



City Hall

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

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

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

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

HUMAN RESOURCES
Extension 105
330-1339 Fax

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

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

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

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

WATER
801 E. Huey Street
330-1346
330-1347 Fax

AGENDA June 27th, 2013 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

Approval of minutes from the Planning and Zoning Board as Local Planning Agency meeting of May 7th, 2013.

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

**CP 1305-01 MKK Investments
(Parcel D17=054)**

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

4. **FORUM**

5. **ADJOURNMENT:**

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

Approval of minutes from the June 4th, 2013 Planning & Zoning Board/ Special Magistrate meeting.

7. **OLD BUSINESS:**

None

AGENDA

June 27th, 2013 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

8. NEW BUSINESS:

RZ 1305-01 MKK Investments (Parcel D17=054)

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

SP 1305-01 Hughes Brothers Construction Office (A portion of parcel G07=133, now G07=274)

Site Plan approval for a 9,600 sq. ft. construction office and shop with associated improvements and parking.

SP 1305-02 Russell Stover Expansion (Parcel F12=032C)

Site Plan approval for demolition and a 10,852 sq. ft. building expansion for retail candy sales with associated improvements.

RZ 1305-02 Oxford Oaks Planned Development (Parcels D18=040, D18=041, D18=064, D18=068, D18=069, approx. 218.5 acres)

Residential Planned Development approval for a subdivision consisting of 540 single family homes and one duplex (542 units total) with associated improvements.

RZ 1306-01 Wildwood Entertainment Park (Parcels G19=011 and G30=048)

Commercial / Industrial Planned Development approval for an Entertainment Park / Mud Bog.

SP 1306-01 Wildwood Entertainment Park (Parcels G19=011 and G30=048)

Site Plan approval for an Entertainment Park / Mud Bog consisting of two mud holes, a volleyball court, a 576 sq. ft. tower, and a 3,414 sq. ft. concrete truck pull area with associated improvements.

AGENDA
June 27th, 2013 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

9. FORUM

10. 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
Acting as the Local Planning Agency
May 7, 2013**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, May 7, 2013 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director and Paul Ketz, Senior Development Specialist.

The hearing was called to order at 3:40 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes were approved and signed from the Planning and Zoning Board as Local Planning Agency meeting of April 2nd, 2013.

Melanie Peavy and Paul Ketz were sworn in at this time.

Old Business:

NONE

New Business:

CP 1302-01 Hughes Brothers (A portion of parcel G07=133)
Small-scale land use change from County Industrial to City Industrial.

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

The Special Magistrate asked if the applicant was present and wished to speak on the item. Although a representative was present, he declined to step forward to address the board unless there was a specific question.

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

No one from the public stepped forward at this time.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the criteria set forth in section 1.7(D) of the LDRs being met, I recommend approval of the comprehensive plan amendment and Ordinance O2013-15 to the City Commission.

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

With no further business to discuss, the Planning and Zoning Board/Special Magistrate as Local Planning Agency meeting for the City of Wildwood was adjourned at approximately 3:46 p.m.

Date

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

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

Case No: CP 1305-01

Parcel Number(s): D17=054

Property Location: South of CR 466 and West of CR 106 in the Oxford Area

Owner: Anirudha Miryala

Applicant: Anirudha Miryala

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment from Sumter County "Commercial" to City of Wildwood "Commercial" for Parcel D17=054.

The amendment is consistent with the Joint Planning Area Future Land Use Map and simply reassigns the land use of the property from Sumter County "Commercial" to City of Wildwood "Commercial."

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

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

The applicant has recently annexed the subject property into the City, and now the City must assign it a Future Land Use Map designation. The applicant intends on developing the property as an office for his construction company.

This amendment will not increase the permitted development that is currently allowed on the subject property.

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

The proposed amendment is consistent with goals, objectives and policies of the Comprehensive Plan. Specifically, the proposed amendment is consistent with the intent of the Comprehensive Plan in promoting development within the Joint Planning Area. The proposed designation of "Commercial" is consistent with the agreed upon land use plan between the City and the County as shown on the Joint Planning Area Future Land Use Map which has been adopted into the City's Comprehensive Plan.

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

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

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

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

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

As previously stated, the proposed amendment is consistent with the Joint Planning Area Future Land Use Map. The amendment does not increase the allowable development on the property. As such, the amendment will not adversely affect any public facilities or services.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance #02013-22** (attached), to be forwarded to the City Commission for further action.

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

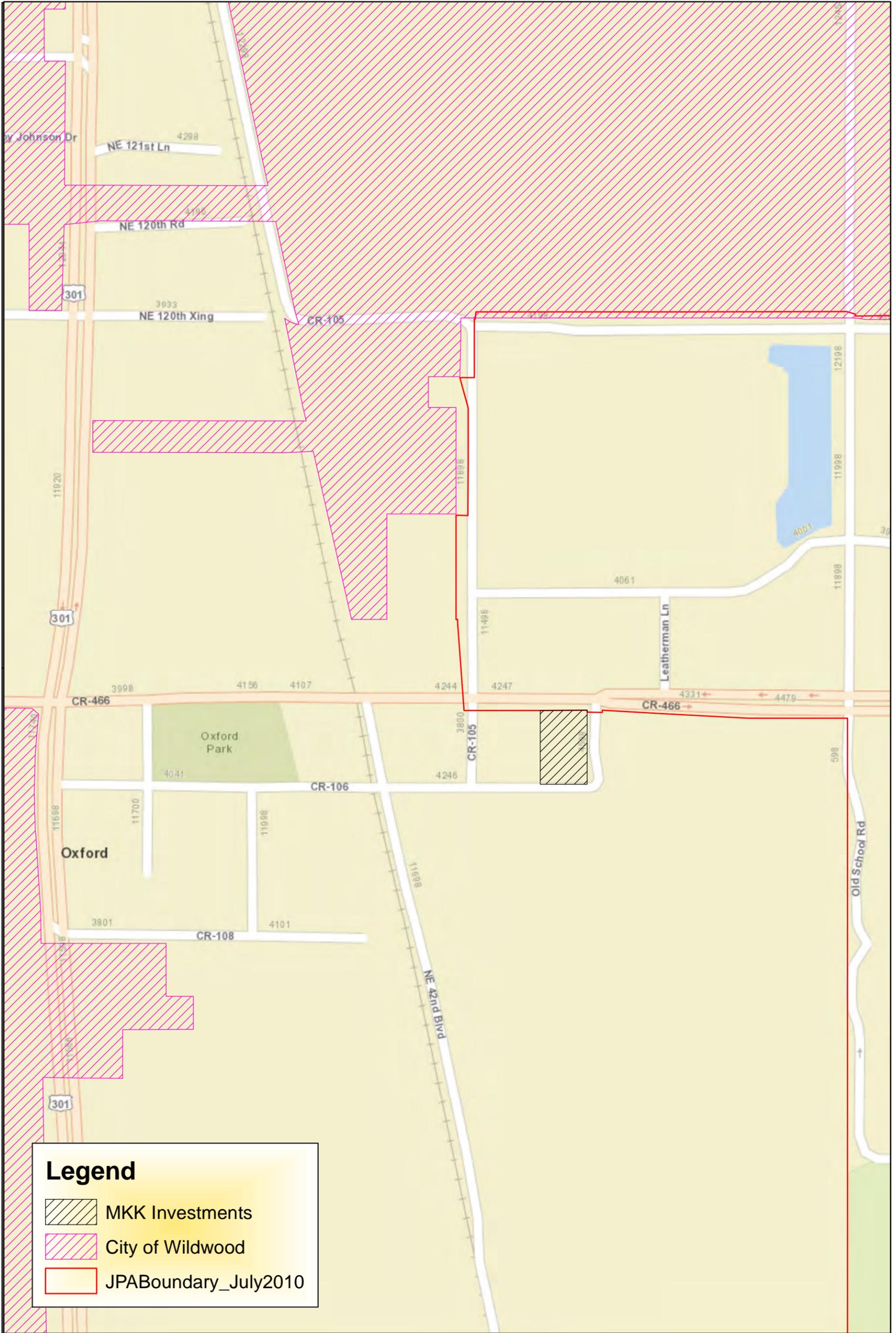
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on June 14, 2013.

DATED: June 20, 2013



Jason McHugh
Development Services Coordinator/ City Planner

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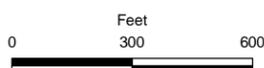


Legend

-  MKK Investments
-  City of Wildwood
-  JPABoundary_July2010



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 100 North Main Street
 Wildwood, FL 34485
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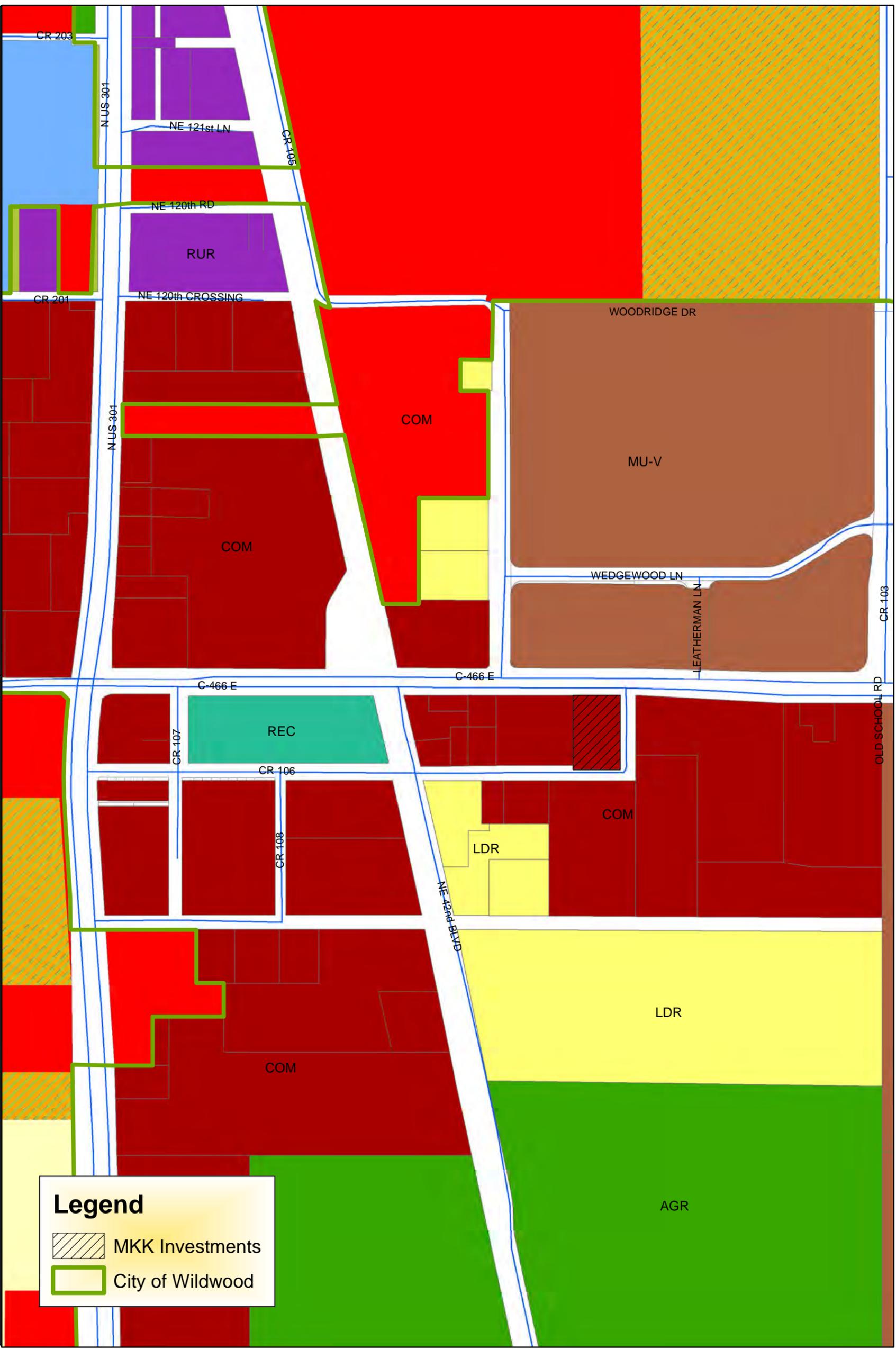
Location Map

**MKK Investments
 WILDWOOD, FLORIDA**

May 2013

Annexation

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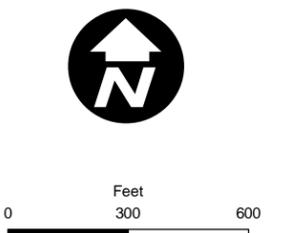


Legend

-  MKK Investments
-  City of Wildwood

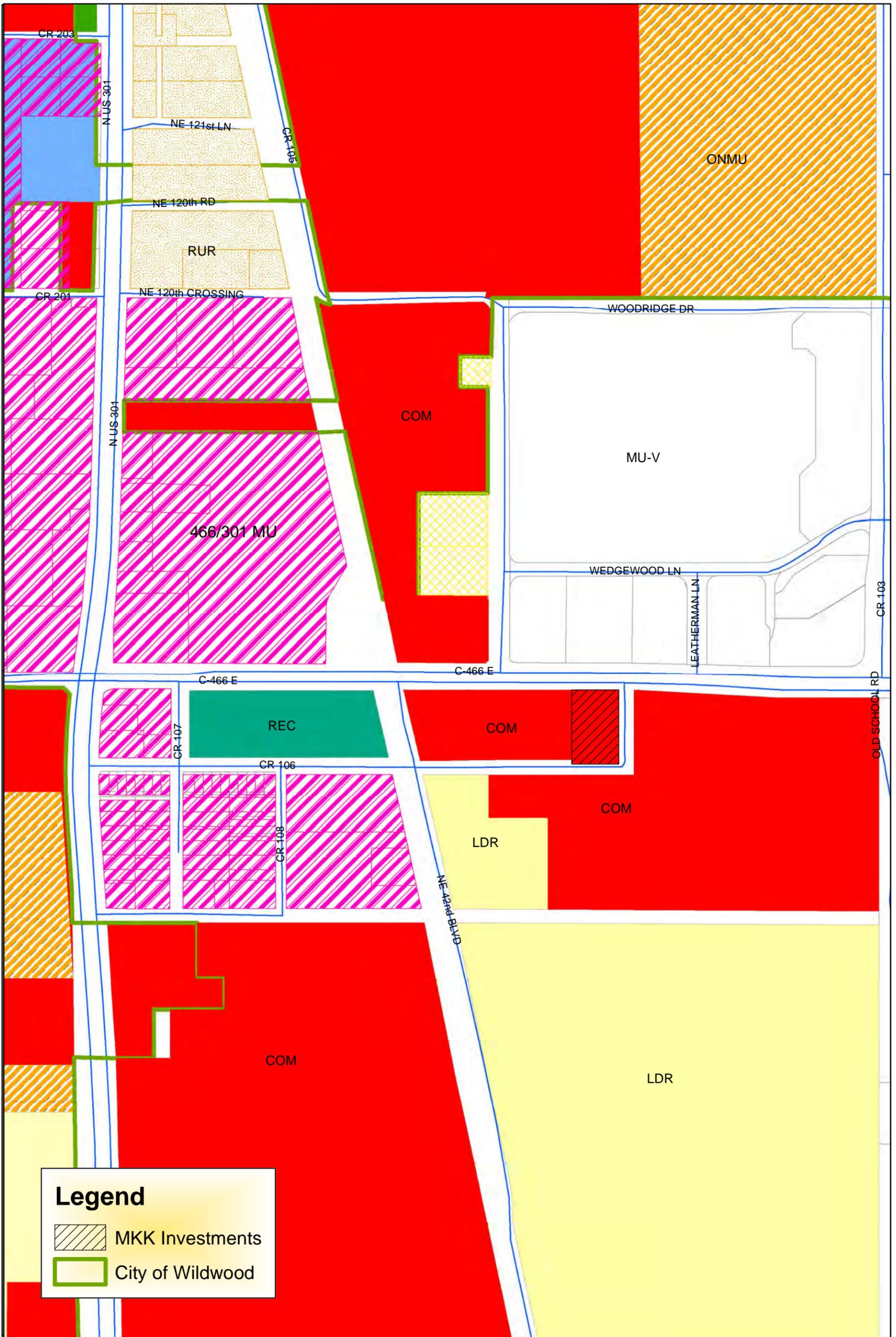


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Existing Future Land Use	
MKK Investments WILDWOOD, FLORIDA	
May 2013	Small Scale Comprehensive Plan Amendment

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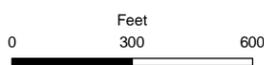


Legend

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Joint Planning Area
 Future Land Use

**MKK Investments
 WILDWOOD, FLORIDA**

May 2013

Small Scale
 Comprehensive Plan Amendment

ORDINANCE NO. O2013-22

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

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

Parcel # D17=054
1 +/- Acres

Legal Description

BEGIN 86.00 FEET EAST OF THE NORTHWEST CORNER OF BLOCK E, OXFORD, AS RECORDED IN PLAT BOOK 1, PAGES 32, PUBLIC RECORDS OF SUMTER COUNTY , FLORIDA, AND RUN SOUTH 269.47 FEET, EAST 161.22 FEET, NORTH 269.45 FEET, WEST 161.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.0 ACRES, MORE OR LESS.

This property is to be reclassified from County comprehensive plan category “Commercial” to City comprehensive plan category “Commercial.”

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

SECTION 1. The proposed amendment has been found to be consistent with the Joint Planning Area Future Land Use Map between the City and Sumter County.

SECTION 2. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the

Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 3. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

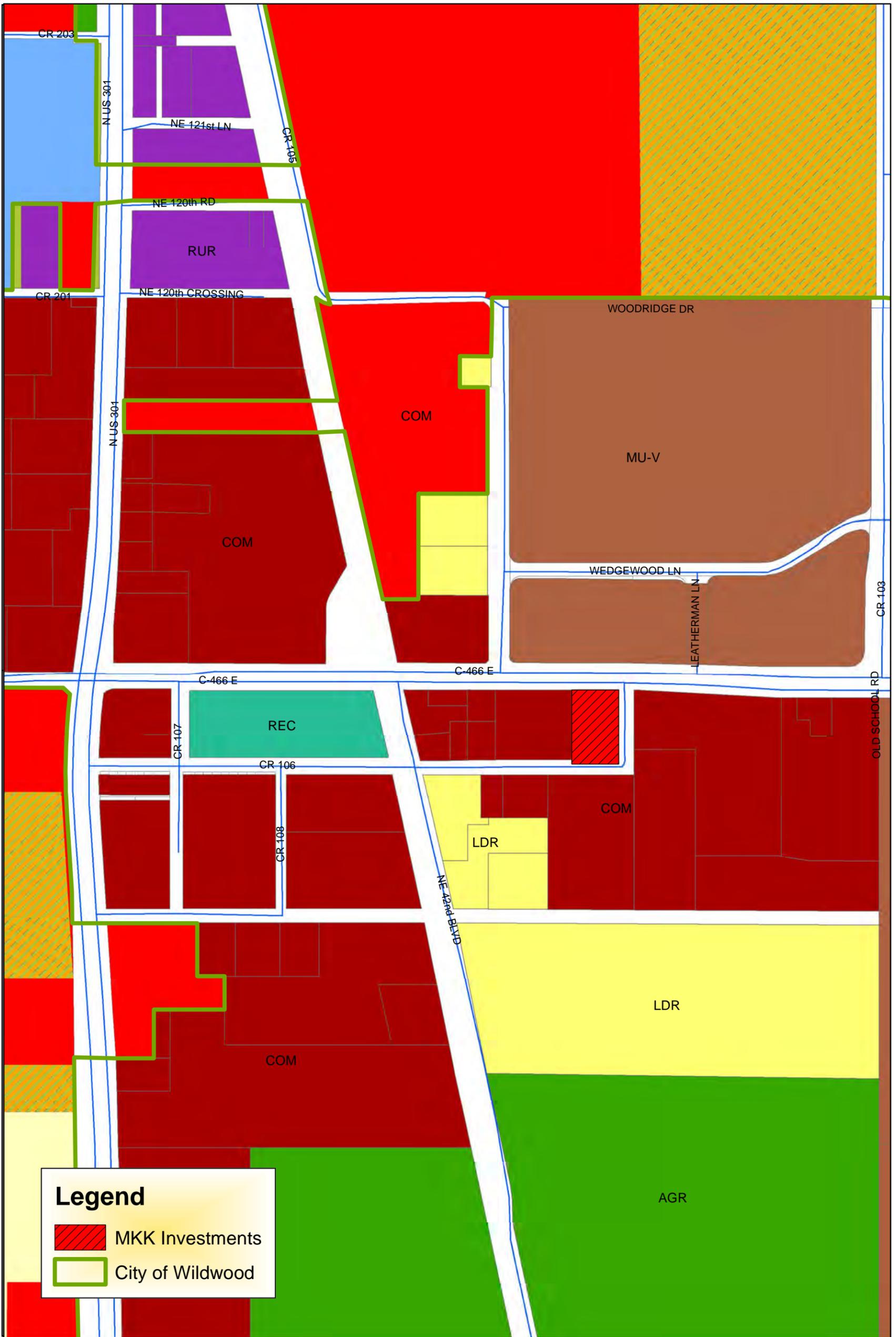
Jerri A. Blair, City Attorney

Ordinance O2013-22

“Exhibit A”

MKK Investments Proposed Future Land Use Map Designation

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Legend

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-  City of Wildwood



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Proposed Future Land Use

**MKK Investments
 WILDWOOD, FLORIDA**

May 2013

Small Scale
 Comprehensive Plan Amendment

**City of Wildwood
Planning and Zoning Board/Special Magistrate
June 4, 2013**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, June 4, 2013, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director (DSD); Terri O'Neal, GIS Technician; and Gene Losito, Kimley-Horn and Associates (KHA).

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the May 7th, 2013 regular Planning and Zoning Board were approved and signed.

Melanie Peavy and Gene Losito were sworn in at this time.

Old Business:

SP 1303-06 Providence II ALF at Turkey Run (A portion of parcel G05=013)
Site Plan approval for a 67,600 sq. ft. Assisted Living and Memory Care Facility with related improvements.

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

The Special Magistrate asked the City Engineer to step forward at this time. Gene Losito stepped forward to state that the project met the requirements under the LDRs, that the City Engineer had previous comments on the project, and that those comments have been resolved to their satisfaction.

The Special Magistrate asked if the applicant was present and wished to speak on the item.

Justin Kovacsik stepped forward and was sworn in at this time.

Justin Kovacsik addressed specifics of the project, such as the number of units (140, 108 Assisted Living, with 32 Memory Care units), the number of individuals that would be employed by the facility (80 total over multiple shifts, but 15 to 20 on property at any given time), and a description of how the second project compares to their recently completed ILF, Providence I.

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

No one from the public stepped forward at this time.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 4.4 of the LDRs having been submitted, I recommend approval of project SP 1303-06 to the City Commission.

New Business:

NONE

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

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at approximately 3:07 p.m.

Date

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

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1305-01
Parcel Number(s): D17=054
Property Location: South of CR 466 and West of CR 106 in the Oxford Area
Owner: Anirudha Miryala
Applicant: Anirudha Miryala

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "CL" to City of Wildwood "C-3: General Commercial - Highway" for Parcel D17=054. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1305-01).

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

- (a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to "C-3: General Commercial - Highway" is consistent with the proposed Future Land Use Map designation of "Commercial."
- (b) The existing land use pattern of the surrounding area;
The proposed rezoning is compatible with the land use pattern of the surrounding area. The subject property is located in an urbanized area of Oxford on the south side of CR 466 across from Walmart and adjacent to the Murphy Oil gas station. The property will contain commercial offices which is an appropriate use for property giving its location.
- (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;
The proposed rezoning will not have an adverse effect on public facilities and services. The amendment will not increase the amount of potential development on the subject property that is currently allowed under its Sumter County zoning classification. As such, there are no additional impacts to public facilities.
- (d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
The rezoning is necessary to accommodate the proposed use of the property and to bring the property in compliance with the Future Land Use Map. Further, the property has been annexed into the City and now must be given a City zoning designation.
- (e) Whether the proposed change will adversely influence living conditions in the neighborhood;
This amendment will not adversely impact living conditions in the area. The amendment is consistent with the current land use pattern of the vicinity which contains a mix of residential, office, and retail uses. This amendment simply assigns a City zoning designation to the property that is no more intense than what is currently allowed by the Sumter County zoning designation.

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

The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. The rezoning will not increase the amount of permitted development on the subject property that is currently allowed under its Sumter County zoning classification.

(g) Whether the proposed change will adversely affect property values in the adjacent area;

The proposed rezoning should not adversely impact living property values within the area. This amendment simply assigns a City zoning designation to the property already zoned for industrial uses under Sumter County's zoning regulations.

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

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

(i) Whether the proposed change will constitute a grant or special privilege.

The proposed rezoning will not constitute a grant of special privilege.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance #O2013-23 (attached).**

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

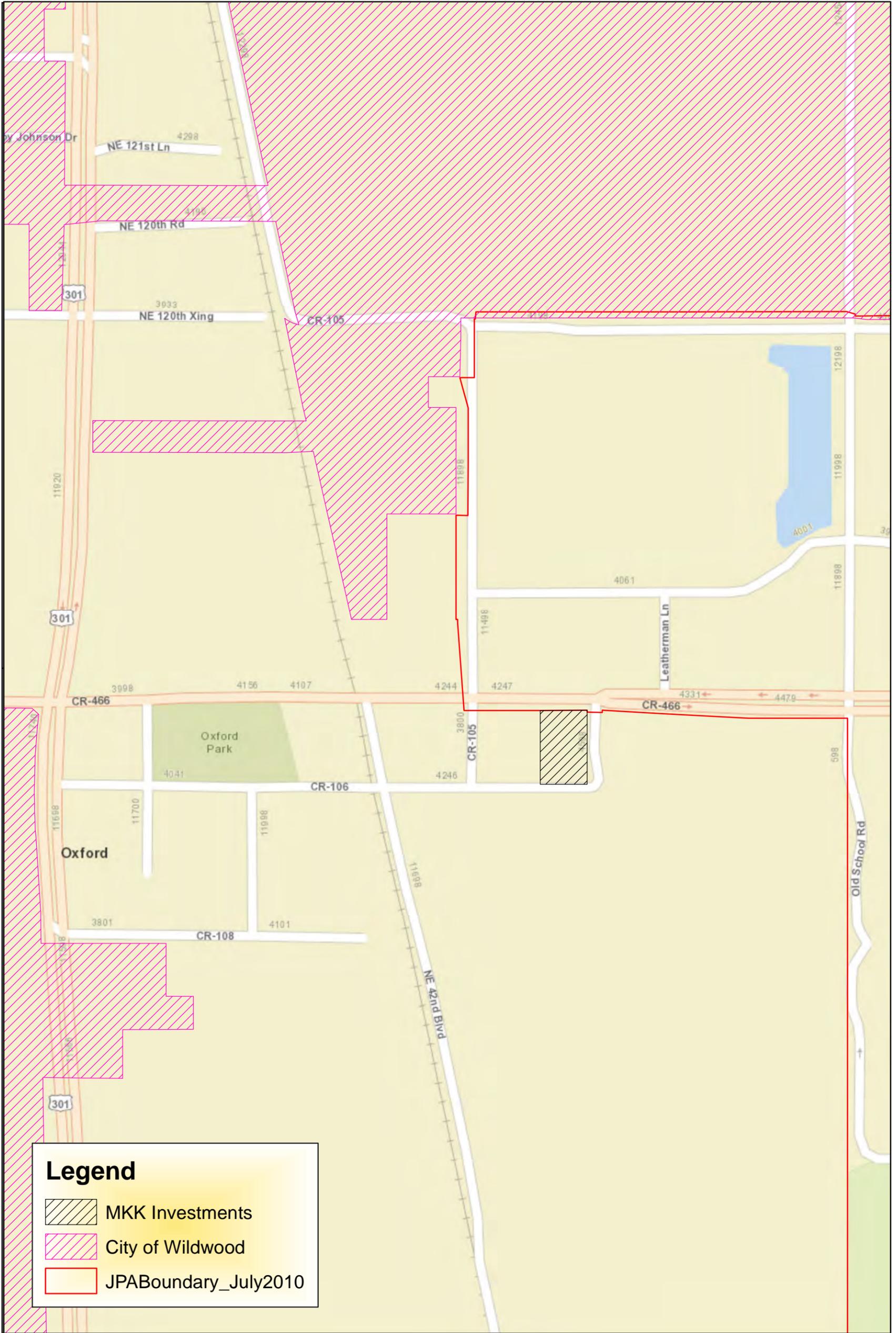
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on June 17, 2013.

DATED: June 20, 2013



Jason F. McHugh
Development Services Coordinator/ City Planner

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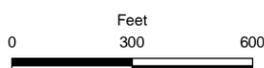


Legend

-  MKK Investments
-  City of Wildwood
-  JPABoundary_July2010



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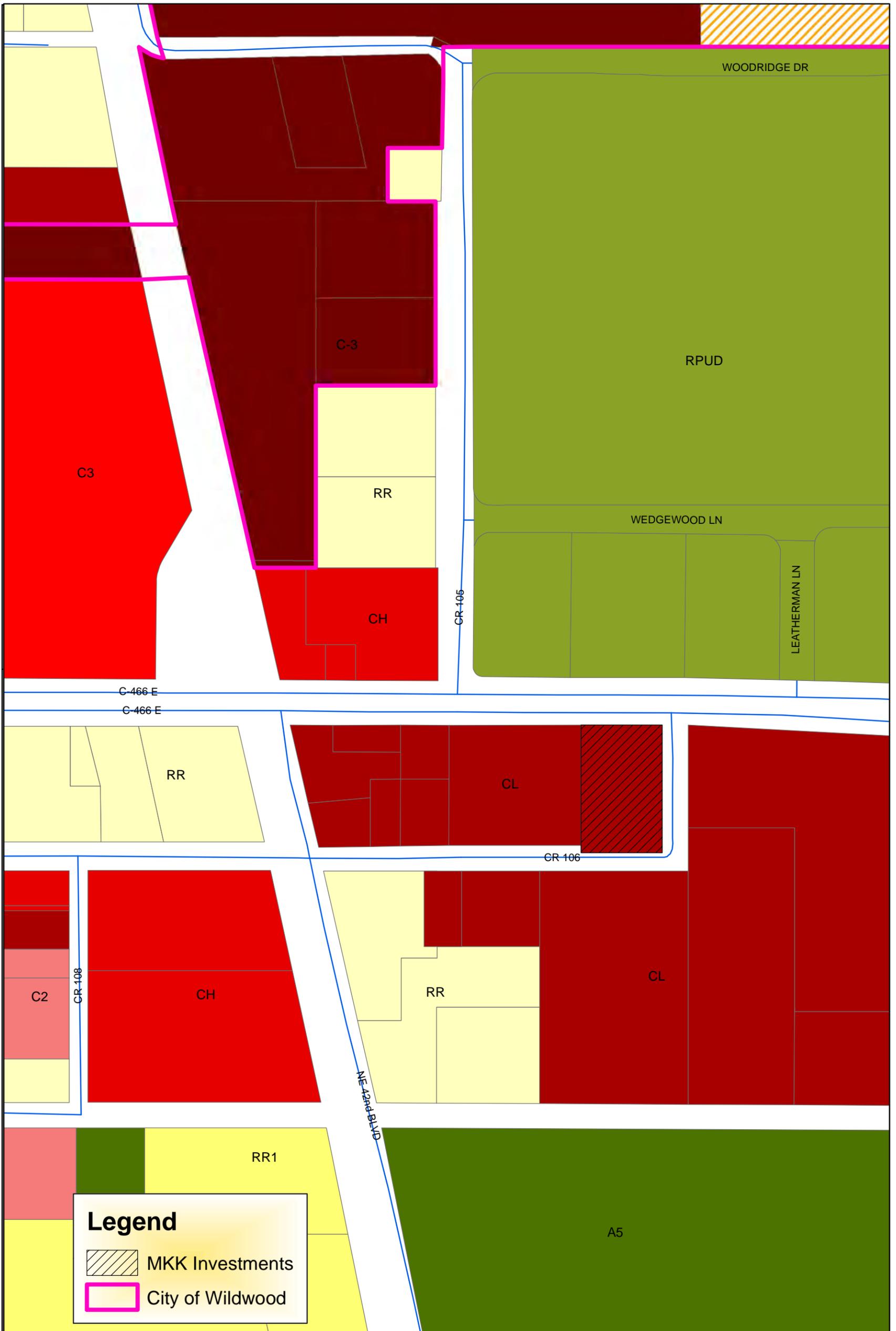
Location Map

**MKK Investments
 WILDWOOD, FLORIDA**

May 2013

Annexation

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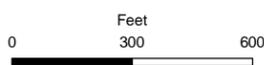


Legend

- MKK Investments
- City of Wildwood



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Existing Zoning

**MKK Investments
 WILDWOOD, FLORIDA**

May 2013

Rezoning

ORDINANCE NO. O2013-23

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

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

Parcel # D17=054
1 +/- Acres

LEGAL DESCRIPTION

BEGIN 86.00 FEET EAST OF THE NORTHWEST CORNER OF BLOCK E, OXFORD, AS RECORDED IN PLAT BOOK 1, PAGES 32, PUBLIC RECORDS OF SUMTER COUNTY , FLORIDA, AND RUN SOUTH 269.47 FEET, EAST 161.22 FEET, NORTH 269.45 FEET, WEST 161.22 FEET, TO THE POINT OF BEGINNING.

This property is to be reclassified from County "CL" to City "C-3: General Commercial-Highway."

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

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

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

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST:

Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

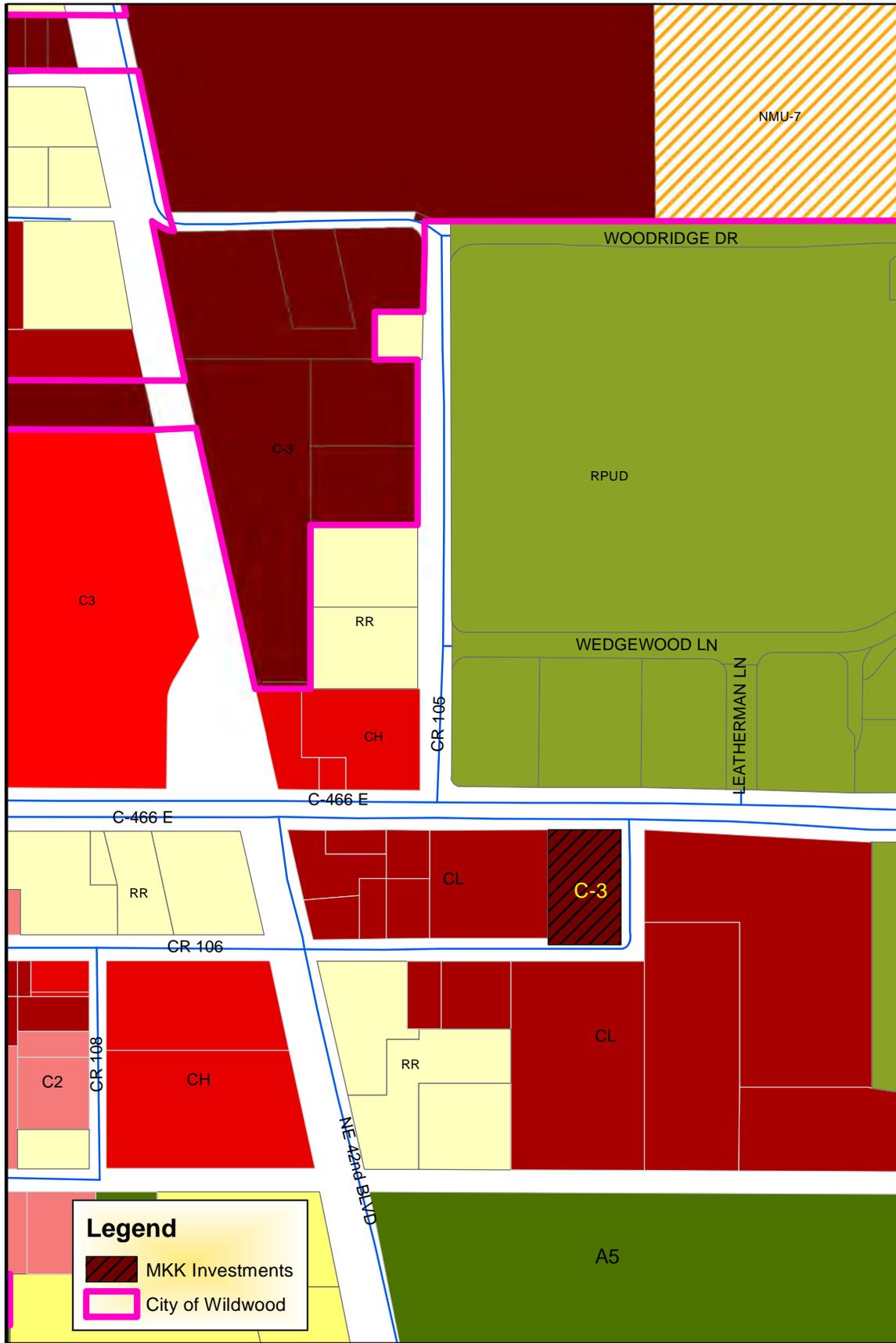
Approved as to form:

Jerri A. Blair, City Attorney

Ordinance O2013-23

“Exhibit A”

MKK Investments Proposed Zoning Map



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Legend

- MKK Investments
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Feet
 0 190 380

Proposed Zoning

**MKK Investments
 WILDWOOD, FLORIDA**

May 2013

Rezoning

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

Case No: SP 1305-01 – Hughes Brothers Construction Office

Owner: Chad Hughes, Manager

Applicant: Hughes Brothers Properties, LLC

Parcel: A portion of parcel G07=133 (now parcel G07=274)

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 9,600 sq. ft. construction office and shop with associated improvements and parking.

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

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

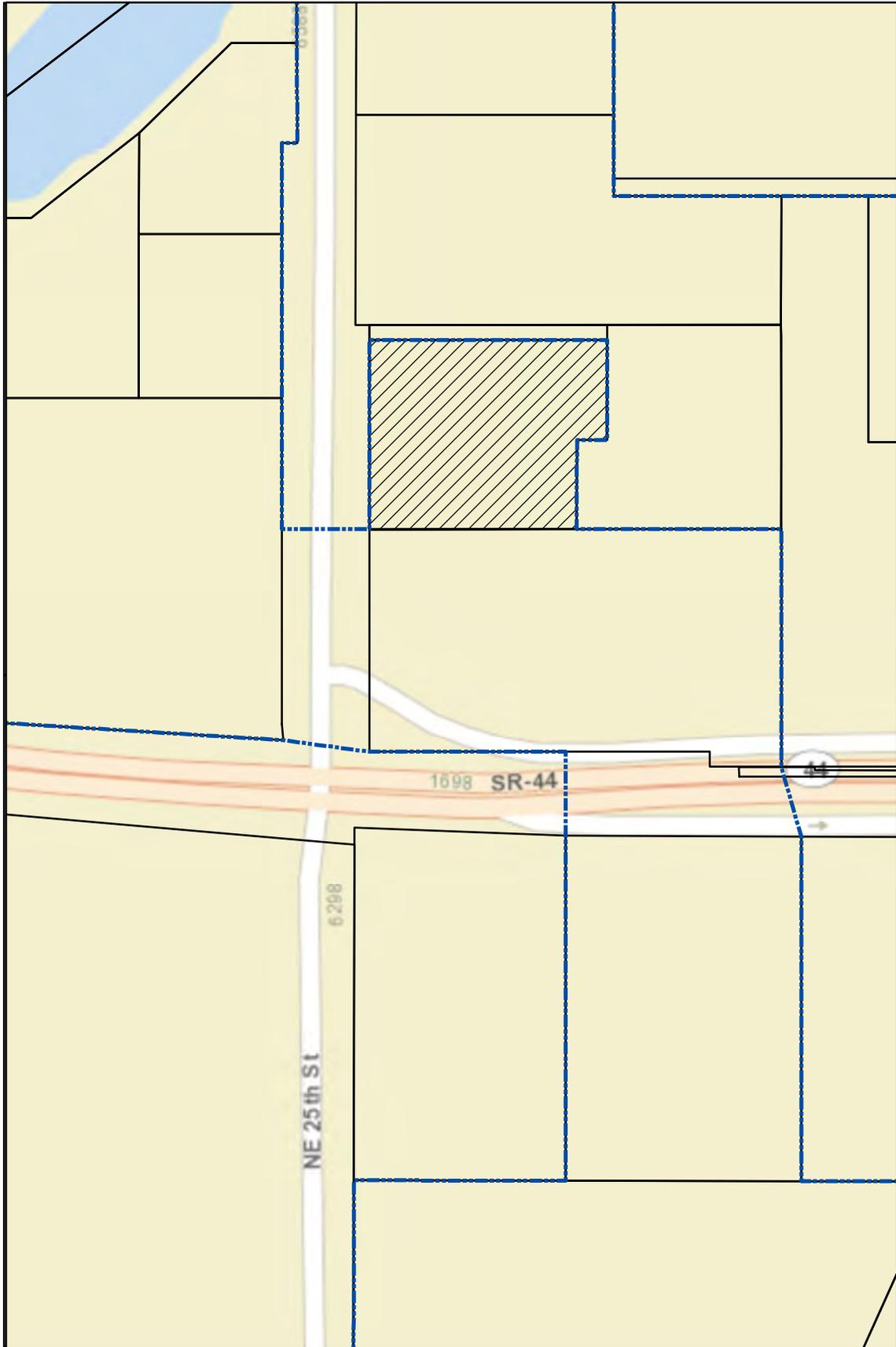
Under subsection 1.7 (B)(1) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Site Plans in accordance with the procedure outlined in subsection 1.14 (B)(5) and the criteria for the approval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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Monday, June 17, 2013.



DATED: June 21, 2013

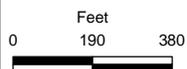
Melanie D. Peavy
Development Services Director



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LOCATION MAP

WILDWOOD, FLORIDA

May 2013

HUGHES BROTHERS

MAP OF BOUNDARY SURVEY

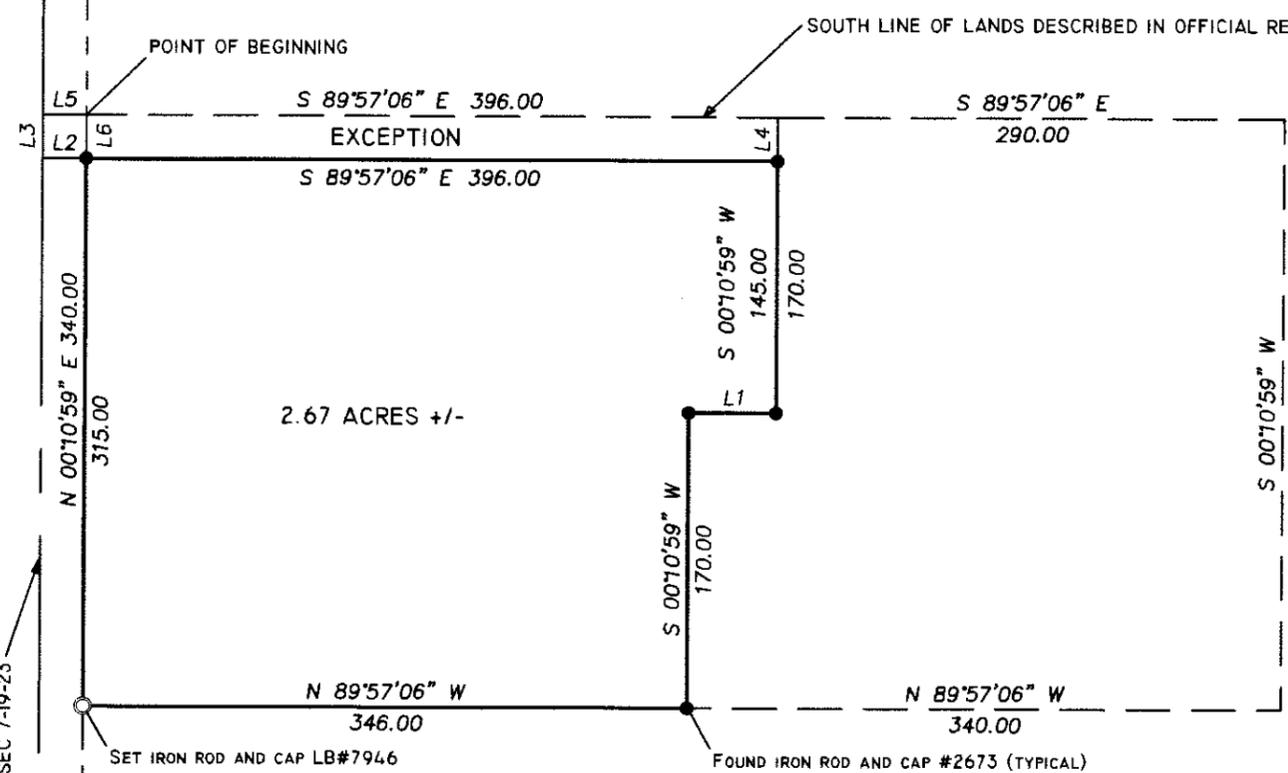
SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

POINT OF REFERENCE
FOUND CONCRETE MONUMENT
NW CORNER OF NW 1/4, SW 1/4 SEC 7-19-23

COUNTY ROAD NO. 213 (WALKER ROAD) ASPHALT PAVEMENT AND R/W WIDTH VARIES

WEST LINE OF NW 1/4 OF SW 1/4 SEC 7-19-23

LINE NO.	BEARING	DISTANCE
L1	N 89°57'06" W	50.00
L2	S 89°57'06" E	25.00
L3	S 00°10'59" W	25.00
L4	S 00°10'59" W	25.00
L5	S 89°57'06" E	25.00
L6	N 00°10'59" E	25.00



Abbreviations

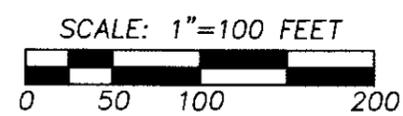
N = NORTH	(F) = FIELD MEASUREMENT
E = EAST	(P) = PLAT CALL
W = WEST	(D) = DEED
S = SOUTH	(C) = CALCULATED FROM FIELD MEASUREMENT
(OR ANY COMBINATIONS SUCH AS NE, SW, ETC.)	CH = CHORD
' = DEGREES WHEN USED IN A BEARING	CB = CHORD BEARING
' = MINUTES WHEN USED IN A BEARING	(R) = RADIAL DIMENSION
' = SECONDS WHEN USED IN A BEARING	R = RADIUS
' = FEET WHEN USED IN A DISTANCE	± = MORE OR LESS
' = INCHES WHEN USED WITH A DISTANCE	P.C.P. = PERMANENT CONTROL POINT
--- = RIGHT OF WAY LINE	P.R.M. = PERMANENT REFERENCE MONUMENT
— = CENTERLINE	C.L.F. = CHAIN LINK FENCE
- - - = BROKEN SCALE LINE	P.O.C. = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY	
CONC. = CONCRETE	CM = Concrete Monument
P.O.I. = POINT OF INTERSECTION	IP = Iron Pin
F.C. = FENCE CORNER	R = Radius
X-X = FENCE	L = Length
P.L.S. = PROFESSIONAL LAND SURVEYOR	T = Tangent
SRAC = SET REBAR & CAP	M = Measure
PVC = POLYETHYLENE VINYL CHLORIDE	Meas = Measure
PVI = POINT VERTICAL INTERSECTION	D = Description
PSM = PROFESSIONAL SURVEYOR MAPPER	Desc = Description
VC = VERTICAL CURVE	OR = Official Records
NOVD = NATIONAL GEODETICAL VERTICAL DATUM	LB = Licensed Business
N&D = NAIL AND DISK	NID = No Identification
	CLF = Chainlink Fence

LEGAL DESCRIPTION
 THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF SOUTHWEST 1/4, THENCE RUN S.00°10'59"W. ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF SOUTHWEST 1/4, A DISTANCE OF 560.00 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 583, PAGE 518 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE RUN S.89°57'06"E. ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 583, PAGE 518, A DISTANCE OF 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213 AND THE POINT OF BEGINNING; THENCE CONTINUE S.89°57'06"E. ALONG SAID SOUTH LINE A DISTANCE OF 396.00 FEET, THENCE S.00°10'59"W. A DISTANCE OF 170.00 FEET, THENCE N.89°57'06"W. A DISTANCE OF 50.00 FEET, THENCE S.00°10'59"W. A DISTANCE OF 170.00 FEET, THENCE N.89°57'06"W. A DISTANCE OF 346.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213, THENCE N.00°10'59"E. ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 340.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THE NORTH 25.00 FEET THEREOF. SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

THIS SURVEY IS CERTIFIED TO:
 CHAD HUGHES
 JUSTIN HUGHES
 GUARDIAN LAND TITLE, INC.
 FIRST AMERICAN TITLE INSURANCE
 HUGHES BROTHERS PROPERTIES, LLC

- LEGEND**
- ⊙ = Power Pole
 - ⊙ = Iron Pin
 - ⊙ = Concrete Monument
 - ⊙ = Water Meter
 - ⊙ = Centerline
 - ⊙ = Water Valve
 - ⊙ = Fire Hydrant
 - ⊙ = Sign
 - ⊙ = Light pole
 - ⊙ = Telephone Box
 - ⊙ = Telephone pole
 - ⊙ = Utility Pole
 - ⊙ = Sanitary Manhole
 - ⊙ = Telephone Manhole
 - ⊙ = Storm Manhole
 - ⊙ = Guy wire
 - ⊙ = Overhead utility lines
 - ⊙ = Drainage Inlet
 - ⊙ = FOUND 4"x4" CONCRETE MONUMENT NO IDENTIFICATION
 - ⊙ = FOUND IRON ROD AND CAP NO IDENTIFICATION
 - ⊙ = WOOD POWER POLE
 - ⊙ = SET N&D PLS 4393
 - ⊙ = FOUND IRON PIPE
 - ⊙ = SHOT PLACEMENT

- NOTES:**
1. SURVEY BASED ON EXISTING MONUMENTATION.
 2. BEARINGS ARE ON AN ASSUMED BASIS, CALL BASED ON THE WEST LINE OF THE NW 1/4 OF SW 1/4 OF SECTION 7-19-23 BEING S.00°10'59"W. AS REFLECTED HEREIN.
 3. DESCRIPTION PROVIDED BY THE CLIENT.
 4. UNDERGROUND IMPROVEMENTS, IF ANY, NOT LOCATED.
 5. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
 6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 7. THIS SURVEY DEPICTED HEREON IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 8. DATE OF FIELD SURVEY 1/19/2013 FIELD BOOK 1
 9. THE PROPERTY DEPICTED HEREON IS WITHIN ZONE C AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 120296 0125 B EFFECTIVE DATE: MARCH 15, 1982



SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION ON 1/16/2013. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

JOHN C. COUNTS JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4480

FOR THE FIRM:
GRADEWORKS, LLC LB 7946
4300 SE 79TH STREET
OCALA, FL 34480
(352) 266-6182

THIS CERTIFICATION IS INVALID UNLESS SIGNED AND SEALED WITH A RAISED, EMBOSSED SEAL.

DATE: 1/30/2013	GRADEWORKS, LLC	FOR: HUGHES BROTHERS CONST.
DWN: CC APR:	4300 SE 79TH STREET OCALA, FL 34480 LB# 7946	SHEET 1 OF 1

MAP OF TOPOGRAPHIC SURVEY

SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA

POINT OF REFERENCE
FOUND CONCRETE MONUMENT
NW CORNER OF NW 1/4, SW 1/4 SEC 7-19-23

S 00°10'59" W
560.00

POINT OF BEGINNING

N 1641494.3350
E 638980.4160
ELEV=58.32

SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS 583, PAGE 518

S 89°57'06" E 396.00

EXCEPTION

10' WIDE DIRT ROAD

S 89°57'06" E 396.00

LEGEND

- ⊙ = Power Pole
- ⊙ = Iron Pin
- ⊙ = Concrete Monument
- ⊙ = Water Meter
- ⊙ = Centerline
- ⊙ = Water Valve
- ⊙ = Fire Hydrant
- ⊙ = Sign
- ⊙ = Light pole
- ⊙ = Telephone Box
- ⊙ = Telephone pole
- ⊙ = Utility Pole
- ⊙ = Sanitary Manhole
- ⊙ = Telephone Manhole
- ⊙ = Storm Manhole
- ⊙ = Guy wire
- ⊙ = Overhead utility lines
- ⊙ = Drainage Inlet
- ⊙ = FOUND 4"x4" CONCRETE MONUMENT NO IDENTIFICATION
- ⊙ = FOUND IRON ROD AND CAP, IDENTIFICATION AS SHOWN
- ⊙ = SET N&D PLS 4393
- ⊙ = SHOT PLACEMENT
- ⊙ = FIBER OPTIC CABLE

NOTES:

1. SURVEY BASED ON EXISTING MONUMENTATION.
2. BEARINGS ARE ON AN ASSUMED BASIS, CALL BASED ON THE WEST LINE OF THE NW 1/4 OF SW 1/4 OF SECTION 7-19-23 BEING S.00°10'59"W. AS REFLECTED HEREIN.
3. DESCRIPTION PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS LOCATED AS FLAGGED BY LOCATOR SERVICE.
5. LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYER AND MAPPER.
7. THIS SURVEY DEPICTED HEREON IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8. DATE OF FIELD SURVEY 4/15/2013 FIELD BOOK
9. THE PROPERTY DEPICTED HEREON IS WITHIN ZONE C AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 120296 0125 B EFFECTIVE DATE: MARCH 15, 1982
10. STATE PLANE COORDINATES ARE NAD 83 AND REFERENCED TO NGS CONTROL POINT 18 92 GPS 4, WILDWOOD, FL.
11. THE ELEVATIONS SHOWN HEREON ARE NAVD 88 AND REFERENCED TO NGS BENCHMARK H 612 WILDWOOD, FL, ELEVATION = 58.04.
12. SEE BOUNDARY SURVEY BY THIS FIRM FOR LEGAL DESCRIPTION AND BOUNDARY INFORMATION DATED 01/30/2013.

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION ON 04/15/2013. I FURTHER CERTIFY THAT THIS TOPOGRAPHIC SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE FIRM:
GRADEWORKS, LLC LB 7946
4300 SE 79TH STREET
OCALA, FL 34480
(352) 266-6182

JOHN C. COUNTS JR
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4480

THIS CERTIFICATION IS INVALID UNLESS SIGNED AND SEALED WITH A RAISED, EMBOSSED SEAL.

DATE: 04/30/2013

DWN: cc APR:

SCALE: 1" = 50'

GradeWorks
LLC

GRADEWORKS, LLC
4300 SE 79th STREET
OCALA, FL 34480
(352) 266-6182 LB# 7946

FOR:
CHAD AND JUSTIN
HUGHES

SHEET 1 OF 1

LINE TABLE

NO.	BEARING	DISTANCE
L1	N 89°57'06" W	50.00
L2	S 89°57'06" E	25.00
L3	S 00°10'59" W	25.00
L4	S 00°10'59" W	25.00
L5	S 89°57'06" E	25.00
L6	N 00°10'59" E	25.00

Set iron rod and cap LB#7946
N 1641179.6890
E 638979.4660
ELEV=56.69

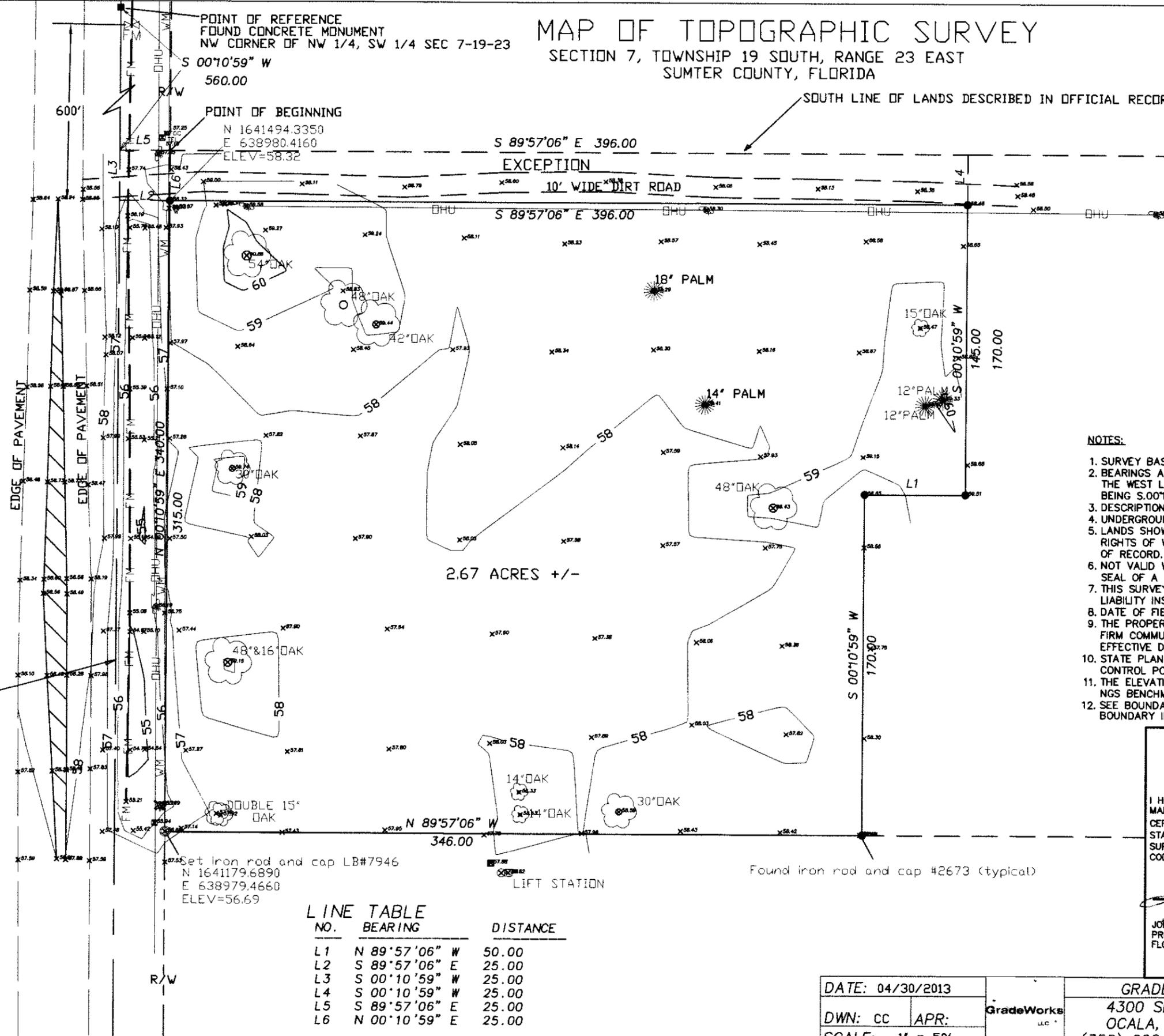
LIFT STATION

Found iron rod and cap #2673 (typical)

2.67 ACRES +/-

COUNTY ROAD NO. 213 (WALKER ROAD) ASPHALT PAVEMENT AND R/W WIDTH VARIES

WEST LINE OF NW 1/4 OF SW 1/4 SEC 7-19-23



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

Case No: SP 1305-02 – Russell Stover Expansion
Owner: Angela Ellsworth, Russell Stover Candies, Inc.
Applicant: Angela Ellsworth, Russell Stover Candies, Inc.
Parcel: F12=032C

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for demolition and a 10,852 sq. ft. building expansion for retail candy sales with associated improvements.

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

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

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

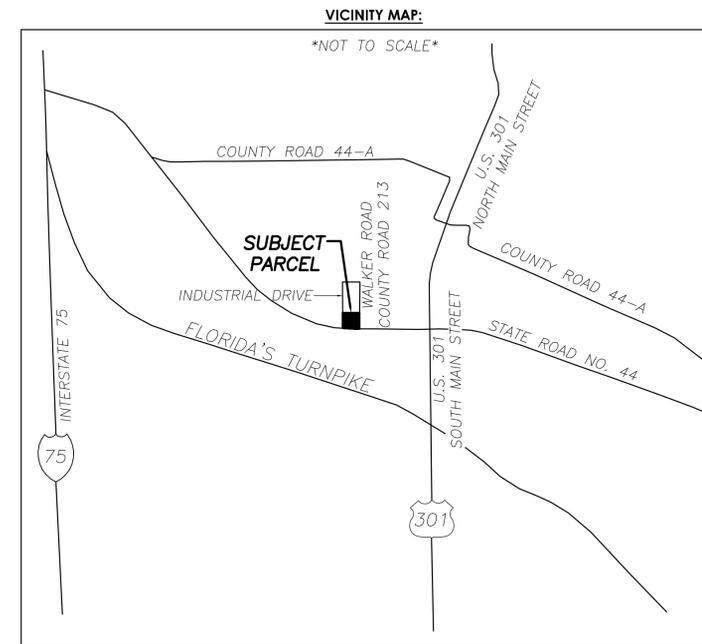
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Monday, June 17, 2013.



DATED: June 21, 2013

Melanie D. Peavy
Development Services Director

SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA



STATE PLANE COORDINATES:

POINT	NORTHING	EASTING	SCALE FACTOR
18 92 GPS 4	1642612.630	638902.040	0.999941518
(A)	1641387.620	638849.349	0.999941520
(B)	1640854.477	638847.590	0.999941520

DESCRIPTION:

(PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 362, PAGE 176 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA)

THAT PART OF THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

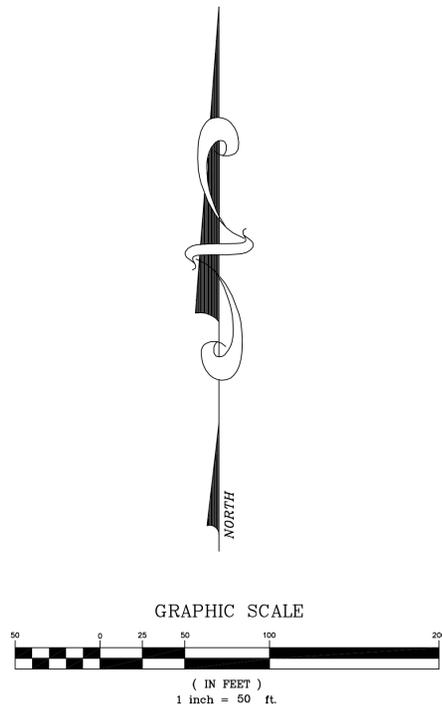
FROM A 6" ROUND CONCRETE MONUMENT AT THE N.E. CORNER OF THE SAID N.E. 1/4 OF S.E. 1/4, RUN S.00°10'59"W. ALONG THE EAST BOUNDARY OF SAID N.E. 1/4 OF THE S.E. 1/4 A DISTANCE OF 692.00 FEET, THENCE N.89°56'24"W. 105.74 FEET TO THE WEST RIGHT OF WAY OF WALKER ROAD AND POB OF THE FOLLOWING DESCRIBED PARCEL OF LAND. FROM SAID POB CONTINUE N.89°56'24"W. 539.26 FEET, THENCE S.00°10'59"W. 586.54 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 44, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5679.59 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND NORTH RIGHT-OF-WAY OF STATE ROAD 44, THROUGH A CENTRAL ANGLE OF 03°11'48.9" A DISTANCE OF 316.90 FEET, THENCE CONTINUE ALONG SAID RIGHT OF WAY N.03°31'00.7"E. 25.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5654.58 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND NORTH RIGHT-OF-WAY OF SAID STATE ROAD 44, THROUGH CENTRAL ANGLE OF 02°15'16.1" A DISTANCE OF 222.50 FEET TO THE WEST RIGHT-OF-WAY OF THE FOREMENTIONED WALKER ROAD, THENCE N.00°09'49"E. ALONG SAID WEST RIGHT-OF-WAY A DISTANCE OF 598.51 FEET TO THE POB AND END OF THIS DESCRIPTION.

CONTAINING 7.46 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

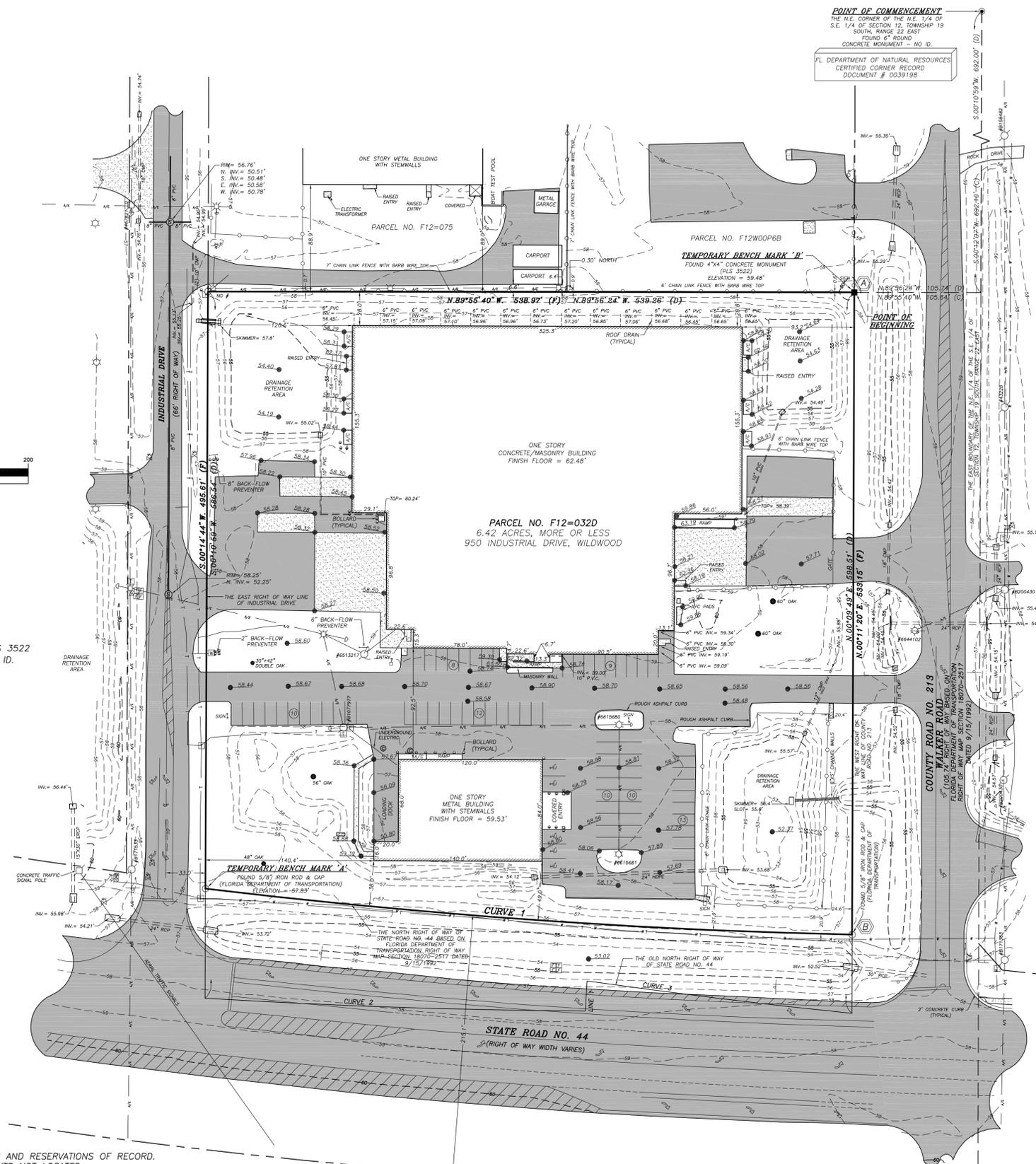
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R.M. BARRINEAU & ASSOCIATES, INC.



- LEGEND UNLESS OTHERWISE NOTED
- CL = CENTERLINE OF RIGHT OF WAY
 - C.B. = CHORD BEARING
 - O.R. = OFFICIAL RECORDS OF SUMTER COUNTY
 - INV. = INVERT ELEVATION
 - POB = POINT OF BEGINNING
 - = FOUND 5/8" IRON ROD & CAP - F.D.O.T.
 - = FOUND 4" x 4" CONCRETE MONUMENT - PLS 3522
 - = FOUND 4" x 4" CONCRETE MONUMENT - NO ID.
 - = FOUND IRON ROD & CAP - NO ID.
 - (D) = DEED DIMENSION
 - (C) = CALCULATED DIMENSION
 - (P) = PLAT DIMENSION
 - (F) = FIELD MEASUREMENT
 - = SPOT GRADE
 - ⊙ = NUMBER OF REGULAR PARKING SPACES
 - ⊙ = SANITARY MANHOLE
 - ⊙ = DRAINAGE MANHOLE
 - ⊙ = TRAFFIC SIGNAL CONTROL BOX
 - ⊙ = WATER METER
 - ⊙ = TELEPHONE BOX
 - ⊙ = ELECTRIC BOX
 - ⊙ = FIBER OPTIC CABLE MARKER
 - ⊙ = SIGN
 - ⊙ = CONCRETE LIGHT POLE
 - ⊙ = CONCRETE POWER POLE
 - ⊙ = WOOD LIGHT POLE
 - ⊙ = WOOD POWER POLE
 - ⊙ = GUY ANCHOR
 - ⊙ = MAIL BOX
 - ⊙ = WATER VALVE
 - ⊙ = FIRE HYDRANT
 - A/C = CONCRETE AIR CONDITIONING PAD
 - HDPE = HIGH DENSITY POLYETHYLENE
 - ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
 - PVC = POLYVINYL CHLORIDE
 - RCP = REINFORCED CONCRETE PIPE
 - CMP = CORRUGATED METAL PIPE
 - A/E = AERIAL ELECTRIC
 - = UNDERGROUND TELEPHONE
 - = UNDERGROUND WATER
 - = UNDERGROUND SANITARY
 - - - = BROKEN LINE, NOT DRAWN TO SCALE
 - = DENOTES CONCRETE
 - = DENOTES ASPHALT

- NOTES:
- DATE OF FIELD SURVEY: APRIL 13, 2013.
 - SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
 - UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
 - PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
 - BEARINGS AND STATE PLANE COORDINATES BASED ON FLORIDA WEST GRID NAD-83, BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 18 92 GPS 4, 2012 ADJUSTMENT.
 - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
 - VERTICAL DATUM BASED ON N.G.S. VERTICAL CONTROL POINT "H 612", ELEVATION = 58.04' (N.A.V.D. 88).
 - UNDERGROUND UTILITIES WERE REQUESTED TO BE MARKED THROUGH TICKET NUMBERS 093308561, 093308609 AND 093308483. LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED BY DELINEATION DONE BY OTHERS AND WERE NOT VERIFIED BY R.M. BARRINEAU AND ASSOCIATES, INC.



LINE 1 = N.03°31'00.7"E. 25.00' (D)

CURVE 1 (F)	CURVE 2 (D)	CURVE 3 (D)
DELTA= 05°32'40"	DELTA= 03°11'48.9"	DELTA= 02°15'16.1"
RADIUS= 5589.58'	RADIUS= 5679.58'	RADIUS= 5654.58'
ARC= 540.89'	ARC= 316.90'	ARC= 222.50'
CHORD= 540.68'		
C.B.= 5.85°56'49"E.		

CURVE 1 (C)
DELTA= 05°32'40"
RADIUS= 5589.58'
ARC= 540.91'
CHORD= 540.70'
C.B.= 5.85°58'10"E.

NO.	REVISIONS	BY	DATE

S.A.S.	T.P.B.
DRAWN:	T.P.B.
REVISED:	T.P.B.
CHECKED:	T.P.B.
APPROVED:	T.P.B.

R.M. BARRINEAU & ASSOCIATES, INC.
PROFESSIONAL SURVEYORS & MAPPERS
1000 W. UNIVERSITY BLVD., SUITE 103, Ocala, FLORIDA 34471
PHONE: (352) 552-2133 • FAX: (352) 399-3771 • www.rmbarrineau.com
INTERNATIONAL PROFESSIONAL SURVEYING & MAPPING SOCIETY (I.P.S.M.) LICENSE NO. 18,091
FLORIDA PROFESSIONAL SURVEYOR LICENSE NO. 15,889
PROPERTY SURVEYING ENTERPRISE

BOUNDARY AND TOPOGRAPHIC
SURVEY FOR:
RUSSELL STOVER CANDIES, INC.

REFERENCES: F.B. 536; P.G.S. 42-51
FILE: T19-R22-512

J.O.# 13069
DWG.# 13069
SHT 1 OF 1

CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate

Case No: RZ 1305-02

Owner: Mid Florida Properties, LLC by LBCV

Applicant: Mid Florida Properties, LLC by LBCV

Location: West of US 301, East of CR 209, and North of CR 214

Parcels: D18=040, D18=041, D18=064, D18=068 & D18=069

The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a “Planned Development” (PD) approval on 218.52 +/- acres of property zoned “Low Density Residential: R-1”. The applicant has proposed a single family residential development containing 542 units.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2013-24 adopts the Oxford Oaks Planned Development Agreement. The Project’s legal description and conceptual development plan have been incorporated into the Ordinance as exhibits.

The applicant has responded to all comments and concerns raised at the Project Review Committee meeting. Staff and the applicant have worked together to craft standards appropriate for the proposed development. There are two outstanding issues staff is seeking direction from the Planning & Zoning Board/Special Magistrate and ultimately, the City Commission.

- 1) The Land Development Regulations require 5ft sidewalks on both sides of the roadways within the development. The applicant has proposed sidewalks, along the main east/west boulevard and along a portion of three internal roads at the crossings and only along one side of the roadways, with the exception of the segment from US 301 heading west to the first north/south connection road. Staff strongly supports the importance of a sidewalk network within the family-oriented, residential development. Approving any residential development without requiring the sidewalks and continuous network not only does a disservice to residents but sets a precedent for future development approvals. The applicant has provided an argument in support of their request for your consideration in making a recommendation on this issue.
- 2) The applicant has requested that language be added to the Planned Development Agreement that the City agrees it will not construct a water tower adjacent to this Project on the City’s water plant facility parcel. Staff cannot recommend restrictions on adjacent properties. There is nothing in the Land Development Regulations or Code of Ordinances that allows staff to make such a recommendation. The applicant has referred to the definition of “Tower” in the Land Development Regulations. However, the definition of “Tower” refers to a tower for wireless communications services. The Code does not define or place restrictions on the location, height, or aesthetics of any water facility.

Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the Planned Development subject to:

- 1) **The applicant agreeing to sidewalks on at least one side of all internal roads of the development; and**
- 2) **Removal of the language referring to the water tower in the Agreement.**

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

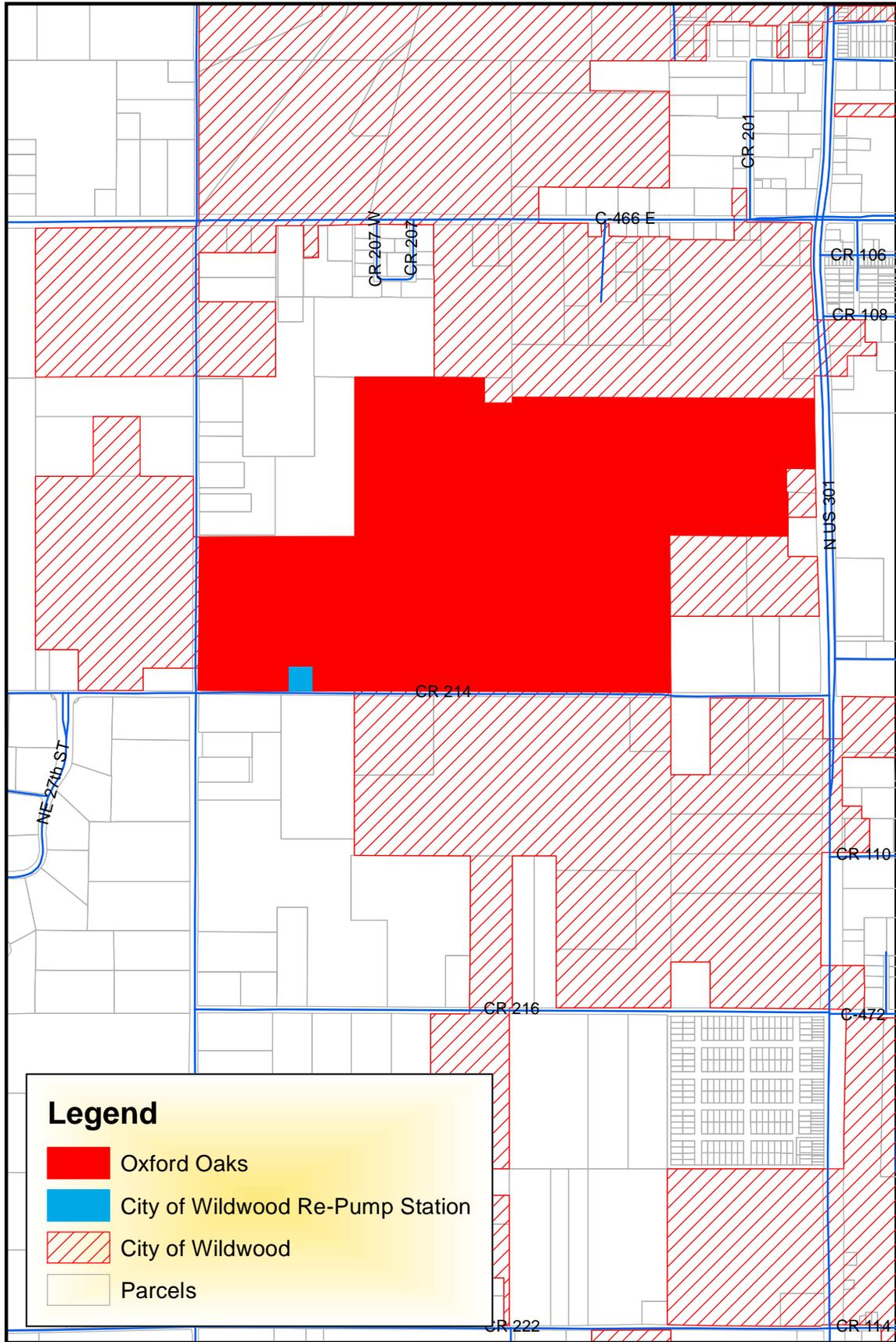
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Monday, June 17, 2013.



DATED: June 24, 2013

Melanie D. Peavy
Development Services Director

F:\Terr\GIS\Maps\Location - Oxford Oaks.mxd - 6/24/2013 1:45:39 PM - teneal

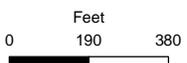


Legend

- Oxford Oaks
- City of Wildwood Re-Pump Station
- City of Wildwood
- Parcels

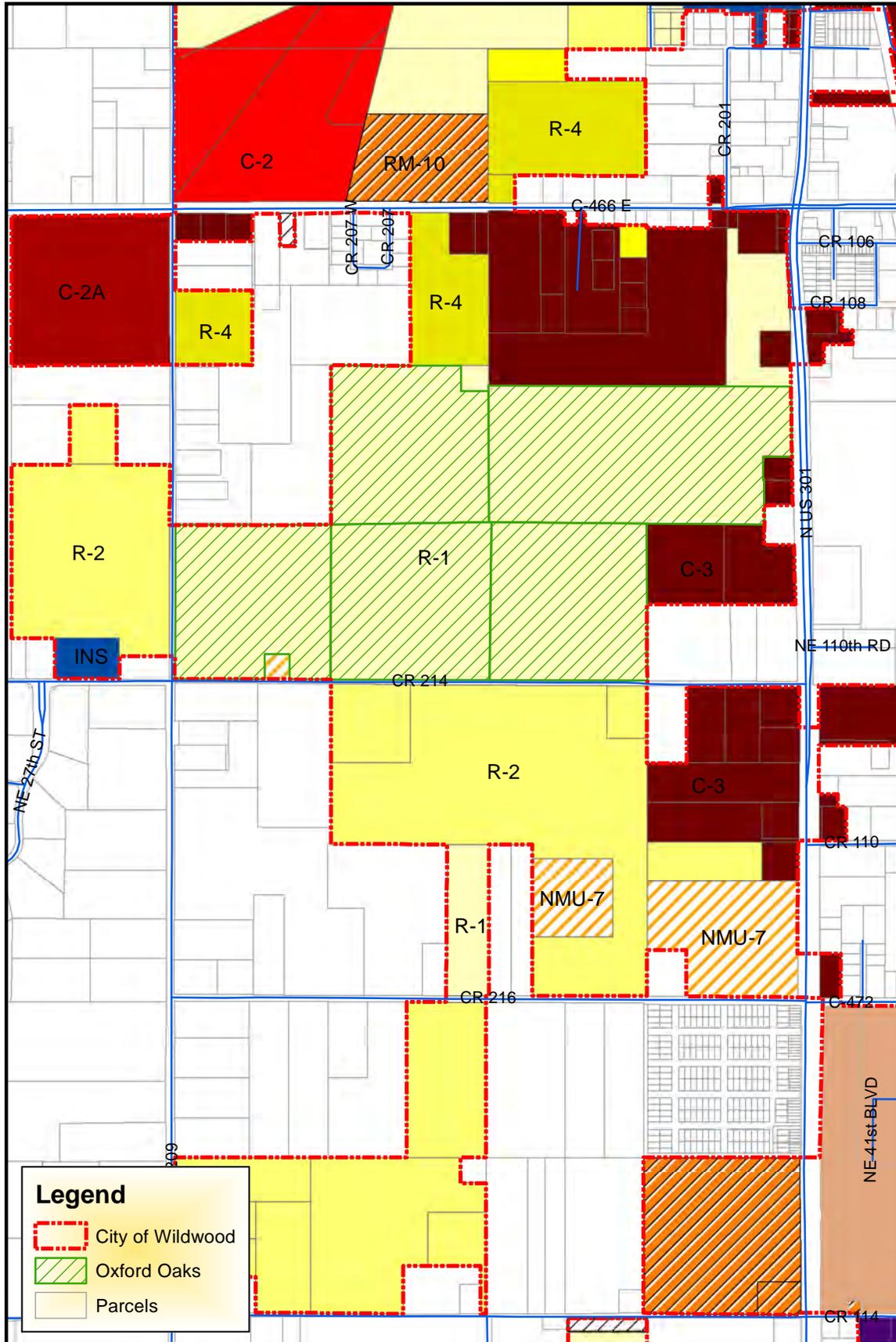


City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
 www.wildwood-fl.gov



OXFORD OAKS	
WILDWOOD, FLORIDA	
JUNE 2013	LOCATION MAP

F:\Terr\GIS\Maps\Existing Zoning - Oxford Oaks.mxd - 6/20/2013 2:13:10 PM - toneal



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



Feet
 0 190 380

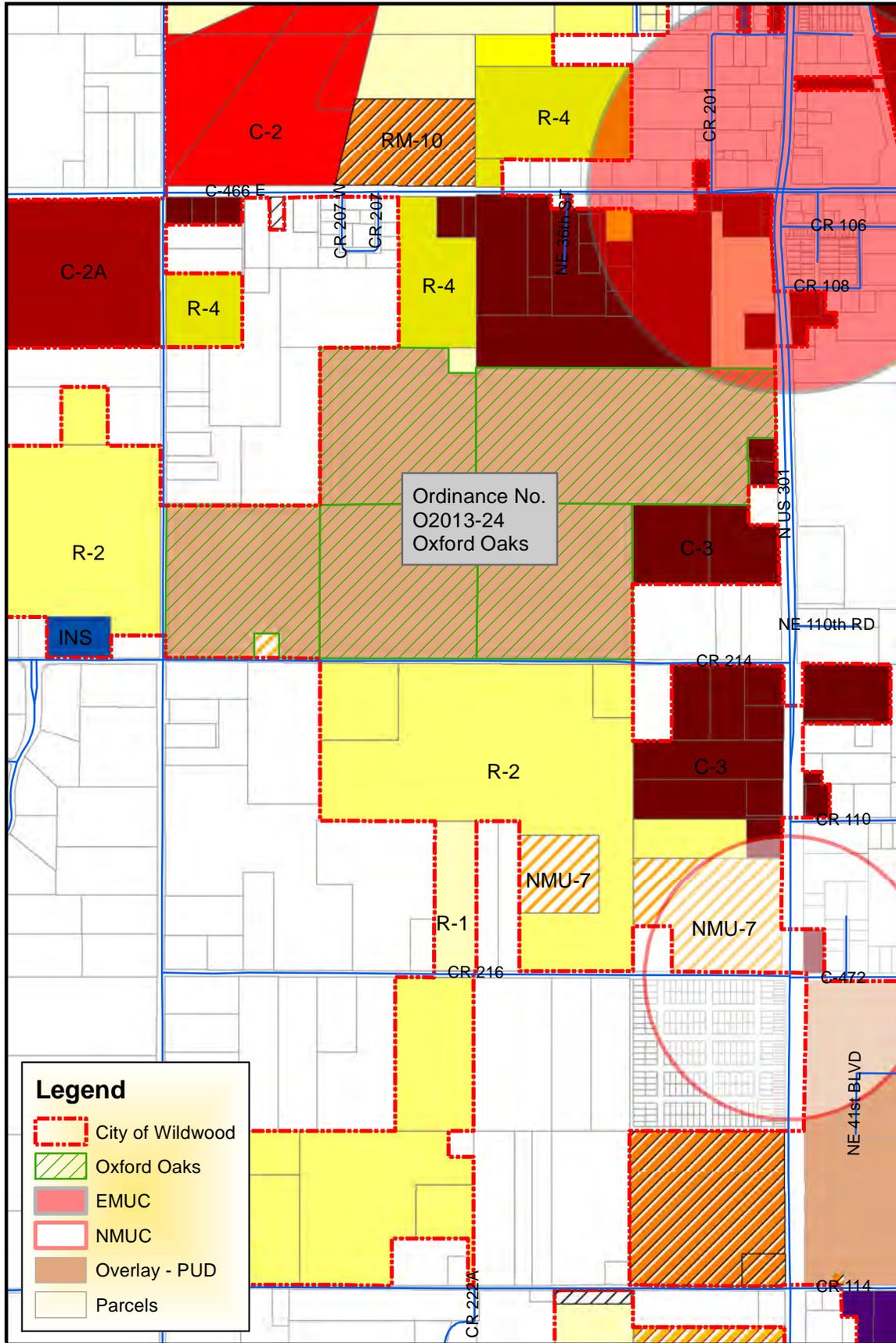
OXFORD OAKS

WILDWOOD, FLORIDA

JUNE 2013

EXISTING ZONING

F:\Terr\GIS\Maps\Proposed Zoning Overlay - Oxford Oaks.mxd - 6/24/2013 11:38:30 AM - forreal



Legend

- City of Wildwood
- Oxford Oaks
- EMUC
- NMUC
- Overlay - PUD
- Parcels



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



Feet
 0 190 380

OXFORD OAKS

WILDWOOD, FLORIDA

JUNE 2013

Proposed Zoning
 Overlay



VIA HAND DELIVERY

June 19, 2013

Mr. Paul Ketz
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RE: **OXFORD OAKS - ENGINEERING JUSTIFICATION FOR NO SIDEWALKS ON LOCAL RESIDENTIAL STREET (FBA # 921141.2680)**

Dear Mr. Ketz:

Due to the unique and moderately steep slopes on the project, unusual for properties within the City of Wildwood, sidewalks on the local subdivisions streets would present an undesirable condition and safety issue for the residents living in the proposed community. If sidewalks were constructed 5' off the right-of-way it would create very short (23') driveways and slopes in excess of 10% on the driveways creating an unsafe conditions for residents. In addition to the safety concerns, sidewalks would also force the developer to construct 2 to 3 steps in the garages to the finished floor of the homes and would require longer garages to accommodate these steps resulting in less rear yard and this creates an undesirable and unmarketable condition for "family" type housing.

Attached are several sections illustrating the difference in construction with sidewalks and without sidewalks. Section B illustrates the very steep unsafe driveway conditions with a 5' sidewalk constructed in the right-of-way. It also shows the requirements for steps in the garages in order to properly drain the rear yards and limit the driveway slopes to a maximum 10% grade. Sidewalks would also force developer to build the majority of the homes with stemwall type construction and limit the amount homes that could be constructed with conventional wood frame construction, thus increasing the cost of home construction.

Section A illustrates the home construction without sidewalks and shows the driveways at a gentle slope and no steps required in the garage. Additionally, please note this also allows the developer to construct with monolithic type home construction and would not limit the amount of conventional wood frame constructed homes keeping it affordable for family housing.

Also, attached is Exhibit B that shows where the developer will construct sidewalks to connect the various neighborhoods to the 60' roadway and all the common areas within the development.

Should you have any questions with regards to this matter, please feel free to contact our office.

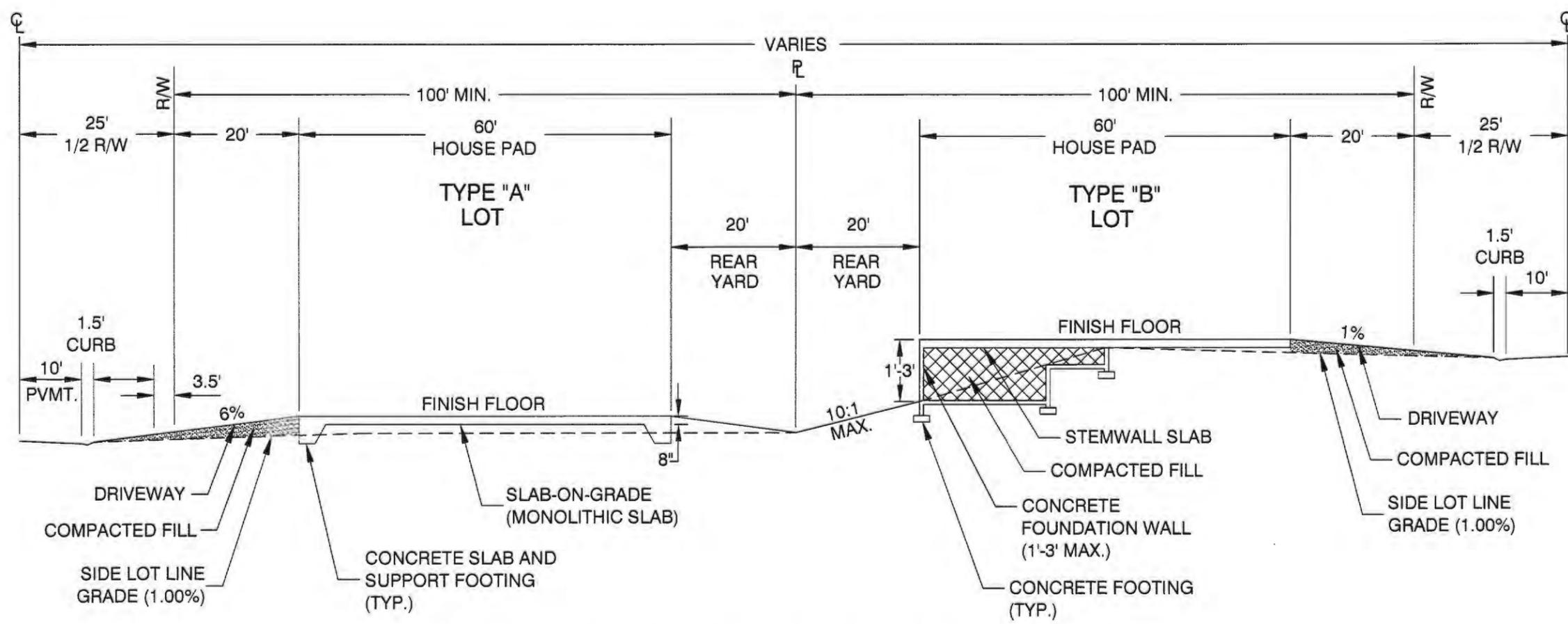
Sincerely,
FARNER, BARLEY & ASSOCIATES, INC.


Jeffrey A. Head, P.E.

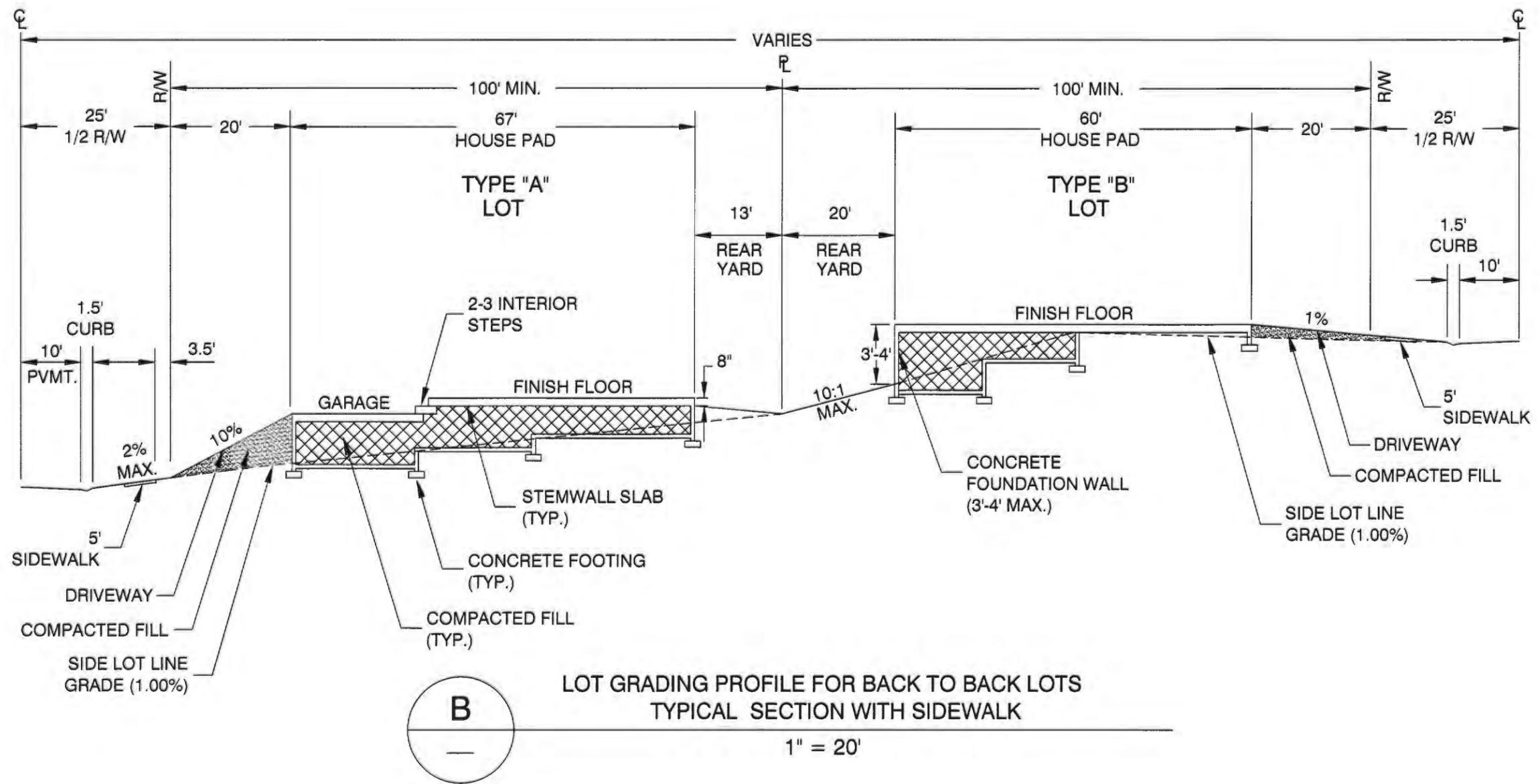
Sincerely,
FARNER, BARLEY & ASSOCIATES, INC.


Troy W. Locklin, Project Manager
JAH/TWL/bw
Enclosures

cc: Mr. Marty Dzuro, Mid Florida Properties (w/encl.)



A
 LOT GRADING PROFILE FOR BACK TO BACK LOTS
 TYPICAL SECTION WITHOUT SIDEWALK
 1" = 20'



ORDINANCE NO. O2013-24

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A RESIDENTIAL PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY MID-FLORIDA PROPERTIES, 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 Mid-Florida Properties, LLC (hereinafter referred as the, "Developer") for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2013. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____, 2013 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Mid-Florida Properties, LLC Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on May 30, 2013.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Developer intends to develop a Project consisting of 218.5 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- D. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- E. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Residential Planned Development (RPD) of the lands described in "Exhibit A".

- B. That the zoning district of the subject land described in “Exhibit A” is classified as Low Density Residential (R-1) on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Residential Planned Development substantially in accordance with this Ordinance. This Residential Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Development Plan prepared by Farner Barley and Associates, Inc. dated _____, 2013 is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
 - 1) The conceptual development plan illustrates the general location of the following land uses:
 - a. Single Family Residential;
 - b. Common areas and buffer easements (open spaces);
 - c. Recreational (Parks and open spaces).

- 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.
- C. Development Program. The Project shall be developed in two phases. The phases are shown on “Exhibit B” Conceptual Development Plan.
- 1) Residential Development. The residential component of the Project shall contain no more than 540 single family detached housing units and at least one (two dwelling units) single family attached housing unit.
 - 2) Maximum Development Potential. Residential development within the Project shall not exceed 4 dwelling units/acre. The maximum number of residential units in the Project is 542.
- D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. The determination of what constitutes a non-substantial change shall be at the Development Services Director’s discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, subdivision preliminary plans and improvement plans shall be submitted for review and approval in the manner required by Chapter 5 of the Land Development Regulations.
- F. Developer’s Agreement. Prior to approval of subdivision preliminary plans, the City and the Developer agree to enter into Utility Agreement to address the provision of water and wastewater to the Project. The agreement shall also specify, among other items, the ownership and maintenance of the utilities infrastructure associated with the Project.
- G. Principal Uses. The principal use permitted within the Project is single family residential.
- H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for Low Density Residential (R-1).

- I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Residential Design District Standards pursuant to section 6.12 of the Land Development Regulations.
- J. Recreation and Open Space. The Project shall maintain a minimum of 20% open space.
 - 1) Parks and Recreation. The Project shall contain a minimum of 9 recreational amenities for the use of the Project's residents.
 - a. Parking shall be provided for the recreation amenities as shown on "Exhibit B."
 - b. Parking spaces for recreational amenities may be a minimum of ten (10) feet wide and eighteen (18) feet deep when fronting a landscaped area or 7' sidewalk.
 - 2) Buffers and Setbacks.
 - a. The Project shall contain a minimum twenty (20) feet perimeter landscape buffer easement along the Project's boundary lines. The landscaping in the buffer easements will be in conformance with the buffer detail sections incorporated into this Ordinance as "Exhibit C." The required landscaping and irrigation in the buffer easement will be installed on each lot when that lot is developed. Each lot owner will be required by the Subdivision Restrictions to maintain and irrigate the landscaping in compliance with applicable standards
 - b. Single Family detached residential shall have a twenty (20) foot building setback from minor local roads, a ten (10) foot setback from the rear lot line and a zero (0) foot setback from side lot lines provided there is a minimum of ten (10) feet building separation. Single Family attached residential shall have the same building setbacks except no building separation is required on the side lot lines. Front setbacks will not vary from lot to lot.
 - 3) Open Space. Open space shall include drainage retention areas, entry feature tracts, common areas, buffer easements, recreation areas. For purposes of meeting open space requirements, 100% of the drainage retention areas (stormwater management areas) may be included in the open space calculation.
 - 4) Landscape Design. Yard and common area landscaping will be in conformance with the City of Wildwood Land Development Regulations and "Exhibit C."

K. Environmental Considerations.

All environmental considerations have been addressed in the Breedlove Dennis and Associates report submitted with the Planned Development Application.

L. Public Facilities.

- 1) Potable Water, Wastewater, and Irrigation Water. The Project shall be connected to the City's potable water and wastewater system prior to any certificates of occupancy being issued. The Project's Potable and Irrigation system shall be a single system connected to the City's potable water system. The Developer/Project will not construct a separate or dual water system for effluent (irrigation). The Developer/Project may use an existing well(s) or develop a new well(s) on the Project site to supplement the water features and irrigate the property owner's association's parks and common areas. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services. The Developer will grant the City an easement, at no cost to the City, for the existing water main along the Project's boundary as shown on "Exhibit B."
- 2) Solid Waste. Solid waste collection services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, section 6.4 of the City's Land Development Regulations. Drainage retention basins will not be fenced.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utilities easement encumbering any portion of the Project and serving lands other than the Planned Development shall be underground.
- 5) Water Towers. All water towers constructed on the Project shall meet the minimum setbacks from any residential zoning district of three (3) times the height of the installed tower. The City agrees that it will not construct a tower adjacent to this Project on the City's water plant facility parcel.

M. Access and Transportation

1) Access.

- a. Interconnectivity to the North and South. The Project is required to dedicate one (1) right of way north to the adjoining property north of the Project as shown on "Exhibit B." Should the adjoining property be developed, the City may require any future projects North of and adjacent to this right of way to construct the improvements necessary should the City determine inter-connectivity is necessary. The Project is also required to dedicate one (1) right of way South to CR 214. The City may construct the necessary improvements when the City improves CR 214 if the City determines inter-connectivity is necessary.
- b. Gated Access. The access to the Project on the east boundary at U.S. Highway 301, and on the west at C.R. 209, and if constructed, the north and south interconnectivity may be gated with resident only gates by the Developer, or its assigns. The U.S. Highway 301 and C.R. 209 gates will open with a push button system allowing vehicular traffic to enter the Project.

2) Transportation System Improvements. There are no impacts to the transportation system as identified in the Traffic Impact Analysis submitted with the Planned Development application. The Developer will construct a northbound left turn lane on US Highway 301 as shown on "Exhibit B."

3) Internal Roadways.

- a. Roadways and trails within the Project shall be developed in accordance with the conceptual development plan, "Exhibit B," and the typical roadway section, "Exhibit C." Roadways will be designed as twenty (20) mph roadways with minimum center line radii of eighty-nine (89) feet pursuant to Standards in the Florida Department of Transportation's Manual of Uniform Minimum Standards.
- b. Intersection spacing shall be a minimum of 175'.
- c. The Project shall provide sidewalks shown on "Exhibit C." The Project shall not provide sidewalks or multi-modal paths along County Roads 214 and 209. Sufficient right of way along C.R. 214 will be dedicated to the City as shown on "Exhibit's B and C" so the City may construct a sidewalk should future needs warrant construction. A tract of land along County Road 209 will be

dedicated to the City as shown on “Exhibit’s B and C” so the City may construct a multi-modal path should future needs warrant construction.

- d. Golf carts may be allowed to utilize the roadways within the Project. The City shall ensure the allowance of golf carts within the Project does not present a safety concern.
- e. The roadways and road rights of way will be dedicated to the City. The City will maintain all improvements within the rights of way which include, but are not limited to, pavement, underground pipe utilities and storm drains, curbing, street lights, sidewalks and street signs.

N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide restrictions to the City that will govern the maintenance of common areas.

O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.

P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions to the commencement of construction beyond 48 months after the effective date of this Ordinance. Notwithstanding anything in the foregoing, once construction has commenced, construction may continue until the completion of the Project.

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Joseph Jacobs, City Clerk

ED WOLF, MAYOR

First Reading: _____

Second Reading: _____

Approved as to Form:

Jerri A. Blair, City Attorney

Ordinance O2013-24

“Exhibit A”

Oxford Oaks

Legal Description

OXFORD OAKS

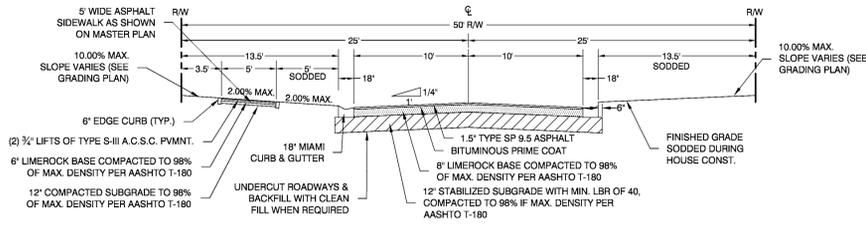
LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

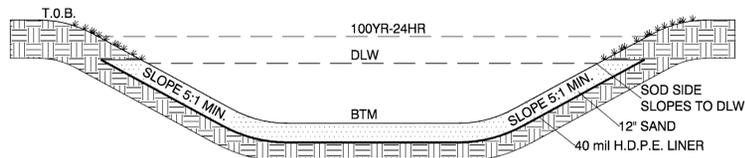
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SAID SECTION 18; THENCE N00°26'23"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1323.97 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE S89°23'32"E ALONG SAID NORTH LINE A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°23'32"E, ALONG SAID NORTH LINE A DISTANCE OF 1273.53 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE N00°26'06"E ALONG SAID WEST LINE A DISTANCE OF 1323.63 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE S89°22'39"E ALONG SAID NORTH LINE A DISTANCE OF 1114.72 FEET TO A POINT 208.71 FEET WEST OF THE EAST LINE OF SAID NORTHEAST OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID EAST LINE RUN S00°25'50"W A DISTANCE OF 208.71 FEET; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°22'39"E A DISTANCE OF 208.71 FEET TO A POINT ON SAID EAST LINE; THENCE N00°25'50"E, ALONG SAID EAST LINE A DISTANCE OF 28.71 FEET TO A POINT 180.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE PARALLEL WITH SAID NORTH LINE RUN S89°22'39"E A DISTANCE OF 2529.92 FEET TO THE WEST RIGHT OF WAY OF STATE ROAD NO. 35 (U.S. 301); THENCE S00°57'08"E ALONG SAID RIGHT OF WAY A DISTANCE OF 574.88 FEET; THENCE DEPARTING SAID RIGHT OF WAY S87°03'31"W A DISTANCE OF 89.10 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1628 PAGE 483, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°22'32"W ALONG SAID SOUTH LINE A DISTANCE OF 151.16 FEET TO THE WEST LINES OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1628 PAGE 481 AND OFFICIAL RECORDS BOOK 1628, PAGE 483; THENCE S00°36'51"W ALONG SAID WEST LINES A DISTANCE OF 204.69 FEET TO THE NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 155, PAGE 73, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°20'28"W ALONG SAID NORTH LINE A DISTANCE OF 16.14 FEET TO THE WEST LINE THEREOF; THENCE S00°57'08"E ALONG SAID WEST LINE A DISTANCE OF 360.00 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE N89°20'28"W ALONG SAID SOUTH LINE A DISTANCE OF 967.51 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE S00°25'03"W ALONG SAID EAST LINE A DISTANCE OF 1296.13 FEET TO A POINT 28.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°18'18"W A DISTANCE OF 1328.34 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; SAID POINT ALSO BEING 28.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°24'24"W A DISTANCE OF 1323.63 FEET TO A POINT ON THE EAST LINE OF AFORESAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; POINT ALSO BEING 28.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE RUN N89°24'24"W A DISTANCE OF 317.83 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1884, PAGE 366, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1884, PAGE 366 THE FOLLOWING THREE (3) COURSES: THENCE RUN N00°38'26"E A DISTANCE OF 199.08 FEET; THENCE N89°21'34"W A DISTANCE OF 208.72; THENCE S00°38'26"W A DISTANCE

OF 199.25 FEET TO A POINT 28.00 FEET NORTH OF SAID SOUTH LINE OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE PARALLEL WITH SAID SOUTH LINE
RUN N89°24'24"W A DISTANCE OF 747.09 FEET TO A POINT 50.00 FEET EAST OF THE
WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18;
THENCE PARALLEL WITH SAID WEST LINE RUN N00°26'23"E A DISTANCE OF 1295.96
FEET TO THE POINT OF BEGINNING.

Ordinance O2013-24
“Exhibit B”
Oxford Oaks
Conceptual Development Plan
And Detail Sections

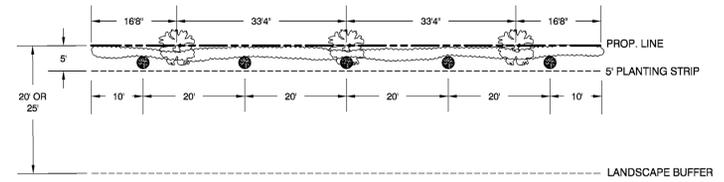


TYPICAL 50' ROADWAY SECTION
N.T.S.



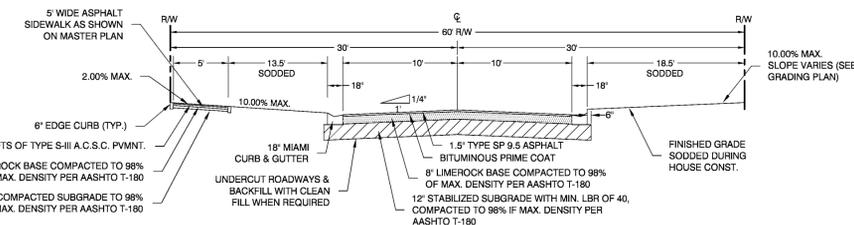
WET RETENTION DETAIL
N.T.S.

DRA #	T.O.B. ELEV (FT)	DLW ELEV (FT)	BTM ELEV (FT)
DRA #B-1	78.00	69.00	63.00
DRA #B-2	77.00	66.00	60.00

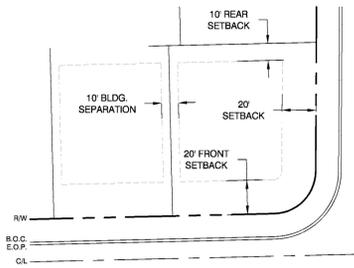


The landscape buffer shall contain per 100', a minimum of three(3) canopy trees, five (5) understory trees and a continuous row of shrubs. Refer to City of Wildwood Design Standards, Section II (E), for minimum sizes. All planting to be done at time of home construction.

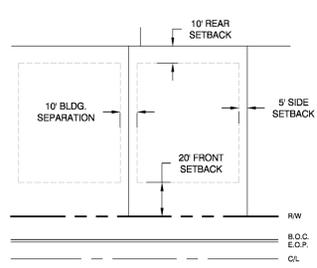
LANDSCAPE BUFFER PLANTING
N.T.S.



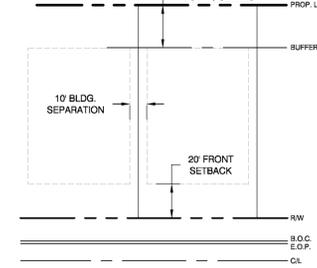
TYPICAL 60' ROADWAY SECTION
N.T.S.



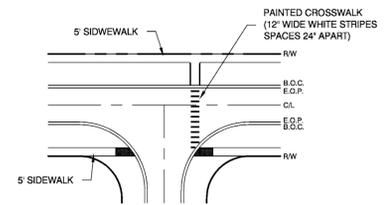
TYPICAL CORNER LOT
N.T.S.



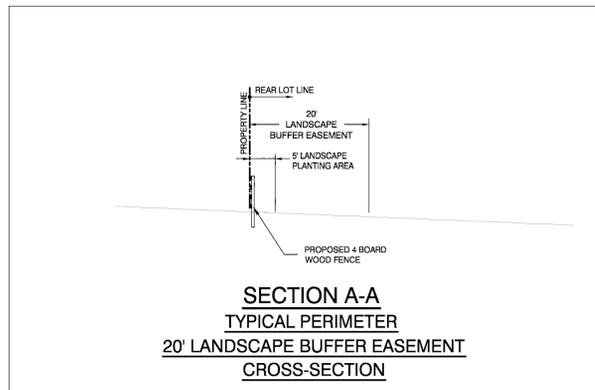
TYPICAL INTERIOR LOT
N.T.S.



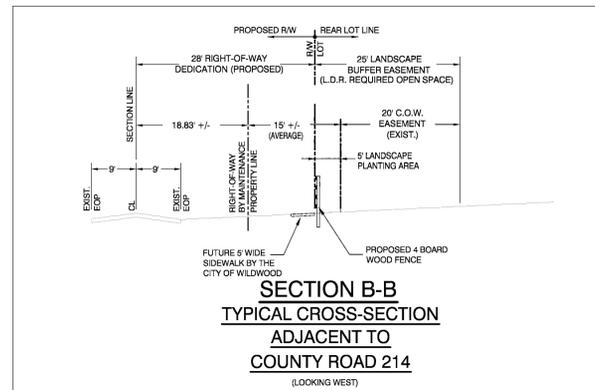
TYPICAL PERIMETER LOT
N.T.S.



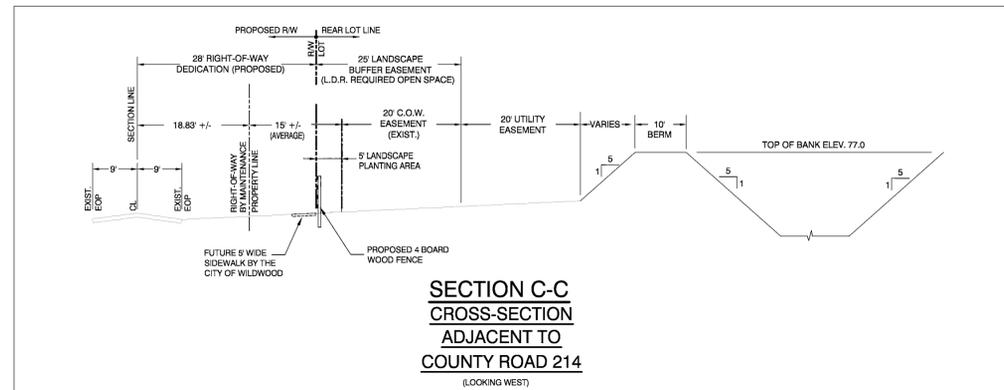
COLLECTOR ROAD
CROSSWALK DETAIL
N.T.S.



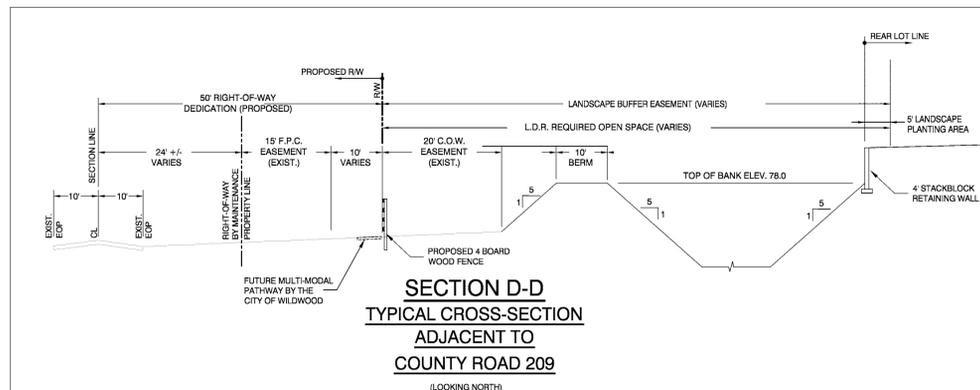
SECTION A-A
TYPICAL PERIMETER
20' LANDSCAPE BUFFER EASEMENT
CROSS-SECTION



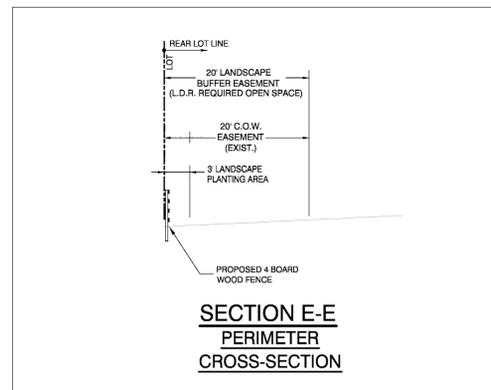
SECTION B-B
TYPICAL CROSS-SECTION
ADJACENT TO
COUNTY ROAD 214
(LOOKING WEST)



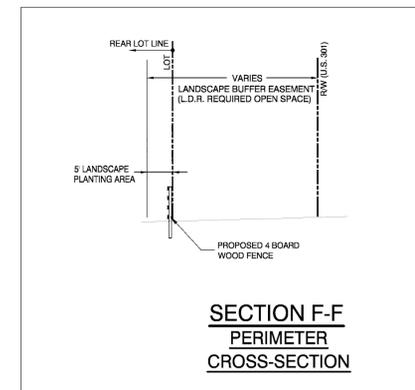
SECTION C-C
CROSS-SECTION
ADJACENT TO
COUNTY ROAD 214
(LOOKING WEST)



SECTION D-D
TYPICAL CROSS-SECTION
ADJACENT TO
COUNTY ROAD 209
(LOOKING NORTH)



SECTION E-E
PERIMETER
CROSS-SECTION



SECTION F-F
PERIMETER
CROSS-SECTION

BY	
REVISIONS	
DATE	

ENGINEERS SURVEYORS PLANNERS
FARNER BARLEY AND ASSOCIATES, INC.
 Certificate of Authorization Number: 4709
 4450 N.E. 83rd Road • Wildwood, Florida 34785 • (352) 748-3126

OXFORD OAKS R.P.D.
 DETAILS
 MARCH 29, 2013

DATE	5/1/13
DRAWN BY	DC
CHKD BY	JAH
FILE NAME	DETAILS
JOB NO.	921141.2680

EXHIBIT C

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1306-01

Parcel Number(s): G19=011; G30=048

Property Location: West of US 301, South of the Turnpike, and North of CR 468

Owner: One Hundred Oaks, LLC

Applicant: Cliff Wittman, Witcow Holding, LLC

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a "Planned Development" (PD) approval on approximately 100 acres of property zoned "Conservation: C" and "Industrial: M-1." The applicant is seeking to develop an outdoor sports and music recreation facility. Due to the unique nature of the project, a Commercial/Industrial Planned Development (CIPD) is appropriate.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2013-25 adopts the Wildwood Entertainment Park Planned Development Agreement. The Project's legal description and conceptual development plan have been incorporated into the Ordinance as exhibits. City staff has worked closely with the applicant and the applicant's engineer in crafting specific criteria and standards for the Project which are described in the Planned Development Agreement.

The criteria and standards include the Project's uses, phasing, hours of operation, buffers, on-site safety controls and other pertinent development standards to mitigate potential impacts of the Project. To mitigate potential off-site noise impacts, the Project will contain natural buffers along the site's perimeter and contain landscaped buffers or 5' high berms on the north and east side of the mud bogging holes. In addition to the on-site safety equipment and personnel, the Developer has agreed to work with the Wildwood Police Department and Sumter County Fire and Medical Services in developing emergency management procedures.

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

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question as well as to property owners along NE 41st Lane.

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 June 17, 2013.

Staff recommends approval of Ordinance #02013-25 to be forwarded to the City Commission for final action for the following reasons:

- The property is an appropriate location and size for a project of this scope. Compared to other locations in the City, the impacts to residential properties are significantly less. The immediate area is predominately industrial and agricultural with a handful of residential properties located across from US 301. The closest residential home is at least 1,100 feet away (located on NE 41st Lane) from where the mud bogging will occur.
- Ordinance O2013-25 includes standards and criteria that mitigate the impacts of the Project.
- Phase 1 of the Project is not expected to adversely impact the City's public facilities and services. Should the Developer commence with Phase II and utilize the existing building for concerts, rodeos, etc. Ordinance O2013-25 contains triggers which will require a Site Plan modification which will reassess any impacts to public facilities and services. Site plan modification would require review by the Planning and Zoning Board and approval by the City Commission.

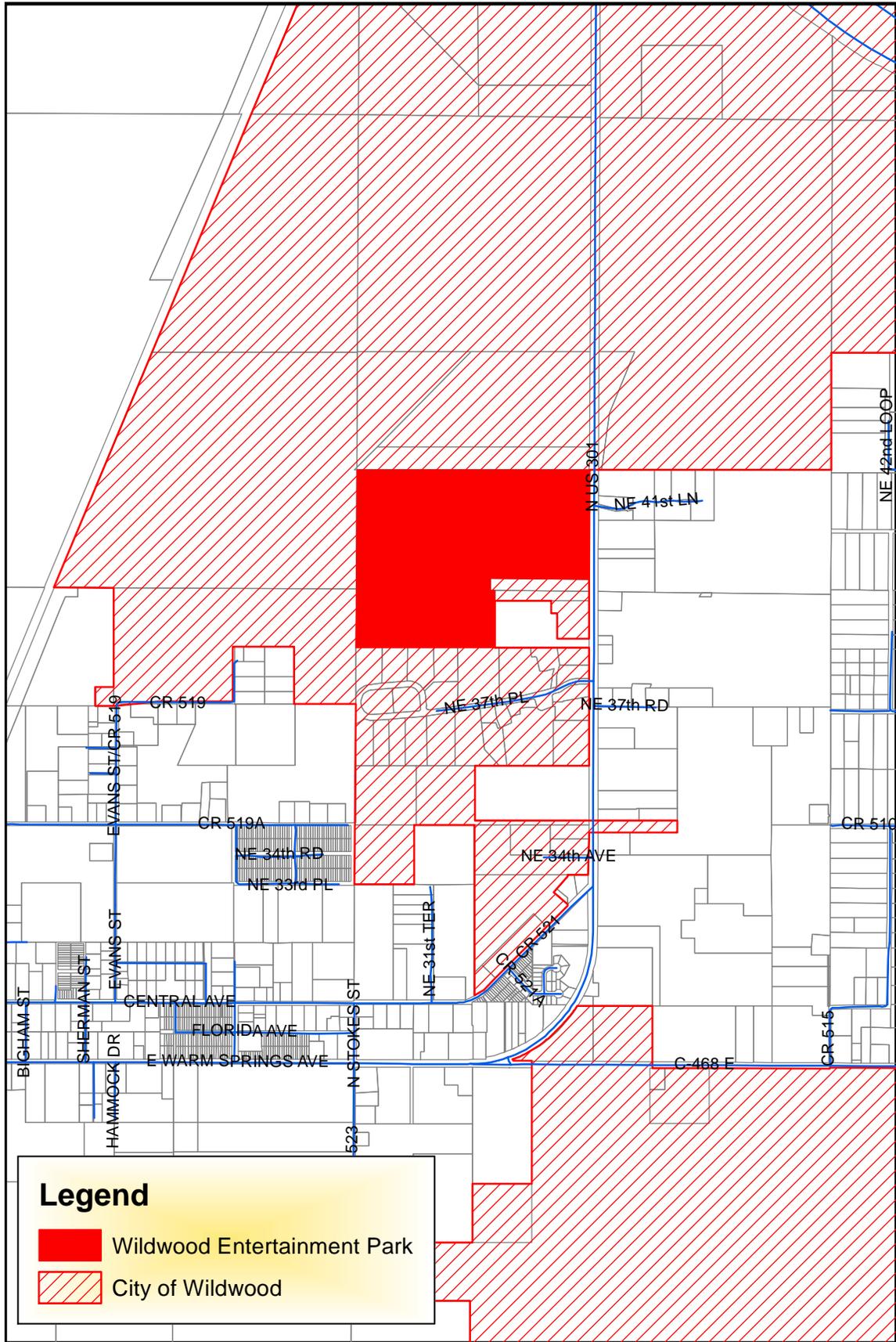
The Planning and Zoning Board/Special Magistrate has a duty to recommend to the City Commission approval, approval with conditions, or denial pursuant to subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations.

DATED: June 24, 2013



Melanie Peavy
Development Services Director

I:\Terr\GIS\Maps\Location - Wildwood Entertainment Park.mxd - 6/21/2013 4:07:32 PM - toneal



Legend

-  Wildwood Entertainment Park
-  City of Wildwood



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



Feet
 0 190 380



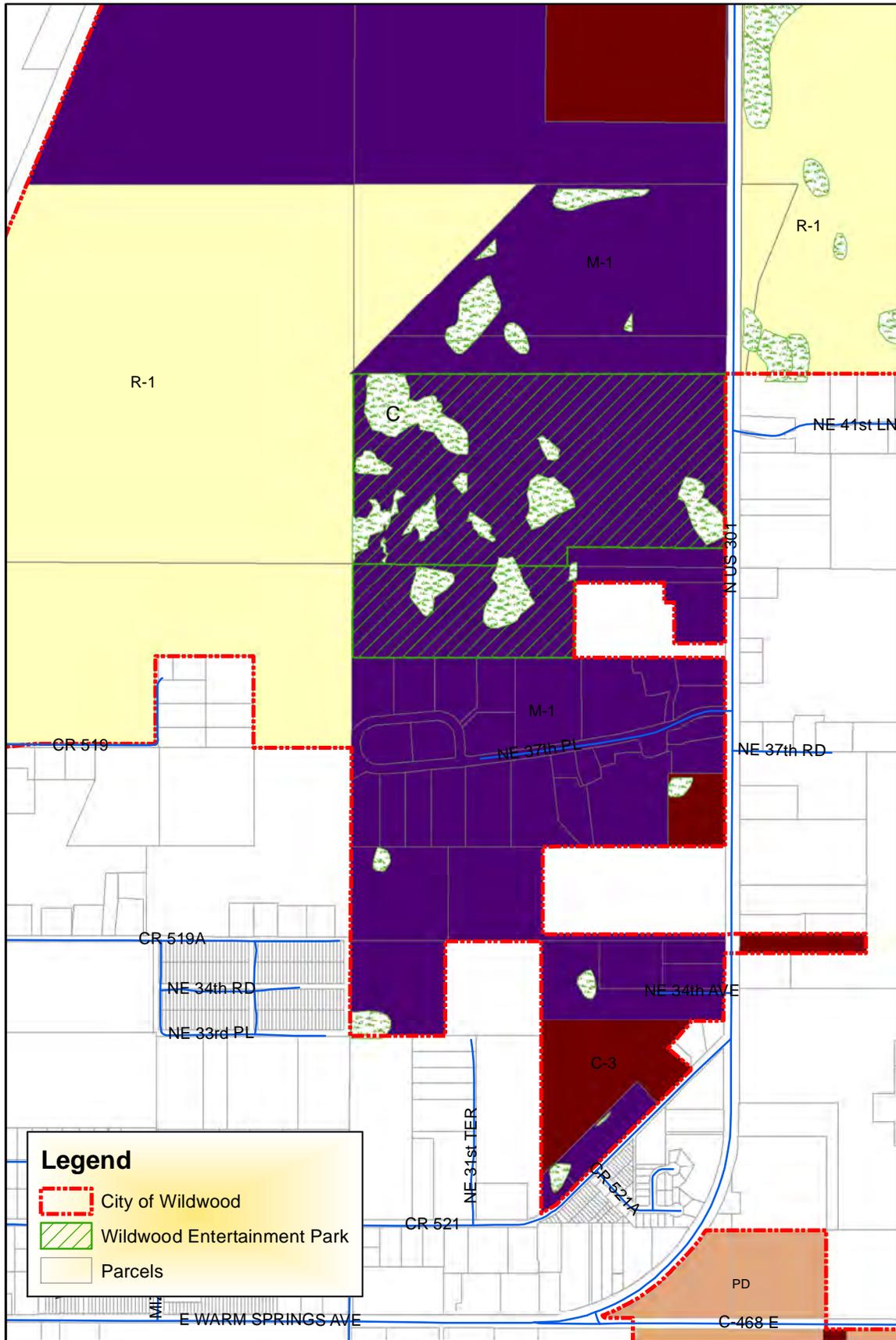
WILDWOOD ENTERTAINMENT PARK

WILDWOOD, FLORIDA

JUNE 2013

LOCATION MAP

I:\Terr\GIS\Maps\Existing Zoning - Wildwood Entertainment Park.mxd - 6/24/2013 3:42:15 PM - toneel



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



Feet
 0 190 380

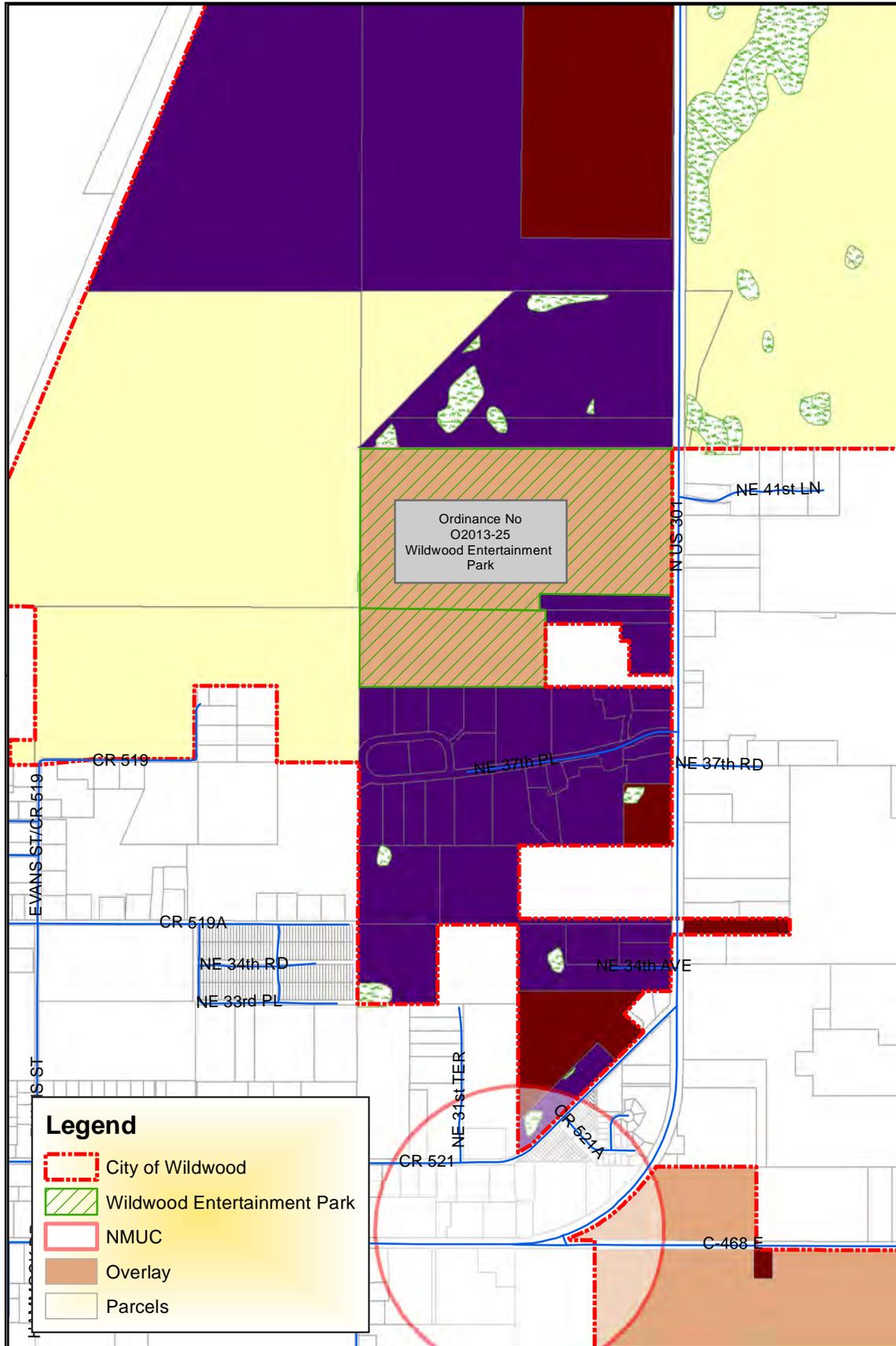
**WILDWOOD ENTERTAINMENT
 PARK**

WILDWOOD, FLORIDA

JUNE 2013

EXISTING ZONING

F:\Terr\GIS\Maps\Proposed Zoning Overlay - Wildwood Entertainment Park.mxd - 6/24/2013 2:20:22 PM - lorneal

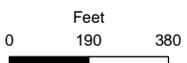


Legend

-  City of Wildwood
-  Wildwood Entertainment Park
-  NMUC
-  Overlay
-  Parcels



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



**Wildwood Entertainment
 Park**

WILDWOOD, FLORIDA

JUNE 2013

PROPOSED ZONING
 OVERLAY MAP

ORDINANCE O2013-25

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 ONE HUNDRED OAKS, 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 Cliff Wittman of Witcow Holdings, LLC (hereinafter referred as the, "Developer") for a Commercial/Industrial Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2013. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on June 27th, 2013 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Wildwood Entertainment Park Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on May 31, 2013 by the Developer.
- 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 an outdoor entertainment park consisting of 99.98 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has entered into a lease agreement with the property owner, One Hundred Oaks, LLC, and wishes to develop the property in accordance with this Ordinance.

- F. That the Developer has complied with the conceptual development 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 subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Commercial/Industrial Planned Development (CIPD) of the lands described in “Exhibit A”.
- B. That the zoning district of the subject land described in “Exhibit A” is classified as Industrial (M-1) and Conservation (C) on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project is an outdoor and indoor sports and music entertainment park. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The Project includes a Conceptual Development Plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Development Plan prepared by Farner Barley and Associates dated 6-19-13 (revision date) is incorporated into this Ordinance as “Exhibit B” attached hereto. The Conceptual Development Plan is substantially consistent with City of Wildwood Comprehensive Plan.

- 1) The Conceptual Development Plan illustrates the location of the following:
 - a. Existing building (56,428 SF);
 - b. Existing trailer;
 - c. Existing well;
 - d. Existing septic tank;
 - e. Parking areas;
 - f. Roads;
 - g. Lights;
 - h. Project activities (Mud Holes, Rock Crawl, ATV Trails, Truck Pull, volleyball, etc.);
 - i. Security and First Aid stations;
 - j. Jurisdictional wetlands;
 - k. Buffers; and
 - l. Other site features.
- 2) The Project shall be developed in three (3) phases in accordance with the Conceptual Development Plan and this subsection.
 - a. Phase 1. Phase I of the Project shall include installation of the following site improvements. No event shall occur on site before these improvements have been made to the property.
 1. A paved apron in accordance with City of Wildwood and Florida Department of Transportation standards;
 2. A 20’ wide unpaved road which generally runs east-west through the Project;
 3. Buffers or berms in accordance with Section 3(I).
 4. Lighting in accordance with Section 3(N); and
 5. Grass parking areas.
 - b. Phase II. Phase II may commence in accordance with the Conceptual Development Plan. However, additional site improvements may be required as stated in this Ordinance.

C. Uses and Hours of Operation.

- 1) Phase I Uses. The following uses/events may occur in Phase I.
 - a. Mud bogging. “Mud bogging” is defined as an off-road motorsport in which participants drive a motor vehicle through a pit of mud. Mud bogging may occur in areas designated as “Mud Hole” on the Conceptual Development Plan;

- b. Truck Pull;
- c. All-Terrain Vehicle (ATV) trails.
- d. Rock Crawl: "Rock Crawl" is defined as an obstacle course for vehicles consisting of the placement of rocks or other similar obstacles along a desired path.
- e. Playground;
- f. Volleyball;
- g. Cornhole, horseshoes, and other similar games and activities;

- 2) Phase II Uses. The following uses/events may occur in Phase II.
 - a. All uses listed in Phase I;
 - b. Utilization of the existing 56,428 square foot building for concerts, rodeos, races, shows, fairs, auctions, or other similar events. A building permit and/or site plan may be required for any improvements to this building.
- 3) Hours of Operation for Events.
 - a. Friday: Events may begin at 12:00pm for spectators, participants, and operations.
 - b. Saturday: Events may begin at 8:00am for spectators, participants, and operations.
 - c. Sunday: Events may begin at 12:00pm for spectators, participants, and operations. If the following Monday is a state holiday, follow Saturday's schedule.
 - d. Monday (state holidays only): Follow Sunday's schedule.
 - e. Motorized vehicles associated with events shall cease operations at 11pm for Fridays and Saturday and at 9pm for Sunday and Mondays.
 - f. Monday (non-event days) through Thursday: Normal business days for staff.
 - g. Spectators will not be allowed to enter after 9:30 pm.
- 4) Alcohol. The Project shall adhere to the City's Code of Ordinances pertaining to the sale and consumption of alcohol.
- 5) Noise. The Project shall adhere to the City's Code of Ordinances pertaining to noise.

D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. Additional improvements such as paving of parking areas and drive isles, stormwater retention, and connection to City potable water or wastewater shall require an amendment to the Project's site plan and may not require an amendment to this Planned Development Agreement. The determination of what constitutes a non-substantial change shall be at the Development Services Director's discretion. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City

Commission in the same manner as an Application for Planned Development.

- E. Future Approvals. Prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.

- G. Site Plan Review Standards. The Project is required to undergo site plan approval in accordance with City regulations. Unless noted in this Ordinance, the Project's site plan shall adhere to the City's site plan and technical requirements as outlined in the Land Development Regulations. The following are not required for site plan submittal and approval.
 - 1) A Tree Survey is not required. The Project will preserve all healthy trees located on-site. Any tree removal will require a Tree Removal Permit by the City.
 - 2) A Preliminary Concurrency Determination application is not required unless the Project connects to the City's utility system.
 - 3) A Traffic Impact Study is not required for Phase I of the Project. A Traffic Impact Study may be required for Phase II in accordance with this Ordinance.

- H. Design District Standards. Unless otherwise noted, the Project shall adhere to the Industrial Design District Standards pursuant to section 6.12 of the Land Development Regulations.

- I. Recreation and Open Space. The Project is an indoor and outdoor commercial recreation facility that provides recreation and open space opportunities to the residents of Wildwood.
 - 1) Open Space. Minimum open space requirements within the project are waived.
 - 2) Natural Buffers. The Project shall maintain a 20' natural buffer along the Project's southern and eastern boundaries and along the northern boundary outside of the required landscape buffer or berm as stated in Section 3(I)(3). The Project shall maintain a 25' natural buffer along U.S. 301. The natural buffer is to remain substantially undisturbed.
 - 3) Landscape Buffers or Berms.
 - a. Landscape buffers or berms are intended to mitigate noise impacts as a result of the mud bogging activities. The Project shall install either a landscape buffer or berm in the following locations:
 - i. Along the northern property line between the wetland upland buffers located in the northeast and northwest corners of the property; and

- ii. Extending from the existing building to the north property line and south from the existing building to the road.
- b. Landscape buffers shall be accordance with the City's Design District Standards for the required trees and hedge.
- c. Berms shall have a minimum height of 5'.

J. Environmental Considerations.

- 1) Wetlands. The Project contains 20.52 acres of delineated jurisdictional wetlands as identified on the Conceptual Development Plan. The wetlands are classified as "Conservation" on the City's zoning map. A 15' minimum, 25' average buffer is required along wetlands. On site activities shall not occur within the wetland or buffer.
- 2) Gopher Tortoise. The Project's Environmental Assessment documented one (1) gopher tortoise burrow on site. The Developer is required to adhere to the Florida Fish and Wildlife Conservation Commission's rules and regulations pertaining to the relocation of the gopher tortoise.

K. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project will not be connected to the City's utility system for Phase I. Portable restrooms will be provided for each event. The septic system which currently services the existing trailer as shown on the Conceptual Development Plan will remain. Should the Project utilize the existing building for concerts, rodeos, races, shows, fairs, auctions, or other similar events as stated in Phase II that may generate high water and wastewater volume, the Project will be required to connect to City utilities. A Developer's Agreement may be required if and when the Project connects to the City's utility system.
- 2) Solid Waste. Dumpsters will be provided on site. Trash cans will be provided on site and emptied when warranted. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 3) Stormwater. Should the Developer be required to or chose to pave any parking areas or roads within the Project, the Project's Site Plan will be amended to provide stormwater management areas in accordance with City standards.

L. Access, Parking, and Transportation.

- 1) The Project's main access is off of U.S. 301, a two-lane highway. The Developer will be required to obtain a Driveway Permit from the Florida Department of Transportation.
- 2) The Project shall contain a 20' wide road with a paved apron on U.S.301 in accordance with applicable standards.
- 3) Parking for Phase I may be grass parking. Should the Project utilize the existing building for concerts, rodeos, races, shows, fairs, auctions, or other similar events as stated in Phase II parking and the 20' wide road the City may require paved parking.
- 4) Due to the uncertainty of the amount of potential traffic generated by the proposed project, a Traffic Impact Study shall not be required for Phase I. In lieu of a Traffic Impact Study the Developer, at no expense to the City, shall provide monthly monitoring reports to the City for a period of (1) year after the first event is held. The report shall quantify the number and direction of automobile trips entering and leaving the Project on days in which an event is held. The reports shall be conducted by a certified transportation professional and will monitor and record traffic congestion on U.S. 301 before, during, and after each event. Prior to commencement of Phase II, the Project shall submit a Traffic Impact Study. Prior to completing the Traffic Impact Study, a pre-application conference is required. The Traffic Impact Study will be aided by the monthly monitoring reports and will determine if improvements are necessary to protect the public's health, safety, and welfare. The Project may hire, and may be required by the City to hire, Police Officers to help control traffic entering and leaving the site during events.

M. On Site Safety Controls. The Project is required to contain and employ adequate equipment and personnel to ensure the safety of the participants, spectators, and employees in the event of an accident. The Project shall employ the following safety features:

- 1) Emergency Management Procedures. The Developer shall coordinate with the Wildwood Police Department and Sumter County Fire and Emergency Medical Services in developing standard operating procedures and protocols in the occurrence an accident would exceed the capacity of on-site safety and medical resources. The Emergency Management Procedures will be established and on file with all three parties prior to an event taking place.
- 2) First Aid Station and Personnel. The Project will contain first aid stations and staff or hire trained medical and safety personnel during events. The personnel shall be trained and experienced in responding to potential hazards of the Project such as but not

limited to extraction of trapped individuals within vehicles, extraction of trapped or disabled vehicles, first aid, and fire suppression.

- 3) Off-duty police officer(s). The Project may hire off-duty police officers as needed.
 - 4) Equipment. Equipment such as fire suppression, tow trucks, and front end loaders will be available on site. Such equipment will be specified in the Emergency Management Procedures.
- N. Lighting. Lighting is required when an event take places at night. The Site Plan shall address how lighting will be provided on site. The lighting shall be configured to minimize off-site impacts.
- O. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- P. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(O) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- Q. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City

Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: _____
Joseph Jacobs, City Clerk

ED WOLF, MAYOR

First Reading: _____

Second Reading: _____

Approved as to Form:

Jerri A. Blair, City Attorney

Ordinance O2013-25

“Exhibit A”

Wildwood Entertainment Park

Legal Description

Wildwood Entertainment Park

Parcels G19=011 and G30=048

LEGAL DESCRIPTION

South 1/2 of the Southwest 1/4, less Right of Way for U.S. Highway No. 301, and less the South 136 feet of the East 1100 feet thereof, Section 19, Township 19 South, Range 23 East, Sumter County, Florida. AND

The North 1/4 of the Northwest 1/4, less the Right of Way for U.S. Highway No. 301, and less the East 1100 feet thereof, Section 30, Township 19 South, Range 23 East, Sumter County, Florida.

Ordinance O2013-24

“Exhibit B”

Wildwood Entertainment Park

Conceptual Development Plan

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

Case No: SP 1306-01 – Wildwood Entertainment Park

Owner: One Hundred Oaks, LLC

Applicant: Cliff Wittman, Witcow Holdings, LLC

Parcels: G19=011; G30=048

The applicant seeks site plan approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction an outdoor sports and music recreation facility.

This Site Plan is related to case RZ 1306-01.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The project site plan has been proposed in accordance with Ordinance O2013-25 and meets the minimum requirements of the Land Development Regulations. The Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the site plan contingent on approval of case RZ 1306-01.

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

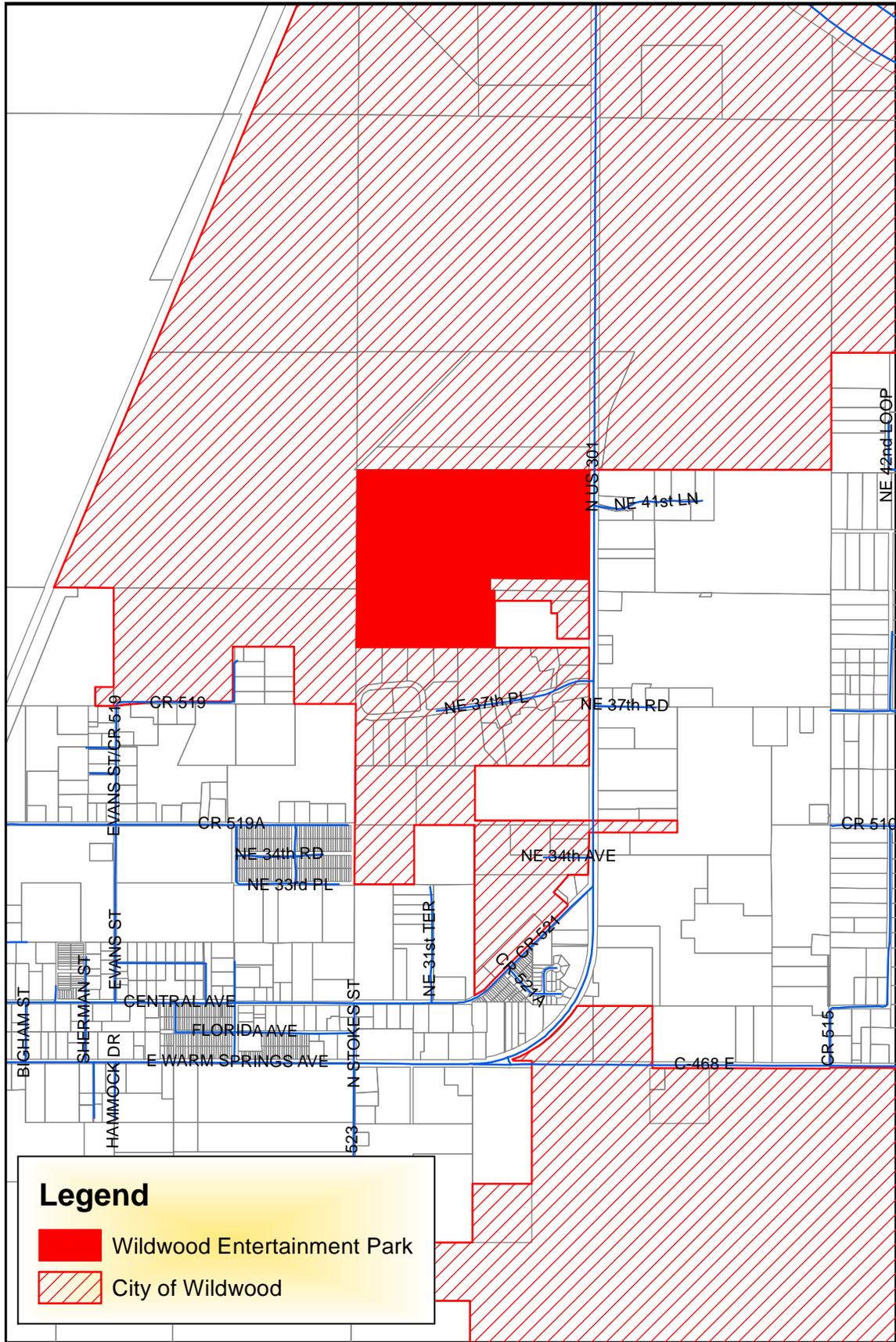
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Monday, June 17, 2013.



DATED: June 21, 2013

Melanie D. Peavy
Development Services Director

I:\Terr\GIS\Maps\Location - Wildwood Entertainment Park.mxd - 6/21/2013 4:07:32 PM - toneal



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



Feet
 0 190 380

WILDWOOD ENTERTAINMENT PARK

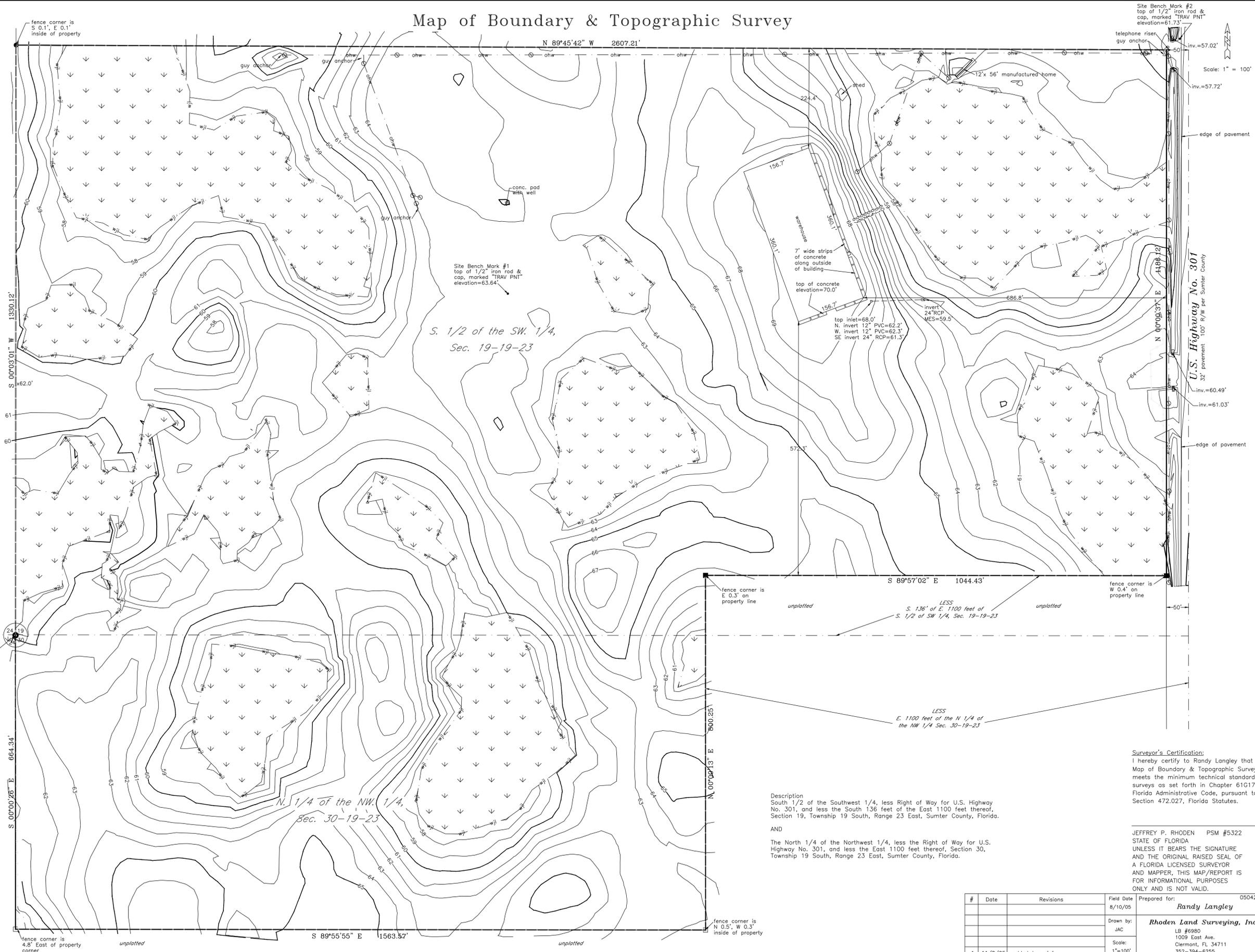
WILDWOOD, FLORIDA

JUNE 2013

LOCATION MAP

Map of Boundary & Topographic Survey

Notes:
 -Bearings based on the West R/W line of U.S. Highway No. 301 as being N 00°00'37" E, an assumed meridian.
 -Legal description supplied by client.
 -No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
 -No adjacent or underground improvements, other than those shown, located this date.
 -Subject property contains 99.976 acres, more or less, and is subject to any rights of way or easements of record.
 -Wetlands jurisdictional lines based on location of flags set by Modica & Associates.
 -Elevations based on assumed datum.
 Benchmarks #8066, elevation=59.80' and #8067, elevation=59.24' from FDOT plan sheet for US Hwy. No. 301, sheet #14 were used for this project. Datum is unknown.



Site Bench Mark #2
 top of 1/2" iron rod &
 cap, marked "TRAV PNT"
 elevation=61.73'

Scale: 1" = 100'

Site Bench Mark #1
 top of 1/2" iron rod &
 cap, marked "TRAV PNT"
 elevation=63.64'

S. 1/2 of the SW. 1/4,
 Sec. 19-19-23

top inlet=68.0'
 N. invert 12" PVC=62.2'
 W. invert 12" PVC=62.3'
 SE invert 24" RCP=61.3'

U.S. Highway No. 301
 32' pavement 100' R/W per Sumter County

- LEGEND:
- ohw- denotes overhead wires
 - x-x- denotes fence
 - w-j- denotes wetlands jurisdictional line
 - R/W denotes right of way
 - ⊙ denotes centerline
 - denotes centerline
 - denotes found lightwood post
 - denotes found 1/2" iron rod & cap marked, "LB 3827" unless noted otherwise
 - denotes found iron pipe & cap marked, "LB 3827" unless noted otherwise
 - ▲ denotes replaced nail with 1/2" iron rod & cap, marked "LB 6980"
 - denotes found 2"x2" concrete monument unless noted otherwise
 - denotes found round concrete monument unless noted otherwise

Description
 South 1/2 of the Southwest 1/4, less Right of Way for U.S. Highway No. 301, and less the South 136 feet of the East 1100 feet thereof, Section 19, Township 19 South, Range 23 East, Sumter County, Florida.

AND
 The North 1/4 of the Northwest 1/4, less the Right of Way for U.S. Highway No. 301, and less the East 1100 feet thereof, Section 30, Township 19 South, Range 23 East, Sumter County, Florida.

Surveyor's Certification:
 I hereby certify to Randy Langley that this Map of Boundary & Topographic Survey meets the minimum technical standards for surveys as set forth in Chapter 61G17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

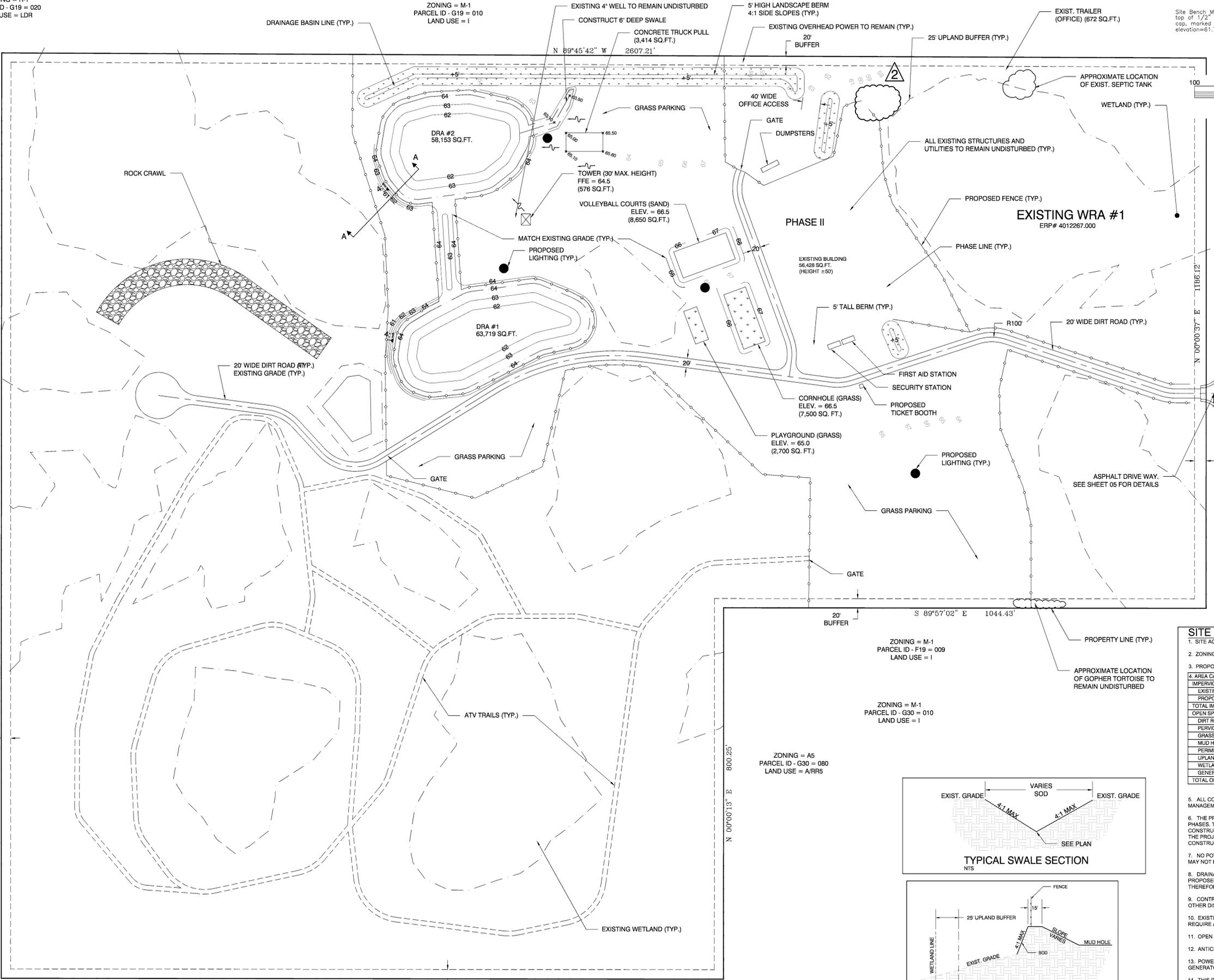
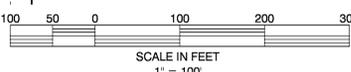
JEFFREY P. RHODEN PSM #5322
 STATE OF FLORIDA
 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

#	Date	Revisions	Field Date	Prepared for:
			8/10/05	Randy Langley
			Drawn by:	Rhoden Land Surveying, Inc.
			JAC	LB #6980
			Scale:	1009 East Ave.
			1"=100'	Clermont, FL 34711
1	11/8/05	added topo info		352-394-6255

ZONING = R-1
PARCEL ID - G19 = 020
LAND USE = LDR

ZONING = M-1
PARCEL ID - G19 = 010
LAND USE = I

Site Bench Mark #2
top of 1/2" iron rod &
cap, marked "TRAV PNT"
elevation=61.73'



LEGEND

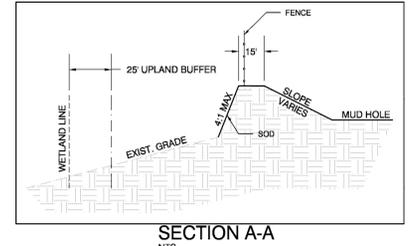
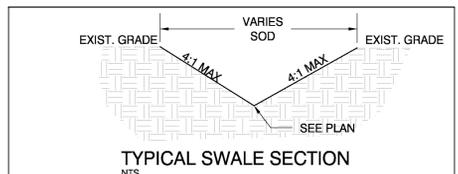
- PROPERTY LINE
- - - WETLAND LINE
- - - UPLAND BUFFER LINE
- - - PROPOSED FENCE
- - - EXISTING FENCE
- - - EXISTING OVERHEAD UTILITY
- - - ATV TRAIL
- - - BUFFER

SITE DATA

- SITE ACREAGE: 99.98 AC.
- ZONING = M-1: CONSERVATION
- PROPOSED BUILDING TYPE = WOOD/MASONRY
- AREA CALCULATIONS:

IMPERVIOUS AREA:	AREA	% OF TOTAL
EXISTING IMPERVIOUS	1.30 AC.	1.30%
PROPOSED IMPERVIOUS	0.09 AC.	0.09%
TOTAL IMPERVIOUS AREA	1.39 AC.	1.39%
OPEN SPACE:		
DIRT ROAD	1.48 AC.	1.48%
PERVIOUS EVENTS	1.14 AC.	1.14%
GRASS PARKING	13.83 AC.	13.83%
MUD HOLES	2.97 AC.	2.97%
PERIMETER BUFFERS	4.32 AC.	4.32%
UPLAND BUFFERS	8.50 AC.	8.50%
WETLANDS	20.52 AC.	20.53%
GENERAL OPEN SPACE	45.83 AC.	45.84%
TOTAL OPEN SPACE	98.59 AC.	98.61%

- ALL COMMON OPEN AREAS SHALL BE MAINTAINED BY PROPERTY MANAGEMENT.
- THE PROJECT IS ANTICIPATED TO BE DEVELOPED IN A MINIMUM OF TWO PHASES. THE PROJECT WILL TENTATIVELY BEGIN THE PROCESS OF CONSTRUCTION AUGUST 2013 FOR PHASE I. THE PROJECT WILL TENTATIVELY BEGIN THE PROCESS OF CONSTRUCTION BETWEEN YEARS 2014 AND 2015 FOR PHASE II.
- NO POTABLE WATER OR SANITARY SEWER IS REQUIRED FOR PHASE I AND MAY NOT BE REQUIRED FOR FUTURE PHASES.
- DRAINAGE: ALL PROPOSED IMPERVIOUS AREAS ARE TO DRAIN TO PROPOSED MUD HOLE. THE PROPOSED IMPERVIOUS AREA IS ONLY 3,990 S.F. THEREFORE NO DRAINAGE CALCULATIONS ARE PROVIDED.
- CONTRACTOR SHALL SOO ALL DISTURBED AREAS STEEPER THAN 5:1. ALL OTHER DISTURBED AREAS TO BE SEED AND MULCH.
- EXISTING TREES TO REMAIN ONSITE. THE REMOVAL OF ANY TREES SHALL REQUIRE A TREE REMOVAL PERMIT.
- OPEN SPACE REQUIREMENTS WAIVED FOR THIS PROJECT.
- ANTICIPATED NUMBER OF EMPLOYEES: 5
- POWER FOR EVENTS AND SITE LIGHTING TO BE PROVIDED BY PORTABLE GENERATORS.
- THIS PROJECT IS NOT LOCATED WITHIN A FEMA 100 YR FLOOD PLAIN PER COMMUNITY PANEL # 12029601258
- NORTHERN BUFFER TO INCLUDE LANDSCAPING OR BERM GENERALLY BETWEEN WETLANDS.



BY: MJT

REVISIONS:

DATE: 06-21-13

ENGINEERS SURVEYORS PLANNERS

FARBER BARLEY

AND ASSOCIATES, INC.

Certificate of Authorization Number: 4709

4450 N.E. 63rd Road • Wildwood, Florida 34785 • (352) 748-3126

**WILDWOOD ENTERTAINMENT PARK
PHASE I
SITE PLAN**

DATE: 6/21/2013
DRAWN BY: MJT
CHKD BY: WLC
FILE NAME: 04-WEP-SITE
JOB NO.: