



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 documents listed below can be submitted electronically in PDF format.

***PD Application fee - \$2,675. PD Amendment Fee - \$600.00. PD Extension Fee - \$100.00.**

- A.0 PD Application*
- A.1 Property Card Printout (Include Parcel ID)
- A.2 Current Deed
- A.3 Aerial Photo / Location Map**
- A.4 Legal Description (Microsoft Word format)
- A.5 Signed, Notarized Authorized Agent Form
(If application is being submitted by any person other than the legal owner(s) of the property)
- A.6 Narrative for PD amendment per LDR Sec. 8.6(E)
- B.1 Signed and Sealed Boundary Survey
- B.2 Concept Plan
- C.1 Environmental Assessment
- C.2 Traffic Impact Study or Statement
- C.3 Preliminary Concurrency Analysis
- C.4 Planned Development Agreement

**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 be Microsoft Word format and must comprise the ENTIRE development.

Please describe your request in detail _____

Required Documents & Fees

The required submittal items listed above must be included when submitting the application package. **Note: All PDF files MUST be numbered and labeled as shown above.** Failure to include the above supporting documentation will delay processing of your application package. A sufficiency letter will be issued within seven (7) days of receipt of application package.

Signature: _____ Print Name: _____ Date: _____

Additional Planned Development Requirements

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):

Planned Development Agreement (LDR §8.6):

- ___ Legal description of property
- ___ Location map
- ___ Zoning on adjacent parcels
- ___ Density and intensity of land uses and their location throughout site, with tabulations by acreage and percentages
- ___ Location of all recreation facilities, open spaces, and preservation areas, with tabulations by acreages and percentages
- ___ Number, type, and location of 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
- ___ Identification of adjacent external transportation network
- ___ Location of nearest potable water, sanitary sewer, and reuse lines
- ___ Phasing schedule (if applicable)
- ___ Future Land Use, Zoning district, and Design District
- ___ Any additional data, plans, or specifications pertinent to the proposed project determined at the pre-application conference

- ___ 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 (sq. ft.) to be allowed
 - ___ Minimum amount of open space
- ___ Phasing schedule (if applicable)
- ___ Statement providing list of performance standards
 - ___ Setbacks
 - ___ Lot frontages
 - ___ Residential density
 - ___ Floor area ratio (FAR)
 - ___ Impervious surface ratio (ISR)
 - ___ Building height
 - ___ Right-of-way width
 - ___ 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

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.