

ORDINANCE NO. O2011-18

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 WILDWOOD SPRINGS, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

The application filed by Wildwood Springs, LLC (hereinafter referred as the "Developer") for a Mixed Use Planned Development was heard by and before the City Commission, Wildwood, Florida on this 12th day of December, 2011. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on November 1, 2011 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Wildwood Springs Planned Development Application (hereinafter referred to as "the Project") was duly and properly filed herein on August 29, 2011.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop property consisting of 1047.51 acres more or less which is situated in Wildwood, Florida. This land is legally described, a true copy of which is attached hereto as "Exhibit A".
- E. That the City approved the Wildwood Springs Amended and Restated Development Order (ARDO) on April 11, 2011.

- F. That the Developer has complied with the conceptual plan provision as required by Section 8.4 of the Land Development Regulations.
- G. That the City has complied with the due notice requirements of Section 3.3(B) 3 of the Land Development Regulations.
- H. That the City has approved and adopted Ordinance 622 with an effective date of June 12, 2011 and Ordinance 622 is hereby amended by this Ordinance.
- I. That nothing in this ordinance shall be construed as waiving or limiting the Developer's right to develop the Property in accordance with the version of the Land Development Regulations in effect prior to July 25, 2011. It is also acknowledged that Developer has the right, but not the obligation, to proceed under all or portions of the version of the Land Development Regulations that were adopted by the City on July 25, 2011, as amended from time to time.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Mixed Use Planned Development (MUPD) of the lands described in "Exhibit A".
- B. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, the Wildwood Springs Amended and Restated Development Order, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- C. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 and Section 4 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.
- D. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance and the Amended and Restated Development Order, as the same may be amended from time to time in accordance with the law. This Planned

Development Agreement shall govern the development of the Project. The Project shall adhere to the Design Standards contained within Section 4 of this Ordinance.

- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Plan prepared by Poulos & Bennett, LLC, dated August 2011 as revised through October 19, 2011 is incorporated into this Ordinance as "Exhibit B". The conceptual development plan is substantially consistent with the Wildwood Springs Amended and Restated Development Order and Policy 1.7.1 of the Future Land Use Element of the City of Wildwood Comprehensive Plan. The conceptual development plan is conceptual in nature and may be affected by compensating storage capacity in flood prone areas, final wetland or protected species location, final engineering, permitting, surveys, and market conditions. As such, the roadway alignment and development areas depicted on the conceptual development plan may be revised prior to and as part of the construction plan review process.
- C. Development Program. The Project shall consist of up to 3,000 residential units and up to 225,000 square feet of retail/office uses. Through the use of the equivalency table contained with the ARDO, the maximum number of residential units may increase to 3,700 provided the units are located in the Mixed Use Commercial or Community Residential areas indicated on the conceptual development plan. The Project shall contain a mix of housing types and styles and will included two or more of the following types: single family detached, single family attached, apartments or condominiums, or units mixed vertically within nonresidential buildings.
The project will be phase based on market conditions generally from CR 468 to the south. It is anticipated that the Project will commence with smaller sub phases in general accordance with the timeline outlined in the ARDO.
- D. Zoning Overlay Map. The Planned Development shall be filed and retained for public inspection and shall constitute a supplement to the zoning overlay map pursuant to subsection 8.2(G) of the Land Development Regulations.
- E. Amendments. All substantial 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. The Development Services Director shall have the right to determine and approve non-substantial changes, such as minor adjustments to the phasing plan or development program consistent with the conversion matrix, without the need for an amendment to the Planned

Development Agreement. Determination of whether a change is non-substantial shall be at the discretion of the Development Services Director.

F. Future Approvals. After the Planned Development is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan depicting the proposed phase or sub phase shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable. Prior to approval of a site plan or a subdivision preliminary plan, the Project shall submit the following:

- 1) Springs Protection Plan. The Applicant shall prepare and submit for approval a springs protection plan pursuant to section 6.9 of the Land Development Regulations to demonstrate the protection of Fenney Spring. The Applicant shall be responsible for any costs associated with review of the springs protection plan.
- 2) Recreation and Open Space Master Plan. In lieu of the City's amenity and open space requirements contained within the Design District Standards, the Applicant may prepare and submit for approval a recreation and open space master plan. The recreation and open space master plan will describe in detail how adequate recreation and open space will be provided within development areas and within the overall Project itself. The master plan will be substantially consistent with the conditions of the Amended and Restated Development Order and this Planned Development Agreement.
- 3) Bicycle and Pedestrian Pathway Master Plan. The Developer will submit a phased bicycle and pedestrian master plan. The overall pathway system will provide for a phased connection between residential areas, mixed use areas, community amenities, Fenney Spring, and CR 468.
- 4) Signage Master Plan. A phased signage master plan shall be prepared and reviewed by the City. Updates may be submitted with each additional subdivision plan.
- 5) Utility/Developer's Agreement. The City of Wildwood will provide water and wastewater services to the Project. The City and the Developer will enter into a Utility or Developer's Agreement to address the provisions of water, wastewater, and reuse water to the Project.

SECTION 4: PLANNED DEVELOPMENT AGREEMENT: PROJECT STANDARDS

A. General Principles and Standards. The standards contained herein are intended to create a pedestrian-scaled community with a defined sense of place. The general standards accomplish this intent by providing for architectural scale; ensuring connectivity between land uses such that

neighborhoods are walk-able and bike-able, which encourages interaction among its residents; and demonstrating a community commitment to the environment through the preservation of open space.

B. Local Street Network. The concept for the local street system is a “soft” grid of curving streets. This geometry creates a unique neighborhood identity, relates to the existing land forms, and provides for a greater pedestrian friendly environment, and improved street vistas. Streets shall be connected and cul-de-sacs shall be minimized generally to areas limited by specific site or environmental conditions that prevent connections.

- 1) Primary access points are identified on the conceptual development plan and will include a minimum of six (6) vehicular and pedestrian connections: four (4) to C.R. 468; one (1) connection to the eastern boundary; and one (1) connection to the south along C.R. 505. Additional connections will be provided as appropriate based on site constraints and compatibility of adjacent land uses. Precise locations of internal streets shall be determined through the subdivision preliminary plan approval process. On-street parallel parking shall be permitted on all streets unless specifically excluded herein.
- 2) All streets identified on the conceptual development plan as well as future neighborhood streets not yet identified, shall be Local Streets and shall be based on the Local Street standards identified herein on the Typical Road Cross Sections incorporated into this Ordinance as “Exhibit C”. Final selection of specific road cross sections shall be set at each phase site plan approval and will be based on the standards. Structural criteria for these road sections will be specified by the Project engineer and will be generally consistent with the most comparable City of Wildwood street standards.
- 3) Walking is considered a fundamental mode of transportation and shall be considered in designing the local street network. To encourage the pedestrian friendly nature of the Project streets may include the following traffic calming measures incorporated where appropriate:
 - a) On-street parking
 - b) Street trees to create shade
 - c) Median plantings
 - d) Varied paving patterns and materials
 - e) Stop signs
 - f) Roundabouts
 - g) Raised pedestrian cross-walks
 - h) Reduced street widths
 - i) Reduced design and traffic speeds

C. Parks and Open Space. Wildwood Springs shall maintain a minimum of 25% open space consistent the Amended and Restated Development Order. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space. A Community Development District, homeowner's association, adjoining property owners, or other private entity, must maintain all such elements unless such elements are dedicated to the public and such maintenance shall be determined by separate agreement of such dedication. Open space shall not include, rights-of-way (public or private), yards, or lots of record per plat, driveways, off street parking areas, or other impervious surface areas that do not meet the criteria. Additionally, the Project shall adhere to the following principles:

- 1) The parks will be programmed based on community and neighborhood needs, and may include formal and/or informal landscaped and preserve areas, children's play areas, walkways, fountains, community gardens, park benches, and pedestrian-scale lighting. Activity-based facilities such as basketball, tennis, and volleyball courts, swimming pools, clubhouses and restaurants may also be permitted in the neighborhood parks. On-street parking spaces shall count towards parking requirements for recreational facilities.
- 2) The preservation of Fenney Spring head and spring run will be a defining characteristic of the Project. As such, a one hundred and fifty foot (150') buffer shall be maintained around the spring head, as measured from the ordinary high water line, and a fifty foot (50') minimum buffer shall be provided around the spring run, as measured from the ordinary high water line. A fifteen foot (15') minimum, twenty-five foot (25') average buffer shall be provided around the remaining wetlands found on-site.
- 3) Native plants and grasses shall be used within the buffer zone around Fenney Spring head and spring run. The use of fertilizer will be restricted within these buffer zones. A vegetated swale (seep berm) will be allowed around the spring head and in areas of the spring run buffer where concentrated runoff is to occur. This swale will provide for an added measure for water quality treatment. Additionally, a fertilizer-free zone will be created adjacent to all wetlands and ponds throughout the community.
- 4) Enhancing the natural ecological system and developing linkages to these habitats will provide an opportunity to create passive recreational facilities. Through enhanced public access and interpretive signage, these natural habitat areas will be better preserved. The following activities will assist in the development of the springs area:

- a) Protection of open space from incompatible land uses
- b) Maintenance of the most vulnerable ecological communities
- c) Enhancement of public access through pedestrian ways, bicycle paths and waterways.
- d) Educational opportunities through interpretive signage

These activities will assist in educating the public regarding the wetland ecosystem to help ensure the protection of natural open spaces.

- 5) Permitted uses in the open space around Fenney Springs include: community recreation center, dining facility, nature center, sales center (interim use), outdoor patios and verandas, interpretive signage, environmental education exhibits, outdoor pavilions, trails, boardwalks, overlooks, natural amphitheater, picnic areas, and active and passive open fields.

D. Landscaping and Buffers. Landscaping and buffers within the Project shall conform to the following standards:

- 1) No onsite landscaped buffer shall be required between parcels or uses. Perimeter buffers shall consist of the following planting requirements: One (1) eight foot (8') structure tree and three (3) understory trees per each one-hundred feet (100'). External buffers adjacent to existing residential uses shall include three (3) eight foot (8') structure trees and five (5) understory trees per each one-hundred feet (100'). Shrubs are not required in perimeter buffers. All trees shall be provided in caliper inches to be measured six inches (6") above the ground, upon planting, consistent with the Florida Grades and Standards for Nursery Plants and Trees.
- 2) On residential streets, street trees shall be installed as neighborhoods are developed and adjacent homes and structures are built. The selection of tree species will be coordinated by street and will coincide with the official tree species for the City of Wildwood as listed in Table 6-12: Tree Species in the Land Development Regulations. The use of palm trees will be limited to concentrated groupings at entries and as decorative accents in the landscape. Palm trees shall not be allowed in residential front yards with the exception of smaller varieties used as secondary trees or accent shrubs. Street trees are permitted and are encouraged to be placed between the back of curb and sidewalk.
- 3) Median planting may contrast with more formal rows of street trees, and may provide seasonal color and act as a protective separation between traffic lanes. Palm trees may be used for median planting.
- 4) The use of St. Augustine turf grass shall be prohibited for residential yards, unless a drought-tolerant variety is developed. Drought-tolerant and natural grasses (such as Zoysia and Bahia)

will be used in entry features, parkways, parks, and yards. Irrigated Bermuda grass shall be permitted for active recreation areas, ball fields, entry areas, road frontages, and parks. Irrigated turf areas will be limited to residential lots and common areas, entrance ways, road medians, road frontages, community parks, and other key focal features.

E. Lighting. The following principles shall apply to the Project:

- 1) Lighting design in parking lots and pedestrian areas will observe International Dark-Sky Association ("IDA") principals and aim to reduce the adverse effects of light pollution.
- 2) Illumination levels at all property lines created by project lighting shall not exceed one-half (.5) foot candles ("f.c.") when the building or parking areas are located adjacent to external residential areas, and shall not exceed one (1.0) f.c. when abutting other external non-residential properties. All lighting within parking and pedestrian areas will be coordinated with the landscape tree plan to reduce canopy conflicts with proposed or existing trees.
- 3) A lighting time control panel and photocell will be provided on exterior lighting systems (not connected to a structure) to provide automatic system shut-off after ordinary business hours. Full system shut-off shall exclude security lighting elements and street lights.
- 4) Parking area light poles may be placed outside of parking islands as long as the poles are located in an area that is protected or the pole foundation has been designed to accept minimal levels of vehicular impact.

F. Energy and Water Conservation. Equipment and appliances shall meet Energy Star standards consistent with the applicable Conditions of Approval in Section IV, C, Energy, per the Amended and Restated Development Order. New homes shall, at a minimum, be designed to meet the water conservation measures contained in City of Wildwood Ordinance No. 612 and shall also provide water efficient options for homes and landscapes that can assist home owners in meeting Water Star certification standards consistent with the applicable Conditions of Approval in Section IV, D, Public Facilities, per the Amended and Restated Development Order.

G. Mixed-Use Development Standards. Mixed-use development shall be permitted in parcels 1, 2, 3, 4, 12a and 27 of the conceptual development plan. Property within these parcels developed as mixed-use will comply with the standards in Section 4(G) of this Ordinance. Commercial (non-mixed use) development will comply with the standards found in Section 4(H) of this Ordinance. Mixed-use development may include but are not

required to be vertically-mixed buildings. Uses permitted in mixed-use areas shall include all uses permitted in the City of Wildwood "Residential/Institutional/Office" (RIO) zoning district and all uses permitted in the City of Wildwood "Commercial Mixed Use" (C-2A) zoning district as listed on Table 3-6 of the Land Development Regulations.

1) Site Design

- a) Building organization and placement will be designed to create and emphasize the view of focal points from the external roadway as well as internal 'main streets'.
- b) Corner buildings at primary project entrance or high traffic nodes will be designed to visually accentuate vehicular and/or pedestrian experience.

2) Mixed-Use development shall adhere to the following setbacks and site development standards:

- a) Minimum setback from C.R. 468 and U.S. 301: thirty feet (30')
- b) Minimum front setback: sixteen feet (16') from back of curb
- c) Minimum rear setback: zero feet (0')
- d) Minimum side setback: zero feet (0') between adjacent buildings
- e) Minimum side setback: fifteen feet (15') from face of curb
- f) Maximum lot coverage: one hundred percent (100%)
- g) Maximum building height: fifty feet (50')
- h) Balconies, covered entrances, arches, bay windows, and roof overhangs may encroach into building setbacks.

3) Residential development shall adhere to the following setbacks and site development standards:

a) Stacked flats (apartments):

- (i) Minimum setback from C.R. 468 and U.S. 301: thirty feet (30')
- (ii) Minimum front setback: ten feet (10') from face of curb
- (iii) Minimum rear setback: zero feet (0')
- (iv) Minimum side setback: zero feet (0') between adjacent buildings
- (v) Minimum side setback: ten feet (10') from face of curb
- (vi) Maximum lot coverage: one hundred percent (100%)
- (vii) Maximum building height: three (3) stories / forty-five feet (45')
- (viii) Balconies, covered entrances, arches, bay windows, and roof overhangs may encroach into building setbacks up to three feet (3').

b) Townhomes:

- (i) Minimum setback from C.R. 468 and U.S. 301: thirty feet (30')
 - (ii) Minimum front setback: ten feet (10') from face of curb
 - (iii) Minimum rear setback: zero feet (0')
 - (iv) Minimum side setback: zero feet (0') between adjacent buildings
 - (v) Minimum side setback: five feet (5') from face of curb
 - (vi) Maximum lot coverage: one hundred percent (100%)
 - (vii) Maximum building height: three (3) stories
 - (viii) Parking is required to be rear-loaded or may be located in a common court screened from view from front of building.
 - (ix) Stoops and porches may encroach into front setback up to five feet (5')
 - (x) Balconies, covered entrances, arches, bay windows, and roof overhangs may encroach into building setbacks up to three feet (3').
- c) Single Family:
- (i) Single Family residential shall be permitted within the Mixed-Use parcels in accordance with the Development Standards defined herein below in Section J.

4) Architectural Standards

- a) Building façades will be designed to provide visual interest through detail and ornamentation that is viewed at both the pedestrian level as well as from a distance.
- b) Canopies, awnings, marquees, cornice trim, blade signage, retail awnings signage, eaves, and overhangs may project into sidewalk rights-of-way up to eight (8') feet.
- c) Façades facing a street will have a recognizable base (storefront) and top (cornice), and include an expression line that delineates the transition between the ground floor level and the upper façade.
- d) Finished façades will be provided on each building face facing a public right-of-way (corner lot).
- e) All ground floor façades that face a public street that are designed in an urban village center layout, will have arcades, display windows, entry areas, awnings, or other such features along a minimum of forty percent (40%) of the horizontal length of the façade.
- f) All parapet / roof planes that conceal a flat roof must extend around all sides of a building that are visible from any public street.

- g) Buildings are encouraged to have consistent window expressions visible from the street. Large expanses of glass curtain walls are not permitted. Street side, windowless building elevations are discouraged. Buildings elevations visible from and fronting public streets will express a clear base, middle, and top. Sloping roofs or strong cornice lines are encouraged at strategic locations, such as corners or mid-block entries.
 - h) Building façade fenestration and roof planes will be designed to fully wrap and continue the visual line of the architecture on all sides of the building that front and can be viewed from a public street.
 - i) Architecture should have a minimum of forty percent (40%) transparency on the pedestrian level adjacent to public streets.
- 5) All awnings must meet the following criteria:
- a) Canvas fabric or metal awnings are encouraged. The use of vinyl or vinyl coated fabrics is specifically discouraged. The use of fluorescent colored awnings is specifically prohibited.
 - b) Awnings shall be architecturally coherent across the building in terms of height, size, materials and color so as to provide a unified appearance to an individual building. Awnings shall not be of uneven or unusual shapes. However, a certain amount of diversity in the building façades is desirable and encouraged.
 - c) Backlighting or the internal illumination of awnings is not permitted.
 - d) Awnings shall not be used as the primary signage for any commercial or retail business.
 - e) Awnings shall not cover more than seventy percent (70%) of the primary façade of the individual building, shop or storefront if the frontage exceeds forty feet (40') in width.
 - f) The cumulative effect of individual storefront awnings on a building should be considered in building design. An awning shall reinforce the frame of the storefront and should not cover the piers or the space between the second story building windows and cornice.
 - g) Awnings covering second story windows will conform to the size of the individual windows and will complement the first floor storefront awning in terms of size, materials, height and color, etc.
 - h) The color of the fabric awning shall complement the building's color scheme.
- 6) Pedestrian Standards

- a) All buildings adjacent to public streets shall have a pedestrian entrance facing the street.
- b) The storefront pedestrian zone shall consist of a minimum sixteen-foot (16') building setback from back of curb, to include an eight-foot (8') pedestrian walkway and a four-foot (4') landscape area either in planter rows or individual tree planters. Storefront pedestrian zones with adjacent on-street parking shall also include an additional two-foot (2') wide pedestrian "step-out" zone between back of curb and the landscaped areas.
- c) The defined pedestrian route will be kept free of all permanent signage, site furnishing, or other physical obstructions. Site furnishings (e.g., benches, trash receptacles) may be placed within the four-foot (4') landscape area.

7) Parking

- a) On-street parallel parking shall be permitted along internal drives and roadways but must be set back a minimum of ten (10') linear feet from any pedestrian crosswalk. On-street parking will count towards satisfying the parking requirements.
- b) On-street parking located along internal drives and roadways shall be set back a minimum of thirty feet (30') from any roundabout or intersection, as measured from the outside face of the roundabout curb radius. On-street parking will count towards satisfying the parking requirements.
- c) No on-street parking shall be located along any public right-of-way or roadway internal to the project within one hundred (100') linear feet of the intersection of the project entrance and C.R. 468.
- d) Where mid-block pedestrian crosswalks are proposed, the crosswalks shall be incorporated into the bump-out planters. The dimensional length of each crosswalk bump-out planter shall be a minimum of twenty-two feet (22'), as measured along the outside edge of the curb. The crosswalk bump-out planter shall consist of a minimum six-foot (6') pedestrian walkway. All parking lots containing forty (40) spaces or more shall have a minimum of two (2) points of vehicular ingress and egress. Small sub-lots containing fewer than forty (40) spaces may have a minimum of one (1) point of vehicular ingress and egress.

8) Landscaping Standards

- a) Trees shall be specified and provided in caliper inches to be measured either six inches (6") or twelve inches (12") above the ground, upon planting, consistent with the

Florida Grades and Standards for Nursery Plants and Trees.

9) Signage

- a) Signage design shall comply with City of Wildwood Design District Standards, Chapter 1, and Section J, Signage. In addition, the following standards shall apply:
- (i) Signage will be compatible with the architecture, materials, and composition of the building.
 - (ii) Size, shape, color, and location of a sign will complement the building façade and will not be designed so large as to overpower the building. Individual storefront signs will be compatible with other storefronts on the same building in terms of size, design, and placement.
 - (iii) Signage shall not obstruct windows, cornices, decorative details, or the expression line of the façade. The expression line refers to a horizontal linear element extending across a façade to differentiate between the base, middle, and top of buildings or to indicate a massing transition. Expression lines may employ elements such as cornices, shading devices, moldings, step backs, or changes in color or material.
 - (iv) Signage above the expression line shall be prohibited except:
 - 1. Wall-mounted hanging signs that are decorative and complement the building façade; and
 - 2. Signs that identify a building and are incorporated into the cornice detail.

H. Commercial Development Standards. Commercial (non-mixed use) development of parcels 1, 2, and 26, of the conceptual development plan shall comply with the City of Wildwood Design District Standards, Chapter 1, Section F, Community District, and with the Community Commercial (CC) zoning district standards. Commercial (non-mixed use) development of parcel 27 shall comply with City of Wildwood Design District Standards, Chapter 1, Section D, Highway District, and with the General Commercial-Highway (C-3) zoning district standards. Uses permitted shall include all uses permitted in the City of Wildwood "General Commercial" zoning district as listed on Table 3-6 of the Land Development Regulations. Maximum building height permitted shall be fifty feet (50').

I. Commercial Development Standards for Parcel 21. Commercial development within parcel 21 of the conceptual development plan shall comply with the City of Wildwood Design District Standards, Chapter 1,

Section F, Community Commercial. The following uses shall be permitted in parcel 21: recreational vehicle ("RV") storage, boat storage, and automobile storage. A minimum ten-foot wide (10') landscaped buffer and six-foot (6') high fence or combination of fence and landscaped berm shall be provided around any RV storage, boat storage, or automobile storage located on parcel 21.

J. Residential Development Standards.

1) Residential development shall comply with the City of Wildwood Design District Standards, Chapter 2 (Residential) with the following exceptions:

- a) The architectural standards, styles, colors and construction details of homes will be ensured through the establishment of Architectural standards administered by an Architectural Review Board (ARB) and or through Codes, Covenants and Restrictions (CC&Rs) as established and maintained by the Developer/Home Owners Association (HOA). The architectural standards shall meet minimum city standards unless otherwise modified herein.
- b) The maximum height for residential units shall be forty-five feet (45').
- c) Variable Front yard setbacks shall only apply to lots seventy feet (70') or greater.
- d) Residential products, lot sizes, setbacks and standards shall be consistent with the following PD design standards defined below.
- e) The typical local residential street right-of-way shall be as depicted on Typical Road Cross Sections included herein as "Exhibit C." Additional road rights-of-way may be required based on specific site conditions but shall be substantially consistent with applicable cross-sections. Final road cross sections will be determined at each phased site plan approval.
- f) Streets will be lined on both sides with sidewalks, street trees and continuous landscaped parkways, unless adjacent to existing natural areas, parks, open spaces and/or are in close proximity to a bike or pedestrian path. In these locations and in areas with lots larger than one half acre (1/2) in size, the sidewalk may be located on one side of the street.
- g) Residential uses shall also be permitted to be oriented on and directly front parks, green space, and/or mews as defined and depicted below without a street frontage; those residential units shall meet the following standards:

- (i) Parking will be rear-loaded in garages, carports, parking pads or in common parking courts located in close proximity to residential units.
 - (ii) Minimum width of a mews-type park shall be thirty-five feet (35'), front façade to front façade.
 - (iii) Pedestrian access to these park/mews oriented units shall be provided to the front entrances from the alley or public right-of-way via sidewalks.
 - (iv) Alleys for residential units fronting mews and without street frontage will be named so that addresses can be assigned. The street number will be required on both front and rear of each home for emergency and public services.
- 2) The following design standards shall apply to all residential development:
- a) Uses permitted within the residential areas shall include all uses permitted in the City of Wildwood "R-4: "Medium-High Density Residential" zoning district (Land Development Code Chapter 3, Table 3-6). Residential-Scale Professional Office uses shall also be permitted within parcels 3, 4, 12, 13, 19, 20 and 26 on the conceptual development plan.
 - b) The maximum densities allowed shall be consistent with those identified in the table depicted on the conceptual development plan, "Exhibit B."
 - c) Accessory dwelling units (i.e. granny flats) shall be a permitted use and shall not count towards residential dwelling units.
 - d) Pedestrian Standards
 - (i) Sidewalks shall be installed on residential streets as neighborhoods are developed and adjacent homes and structures are built.
 - e) Alley Standards
 - (i) Alleys or a common parking court located in close proximity to residential units shall be required for any block containing more than three (3) detached residential lots less than forty feet (40') in width.
 - (ii) Alleys shall be designated as an easement or tract of a minimum of twenty feet (20') in width and a pavement width of a minimum of ten (10') feet.
 - f) Residential Design Standards
 - (i) General Standards Single-family (Attached & Detached)
 - 1. Air conditioning (A/C) units shall not be located in the front yard. A/C units shall be placed behind the front façade of each

- structure a minimum of fifteen feet (15') behind the front setback and screened from view from public streets.
2. Sketches of typical lots are provided herein as "Exhibit D."
 3. Lot Standards established below in sections 4.J.f.ii through 4.J.f.ix of this Ordinance will govern in the event of conflict between typical lots schematic contained in "Exhibit D."
- (ii) Single-family attached residential (Townhomes)
1. Minimum lot width: fifteen feet (15')
 2. Minimum lot depth: fifty feet (50')
 3. Minimum lot size: seven hundred and fifty square feet (750 SF)
 4. Minimum living area: one thousand square feet (1,000 SF)
 5. Minimum front setback: five feet (5')
 6. Minimum side street setback: ten feet (10')
 7. Minimum side yard setback: zero feet (0') or five feet (5') on end unit
 8. Minimum rear yard setback: five feet (5')
 9. Units between fifteen feet (15') and twenty-eight feet (28') in width shall be two-story except end units may be one-story provided the minimum building (unit) width is twenty-four feet (24'); Units larger than twenty-eight feet (28') in width may be one story.
 10. Parking shall be provided on lot in rear-loaded garages, carports, parking pads, or in proximate shared parking areas provided in the front or rear of unit.
 11. Front loaded parking shall be permitted with the following restrictions:
 - a. Single Car Garage – Lot/Unit width equal to or greater than twenty – two feet (22')
 - b. Double (2) Car Garage – Lot/Unit width equal to or greater than twenty-eight feet (28')
 - c. Front Garage Set back twenty feet (20'); and two foot (2') setback from main façade.
 12. Maximum of six (6) units per building.
 13. Building Separation shall be permitted at a minimum of ten feet (10') between structures.

14. Maximum height: three and one-half (3-1/2) stories
 15. Maximum building lot coverage: ninety percent (90%)
 16. Balconies, porches, stoops, bay windows and roof overhangs may encroach upon front setback and corner lot side setback up to three feet (3'). Balconies and roof overhangs may encroach upon rear setback.
 17. On-street parking shall be permitted to meet parking requirements.
 18. Townhomes shall adhere to the following minimum building separations:
 - a. Front to Front: thirty-five feet (35')
 - b. Front to Side: twenty-five feet (25')
 - c. Rear to Side: thirty feet (30')
 - d. Garage Door to Garage Door: thirty feet (30')
 - e. Side to Side: ten feet (10')
- (iii) Single-family attached residential (Paired Homes)
1. Minimum lot width: eighteen feet (18')
 2. Minimum lot depth: sixty feet (60')
 3. Minimum living area: one thousand square feet (1,000 SF)
 4. Minimum front setback: ten feet (10')
 5. Minimum front porch setback: five feet (5')
 6. Minimum rear setback: five feet (5')
 7. Minimum side yard setback: zero feet (0') or five feet (5')
 8. Minimum building separation shall be ten feet (10') between structures.
 9. Minimum side street set back: ten feet (10')
 10. Parking shall be provided on lot in rear-loaded garage, carports, parking pads, or in proximate shared parking areas provided in front or rear of unit.
 11. Front loaded parking shall be permitted with the following restrictions:
 - a. Single Car Garage – Lot/Unit width equal to or greater than twenty – two feet (22')
 - b. Double (2) Car Garage – Lot/Unit width equal to or greater than twenty-eight feet (28')

- c. Front Garage Set back twenty feet (20'); and two foot (2') setback from main façade
- 12. Maximum height: three (3) stories/floors
- 13. Maximum building lot coverage: eighty-five percent (85%)
- 14. Balconies, porches, stoops, bay windows and roof overhangs may encroach upon front setback and corner lot side setback up to three feet (3'). Balconies and roof overhangs may encroach upon rear setback.
- 15. On-street parking shall be permitted to meet parking requirements.
- (iv) Single-family detached residential (Cottage Homes)
 - 1. Minimum lot width: twenty-three feet (23')
 - 2. Minimum lot depth: sixty feet (60')
 - 3. Minimum lot size: thirteen-hundred and eighty square feet (1,380 SF)
 - 4. Minimum living area: one thousand square feet (1,000 SF)
 - 5. Minimum front setback: ten feet (10')
 - 6. Minimum front porch setback: five feet (5')
 - 7. Minimum side yard setback: three and one-half feet (3.5')
 - 8. Minimum seven feet (7') between structures excluding garages
 - 9. Minimum side yard setback for garage: zero feet (0') or three and one-half feet (3.5')
 - 10. Minimum side street setback: ten feet (10')
 - 11. Minimum rear yard setback: five feet (5')
 - 12. Parking to be on lot in rear-loaded garages, carports or parking pads, or in proximate shared parking areas.
 - 13. Maximum height: thirty-five feet (35') / three (3) stories
 - 14. Maximum lot coverage: ninety percent (90%)
 - 15. Balconies, porches, stoops, bay windows and roof overhangs may encroach upon front setback and corner lot side setback up to three feet (3'). Balconies and roof overhangs may encroach upon rear setback.
 - 16. On-street parking shall be permitted to meet parking requirements.
- (v) Single-family detached residential (Bungalow Homes)

1. Minimum lot width: forty feet (40')
 2. Minimum lot depth: seventy feet (70')
 3. Minimum lot size: twenty-eight hundred square feet (2,800 SF)
 4. Minimum living area: one thousand two hundred square feet (1,200 SF)
 5. Minimum front setback: ten feet (10')
 6. Minimum front porch setback: five feet (5')
 7. Minimum front loaded garage setback: twenty feet (20') and two foot (2') setback from main façade
 8. Minimum side yard setback: four feet (4')
 9. Minimum eight feet (8') between structures excluding garages
 10. Minimum side street setback: ten feet (10')
 11. Minimum rear yard setback: five feet (5')
 12. Minimum side yard setback for garage: zero feet (0') or four feet (4')
 13. Maximum height: thirty five feet (35')/three (3) stories
 14. Maximum lot coverage: eighty-five percent (85%)
 15. Balconies, porches, stoops, bay windows and roof overhangs may encroach upon front setback and corner lot side setback up to three feet (3'). Balconies and roof overhangs may encroach upon rear setback.
 16. Pool/screen setbacks: rear setback for pool deck is minimum five feet (5'). Rear setback for screen enclosure shall be five feet (5').
- (vi) Single-family detached residential (Village Homes, Park Homes, and - Manor Homes)
1. Minimum lot width: forty-five feet (45')
 2. Minimum lot depth: eighty feet (80')
 3. Minimum lot size: thirty-six hundred square feet (3,600 SF)
 4. Minimum living area:
 - a. 45 \geq -foot Village Home lot - one thousand square feet (1,000 SF)
 - b. 50 \geq -foot Village Home lot - twelve hundred square feet (1,200 SF)
 - c. 60 \geq -foot Park Home lot - sixteen hundred square feet (1,600 SF)
 - d. 70 \geq -foot Manor Home lot - two thousand square feet (2,000 SF)
 5. Minimum front setback: fifteen feet (15')

6. Minimum front porch setback: ten feet (10')
7. Minimum front loaded garage setback: Twenty (20') feet and two foot (2') setback from main façade
8. Minimum side yard setback: five feet (5')
9. Minimum ten feet (10') between structures excluding garages
10. Minimum side street setback: fifteen feet (15')
11. Minimum rear yard setback: five feet (5')
12. Minimum side setback for garage: zero feet (0') or five feet (5')
13. Maximum height: thirty-five feet (35')/three (3) stories
14. Maximum lot coverage: eighty-five percent (85%)
15. Balconies, porches, stoops, bay windows and roof overhangs may encroach upon setbacks by up to three feet (3').
16. Pool/screen setbacks: rear setback for a pool deck is a minimum of five feet (5'). Rear setbacks for screen enclosures shall be five feet (5').
17. Driveway setback: minimum two feet (2') from side yard setback or zero feet (0') if a shared driveway.

- (vii) Single-family detached residential (Estate Homes)
1. Minimum lot width: eighty-five feet (85')
 2. Minimum lot depth: one hundred feet (100')
 3. Minimum lot size: eighty-five hundred and fifty square feet (8,500 SF)
 4. Minimum living area: twenty-five hundred square feet (2,500 SF)
 5. Minimum front setback (main façade): twenty-five feet (25')
 6. Minimum porch setback: fifteen feet (15')
 7. Minimum garage setback (front-loaded): five feet (5') setback from main façade
 8. Minimum side yard setback: seven and one-half feet (7.5')
 9. Minimum ten feet (10') between structures
 10. Minimum side street setback: fifteen feet (15')
 11. Minimum rear yard setback: five feet (5')
 12. Maximum height: forty-five feet (45')/three (3) stories
 13. Maximum lot coverage: sixty percent (60%)

14. Balconies, porches, stoops, bay windows and roof overhangs may encroach upon front and corner lot side setback up to three feet (3'). Balconies and roof overhangs may encroach upon rear setback.
15. Pool/screen setbacks: rear setback for a pool deck is a minimum of ten feet (10'). Rear setbacks for screen enclosures shall be ten feet (10').

(viii) Live/Work Units

1. Live/work units shall be permitted in parcels 1, 2, 3, 4, 12, 13, 19, 20, 26, and 27.
2. Live/work units may be composed of a primary residence, studio/garage apartment and include an office.
3. Live/work units may be attached or detached.
4. Live/work units may be in the form of both attached and detached standards defined in items F2-F7 above with the additional restrictions defined below.
5. Minimum lot width: twenty-two feet (22')
6. Minimum lot depth: sixty feet (60')
7. Minimum lot size: Thirteen-hundred and twenty square feet (1,320 SF)
8. Minimum living areas: one-thousand square feet (1,000 SF) for primary residence and studio/garage
9. Minimum office: four hundred square feet (400 SF)
10. Minimum front yard setback: ten feet (10')
11. Minimum porch setback: five feet (5')
12. Minimum side street setback: ten feet (10')
13. Minimum side yard setback: zero feet (0') or five feet (5') on end unit
14. Rear access is recommended
15. Minimum rear setback: five feet (5')
16. Balconies, covered entrances, bay windows and roof overhangs may encroach into the front setback up to three feet (3').
17. Signage shall be permitted. Signage shall be a wall mount or hanging placard sign of a maximum of two feet (2') in height and two feet (2') in width.

(ix) General Site Development Standards: Multi-Family Attached (stacked flats)

1. Minimum lot area: fifteen thousand square feet (15,000 SF)
2. Minimum living area: five hundred square feet (500 SF)
3. Minimum lot width: eighty-five feet (85')
4. Maximum height: forty-five feet (45')/ three (3) stories
5. Maximum lot coverage: eighty percent (80%)
6. Setbacks:
 - a. Minimum front yard setback: fifteen feet (15')
 - b. Minimum side yard setback: ten feet (10')
 - c. Minimum rear yard setback: fifteen feet (15')
7. Minimum building separations:
 - a. Front to Front: thirty feet (30')
 - b. Rear to Rear: thirty five feet (35')
 - c. Side to Side: fifteen feet (15')
 - d. Front to Side: twenty feet (20')
 - e. Rear to Side: twenty feet (20')

K. Community Facilities Development Standards. Community facilities shall be permitted in parcels 1, 2, 3, 4, 12, 26 and 27 on the conceptual development plan. Uses permitted in these parcels shall include fire, police, and child care facilities; office, service, and retail uses; church and other civic uses. Police and fire facilities shall be constructed per the City of Wildwood Police Department standards and Sumter County Fire Department standards, respectively, and shall adhere to the Wildwood Springs architectural standards. Any other community facilities shall adhere to the applicable design district standards.

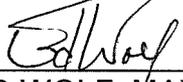
L. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and maintained by the property owners association and/or a Community Development District (CDD), at no cost or obligation to the City. The developer/owner shall create Guidelines for the maintenance of common areas.

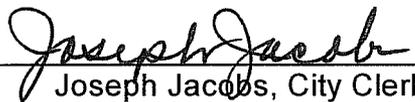
M. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section L above, the applicable provisions in the Guidelines: (i) shall be made applicable to the commercial and the residential segments of the Project; and (ii) shall be submitted to the City of Wildwood for reference, prior to a certificate of occupancy being issued for completed improvements.

- N. Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid as required in each applicable ordinance. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Project.
- O. Expiration of Planned Development Agreement. Site Development must begin within the Planned Development within 60 months after the final adoption of the Planned Development Agreement. Once the construction of any on-site infrastructure has commenced the Project shall be vested. If no site development has started on the approved Planned Development within the allotted time frame, the City within 60 days shall notify the Developer of the pending expiration of the Planned Development Agreement. The applicant may request an extension or the Planned Development shall lapse and be of no further effect. If the Planned Development lapses, the City Commission may extend the Planned Development Agreement for periods of up to six months provided the Applicant can show good cause why said development was delayed.

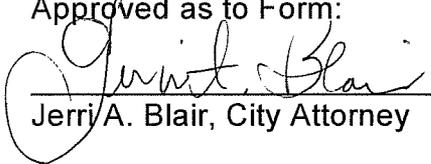
PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this 12th day of DECEMBER, 2011.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA


ED WOLF, MAYOR

ATTEST: 
Joseph Jacobs, City Clerk

First Reading: November 14, 2011
Second Reading: December 12, 2011

Approved as to Form:

Jerri A. Blair, City Attorney

Ordinance No. O2011-18

Exhibit A

Legal Description

LEGAL DESCRIPTION

The East 1/2 of the East 1/2 and the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 19 South, Range 23 East, Sumter County, Florida.

AND

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 19 South, Range 23 East, Sumter County, Florida.

AND

The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 and the East 1/2 of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the South 1/2 of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 and the North 1/2 of the Southeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 all in Section 31, Township 19 South, Range 23 East, Sumter County, Florida.

AND

The South 325 yards of the Northeast 1/4 of the Northeast 1/4 and the North 1/2 of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 and the Northwest 1/4, LESS the Northeast 1/4 of the Northeast of the Northwest 1/4; and the North 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4, LESS 5 acres in the Northwest corner and LESS Begin at the Northwest corner of the Northwest 1/4 of the Northeast 1/4, run South 466 feet 8 inches for point of beginning, thence run South 210 feet, thence East 210 feet, thence North 210 feet, thence West 210 feet to the point of beginning; all in Section 32, Township 19 South, Range 23 East, Sumter County, Florida.

AND

The Southwest 1/4 of the Northwest 1/4 and the North 1/2 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 and the South 1/2 of the Southeast 1/4 of the Northwest 1/4, all in Section 33, Township 19 South, Range 23 East, Sumter County, Florida.

LESS Road Right-of-Ways lying within the above described parcels.

And LESS those parcels described in Deed to Sumter County, Florida recorded in O.R. Book 950, Page 54, Public Records of Sumter County, Florida.

TOGETHER WITH

The North 330 feet of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida.

Less any portion thereof claimed by Sumter County, Florida, for the maintenance of County Road 505.

TOGETHER WITH

The Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 19 South, Range 23 East, Sumter County, Florida, Less the North 278.68 feet of the West 163.00 feet of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 19 South, Range 23 East, Sumter County, Florida; Less the right of way for County Road No. 468 across the North side thereof.

TOGETHER WITH

The Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 23 East, Sumter County, Florida; Less right of way for Highway 468.

AND

From the South Quarter corner of Section 30, Township 19 South, Range 23 East, Sumter County, Florida, run North 00 degrees 07 minutes 02 seconds West along the East line of the Southwest Quarter of said Section 30, a distance of 34.05 feet to the North right-of-way of Highway 468 and the Point of Beginning; thence South 89 degrees 54 minutes 25 seconds West 942.29 feet to the intersection of the North right-of-way of Highway 468 and the Southeasterly right-of-way of Highway 301; thence by the Southeasterly right-of-way of Highway 301, along a curve to the left having a radius of 1486.18 feet, 1022.51 feet to a point; thence run North 89 degrees 58 minutes 05 seconds East 162.41 feet; thence run South 00 degrees 07 minutes 02 seconds West 630.01 feet to the Point of Beginning.

LESS that portion conveyed to the State of Florida Department of Transportation by Deed recorded June 25, 1990 in Official Records Book 401, Page 26, described as follows:

Commence at the Southeast corner of the Southwest Quarter of Section 30, Township 19 South, Range 23 East, Sumter County, Florida; run North 0 degrees 02 minutes 01 seconds West along the East line of said Southwest Quarter a distance of 33.65 feet to the Northerly existing right-of-way line of County Road 468; thence North 89 degrees 59 minutes 20 seconds West along said Northerly right-of-way line 942.26 feet to the intersection of said Northerly right-of-way line and the Southeasterly existing right-of-way line of State Road 35 (U.S. 301) for the Point of Beginning, said point being the beginning of a curve along State Road 35 concave Northwesterly and having a radius of

1482.70 feet and a chord bearing of North 69 degrees 34 minutes 18 seconds East; thence run Northeasterly along the arc of said curve through a central angle of 02 degrees 25 minutes 58 seconds a distance of 62.96 feet for the end of said curve; thence, departing the Southeasterly existing right-of-way line of State Road 35, South 01 degrees 26 minutes 29 seconds West 21.99 feet to the Northerly existing right-of-way line of County Road 468; thence North 89 degrees 59 minutes 20 seconds West along said Northerly right-of-way line 58.44 feet to the Point of Beginning.

Altogether Containing 1,047.51 acres more or less

Ordinance No. O2011-18

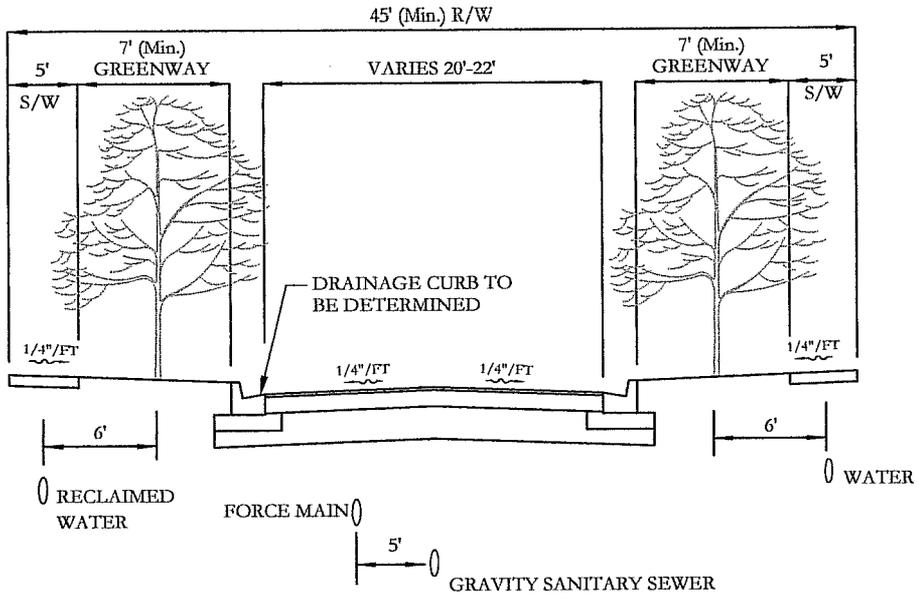
Exhibit B

Conceptual Development Plan

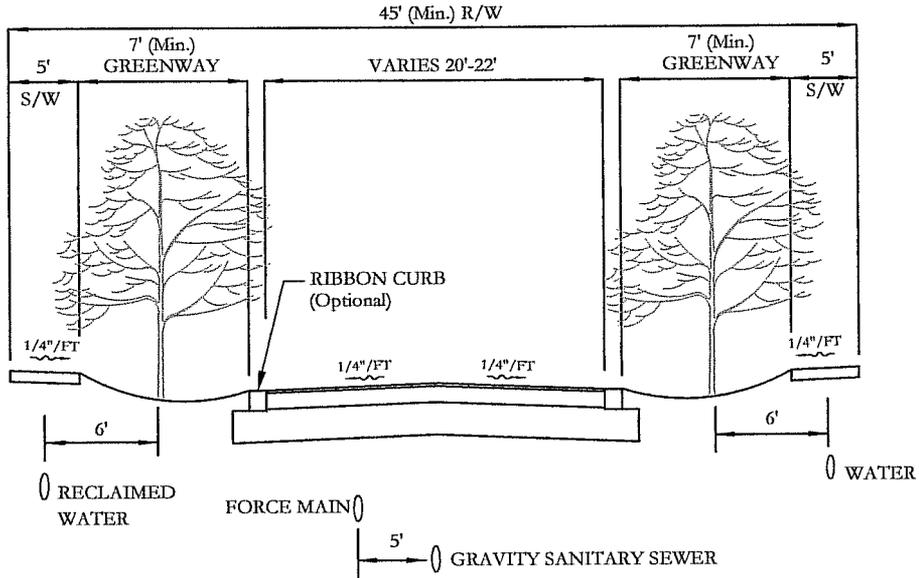
Ordinance No. O2011-18

Exhibit C

Typical Road Cross-Sections



TYPICAL ROADWAY



ALTERNATIVE ROADWAY W/RIBBON CURB AND SWALE

1. NEIGHBORHOOD LOCAL - TYPE 1

50' ROW TYPICAL (VARIES - 45' ROW Minimum)

NOTE:

- EDGE OF PAVEMENT (CURB) TREATMENTS SHALL BE DESIGNED WITH THE TYPES LISTED BELOW. MODIFIED VERSIONS AND DIMENSION OF EACH TYPE ARE PERMISSIBLE AS DESIGNATED BY THE PROJECT ENGINEER UPON EACH PHASE SITE PLAN APPROVAL.
- UTILITY LOCATIONS DEPICTED ARE CONCEPTUAL AND ARE SUBJECT TO FURTHER REFINEMENT BY UTILITY AGREEMENT. HOWEVER, IT IS ACKNOWLEDGED THAT THE UTILITY MAIN LINE LOCATIONS WILL BE LOCATED IN A MANNER SUCH THAT THEY DO NOT CONFLICT WITH THE PLANTER/STREET TREES.

CURB TYPES MAY INCLUDE THE FOLLOWING:

- TYPE 'B' (Truncated Trench)
- TYPE 'D' (Upright Trench)
- TYPE 'E' (Mountable)
- TYPE 'F' (Upright)
- TYPE 'F' MODIFIED (Upright)
- RIBBON CURB (Flat)
- NO CURB (Alley)

TYPICAL ROAD CROSS SECTIONS - NEIGHBORHOOD LOCAL TYPE 1

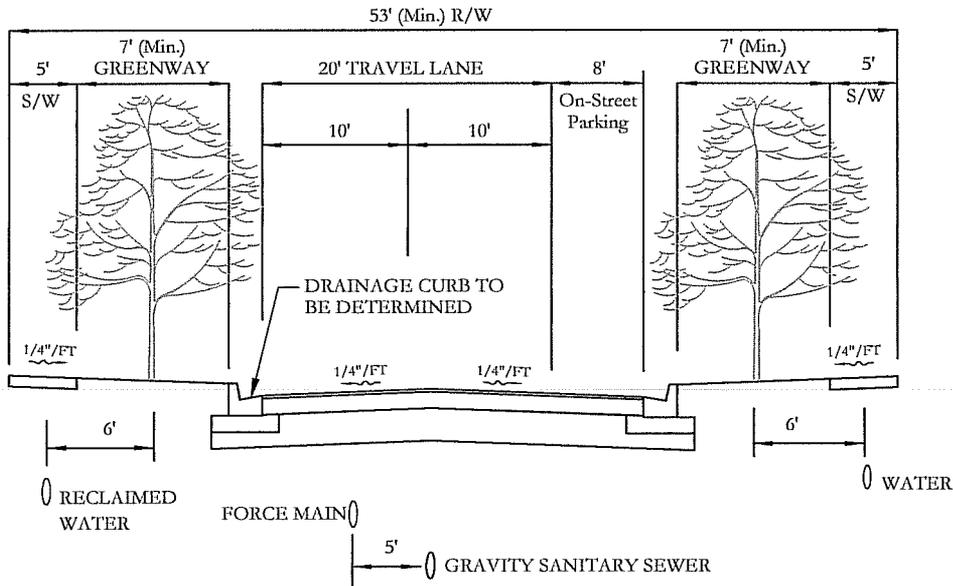
PLANNED DEVELOPMENT

WILDWOOD SPRINGS

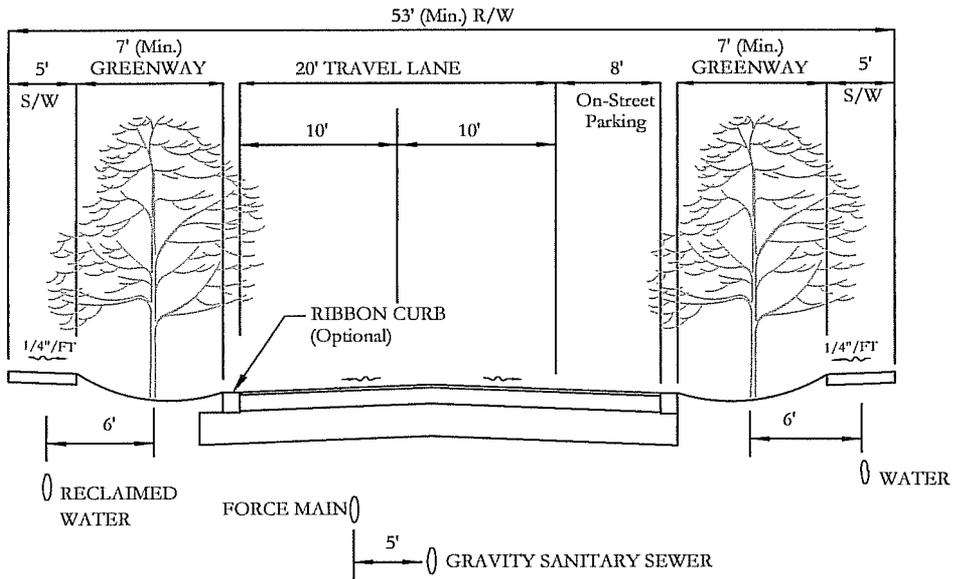
SHEET NO.

TYPE 1





TYPICAL ROADWAY



ALTERNATIVE ROADWAY W/RIBBON CURB AND SWALE

2. NEIGHBORHOOD LOCAL - TYPE 2

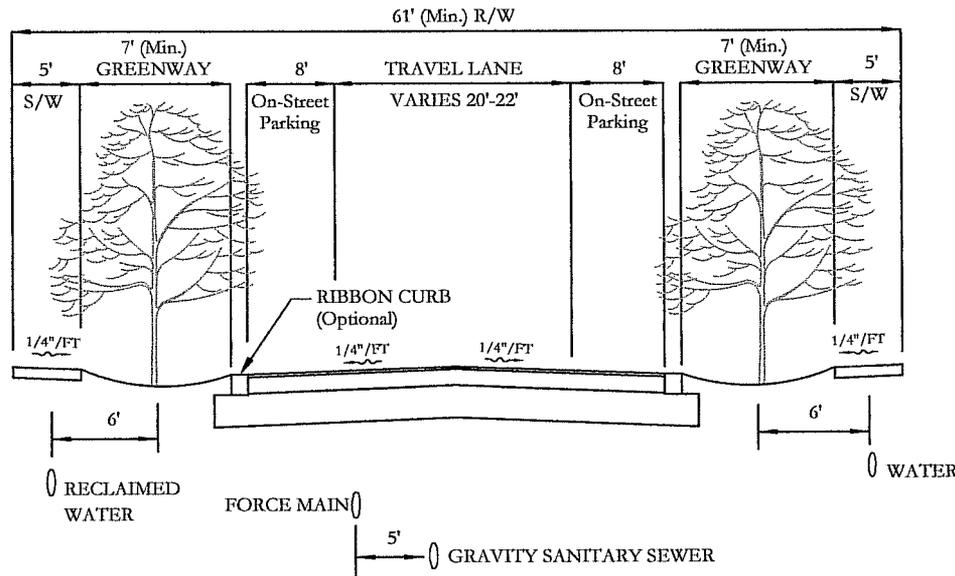
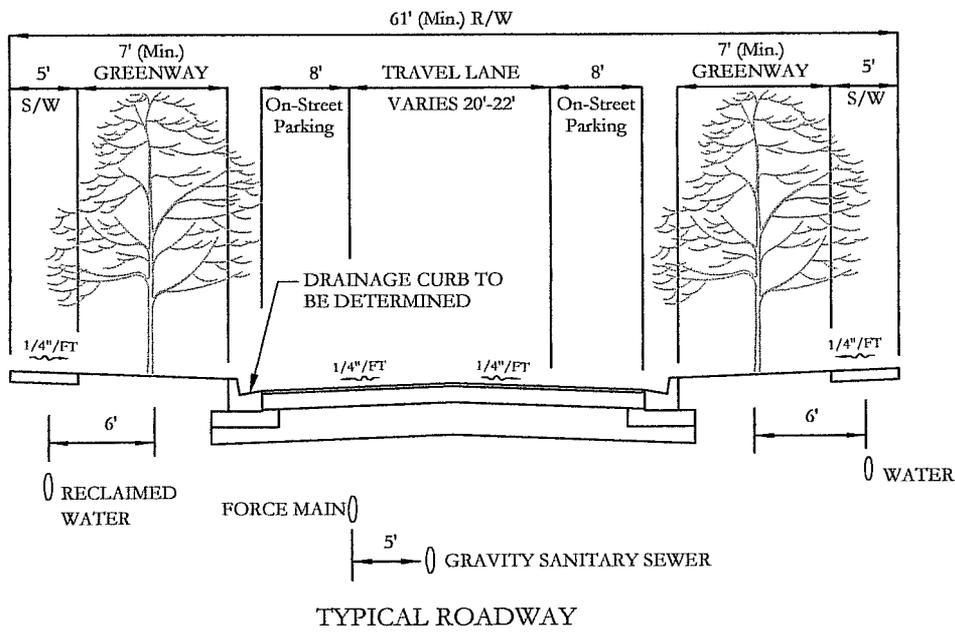
WITH DESIGNATED ON-STREET PARKING ONE SIDE
54' ROW TYPICAL (VARIES - 53' ROW Minimum)

NOTE:

- EDGE OF PAVEMENT (CURB) TREATMENTS SHALL BE DESIGNED WITH THE TYPES LISTED BELOW. MODIFIED VERSIONS AND DIMENSION OF EACH TYPE ARE PERMISSIBLE AS DESIGNATED BY THE PROJECT ENGINEER UPON EACH PHASE SITE PLAN APPROVAL.
- UTILITY LOCATIONS DEPICTED ARE CONCEPTUAL AND ARE SUBJECT TO FURTHER REFINEMENT BY UTILITY AGREEMENT. HOWEVER, IT IS ACKNOWLEDGED THAT THE UTILITY MAIN LINE LOCATIONS WILL BE LOCATED IN A MANNER SUCH THAT THEY DO NOT CONFLICT WITH THE PLANTER/STREET TREES.

CURB TYPES MAY INCLUDE THE FOLLOWING:

- TYPE 'B' (Truncated Trench)
- TYPE 'D' (Upright Trench)
- TYPE 'E' (Mountable)
- TYPE 'F' (Upright)
- TYPE 'F' MODIFIED (Upright)
- RIBBON CURB (Flat)
- NO CURB (Alley)



3. NEIGHBORHOOD LOCAL - TYPE 3

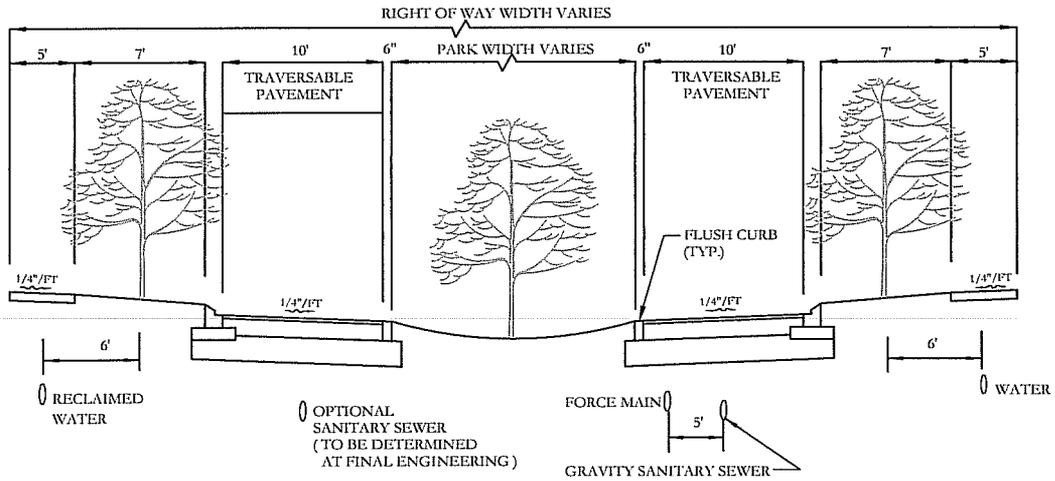
WITH DESIGNATED ON-STREET PARKING BOTH SIDES
63' ROW TYPICAL (VARIES - 61' ROW Minimum)

NOTE:

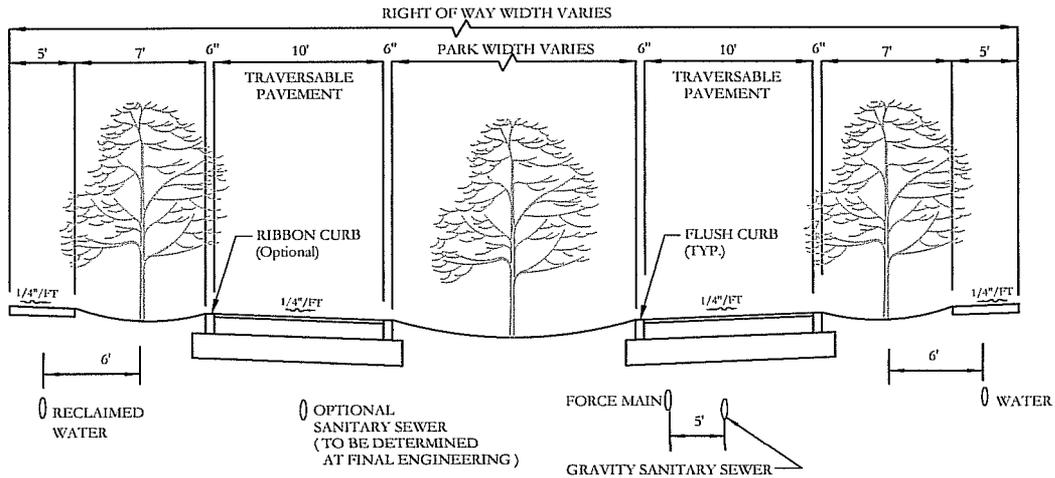
1. EDGE OF PAVEMENT (CURB) TREATMENTS SHALL BE DESIGNED WITH THE TYPES LISTED BELOW. MODIFIED VERSIONS AND DIMENSION OF EACH TYPE ARE PERMISSIBLE AS DESIGNATED BY THE PROJECT ENGINEER UPON EACH PHASE SITE PLAN APPROVAL.
2. UTILITY LOCATIONS DEPICTED ARE CONCEPTUAL AND ARE SUBJECT TO FURTHER REFINEMENT BY UTILITY AGREEMENT. HOWEVER, IT IS ACKNOWLEDGED THAT THE UTILITY MAIN LINE LOCATIONS WILL BE LOCATED IN A MANNER SUCH THAT THEY DO NOT CONFLICT WITH THE PLANTER/STREET TREES.

CURB TYPES MAY INCLUDE THE FOLLOWING:

- TYPE 'B' (Truncated Trench)
- TYPE 'D' (Upright Trench)
- TYPE 'E' (Mountable)
- TYPE 'F' (Upright)
- TYPE 'F' MODIFIED (Upright)
- RIBBON CURB (Flat)
- NO CURB (Alley)



TYPICAL ROADWAY



ALTERNATIVE ROADWAY W/RIBBON CURB AND SWALE

4. NEIGHBORHOOD LOCAL - TYPE 4

TYPICAL ONE WAYS WITH MEDIAN SECTION
PARKWAY WITHOUT PARKING

NOTE:

- EDGE OF PAVEMENT (CURB) TREATMENTS SHALL BE DESIGNED WITH THE TYPES LISTED BELOW. MODIFIED VERSIONS AND DIMENSION OF EACH TYPE ARE PERMISSIBLE AS DESIGNATED BY THE PROJECT ENGINEER UPON EACH PHASE SITE PLAN APPROVAL.
- UTILITY LOCATIONS DEPICTED ARE CONCEPTUAL AND ARE SUBJECT TO FURTHER REFINEMENT BY UTILITY AGREEMENT. HOWEVER, IT IS ACKNOWLEDGED THAT THE UTILITY MAIN LINE LOCATIONS WILL BE LOCATED IN A MANNER SUCH THAT THEY DO NOT CONFLICT WITH THE PLANTER/STREET TREES.

CURB TYPES MAY INCLUDE THE FOLLOWING:

- TYPE 'B' (Truncated Trench)
- TYPE 'D' (Upright Trench)
- TYPE 'E' (Mountable)
- TYPE 'F' (Upright)
- TYPE 'F' MODIFIED (Upright)
- RIBBON CURB (Flat)
- NO CURB (Alley)

TYPICAL ROAD CROSS SECTIONS - NEIGHBORHOOD LOCAL TYPE 4

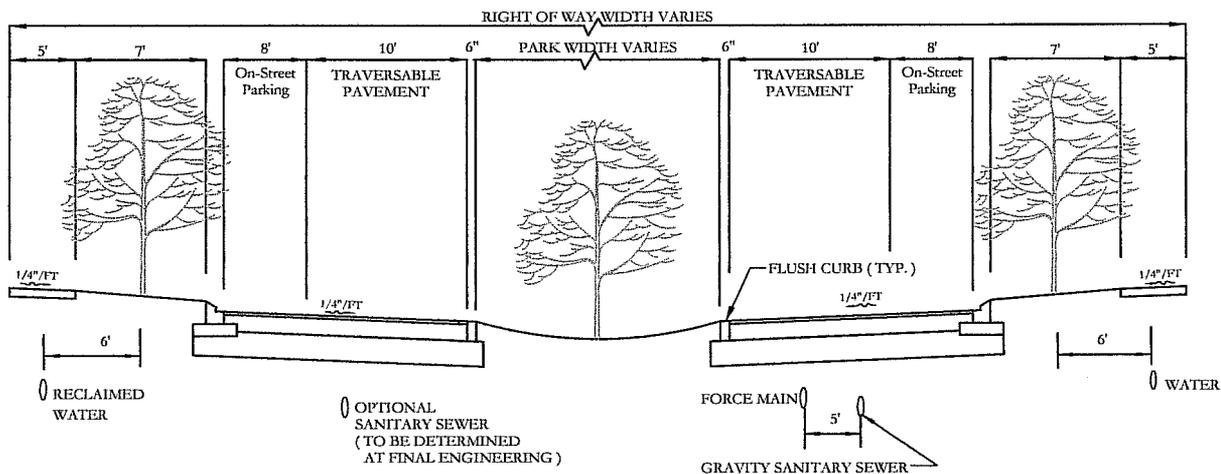
SHEET NO.

PLANNED DEVELOPMENT

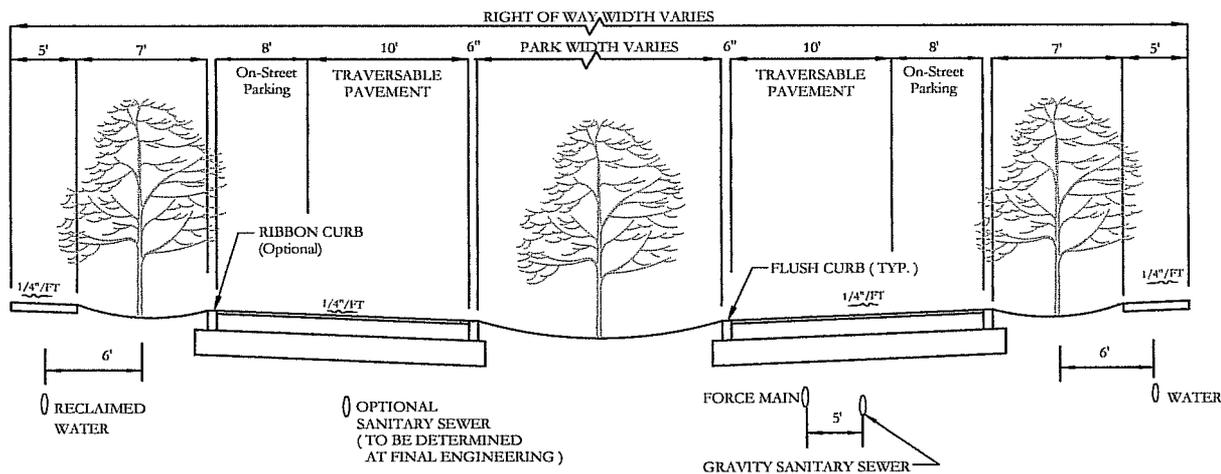
WILDWOOD SPRINGS



TYPE 4



TYPICAL ROADWAY



ALTERNATIVE ROADWAY W/RIBBON CURB AND SWALE

5. NEIGHBORHOOD LOCAL - TYPE 5

TYPICAL ONE WAYS WITH MEDIAN SECTION
PARKWAY WITH PARKING

NOTE:

- EDGE OF PAVEMENT (CURB) TREATMENTS SHALL BE DESIGNED WITH THE TYPES LISTED BELOW. MODIFIED VERSIONS AND DIMENSION OF EACH TYPE ARE PERMISSIBLE AS DESIGNATED BY THE PROJECT ENGINEER UPON EACH PHASE SITE PLAN APPROVAL.
- UTILITY LOCATIONS DEPICTED ARE CONCEPTUAL AND ARE SUBJECT TO FURTHER REFINEMENT BY UTILITY AGREEMENT. HOWEVER, IT IS ACKNOWLEDGED THAT THE UTILITY MAIN LINE LOCATIONS WILL BE LOCATED IN A MANNER SUCH THAT THEY DO NOT CONFLICT WITH THE PLANTER/STREET TREES.

CURB TYPES MAY INCLUDE THE FOLLOWING:

- TYPE 'B' (Truncated Trench)
- TYPE 'D' (Upright Trench)
- TYPE 'E' (Mountable)
- TYPE 'F' (Upright)
- TYPE 'F' MODIFIED (Upright)
- RIBBON CURB (Flat)
- NO CURB (Alley)

TYPICAL ROAD CROSS SECTIONS - NEIGHBORHOOD LOCAL TYPE 5

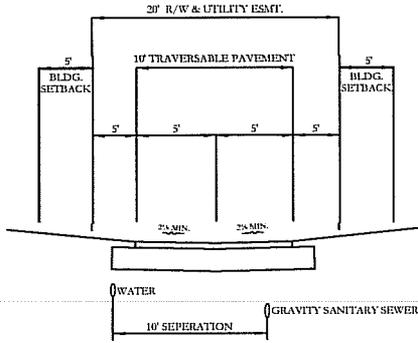
SHEET NO.

PLANNED DEVELOPMENT

WILDWOOD SPRINGS



TYPE 5

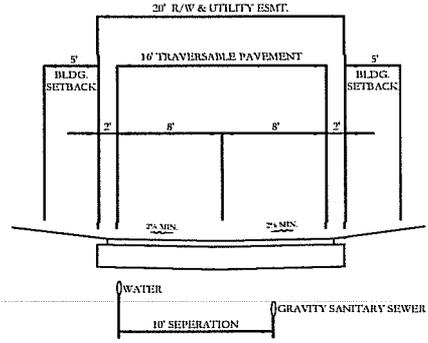


6. ALLEY- TYPE 1

ONE-WAY ALLEY

NOTE:

1. Water may drain to center of alley with an inverted crown.
2. Alley are not required to have curb.

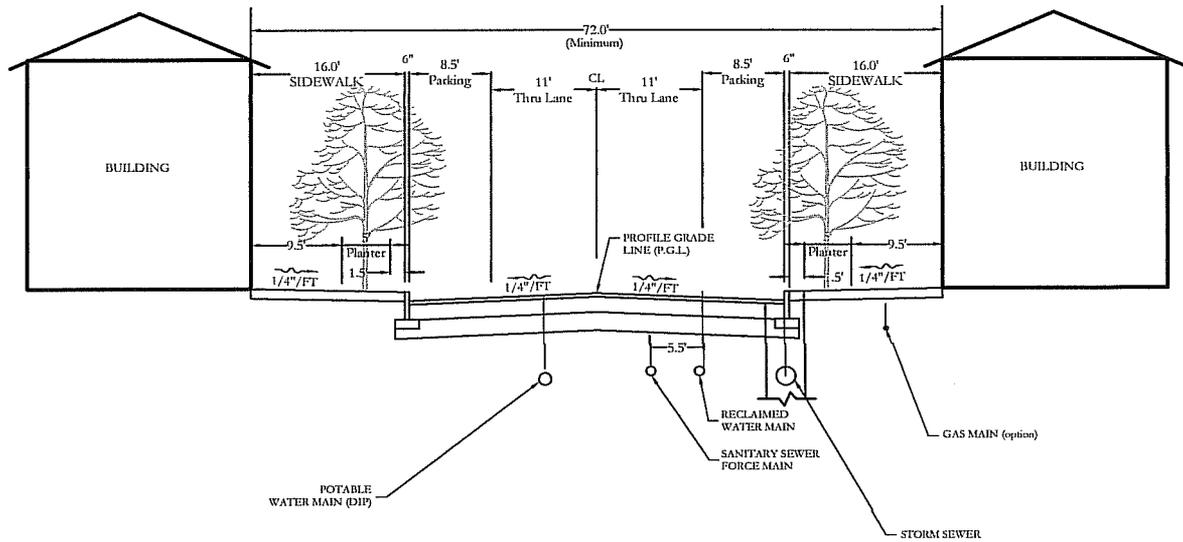


7. ALLEY- TYPE 2

TWO-WAY ALLEY

NOTE:

1. Water may drain to center of alley with an inverted crown.
2. Alley are not required to have curb.



8. MIXED-USE LOCAL - TYPE 1

NOTE:

1. EDGE OF PAVEMENT (CURB) TREATMENTS SHALL BE DESIGNED WITH THE TYPES LISTED BELOW. MODIFIED VERSIONS AND DIMENSION OF EACH TYPE ARE PERMISSIBLE AS DESIGNATED BY THE PROJECT ENGINEER UPON EACH PHASE SITE PLAN APPROVAL.
2. UTILITY LOCATIONS DEPICTED ARE CONCEPTUAL AND ARE SUBJECT TO FURTHER REFINEMENT BY UTILITY AGREEMENT. HOWEVER, IT IS ACKNOWLEDGED THAT THE UTILITY MAIN LINE LOCATIONS WILL BE LOCATED IN A MANNER SUCH THAT THEY DO NOT CONFLICT WITH THE PLANTER/STREET TREES.

CURB TYPES MAY INCLUDE THE FOLLOWING:

- TYPE 'B' (Truncated Trench)
- TYPE 'D' (Upright Trench)
- TYPE 'E' (Mountable)
- TYPE 'F' (Upright)
- TYPE 'F' MODIFIED (Upright)
- RIBBON CURB (Flat)
- NO CURB (Alley)

TYPICAL ALLEY CROSS SECTIONS - ONE-WAY, TWO WAY AND MIXED USE LOCAL

SHEET NO.

PLANNED DEVELOPMENT

WILDWOOD SPRINGS

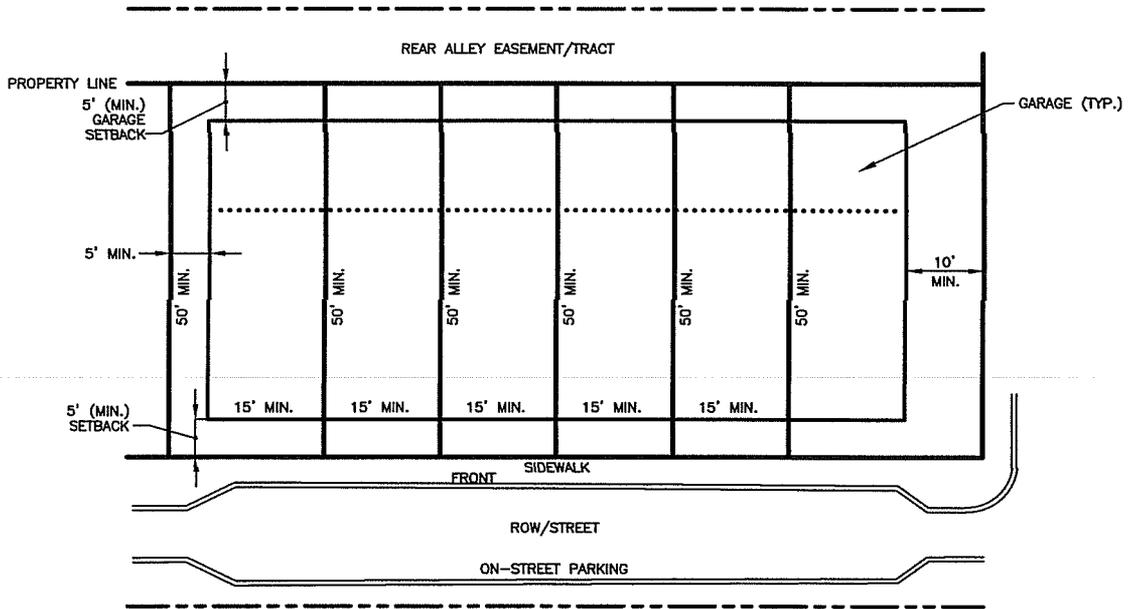


ALLEY

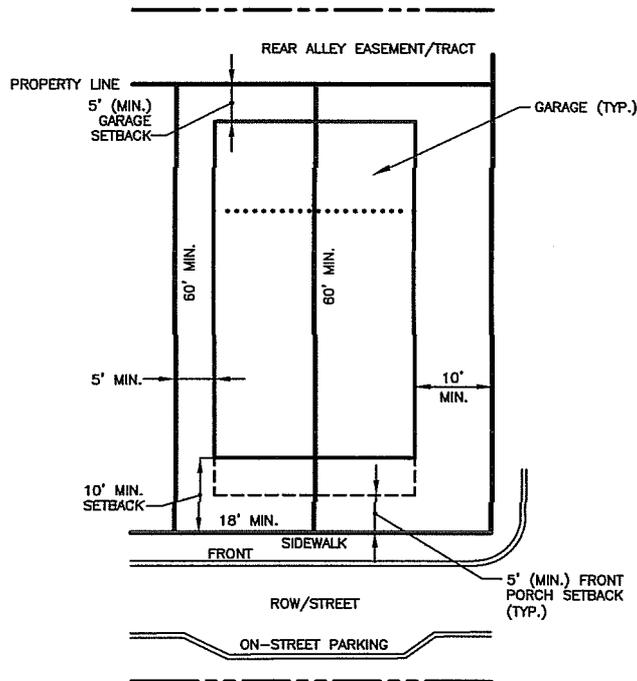
Ordinance No. O2011-18

Exhibit D

Typical Lot Sections



**2.0 SINGLE-FAMILY ATTACHED RESIDENTIAL
(TOWNHOMES)
REAR (ALLEY) LOADED**



**2.0 SINGLE-FAMILY ATTACHED RESIDENTIAL
(PAIRED HOMES)
REAR (ALLEY) LOADED**

TYPICAL LOTS - 2.0 SINGLE-FAMILY ATTACHED RESIDENTIAL

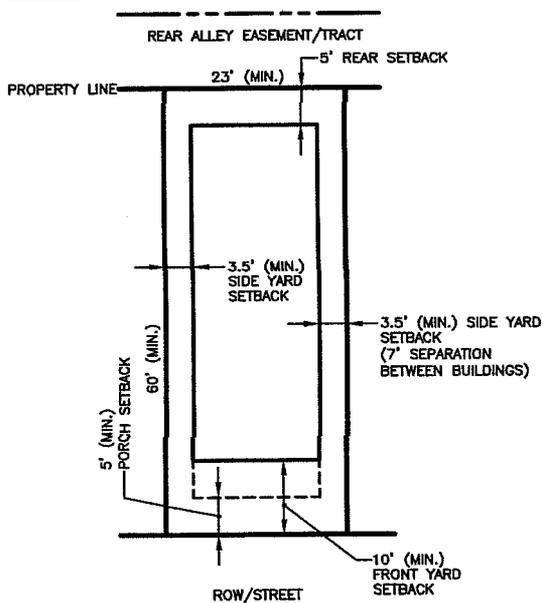
PLANNED DEVELOPMENT

WILDWOOD SPRINGS

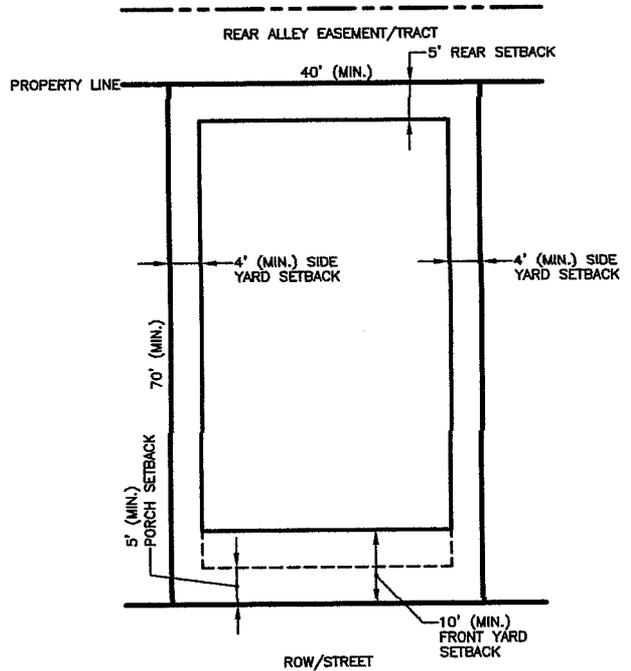
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2.0

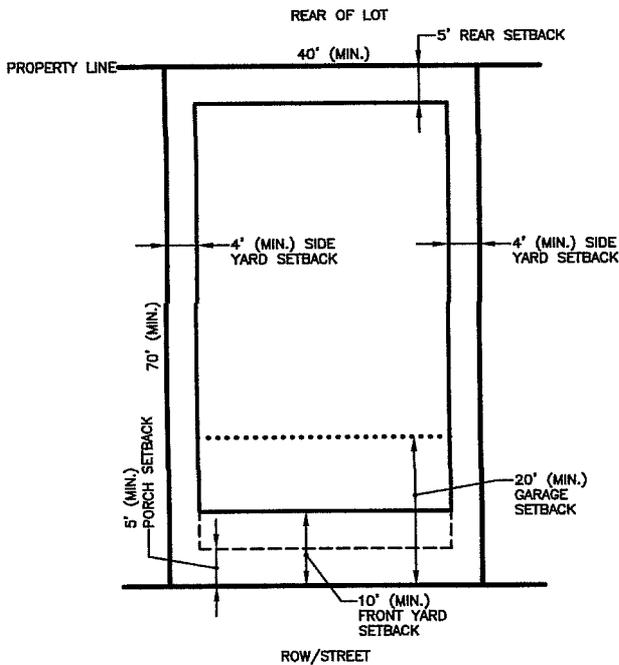




**3.0 SINGLE FAMILY DETACHED RESIDENTIAL
(COTTAGE HOMES-23')
REAR (ALLEY) LOADED**



**3.0a SINGLE FAMILY DETACHED RESIDENTIAL
(BUNGALOW HOMES-40')
REAR (ALLEY) LOADED**



**3.0b SINGLE FAMILY DETACHED RESIDENTIAL
(BUNGALOW HOMES-40')
FRONT LOADED**

TYPICAL LOTS - 3.0 SINGLE-FAMILY DETACHED RESIDENTIAL

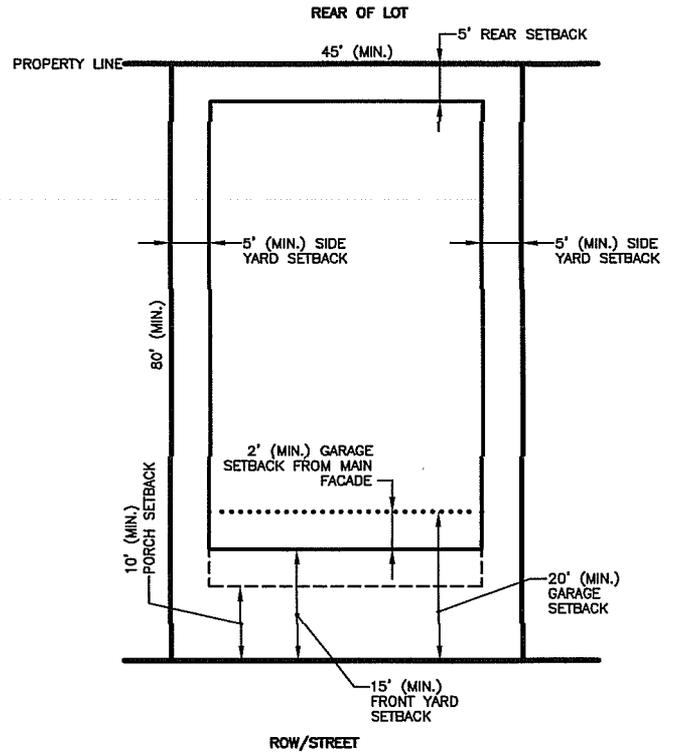
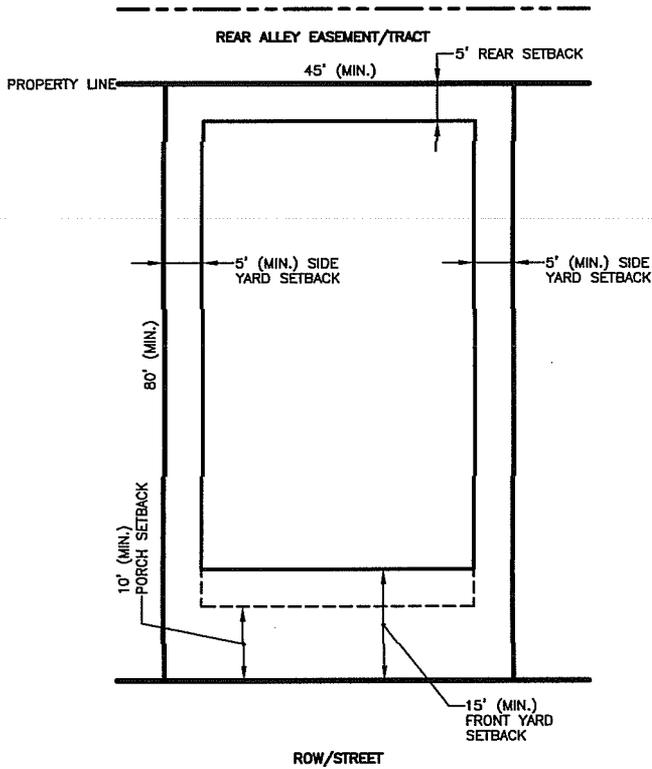
PLANNED DEVELOPMENT

WILDWOOD SPRINGS

SHEET NO.

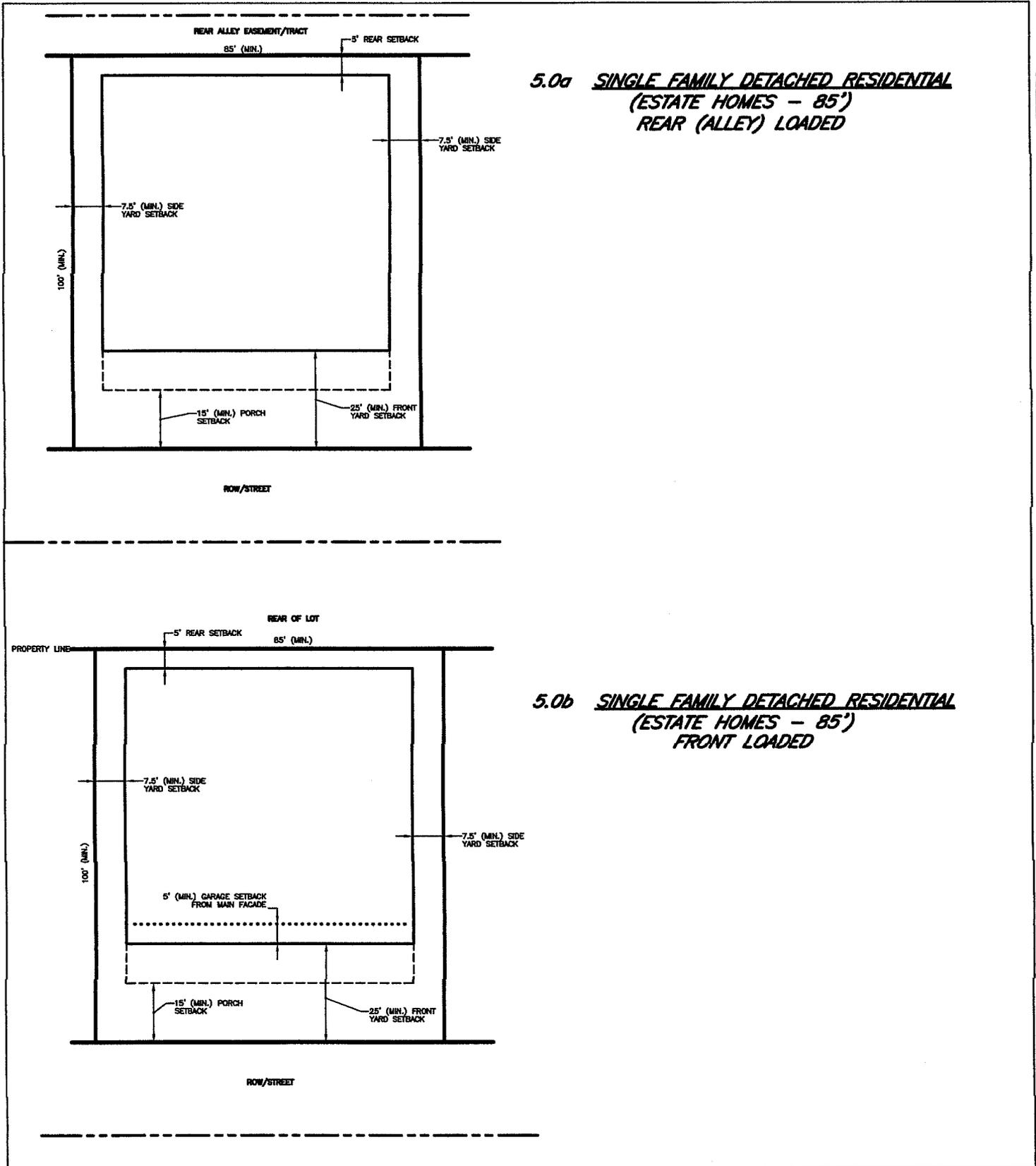
3.0





4.0a SINGLE FAMILY DETACHED RESIDENTIAL
 (VILLAGE HOMES - 45' & 50')
 (PARK HOMES - 60')
 (MANOR HOMES - 70')
 REAR (ALLEY) LOADED

4.0b SINGLE FAMILY DETACHED RESIDENTIAL
 (VILLAGE HOMES - 45' & 50')
 (PARK HOMES - 60')
 (MANOR HOMES - 70')
 FRONT LOADED



TYPICAL LOTS - 5.0 SINGLE-FAMILY DETACHED RESIDENTIAL

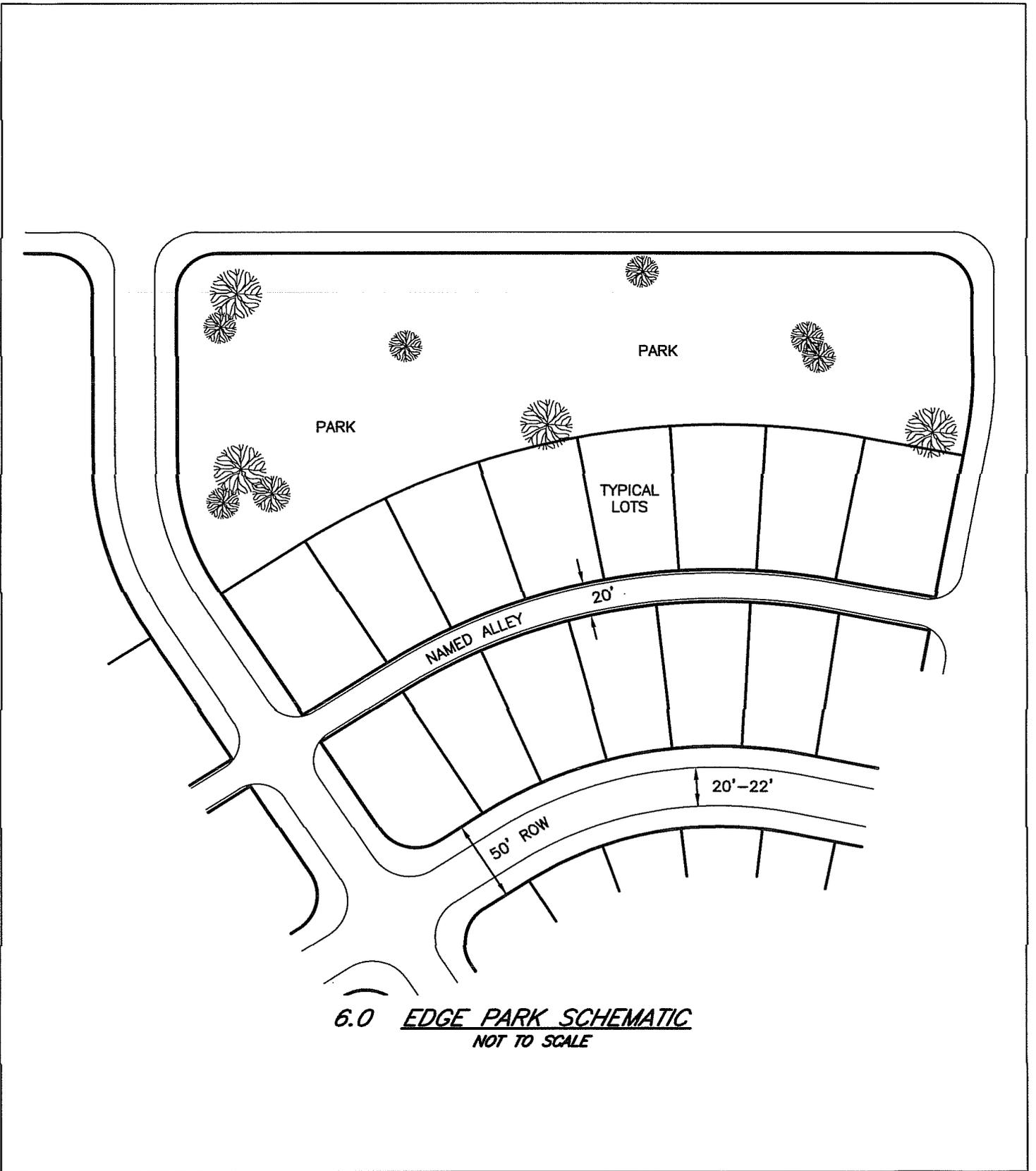
SHEET NO.

PLANNED DEVELOPMENT

WILDWOOD SPRINGS



5.0



6.0 EDGE PARK SCHEMATIC
NOT TO SCALE

TYPICAL LOTS - 6.0 EDGE PARK SCHEMATIC

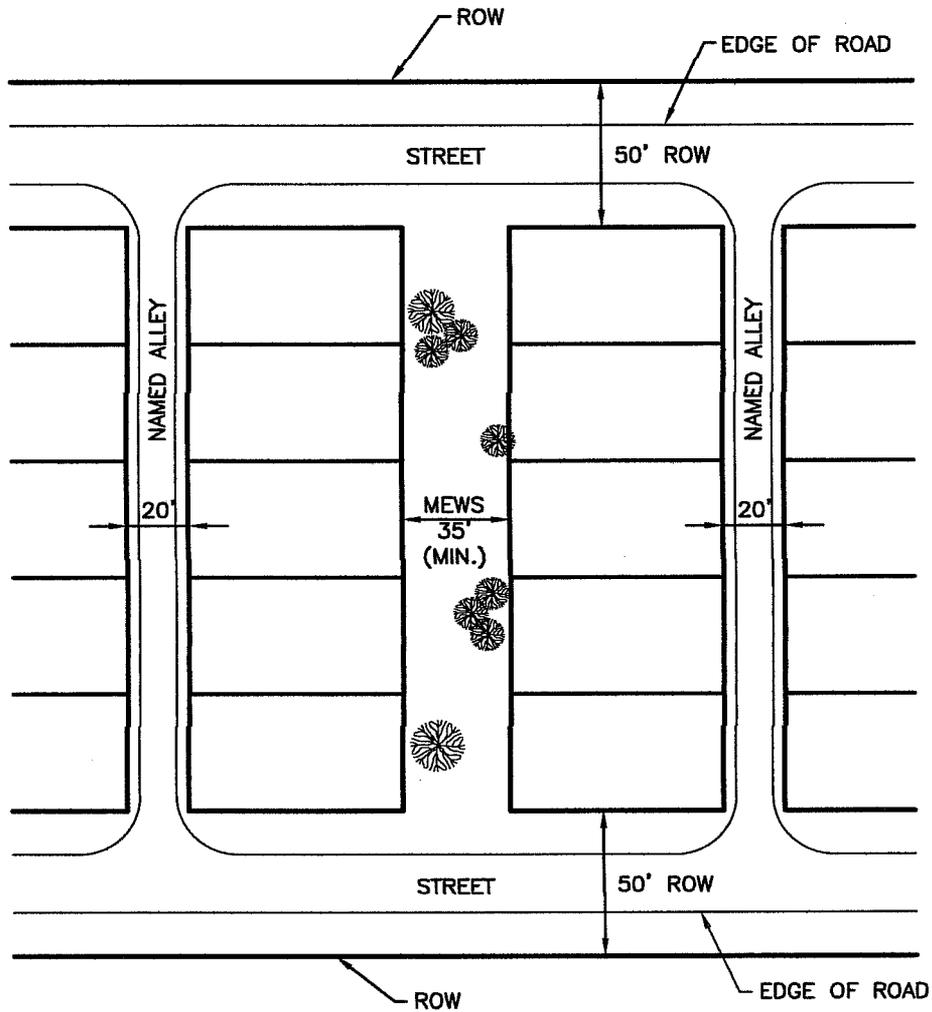
PLANNED DEVELOPMENT

WILDWOOD SPRINGS

SHEET NO.

6.0





7.0 MEW PARK SCHEMATIC
NOT TO SCALE

TYPICAL LOTS - 7.0 MEW PARK SCHEMATIC

PLANNED DEVELOPMENT

WILDWOOD SPRINGS

SHEET NO.

7.0

