

Our Mission

The Development Services Department is committed to serving the citizens and businesses, both existing and future, of the City of Wildwood. Our goals are to:

- Assist the City in achieving its vision for a safe, highly desirable, and aesthetically-pleasing built environment;
- Facilitate growth in an orderly manner without degrading our existing neighborhoods and businesses;
- Engage the citizenry in community planning issues;
- Provide the highest-quality and most responsive professional services to the community; and
- Guide citizens and developers through the City's development approval processes in conformance with City Code



City of Wildwood Development Services Department

100 North Main Street
Wildwood, Florida 34785
352-330-1334
kharper@wildwood-fl.gov
www.wildwoodfl.gov

Impact Fees

To ensure growth pays for itself, the City imposes impact fees on new development and redevelopment. Impact fees are imposed based on the amount of development for law enforcement, recreation, water and wastewater facilities. Sumter County charges additional impact fees. Contact Paul Ketz at the number below for further information

<u>Facility:</u>	<u>Fee:</u>
<i>Law Enforcement:</i>	
Residential:	\$284.12 per dwelling unit
Nonresidential:	\$0.34 per square foot
<i>Recreation:</i>	
Residential:	\$244.22 per dwelling unit
<i>Water:</i>	
Connection:	\$1,140.34 per ERU
TIE:	\$657.41 per ERU per factor
<i>Sewer:</i>	
Connection:	\$2,420.25 per ERU
TIE:	\$720.45 per ERU per factor

ERUs

Water and Sewer connection fees and Transmission Infrastructure Extension (TIE) fees are based on the number of Equivalent Residential Units (ERUs) that a development will require. 1 ERU = 300 average gallons per day for water and 250 average gallons per day for sewer. The number of ERUs will be determined by the engineer who designs the project.

TIE Fees

The Transmission Infrastructure Extension (TIE) fees are a funding source to pay for not only the utility lines to a project, but also to refund the City for utility lines placed into the master system to interconnect the water treatment plants, wells, lift stations, wastewater treatment plants, effluent disposal sites, etc. This fee is based on the distance from the nearest well site for water and nearest treatment plant for wastewater. TIE fee factors are determined based on every 15,000 feet the property is from the nearest facility (15,000 feet = TIE Fee Factor of 1.0) If the property is less than 15,000 feet, the developer will pay a percentage of that fee. If the property is more, the developer pays the extra percentage.

Connection Fees

Connection Fees pay for the hydraulic share of the facilities required to service that development. This means the capital improvements associated with providing the service (treatment plants, wells, effluent disposal, etc.). Connection Fees are a set fee not based on distance, but are determined on how much volume treatment is required (ERUs reserved).



The City of Wildwood Development Services Department

Information for Citizens and Businesses



DEVELOPMENT SERVICES DEPARTMENT

Development Services Contacts:

Main Line	(352) 330 - 1334
Melanie Peavy, Director	x115
Paul Ketz, Projects Planner/IT Coordinator	x123
Terri O'Neal, GIS Analyst	x113
Senior Development Specialist	x118

Development Review Schedule Application Deadlines:

Application deadlines for processing all development applications is the first day of any given month

Application Review Dates:

3 rd Tuesday of the Month:	Project Review Committee (PRC)
1 st Tuesday of the Month:	Planning and Zoning Board (P&Z)
2 nd and 4 th Mondays:	City Commission

Only subdivisions, site plans, and Planned Developments are subject to review by the Project Review Committee prior to Planning and Zoning Board and City Commission action. Most Development Applications are heard by the Planning and Zoning Board and the City Commission. For further information on the Development Review process for specific development applications, please see Section 1.14 of the Land Development Regulations.

Customer Service is KEY!

Development Services is HERE FOR YOU! Whether it's a development question or you're inquiring about opening a business, we are here to help. We take pride in providing optimal customer service. Our professional staff is here to answer your questions or provide the contact information of the person who can.

Land Use & Zoning

Under state law, all properties in the City are assigned a future land use and zoning classification. Future land use is designated in the City's 2035 Comprehensive Plan and provides an overall umbrella as to how a property will develop (Commercial, Residential, etc).

Zoning defines certain aspects of a property such as permitted uses, lot sizes, lot coverage, and density. Zoning is located in the City's Land Development Regulations.

Development

Prior to developing a property or renovating an existing property, an approved site plan in accordance with the City's Land Development Regulations and Design District Standards (available on the City's website under "Development Services – Applications/Forms and Other Documents") is required.

An approved site plan from the City is required before the applicant can apply to Sumter County for a Building Permit.

Opening a Business

All new businesses must be granted a Business Registration License prior to opening for business. The license is available through the City Clerk's office located on the first floor of City Hall.

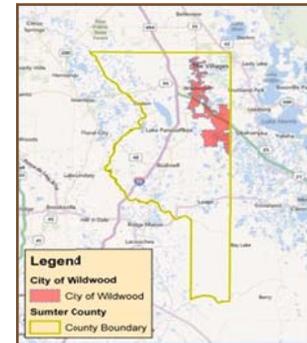
The City does not impose a fee for this license. However, Sumter County Building Department and the Sumter County Fire Department charge a fee if a site inspection is required.

Community Outreach

Engaging the citizens and business owners of Wildwood in planning is critical. Informed citizens and an engaged community lead to better outcomes.

Development Services staff implements a multifaceted approach to keep you informed in all phases of the development approval process.

Want to be included in our meeting agenda distribution list? Just provide us with your email address.



Important Sumter County Contact Information:

Wildwood City Hall	(352) 330-1330	www.wildwood-fl.gov
Sumter County Government	(352) 689-4400	www.sumtercountyfl.gov
Sumter County Property Appraiser	(352) 569-6900	www.sumterpa.com
Sumter County Tax Collector	(352) 569-6740	www.sumtertaxcollector.com
Sumter County Clerk of the Courts	(352) 569-6600	www.sumterclerk.com
Sumter County Chamber of Commerce	(352) 793-3099	www.sumterchamber.org
Sumter District Schools	(352) 793-2315	www.sumter.k12.fl.us
Sumter County Fire Rescue	(352) 689-4500	www.sumtercountyfl.gov