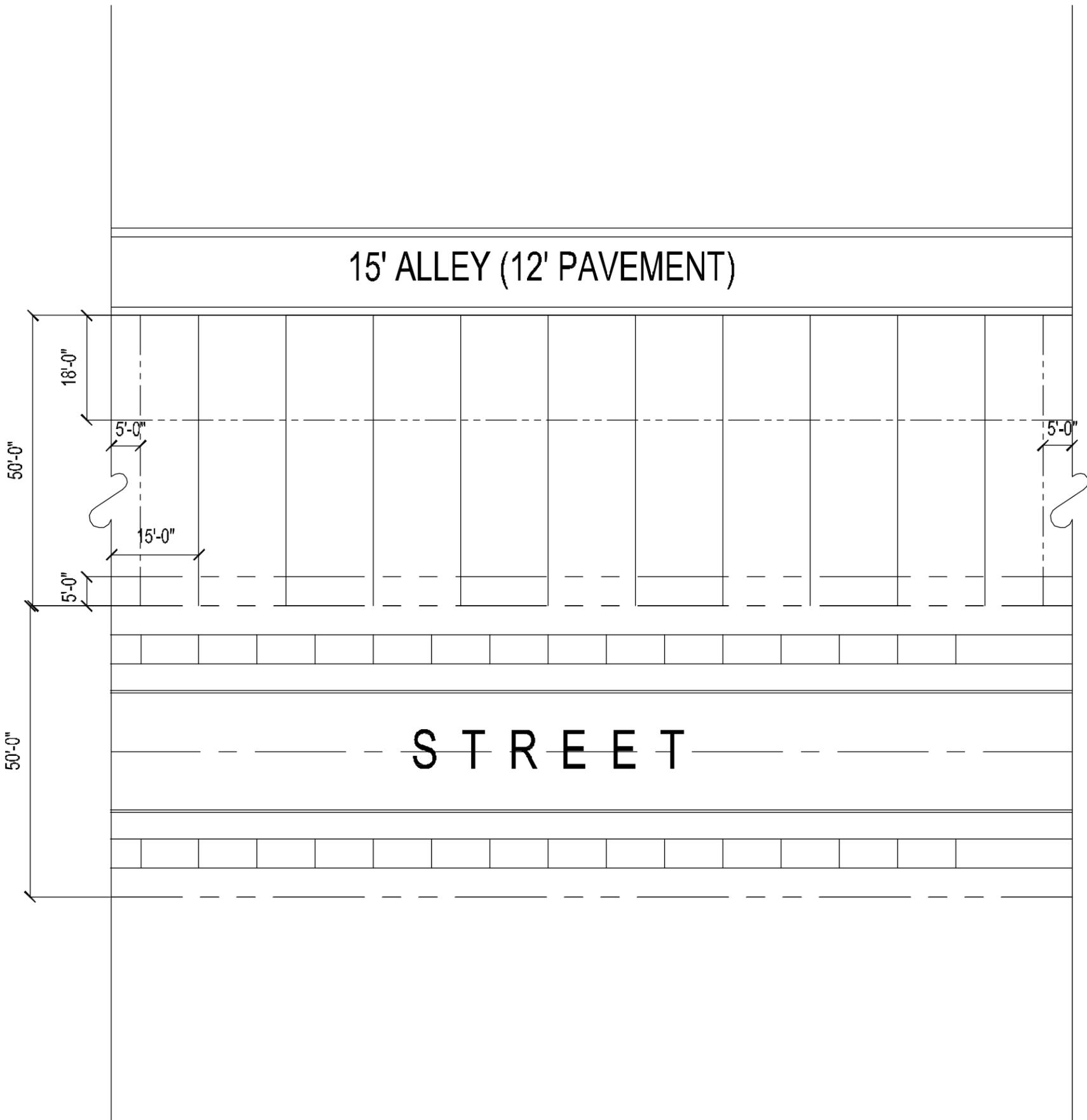
**MINIMUM 15' X 50' SINGLE FAMILY ATTACHED - TOWNHOUSES
REAR-LOADED (NO PARKING OUTSIDE GARAGE)**



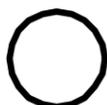
LOT DATA:

LOT WIDTH 15'
LOT DEPTH 50'
ALLEY LOADED
0' OR 5' SIDE YARD SETBACK
18' REAR SETBACK

NOTE: THE MINIMUM LOT DETAILS
ARE PROVIDED FOR ILLUSTRATION
PURPOSE ONLY. THE WRITTEN
TEXT SHALL PREVAIL OVER THE
ILLUSTRATIONS WHERE
INTERPRETATION IS REQUIRED.

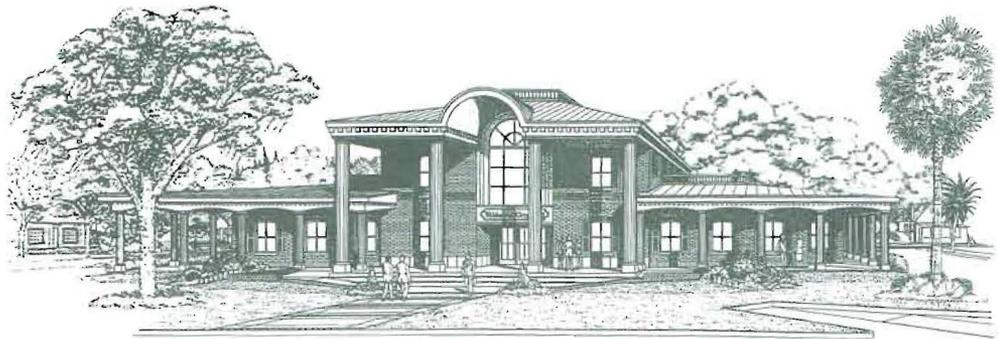


**MINIMUM 15' X 50' SINGLE FAMILY ATTACHED - TOWNHOUSES
REAR-LOADED W/PARKING OUTSIDE GARAGE**



10-19-11

City of
Wildwood,
Florida



City Hall

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

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

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

HUMAN RESOURCES
Extension 103
330-1339 Fax

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

BUILDING SERVICES
Code/Inspections/Permits
Extension 119
330-1334 Fax

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

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

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

WOODWASTE
601 W. Gulf-Atlantic Hwy.
330-1345

REFUSE / STREETS
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

October 11, 2011

CERTIFIED MAIL: 7009 2820 0001 4309 5109
DAVID & DOROTHEA DENSON
PO BOX 293
SUMTERVILLE, FL 33585

Your Parcel Number(s): K09A004

NOTICE OF PUBLIC HEARING

TO: Property owners adjoining a property which is being considered for a rezoning from AG-10 (Agricultural) to Planned Development (PD).

OWNER/APPLICANT: Landstone-Wright LLC/Chuck Piper
CASE NUMBER: RZ 1108-01
PARCEL NUMBERS: K15=001, K16=001, K17=001, K21=001, K22=001, K27=001, K28=001

The property is generally located to the east of State Road 471 and south of County Road 470 E in the Wildwood South sub-district.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, November 1st, 2011 at 3:00 p.m.**

The recommendations of the Planning and Zoning Board/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, November 28th, 2011, at 7:00 p.m.**

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

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

_____ I support the above request.

I do not support the above request for the following reason(s)
Endangered Species Habitat, Traffic, Major water recharge area & contiguous property is all agriculture.
(Please return responses to City Hall no later than Thursday, Oct. 27, 2011.)
also an island community.

Case Number: **RZ 1108-01**

RECEIVED

OCT 18 2011

CITY OF WILDWOOD
Community Development Dept.

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: SP 1103-03

Owner: Turkey Run, LLC

Applicant: Providence One Partners, LLC (Michelle Pierce)

Parcel No: G05=013, G05=137, G05=142, G05=161, G05=168, G05=169, G05=170, G05=180, G05=250, G05Q001, G05Q002, & G05Q003

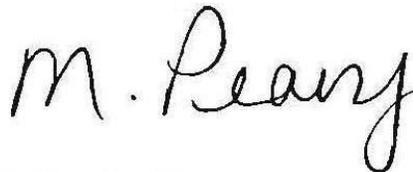
The applicant seeks site plan approval and favorable recommendation from the Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 191 bed Independent Living Facility (ILF), along with entrance roads, master retention system, master sanitary sewer system, master water system, and master reclaimed water system that will serve the entire PUD.

Pursuant to subsections 1.7 (B)(1) and 1.14 (B)(5)(b) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to hear and make recommendations to the City Commission on site plans in accordance with the standards and procedures required by the LDRs. The Board/Special Magistrate must (1) determine whether sufficient information to make a recommendation to the City Commission has been submitted, or (2) describe those terms and conditions appropriate for the Planning and Zoning Board/Special Magistrate to develop a recommendation for the City Commission.

The City Staff recommends that the Planning & Zoning Board forward a favorable recommendation to the City Commission for approval of the site plan, subject to:

1. Approval, exemption or permitting of the project by all agencies of competent jurisdiction.
2. Satisfaction of all outstanding engineering issues noted by the City Engineer, Kimley-Horn & Associates, in their letter dated November 11, 2011.

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 25, 2011.



DATED: November 29, 2011

Melanie Peavy
Development Services Director



Kimley-Horn
and Associates, Inc.

November 11, 2011

■
Suite 200
1823 SE Fort King Street
Ocala, Florida
34471

Ms. Melanie Peavy
City of Wildwood
100 North Main Street
Wildwood, Florida 34785

Re: *Turkey Run-Providence ILF; 3rd Plan Review*
City of Wildwood, Florida
City Project Number SP1103-03
KHA Project Number 142173056

Dear Ms. Peavy:

On behalf of the City of Wildwood, Kimley-Horn and Associates, Inc. has reviewed the plans by American Civil Engineering Company dated November 1, 2011 and has the following comments:

General:

1. The environmental assessment mentions active gopher tortoise burrows on the site. Show the locations of the active burrows on the plans. If any burrows will be disturbed during construction, provide a copy of the relocation permit from the FWC for the impacted burrows.

Sheet 4:

2. Coordinate with Melanie Peavy at the City of Wildwood regarding the naming of the 52' right-of-way road.

Sheet 5:

3. Extend the sidewalk on C-462 north to the 52' right-of-way road. The sidewalk adjacent to C-466A should be 8' per the Developer's Agreement. A 5' sidewalk will require a change to the Developer's Agreement. Be advised, Sumter County is planning to build the 8' sidewalk with their C-466A road widening project.

Sheet 6:

4. The water main at the connection point near C-466A needs to be located in a utility easement.
5. Consider placing stubs (tees, valves, and caps) on the water main adjacent to the North/South Access Road to allow for future connections into future development areas. This could reduce future construction costs for those properties when they are developed.



Sheet 7:

6. Provide assurance that the basin calculations and conveyance calculations include the future 52' right-of-way, in particular, the portion west of the North/South Access Road that the City may construct in the future. The City should not be responsible for any future DRA expansions or pipe upsizing in the future.
7. Provide knockouts on the storm structures in the 52' right-of-way road to be used for future drainage connections. Depending on the drainage calculations, if larger pipes are need to accommodate the future 52' roadway, these structures may need to be constructed with 'J' bottoms.
8. Provide a letter of approval from Sumter County for all drainage improvements in the C-466A right-of-way.
9. Change the plan note to "Remove and reconstruct" the Type 'F' curb.

Sheet 9:

10. The vertical curve at STA 11+00 does not meet the required length for a design speed of 30 mph. Provide detail for the vertical curve including the K and A values, the start and end station and elevations, and the high point station and elevation.

Sheet 10

11. A vertical curve is required at STA 15+50 for a design speed of 30 mph. Provide detail for the vertical curve including the K and A values, the start and end station and elevations, and the low point station and elevation.

Sheet 12

12. Provide grading information at the edge of pavement on the paved aprons/roadway stub outs to aid in future road construction tie-ins.

Sheet 16:

13. It was noted in the responses that a revised hydraulic analysis will be provided after pressure test results are obtained. Please note, the utility plans cannot be approved until a complete analysis is re-submitted.

Sheet 17:

14. An FDOT Type-D inlet is not a traffic bearing drainage structure and should not be installed in areas of vehicular use without an H20 Load Rated frame and grate specified. FDOT Type-C inlets are also permissible if a proper frame and grate is specified.
15. Provide detailed grading information for lift station tract.

Sheet L1-L4 / I1:

16. Provide a revised landscape plan for the new site layout.
17. Provide details for the landscape buffer surrounding the lift station including plant material, size, and quantities.



Lift Station Calculations:

18. Revise the flow calculations to be consistent with Table 7-8 of the revised LDRs. Alternatively, provide source information for the ERU coefficients utilized in the calculations.
19. Revise the flow calculations to be 250 gpd/ERU for each use.
20. The float elevations do not match the elevations on the plans. Also, there should be a minimum of 6" between the influent invert and the high level alarm. The operating volume of the wet well should also provide for future flows from the west.

Drainage Calculations:

21. Provide soil borings within the limits of the retention pond that support the proposed pond design parameters.
22. Provide pre-post comparisons for all offsite nodes including Pre Node 30 and Post Node 31.
23. It was noted in the responses that grading will be performed in the area of Pre Weir 1. Provide information on the plans for this grading.
24. Provided justification for the selected weir discharge coefficients of 0.75.
25. It was noted in the responses that stormwater for the 52' right-of-way will be addressed in the design of Phase II. Provide assurance that the basin calculations and conveyance calculations include the future 52' right-of-way, in particular, the portion west of the North/South Access Road that the City may construct in the future. The City should not be responsible for any future DRA expansions or pipe upsizing in the future.
26. Conveyance calculations were not included in the revised drainage report. Provide calculations that use the 25-year tailwater elevation for all storm runs with structures located in the public right-of-way per LDR 6.5.(d)(1)(A).

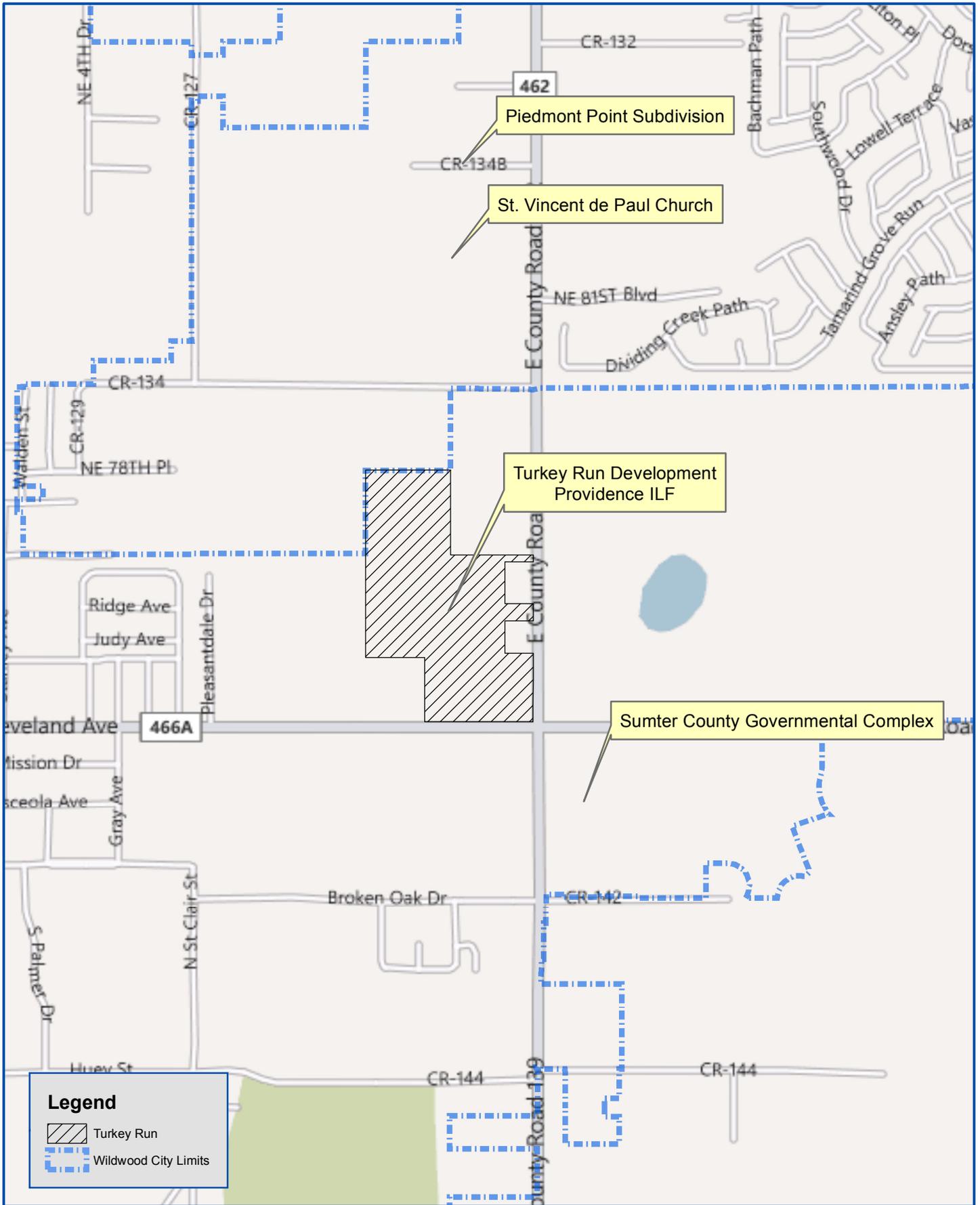
If applicant has any questions or would like to discuss any of the comments, please feel free to contact our office to schedule a meeting.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Richard V. Busche, P.E.

Cc: City of Wildwood Development Review Committee
Chris Wert, P.E., Sumter County Public Works Department



Legend

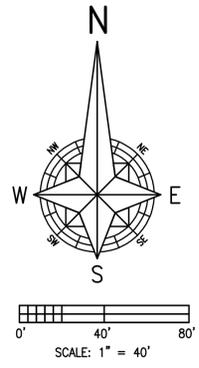
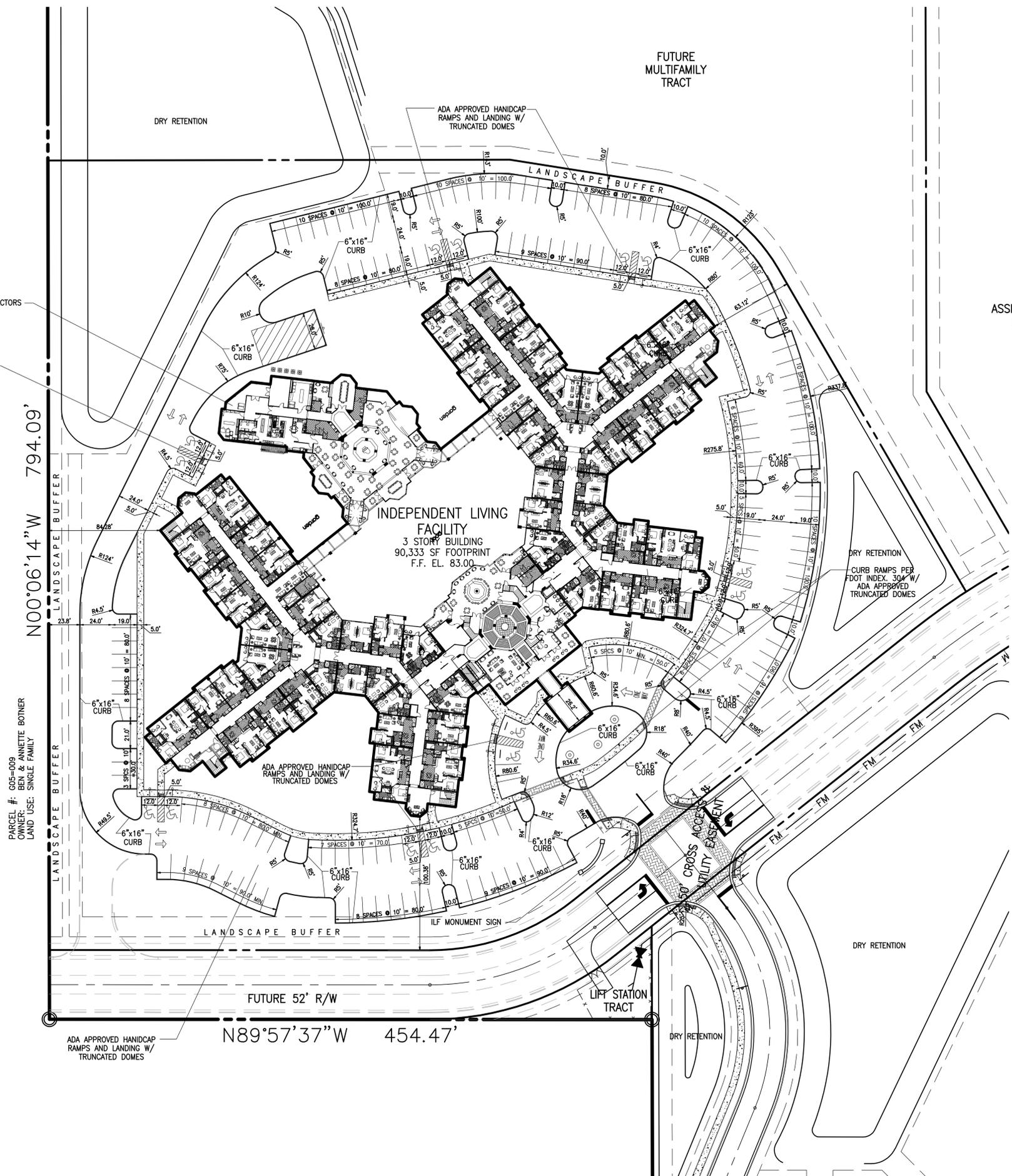
-  Turkey Run
-  Wildwood City Limits



1 inch = 1,000 feet

City of Wildwood, Florida
Turkey Run Development & Providence ILF





PROJECT DATA

TOTAL AREA:	330,300 SF 7.58 ACRES
PROPOSED ZONING:	PUD
PROPOSED LAND USE:	INDEPENDENT LIVING FACILITY
PROPOSED # OF BEDS:	191 BEDS
MAX. IMP. AREA ALLOWED:	247,725 SF 75.0%
IMPERVIOUS AREA:	217,754 SF 65.9%
BUILDING FOOTPRINT AREA:	90,333 SF 27.3%
PARKING/DRIVES AREA:	84,590 SF 25.6%
CONCRETE AREA:	9,801 SF 03.0%
MISC. (FUTURE/PATIO/ETC.):	33,030 SF 10.0%
REQUIRED OPEN SPACE:	82,575 SF 25.0%
PROPOSED OPEN SPACE:	93,990 SF 28.5%
PERIMETER BUFFERS:	46,961 SF 14.2%
PARKING L/S ISLANDS:	8,952 SF 02.7%
INTERIOR LANDSCAPE AREAS:	19,521 SF 05.9%
50% RETENTION AREAS:	18,556 SF 05.6%
F.A.R. PROVIDED:	0.8366
TOTAL BUILDING AREA:	90,333 SF x 3 STORIES = 270,999 SF
PROPOSED BUILDING HEIGHT:	50 FEET (3 STORIES)
PARKING REQUIRED:	1 SPACE/3 BEDS + 1/2 SPACE/EMPLOYEE 63 + 10 73 - TOTAL SPACES REQUIRED
HANDICAP SPACES REQUIRED:	4/100 REQUIRED + 1/ADDITIONAL 50 REQUIRED 4 HANDICAP SPACES REQUIRED
PARKING PROVIDED:	165 - 10'x19' REGULAR SPACES 14 - 12'x19' H/CAP SPACES 179 - TOTAL SPACES

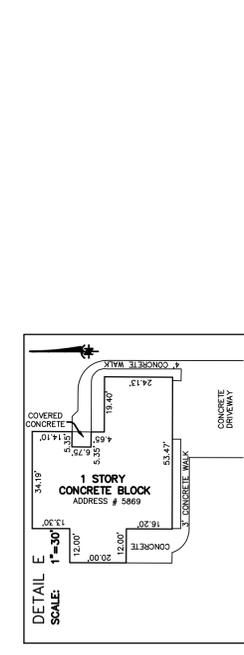
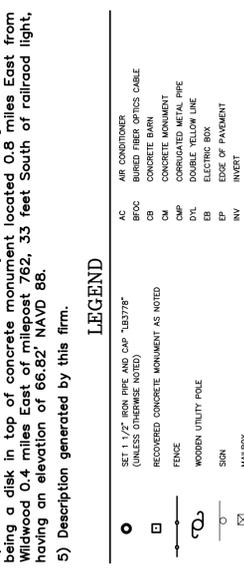
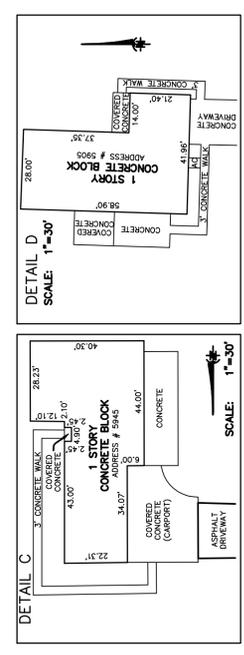
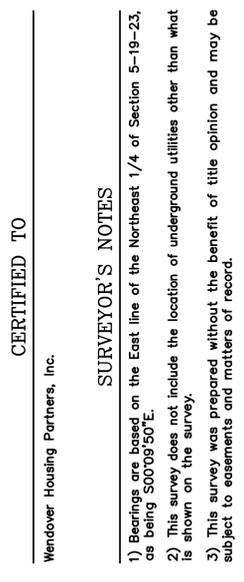
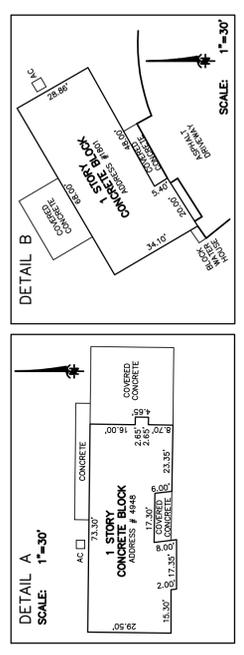
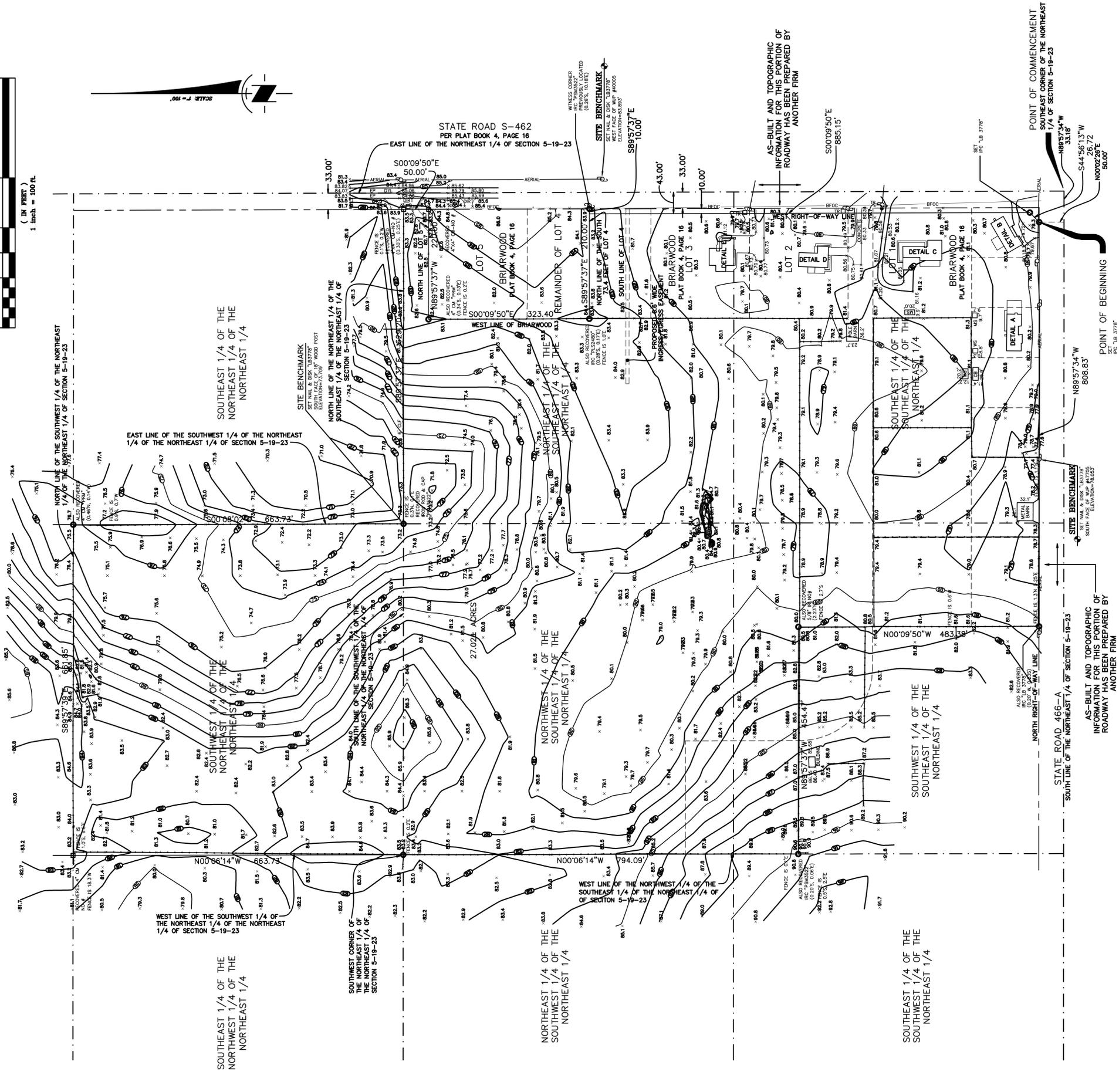
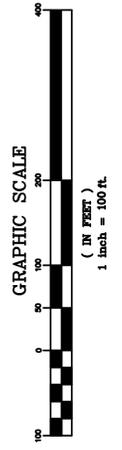
BUILDING SETBACKS		
LOCATION	REQUIRED	PROVIDED
52' RIGHT OF WAY	50 FEET	64.36 FEET
WEST	50 FEET	73 FEET
SOUTH	50 FEET	73 FEET
EAST	50 FEET	63 FEET

LANDSCAPE SETBACKS		
LOCATION	REQUIRED	PROVIDED
52' RIGHT OF WAY	10 FEET	10 FEET
WEST	20 FEET	20 FEET
SOUTH	20 FEET	20 FEET
EAST	10 FEET	10 FEET

DATE:	MARCH 11, 2011	THIS	THIS	THIS	THIS	THIS	THIS
SCALE:	1" = 40'	DESIGNED:	THS	DRAWN:	SCM	CHECKED BY:	THS
JOB NO.:	05090	EMAIL:	tomskelton@bellsouth.net	DATE:	10/31/2011	REVISED PER WILWOOD, SUMTER CO & SWFWMD	SCM
				DATE:	06/24/2011	REVISED PER WILWOOD, SUMTER CO & SWFWMD	SCM
				DATE:			REVISIONS

AMERICAN CIVIL
ENGINEERING CO.
207 N. MOSS ROAD, SUITE 214 WINTER SPRINGS, FLORIDA 32708
PHONE (407) 327-7700 FAX (407) 327-6227
CERTIFICATE OF AUTHORIZATION NO. 00008729

ILF SITE PLAN
**PROVIDENCE
INDEPENDENCE COMMUNITY
AT TURKEY RUN PUD**
WILWOOD, FLORIDA



CERTIFIED TO
Wendover Housing Partners, Inc.

DESCRIPTION
A portion of the Northeast 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida, and a portion of Lots 1 through 4, BRIARWOOD, as recorded in Plat Book 4, Page 16 of the Public Records of Sumter County, Florida, being more particularly described as follows:

SURVEYOR'S NOTES
1) Bearings are based on the East line of the Northeast 1/4 of Section 5-19-23, as being S00°09'50"E.
2) This survey does not include the location of underground utilities other than what is shown on the survey.
3) This survey was prepared without the benefit of title opinion and may be subject to easements and matters of record.
4) Elevations are based on Sumter County Benchmark Designation No. P 57, being a disk in top of concrete monument located 0.8 miles East from Midwood 0.4 miles East of Milepost 262, 35 feet South of railroad light, having an elevation of 66.52 NAVD 86.
5) Description generated by this firm.

LEGEND table with symbols for AC, BC, CB, CM, DP, EB, EP, INV, IRY, IBC, IUB, IES, NAO, PLS, PFM, RCP, TR, MS, WUP, etc.

BOUNDARY & TOPOGRAPHIC SURVEY A PORTION OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. Includes title block with date, field by, and other metadata.

CITY OF WILDWOOD
Board of Adjustment/Special Magistrate
Staff Report

Case Number: V 1110-02
Owner: Maricamp, LLC
Applicant: Sumter Retirement Residence, LLC/Tillman Engineering
Location: A portion of parcel D08=005, 7.03 Acres MOL

The applicant seeks approval of a variance for relief from the minimum 12" diameter storm sewer drain requirement required in the Land Development Regulations (LDRs). The applicant has submitted a site plan and variance application requesting a minimum 8" diameter storm sewer drain.

Per the City of Wildwood LDRs, subsection 6.4(E)(1)(a) requires a minimum 12" diameter storm sewer drain in grassed areas not subject to vehicular traffic when the primary source of the storm sewer is to accommodate open space drainage.

The LDRs are intended to provide minimum construction requirements that comply with other local, state, and federal requirements, particularly the Southwest Florida Water Management District (SWFWMD).

Pursuant to the City's Land Development Regulations, section 3.12 Variances, a variance may only 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 application 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:

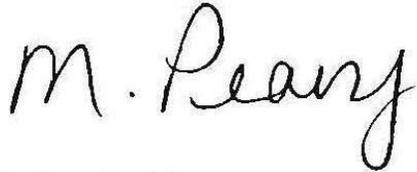
- (1) Substantial and exceptional narrowness, shallowness, geometry or small size of the property or buildings on said parcel of property inhibits the property from meeting the specifications set forth in this Code.
- (2) Substantial and exceptional topographical conditions.
- (3) Other substantial, 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 Code as it relates to drainage and storm-water management 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 approve or deny the Variance pursuant to subsections 1.7(B)(3) and 3.12(B)(3)(c) of the Land Development Regulations. If the board determines that a variance is not appropriate, it must state its reasons.

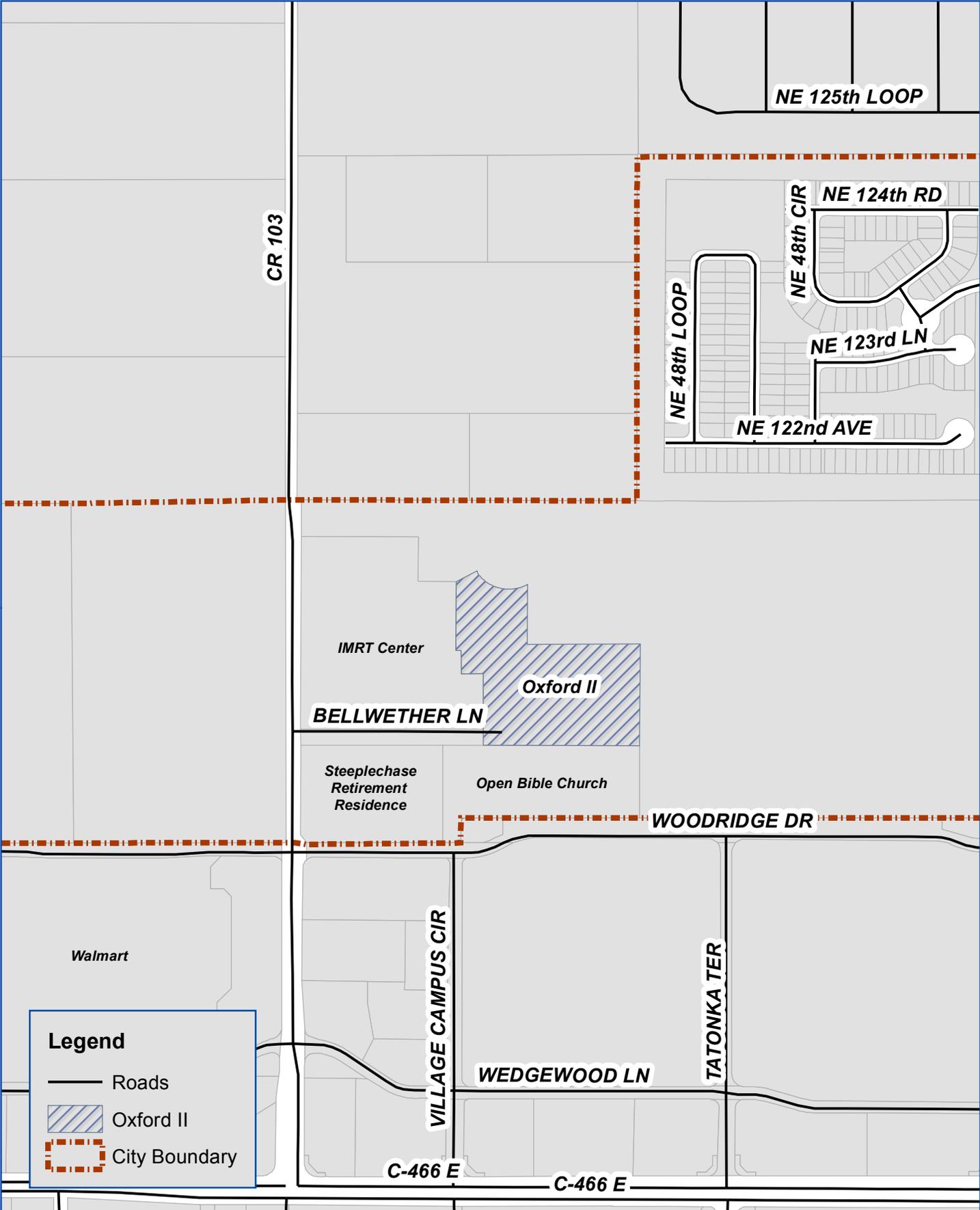
The public meeting was noticed pursuant to subsection 3.12(B)(2) of the City's Land Development Regulations. Placards were posted and Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, November 25, 2011.

There were twelve (12) letters sent out to the adjoining property owners. There were no responses returned.

A handwritten signature in black ink that reads "M. Peavy". The signature is written in a cursive style with a large, looped "M" and a long, sweeping "y".

DATED: December 1, 2011

Melanie Peavy
Development Services Director



Legend

-  Roads
-  Oxford II
-  City Boundary



1 inch = 500 feet

City of Wildwood, Florida
Oxford II Development
Portion of Parcel D08=005



Tillman & Associates
ENGINEERING, LLC.

October 26th, 2011

Melanie Peavy
Development Services Director
City of Wildwood
100 North Main Street
Wildwood, FL 34785

RECEIVED

OCT 26 2011

CITY OF WILDWOOD
Community Development Dept.

Project Name: Oxford II Retirement Residence
RE: Variance Request

Dear Mrs. Peavey:

The internal stormwater conveyance system of the Oxford II Retirement Residence has been designed to meet the frequency and duration criteria as outlined in the City of Wildwood LDR Chapter 6 .4 (F) Table 6-3. Included in the proposed stormwater conveyance system are the stormwater pipes and yard drains that surround the building. These stormwater pipes and yard drains have been design to capture the stormwater runoff from the roof and a small portion of planted flower beds. The size of these pipes vary from 8" – 12" and meet the 10yr-24hr frequency and rate criteria as outlined in Table 6-3.

We would like to request a variance from the City of Wildwood LDR Chapter 6 Section 6.4(E)(1)(a). which states:

Minimum pipe diameters may be reduced to 12 inches in grassed areas not subject to vehicular traffic when the primary purpose of the storm sewer is to accommodate open space drainage.

The proposed stormwater pipes that surround the building are in grassed areas and are not subject to vehicular traffic. The primary purpose of these storm sewer lines is to accommodate roof runoff. However, we feel that we have met the intent of the City of Wildwood LDR by providing the stormwater calculations which show we satisfy the frequency and rate criteria as outlined in Table 6-3. Additionally, we feel that our client has gone above and beyond the criteria as outlined in the LDR's by proposing these stormwater pipes. If the stormwater pipes are installed as proposed, erosion is less likely to occur and maintenance of the stormwater system will be kept to a minimum. Lastly, if we increased the size of these pipes to 12 inches, it would cost approximately \$20,000.00 in additional materials and construction costs.

Please find the following supporting documents for the variance submittal:

- One (1) Development Application
- One (1) check in the amount of \$575.00

Thank you for your consideration. Should you have any questions, do not hesitate to contact me.

Sincerely,



Jeff McPherson, P.E.
Tillman & Associates Engineering, LLC

Cc: Ron Jackson (w/ enclosures)
File

