



City of Wildwood, Florida
 Development Services Department
 100 N. Main St., Wildwood, FL 34785
 Tel: 352.330.1334 Fax: 352.330.1338
 www.wildwood-fl.gov

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

Planned Development Application

Note: For this type of development, a pre-application conference with the Development Services Director is MANDATORY prior to the completion of this form. Please schedule accordingly.

Contact Information:

Applicant Name: _____ Phone: _____
 Address: _____ E-mail: _____
 Owner Name: _____ Phone: _____
 Address: _____ E-mail: _____
 Engineer Name: _____ Phone: _____
 Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____
 *A project name is required for all submissions. Please choose a unique name for your project.
 Property Address: _____
 List Parcel Number(s): _____
 Current Use of Property: _____ Proposed Use of Property: _____
 Current Future Land Use (FLU) of Property: _____ Current Zoning of Property: _____
 Do you currently have City utilities? _____ Nearest Intersection: _____

Required Items for All Submittals:

Required for Planned Development Submittals:

- | | |
|---|---|
| <input type="checkbox"/> SumterGIS/Property Appraiser Website:
<input type="checkbox"/> Property Card Printout
<input type="checkbox"/> Current Deed
<input type="checkbox"/> Aerial Photo / Location Map Printout
<input type="checkbox"/> Future Land Use and Zoning Map Printout
<input type="checkbox"/> Legal Description in Microsoft Word format
<input type="checkbox"/> Two (2) CDs containing ALL of the above required submittal materials in PDF format; For plans, drawings in DWG format are acceptable in addition to PDF. | <input type="checkbox"/> Five (5) sets of plans, 24" x 36", with outside agency permits on cover page
<input type="checkbox"/> Five (5) sets of Landscaping Plan / Tree Survey
<input type="checkbox"/> Five (5) sets of Building Elevations
<input type="checkbox"/> Two (2) copies Signed and Sealed Boundary Survey
<input type="checkbox"/> Traffic Impact Study or Statement
<input type="checkbox"/> Environmental Assessment
<input type="checkbox"/> Preliminary Concurrency Analysis |
|---|---|

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through www.sumtergis.com/gis/. Legal descriptions MUST include the legal description for the ENTIRE development.

Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

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

Signature: _____ Date: _____

If application is being submitted by any person other than the legal owner(s) of the property, the applicant must provide a notarized Authorized Agent form(available on the City's Website) from the owner to submit application.

Additional Planned Development Requirements

All Conceptual Plans shall be prepared on sets of sheets 24" x 36". A key map must be provided for easy navigation through the individual sheets. All site plans are required to meet the City's design district standards. Plans shall contain the following information at a minimum (for a more comprehensive listing, see the City of Wildwood Land Development Regulations, §8.4). In addition, all Planned Developments require a Planned Development Agreement (LDR §8.6), the requirements of which are also outlined below.

Required on Conceptual Plans for All PD Submittals (LDR §8.4):

- Legal Description of the Property
- Location Map
- Zoning of Adjacent Parcels
- Density and Intensity of Land Uses Throughout Site, with Tabulations by Acreages and Percentages Thereof
- Number, Type, and Location of All Recreation Facilities, Open Space, and Preservation Areas, with Tabulations by Acreages and Percentages Thereof
- Number, Type, and Location of All Residential Buildings and Dwelling Units
- Square Footage and Location of All Nonresidential Buildings
- Internal Transportation Network and Facilities Including Provisions for Pedestrian and Multi-Modal Where Available
- Identification of Adjacent External Transportation Network
- Location of Nearest Potable Water, Sanitary Sewer, and Reuse Lines in Relation to the Project
- Applicable Zoning Districts
- Any Additional Data, Plans, or Specifications Pertinent to the Proposed Project Determined at the Pre-Application Conference

Additional Materials (as applicable):

- Sign Application
- Tree Removal Permit
- An executed copy of any existing agreements with the City which affect this project.

Planned Development Agreement (LDR §8.6):

- Name of Property, Applicant, or Petitioner
- Legal Description of the Property
- Statistical Information
 - Total Acreage of the Site
 - Number of Residential Units per Dwelling Type
 - Number of Nonresidential Land Uses by Type and Size (gross square footage) to be Allowed
 - Minimum Amount of Open Space to be Retained
- Phasing Schedule (if applicable)
- Statement Providing a Detailed Listing of Performance Standards to be Adhered to by the PD
 - Standards for Building Setbacks
 - Lot Frontages
 - Residential Densities
 - Floor Area Ratios (FAR)
 - Impervious Surface Ratios (ISR)
 - Building Heights
 - Right-of-Way Widths
 - Other Applicable Standards
- Statement Indicating the Project's Adherence to Design District Standards
- Measures for Water and Energy Conservation
- Applicable Environmental Considerations
- Access and Transportation Considerations
- Entity Responsible for Maintenance of Open Space and Common Areas
- Demonstration of Internal and External Interconnectivity for Infrastructure, Open Space, and Environmental Systems

IMPORTANT: You will be issued a Project Number and Project Name after submitting your application. All future correspondence regarding your project, including additional submittals or requests for additional documentation, should be directed to Development@wildwood-fl.gov with your Project Number and Project Name in the subject line.

Note: If no significant construction has started on the approved planned development within 24 months of approval, the planned development agreement shall lapse and be of no further effect, rendering the planned development agreement void. The City Commission may extend the planned development agreement for periods of up to 12 months, provided the applicant can demonstrate why said development was delayed under the original approval.

Residential Planned Developments (RPD) shall be allowed in all single use residential FLU designations EXCEPT Agriculture-10 and Agriculture-5.

Commercial/Industrial Planned Developments (CIPD) shall be allowed in all single use nonresidential FLU designations.

Mixed Use Planned Developments (MUPD) shall be allowed in all mixed use FLU designations EXCEPT Residential/Institutional/Office or Residential Mixed Use.

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