



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

Staff Use Only	
Case No.:	_____
Fee Paid:	_____
Receipt No.:	_____

Planned Development (PD) Application

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

Contact Information:

Applicant Name: _____ Phone: _____

Address: _____ E-mail: _____

Owner Name: _____ Phone: _____

Address: _____ E-mail: _____

Engineer Name: _____ Phone: _____

Address: _____ E-mail: _____

Property and Project Information:

PROJECT NAME*: _____

*A project name is required for all submissions. Please choose a unique name for your project.

Property Address: _____

List Parcel Number(s): _____

Current Use of Property: _____ Proposed Use of Property: _____

Current Future Land Use (FLU): _____ Current Zoning: _____

Required Submittal Items:

All below materials must be submitted in PDF format. **Note: All PDF files MUST be labeled as shown below and numbered in the order they appear below. Failure to do so will result in a delay in processing your application.**

- | | |
|--|---|
| <input type="checkbox"/> A.0 PD Application / \$2,675.00 Fee* | <input type="checkbox"/> B.1 Signed and Sealed Boundary Survey |
| <input type="checkbox"/> A.1 Property Card Printout (Include Parcel ID) | <input type="checkbox"/> B.2 Plan Set, 24" x 36" (if applicable) |
| <input type="checkbox"/> A.2 Current Deed | <input type="checkbox"/> B.3 Landscaping Plan / Tree Survey (if applicable) |
| <input type="checkbox"/> A.3 Aerial Photo / Location Map Printout | <input type="checkbox"/> B.4 Building Elevations (if applicable) |
| <input type="checkbox"/> A.4 Future Land Use Map Printout | <input type="checkbox"/> C.1 Environmental Assessment |
| <input type="checkbox"/> A.5 Zoning Map Printout | <input type="checkbox"/> C.2 Traffic Impact Study or Statement |
| <input type="checkbox"/> A.6 Legal Description (Microsoft Word format) | <input type="checkbox"/> C.3 Preliminary Concurrency Analysis |
| <input type="checkbox"/> A.7 Signed, Notarized Authorized Agent Form | |
| <input type="checkbox"/> (If application is being submitted by any person other than the legal owner(s) of the property) | |

Note: All maps are required to depict adjacent properties at a minimum. Failure to provide adequate maps may delay the application process. Most maps are accessible through the Interactive Map at <https://www.sumtercountyfl.gov/105/GIS>. Legal descriptions MUST consist of a Microsoft Word file and must comprise the ENTIRE development.

*For an amendment to an existing PD, the applicable fee is \$350.00. For a PD Extension, the applicable fee is \$100.00.

Please describe your request in detail: _____

Required Data, Documents, Forms & Fees

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

Signature: _____ Date: _____

Additional Planned Development Requirements

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

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

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

Planned Development Agreement (LDR §8.6):

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

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

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

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

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

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