

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

March 4th, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

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

**Approval of minutes from the February 6th, 2014
Planning & Zoning Board/Special Magistrate
meeting.**

2. **OLD BUSINESS:**

NONE

3. **NEW BUSINESS:**

**RZ 1310-02 Trailwinds Village Planned Development
Modification (Parcels G03=004, G04=004, G04=021)
*THIS ITEM IS BEING CONTINUED TO A DATE
CERTAIN OF APRIL 1, 2014.***

Modification to the Trailwinds Village Planned
Development conceptual plan, providing for a 296 bed
Independent Living Facility; 462 bed Assisted Living
Facility; 485,000 sq. ft. commercial sales and 200,000
sq. ft. commercial office space.

**SP 1401-03 PLAT – Trailwinds Village Improvement
Plan (Parcels G03=004, G04=004, G04=021)
*THIS ITEM IS BEING CONTINUED TO A DATE
CERTAIN OF APRIL 1, 2014.***

Improvement Plan approval for a mixed use subdivision
with related improvements.

**RZ 1401-01 Baltic Rezoning (Parcel D18=085)
Rezoning approval from County CL (Light Commercial)
to City 466-301 (466-301 Mixed Use).**

AGENDA

March 4th, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

RZ 1312-04 Novillo Mixed Use Planned Development (Parcel G17=008)

AT THE REQUEST OF THE APPLICANT, THIS ITEM IS BEING CONTINUED TO A DATE CERTAIN OF APRIL 1, 2014.

Planned Development approval for a Mixed Use Planned Development (MUPD) overlay on property zoned ECNMU-7 (Employment Center Neighborhood Mixed Use – 7 units per acre) for 96 residential units and 35,000 sq. ft. of commercial office space, with related improvements and infrastructure.

RZ 1402-01 Wildwood Entertainment Park Planned Development Modification (Parcels G19=011 and G30=048)

Modification to the Wildwood Entertainment Park exempting the park from Section 3.11 of the Land Development Regulations when such events comply with the guidelines of the planned development; incorporating the Office Trailer, Serving Bar, and Restroom Facilities into the conceptual plan.

4. FORUM

5. 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
February 6, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, February 6, 2014, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; Paul Ketz, Senior Development Specialist; and Richard Busche, City Engineer (Kimley-Horn and Associates).

The hearing was called to order at 3:30 p.m. by Special Magistrate Archie O. Lowry, Jr.

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

The minutes from the January 7th, 2014 regular Planning and Zoning Board were approved and signed.

Old Business:

**RZ 1305-02 Oxford Oaks Planned Development
(Parcels D18=040, D18=041, D18=064, D18=068, D18=069)**

Revision to the approved Planned Development adding twenty-one (21) single-family homes in Phase 1 (for a total of 563 housing units) with related improvements and infrastructure.

**SP 1307-02 Oxford Oaks – PLAT Improvement Plan
(Parcels D18=040, D18=041, D18=064, D18=068, & D18=069)**

Revision to the approved Improvement Plan adding twenty-one (21) single-family homes to the original 247 units for a total of 268 units in Phase 1 (total of 563 residential units), 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. She requested that both the planned development modification and the improvement plan modification be heard at the same time, as they are two different requests, but relating to one issue (the addition of the twenty-one lots). Staff recommends approval of the items.

The Special Magistrate inquired about the location of the additional lots; Ms. Peavy deferred to Marty Dzuro as the applicant to point those lots out specifically.

Marty Dzuro stepped forward to be sworn in to address the project on behalf of Mid-Florida Properties.

Special Magistrate: Please tell me where you picked up the additional lots.

Marty Dzuro: Explained that with the changes to the stormwater management policies (in the City's Land Development Regulations) to bring them more in line with SWFWMD and the County's policies, the development was able to reconfigured to allow for the additional lots. Mr. Dzuro pointed out the lots in question to Mr. Lowry on the plans.

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

Robert Fritz, 2941 C-214, stepped forward to address the case at this time.

Mr. Fritz is concerned about development prior to some improvement of the local roadways (C-209 / C-214). The Special Magistrate turned this question over to Ms. Peavy to address future roadway improvements that are planned relative to this development. Mr. Fritz also had additional questions regarding whether the property would be age-restricted and whether it would be on City water and sewer; Ms. Peavy suggested that since those issues had been addressed at prior stages, Mr. Fritz could stop by her office and she would be glad to address those issues. She did confirm that the project will be non-age restricted and that it would be on City water and sewer.

Marty Dzuro: Stepped back up to address some of the issues regarding roadway congestion, usage, and level of service.

Special Magistrate: Asked the City Engineer to step forward at this time.

Richard Busche: Verified that Kimley-Horn and Associates had reviewed the plans and that there no outstanding issues.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in these cases and the review of subsections 3.3(B)(3), 3.3(B)(4), and section 5.5 of the LDRs and applicable regulations, I recommend approval of ordinance O2014-12 and the revised improvement plans under case number SP 1307-02 to the City Commission.

New Business:

RZ 1312-02 Hoang Rezoning (Parcel G08=023)

Rezoning approval from County R2C (Low Density Residential with Conventional Housing) to City C-2 (General Commercial: Neighborhood).

Melanie Peavy: 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.

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 review of subsection 3.3(B)(4) of the LDRs and applicable regulations, I recommend approval of ordinance O2014-09 to the City Commission.

[GAP IN RECORDING AT THIS TIME DUE TO TAPE REVERSAL]

Prior to starting with the next case, Ms. Peavy took a moment to address the extensive planning that went into the Joint Planning Agreement with Sumter County in an effort to avoid the sort of “hodge-podge” zoning that a member of the public earlier suggested (during the Local Planning Agency meeting) would be the result of this application regarding the Wicker-Lambert property.

**RZ 1312-05 Wicker Lambert Rezoning
(Parcels D20=002 and D20=008)**

Rezoning approval from COUNTY A5 (Agricultural 5 acres per house) to City R-1 (Low Density Residential).

Melanie Peavy: 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. Ms. Peavy spoke about some of the roadway concerns, and introduced Karl Holley with Sumter County to address them further.

Karl Holley, Sumter County Development Services Director, stepped forward and was sworn in at this time to address the project.

Karl Holley: Explained the different mechanisms that could be used to pay for roadway improvements. Those options would be evaluated later when the property prepares to actually develop.

The Special Magistrate asked for any comments from the City Engineer; Mr. Busche indicated he did not have any at this time. Mr. Lowry then asked Mr. Williams if he had any further comments. Mr. Williams made brief remarks that re-capped his key points; primarily, that impacts would be addressed at later stages of the development process.

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

Claire Curlew stepped forward at this time.

Claire Curlew: How will we know when the actual development will start?

Ms. Peavy described the process, and how residents can stay informed when future development is considered for approval by the City, including how to find information on the City's website, in the newspaper, or by calling the Development Services office.

Arthur Jackson, 840 Evelynton Loop, stepped forward at this time.

Mr. Jackson wanted to know if the City has plenty of water for this development, will the City stop limiting his lawn watering during the summer? Ms. Peavy explained that The Villages is served by a different water utility than the City of Wildwood; however, in any event, lawn watering guidelines are determined by the Water Management District, not the City or water utility company.

There was a further comment from the rear of the room that was indistinguishable, but related to the dates for the next City Commission meetings where this matter would be addressed.

Special Magistrate: Any further comments from the public?

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 review of subsection 3.3(B)(4) of the LDRs and applicable regulations, I recommend approval of ordinance O2014-11 to the City Commission.

V 1401-01 Watson Variance (Parcel D09M078)

Variance approval to provide setback relief enabling the homeowner to enclose the existing covered lanai.

Melanie Peavy: Read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Staff seeks a decision from the Special Magistrate.

The Special Magistrate had procedural questions for Ms. Peavy, regarding the history of this case, which Ms. Peavy addressed. She further indicated that Mr. Holley was present to address this case for the Sumter County Building Department.

The Special Magistrate asked if the developer was still building homes in this subdivision, which Ms. Peavy indicated that they have three homes left to build. Ms. Peavy indicated that the City had discussed the issue with Mr. Holley, the Sumter County Development Services Director. In the future Sumter County would require that they actually submit surveys before Sumter County would sign off on the construction of the homes. The Special Magistrate asked if this was a contractor that also builds at other sites in the area; Ms. Peavy indicated that it is not.

The Special Magistrate had additional questions about the chronology of how the City came into possession of the facts of the case as well as customary procedures for approving this type of minor site plan, which Ms. Peavy addressed. She then read the balance of the staff report into the record.

Special Magistrate: Is the County official here? If you would step forward and be sworn in.

Karl Holley, Sumter County Development Services Director, stepped forward and was sworn in at this time to address the case.

Mr. Holley indicated that the permits that were requested were consistent with the configuration of the structure that was approved by the City of Wildwood. There was a regulatory failure that allowed the home to be constructed in this manner, and his office has taken steps to identify the cause and to thereby prevent a reoccurrence. The Special Magistrate acknowledged this, and asked Mr. Holley about any sanctions that been taken against the developer or contractor. Mr. Holley stated that none had been taken at this time. The Special Magistrate pressed Mr. Holley on this matter; Mr. Holley stated that his focus has been on preventing a reoccurrence, as opposed to determining the builder's intent to the end of assigning fault in this case. While Mr. Holley acknowledged that the issuance of an invalid permit does not vest the property with any rights by virtue of the invalid permit, his concern is to not inconvenience the taxpayer via their failure to properly regulate.

The Special Magistrate further discussed the developer's accountability in this matter with Mr. Holley and Ms. Peavy. The Special Magistrate was of the opinion that the developer/contractor should be held to account to remedy the defect in this case. At this time, the Special Magistrate asked the applicant to step forward.

Deborah Watson stepped forward to be sworn in to address the case at this time.

Special Magistrate: What would you like to tell me today? I've read your letter; I'm familiar with the problem. What are you looking to put on the rear of your house? How are you looking to enclose the back of your house?

Deborah Watson: The half coming off of my bedroom will be fully enclosed, and the other half will be screened in so that part can be used year-round, and the screened in portion can be used in the summer time.

Special Magistrate: What do you mean by "fully enclosed"? Block?

Deborah Watson: No, it will all be glass. The other side will just be screened in.

Special Magistrate: Have you spoken with your neighbors about this case?

Deborah Watson: I spoke with them when I told them I would have to come before the Planning and Zoning Board, and none of them has an objection. I purchased this house because of the back porch area.

The Special Magistrate asked additional questions of Ms. Peavy, as to whether there were any other non-conforming issues, which Ms. Peavy stated there were none of which Development Services was aware. One letter was received in support of Ms. Watson's request, and none against.

Special Magistrate: Does anyone else 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 on the testimony and information provided today, I find that this to be an exceptional situation and a condition that is deemed appropriate for a variance on this property so that the rear setback on the property shall be zero (0'), based on the criteria for approval of a variance found in subsection 3.12(A)(3) of the LDRs.

However, I think that it is unfortunate that the builder does not suffer any consequences in this matter. If I had refused the variance, the only relief would have been between you and the builder via litigation and the merits of your case.

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 4:45 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 1401-01

Parcel Number(s): D18=085

Property Location: Southwest of the intersection C-466E and NE 36th Street (West of US 301)

Owner: William Keen for Baltic Property Management Group

Applicant: SAME

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: Light Commercial" to City of Wildwood "466-301:466-301 Mixed Use" for parcel D18=085. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1401-01).

Pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to "466-301 Mixed Use" should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to "466-301 Mixed Use," is consistent with the goals, objectives and policies of the Comprehensive Plan. The rezoning is consistent with the intent of the Comprehensive Plan in promoting development and redevelopment within the Joint Planning Area. The Joint Planning Area Future Land Use Map designates the subject property as "466-301 Mixed Use" which is consistent with the requested Zoning Designation requested by the applicant.

(b) The existing land use pattern of the surrounding area;

The proposed rezoning to "466-301 Mixed Use" is consistent with the land use pattern of the surrounding area. The 466 corridor from C-209 to US 301 is rapidly urbanizing, and the corridor contains a mix of commercial, office, institutional and residential uses. Some of the residential structures along this corridor are being improved for office uses. As such, the zoning designation of "466-301 Mixed Use" is appropriate.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

The proposed rezoning of the property will not adversely affect public facilities such as schools, utilities or streets. The potential impacts on public facilities are considered *de minimis*. However, prior to site plan approval the project would be required to correct any deficiencies to public facilities and services should any be present at the time.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The rezoning is necessary to accommodate the proposed conversion of the property from a residence to an office and to bring the property in compliance with the Future Land Use Map. Further, the property has been annexed into the City and requires a City zoning designation.

(e) 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. Traffic impacts as a result of the conversion to an office are *de minimis*. Prior to site plan approval, the project will be required to provide a Traffic Impact Study to ensure the increased traffic as a result of the project is safely managed.

(f) 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 improvement or development of adjacent properties. The adjacent properties are permitted to develop in accordance with their zoning map designation.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance Number O2014-17 (attached).**

The Planning and Zoning Board/Special Magistrate has a duty to make recommendations to the City Commission on all zoning amendments pursuant to the criteria set forth in subsection 3.3(B)(4) of the Land Development Regulations.

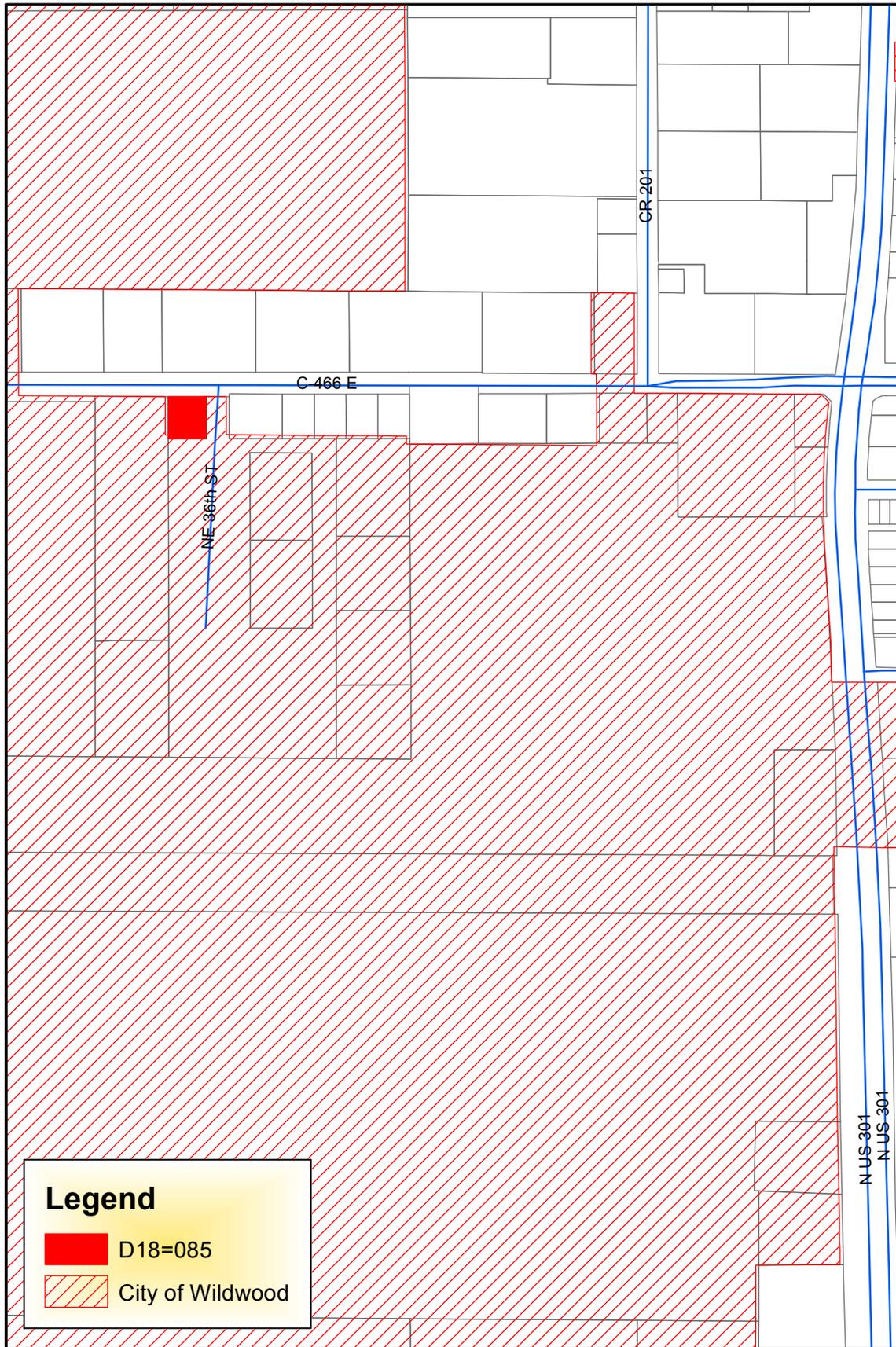
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on February 21, 2014.



DATED: February 24, 2014

Melanie D. Peavy
Development Services Director

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Legend

-  D18=085
-  City of Wildwood



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



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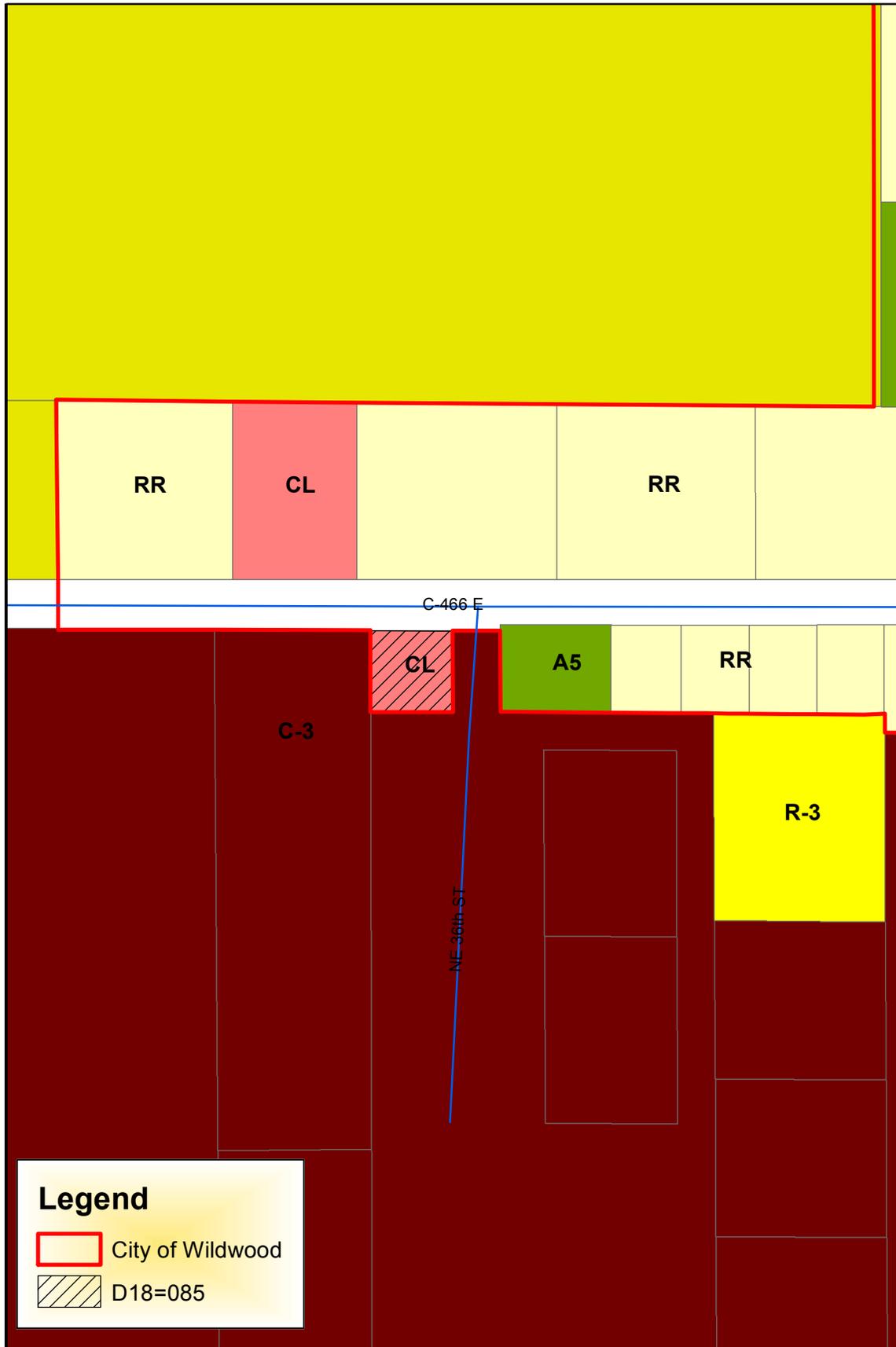
D18=085
BALTIC PROPERTY MANAGEMENT

WILDWOOD, FLORIDA

FEBRUARY 2014

LOCATION MAP

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Legend

- City of Wildwood
- D18=085



City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
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D18=085 BALTIC PROPERTY	
WILDWOOD, FLORIDA	
FEBRUARY 2014	EXISTING ZONING

ORDINANCE NO. O2014-17

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 D18=085
Baltic Property Management
0.31 acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE N.E. CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST AS A POINT OF REFERENCE: THENCE RUN N 89° 53' 43" W 591.94' ALONG THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 FOR THE POINT OF BEGINNING: (1) CONTINUE N 89° 53' 43" W 107.00' ALONG THE ABOVE SAID NORTH LINE; (2) THENCE S 01° 22' 29" E 153.00'; (3) THENCE S 89° 53' 43" E 107.00'; (4) THENCE N 01° 22' 29" W 153.00' TO THE POINT OF BEGINNING TO CLOSE. LESS THAT PART LYING IN S.R. 466 RIGHT OF WAY.

CONTAINING 0.31 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County "LC: Light Commercial" to City of Wildwood "466-301: 466-301 Mixed Use."

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 _____, 2014, 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:

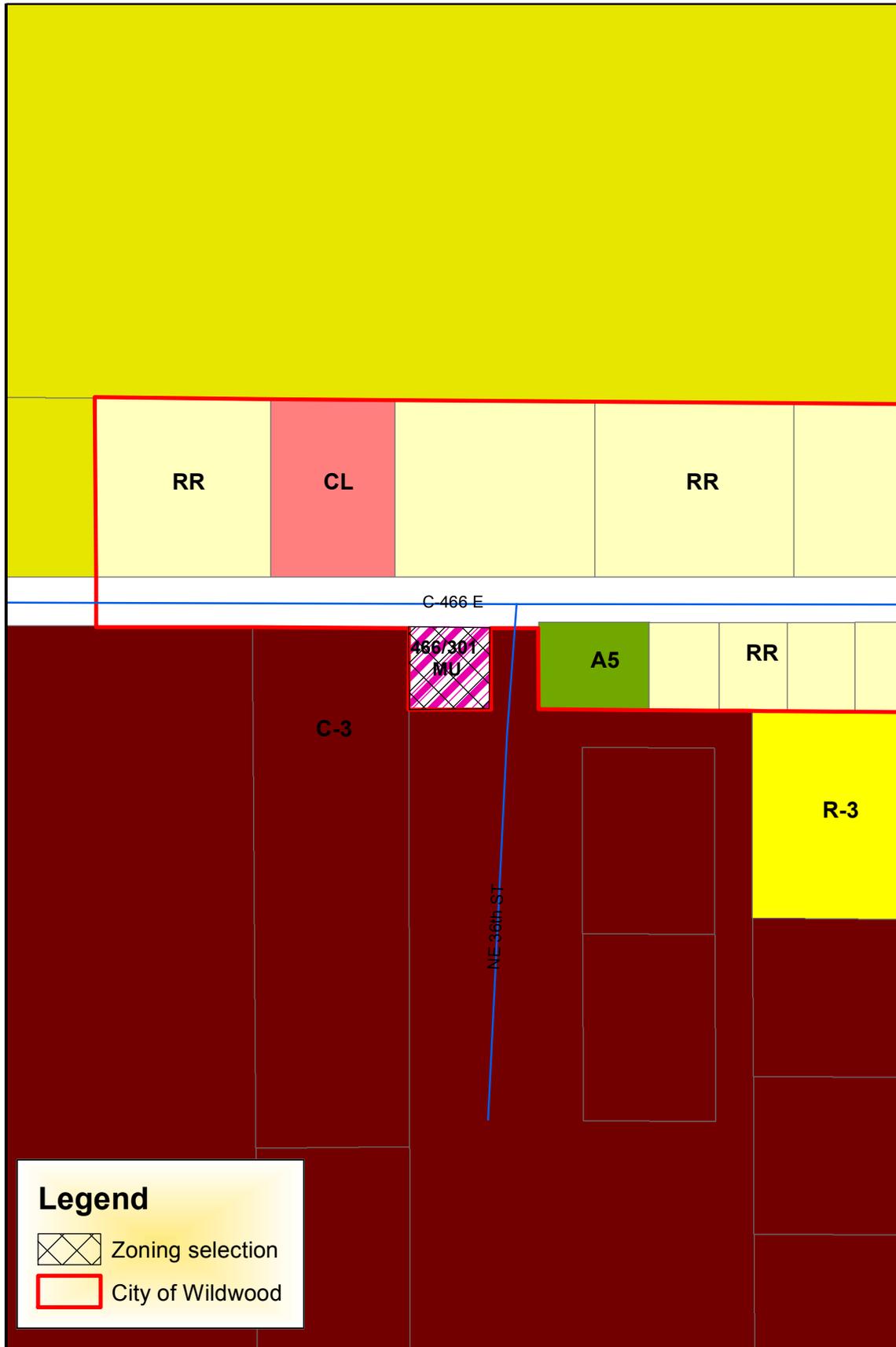
Ashley Hunt, City Attorney

Ordinance O2014-17

“Exhibit A”

D18=085 (Baltic Property Management)

Proposed Zoning Map Designation



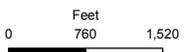
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Legend

-  Zoning selection
-  City of Wildwood



City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
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D18=085 BALTIC PROPERTY	
WILDWOOD, FLORIDA	
FEBRUARY 2014	PROPOSED ZONING

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1402-01

Parcel Number(s): G19=011 and 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 modification to 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 and has requested to add amenities to the conceptual plan (office trailer, service bar, and restroom facility) and to be exempted from the Special Event permit requirements of section 3.11 of the Land Development Regulations.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2014-21 revises the Wildwood Entertainment Park Planned Development Ordinance Number O2013-25 to include the proposed changes, as well as clarifying the applicant’s responsibilities for connecting to the City’s water utility. The Project’s legal description and conceptual development plan have been incorporated into the Ordinance as exhibits.

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.

Therefore, staff suggests approval and a favorable recommendation of Ordinance Number O2014-21 (attached).

Under subsection 1.7 (B)(2) 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 zoning amendments pursuant to subsections 3.3(B)(3) and 3.3(B)(4) of the Land Development Regulations.

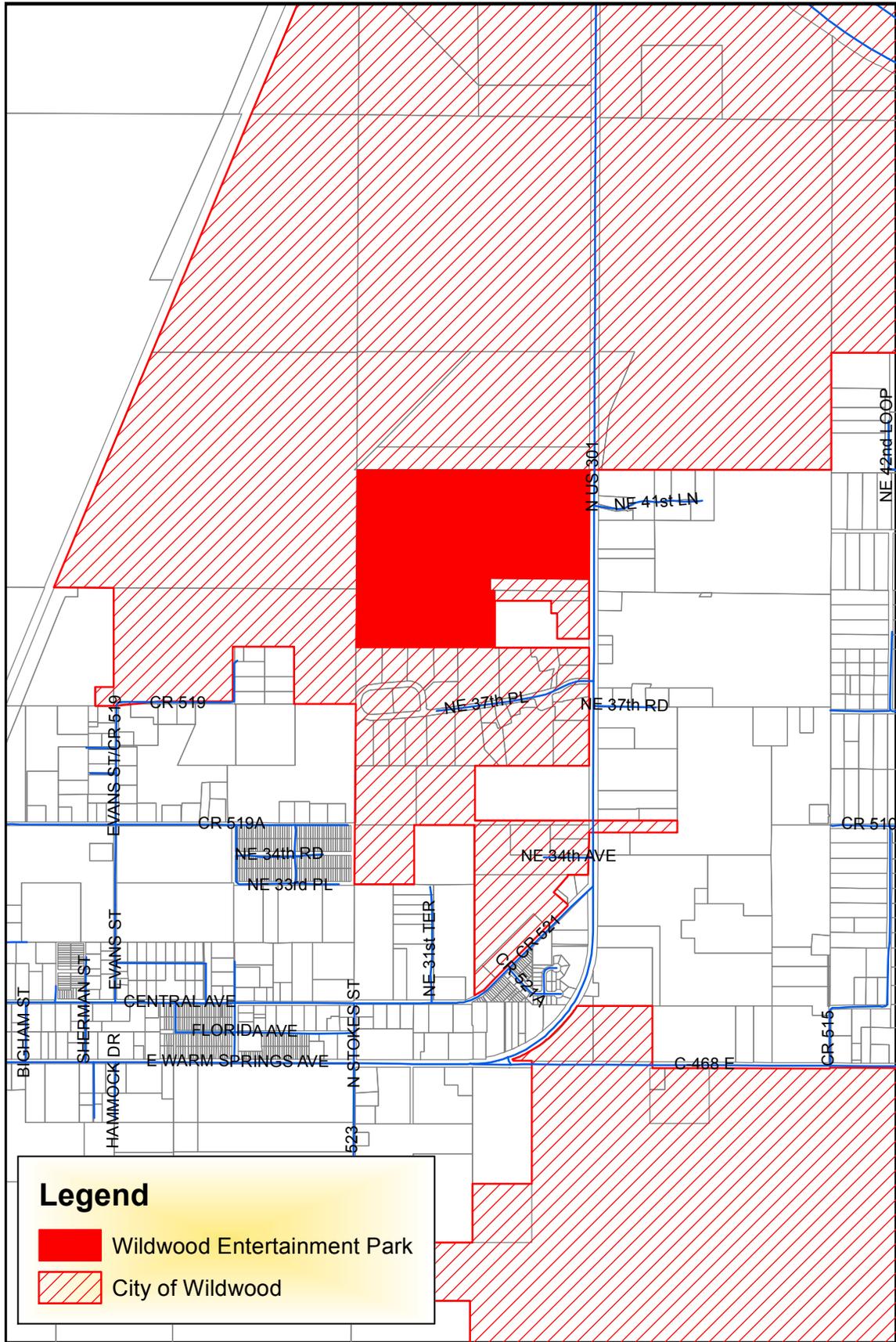
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on February 21, 2014.

A handwritten signature in black ink that reads "Melanie D. Peavy". The signature is written in a cursive style with a large, looped initial "M".

DATED: February 28, 2014

Melanie D. Peavy
Development Services Director

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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



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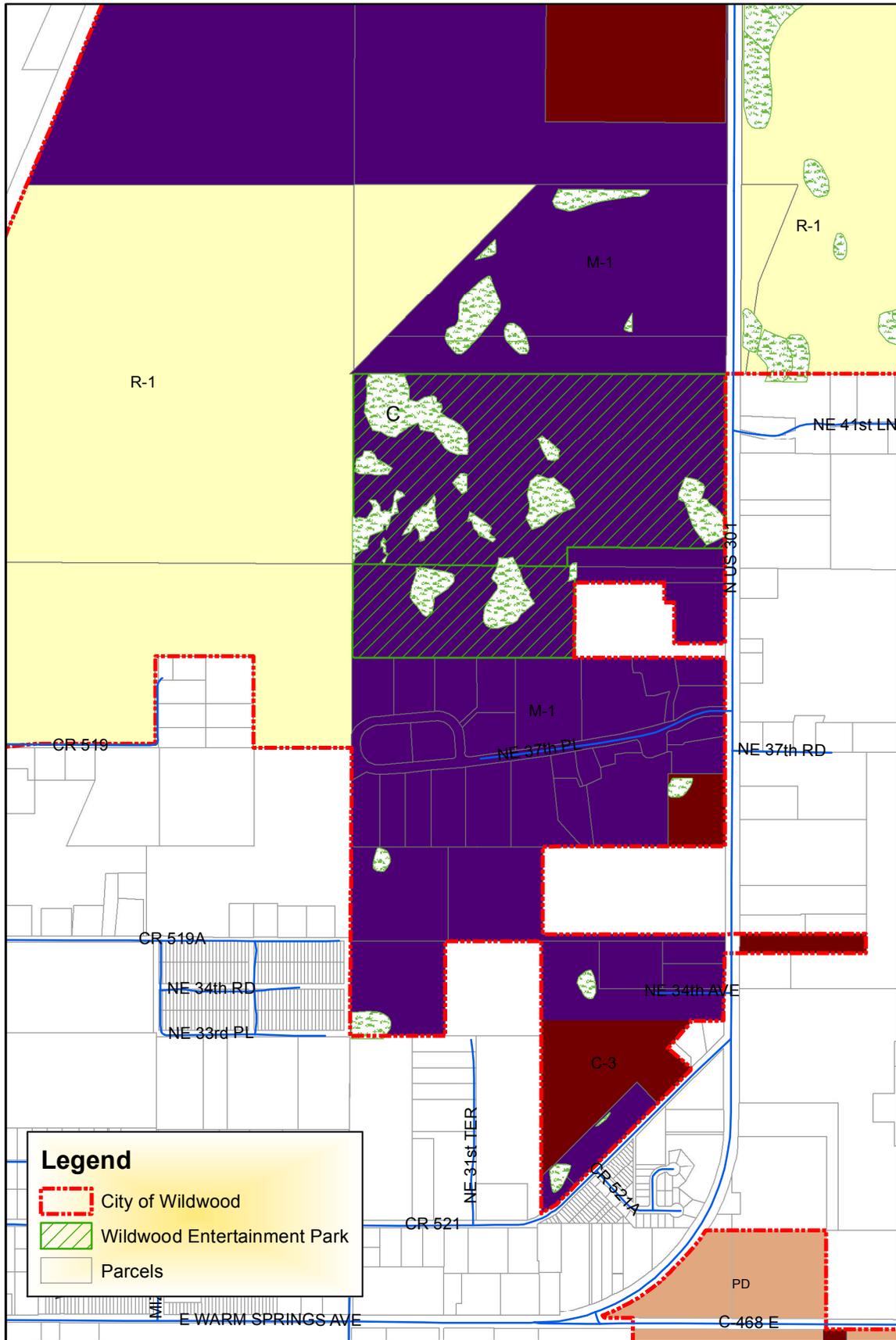
WILDWOOD ENTERTAINMENT PARK

WILDWOOD, FLORIDA

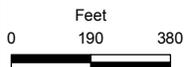
JUNE 2013

LOCATION MAP

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City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
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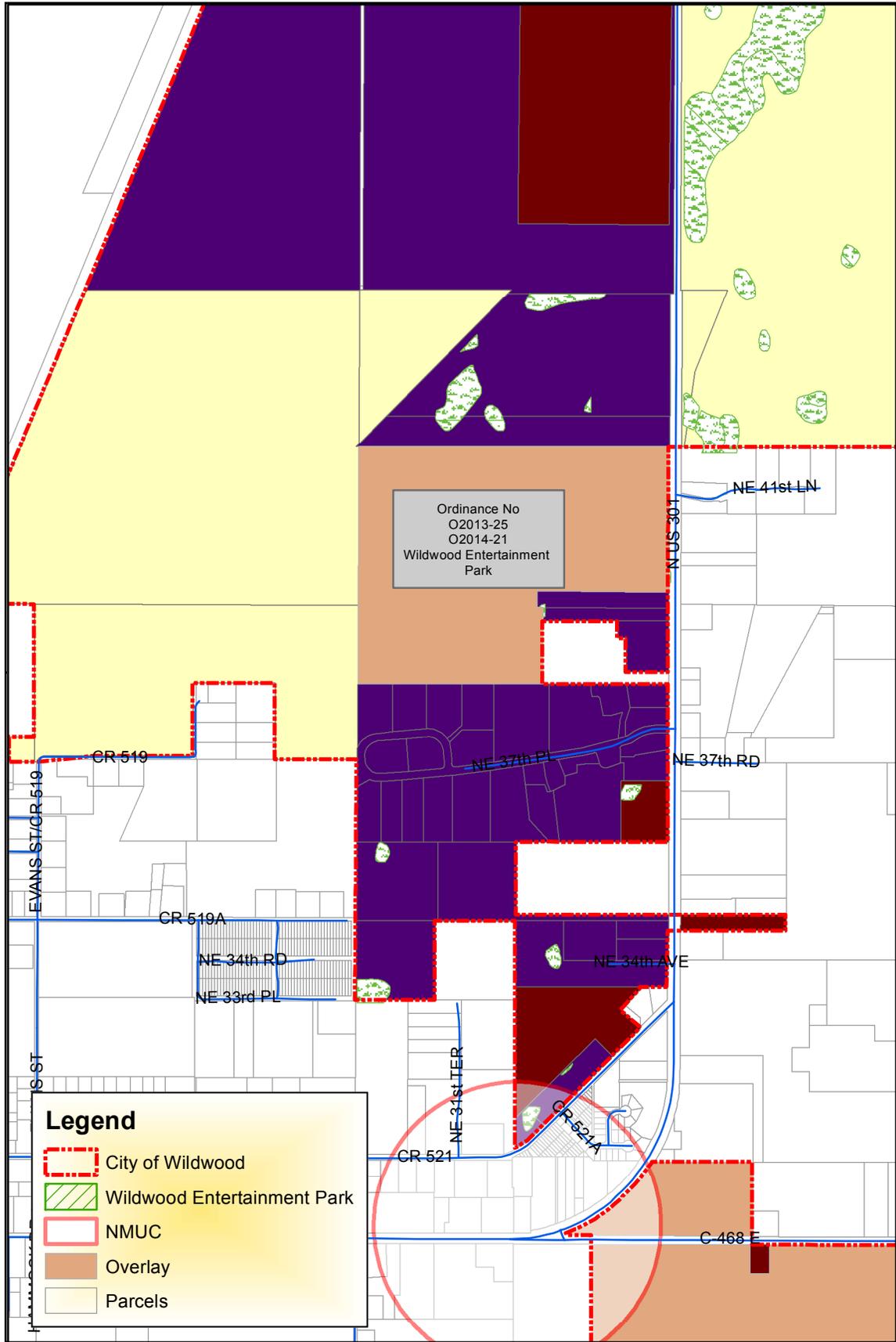
**WILDWOOD ENTERTAINMENT
 PARK**

WILDWOOD, FLORIDA

JUNE 2013

EXISTING ZONING

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



Feet
0 180 360

**Wildwood Entertainment
Park**

WILDWOOD, FLORIDA

JUNE 2013

PROPOSED ZONING
OVERLAY MAP

ORDINANCE NO. O2014-21

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
AMENDING SECTION 3, PARAGRAPH B; SECTION 3,
PARAGRAPH C AND SECTION 3, PARAGRAPH K OF
ORDINANCE O2013-25; AND PROVIDING FOR AN
EFFECTIVE DATE.

WHEREAS, Witcow Holdings, LLC (hereinafter the "Developer"), filed an application for a Planned Development which together with supporting documents, analyses, maps, charts, and other evidence and instruments, the advice, report, and recommendation of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on June 27, 2013;

WHEREAS, based upon such materials and otherwise being fully informed the City Commission duly adopted Ordinance O2013-25 on July 22, 2013; and

WHEREAS, at this time, the Developer desires to make certain amendments to Ordinance O2013-25.

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

SECTION 1. All terms and provisions of Ordinance O2013-25 shall remain the same unless specifically amended below.

SECTION 2. Section 3, Paragraph B, (Conceptual Development Plan) is amended to include an office trailer, service bar and restroom facility; Section 3, Paragraph C, (Uses and Hours of Operation) is amended to include "Additional Allowances" and Section 3, Paragraph K, (Public Facilities) is amended as follows:

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;
- l. Office Trailer;
- m. Serving Bar;
- n. Restroom Facilities; and
- o. Other site features.

2) The Project shall be developed in two (2) 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(l).
 - 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. Vehicles. Vehicles coming into the park that may operate or participate in activities include: 4x4 trucks, 2 wheel drive trucks, cars, jeeps, All-Terrain Vehicles (ATVs), utility vehicles, golf carts, and off road vehicles. The use of open headers on vehicles is prohibited
- d. ATV trails;
- e. 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.
- f. Playground;
- g. Volleyball;
- h. 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. The City has the right to require the Developer to make improvements to the site to mitigate noise impacts should the City find the activities of the Project significantly increase the level of noise that is normally experienced in the area.

6) Additional Allowances. The uniqueness of the Project in respect to it being an event park exempts the project from compliance with Section 3.11 (Special Events) of the Land Development Regulations. The Project will not be required to obtain special event permits for events held on the property which adhere to the standards of the Planned Development Ordinance. Temporary vendors of food or other services shall be allowed as part of the Project.

K. Public Facilities.

1) Potable Water, Wastewater, and Reuse Water.

- a. Phase I. Portable restrooms may be provided for each event until restroom facilities have been constructed. Restroom facilities as well as any other permanent structure(s), constructed or occupied in Phase I, shall connect to City utilities. The septic system which currently services the existing trailer as shown on the Conceptual Development Plan may remain until such time as wastewater services are available and subsequently, the septic system fails. A Developer's Agreement may be required when the Project connects to the City's utility system.
- b. Phase II. Should the Project utilize the existing 56,428 SF building for concerts, rodeos, races, shows, fairs, auctions, or other similar events as stated in Phase II that requires water service to the existing building, the building shall be required to connect to City utilities and the Project reassessed for concurrency at that time. A reassessment under this section shall require a new concurrency application and fee..

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.

Exhibit "A" – Legal Description is attached for reference. Exhibit "B" from Ordinance 2013-25 – Conceptual Development Plan is replaced with the attached Exhibit "B" – Amended Conceptual Development Plan.

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 _____, 2014, 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:

Ashley Hunt, City Attorney

Ordinance O2014-21

“Exhibit A”

G19=011 and G30=048 Wildwood Entertainment Park

Legal Description

Parcels G19=011 and G30=048

Wildwood Entertainment Park

LEGAL DESCRIPTION

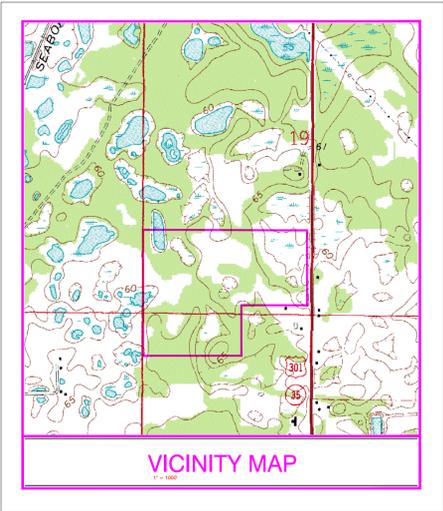
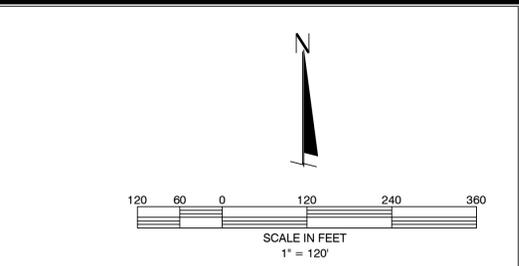
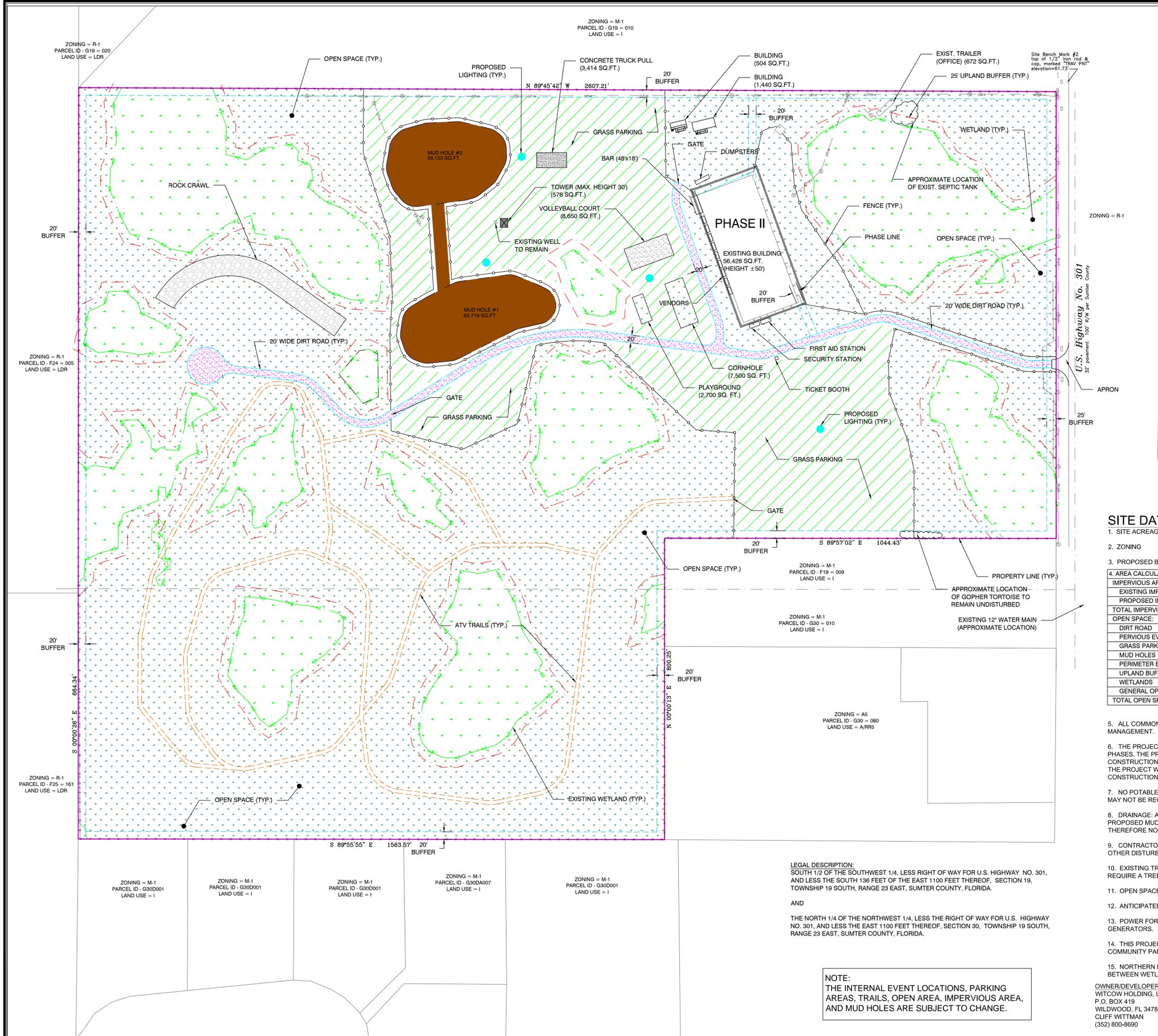
Description South 1/2 of the Southwest 1/4, less Right of Way for U.S. Highway No. 301, and less the South 136 feet of the East 1100 feet thereof, Section 19, Township 19 South, Range 23 East, Sumter County, Florida. AND The North 1/4 of the Northwest 1/4, less the Right of Way for U.S. Highway No. 301, and less the East 1100 feet thereof, Section 30, Township 19 South, Range 23 East, Sumter County, Florida.

Ordinance O2014-21

“Exhibit B”

G19=011 and G30=048 Wildwood Entertainment Park

Updated Planned Development Conceptual Plan



SITE DATA

1. SITE ACREAGE: 99.98 AC.

2. ZONING = M-1; CONSERVATION

3. PROPOSED BUILDING TYPE = WOOD / MASONRY

4. AREA CALCULATIONS:

IMPERVIOUS AREA:	AREA	% OF TOTAL
EXISTING IMPERVIOUS	1.30 AC.	1.30%
PROPOSED IMPERVIOUS	0.13 AC.	0.13%
TOTAL IMPERVIOUS AREA	1.44 AC.	1.44%

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	45.79 AC.	45.80%
TOTAL OPEN SPACE	98.59 AC.	98.60%

LEGEND

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

- 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 SOD 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 EMPLOYEE'S: 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.

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.

NOTE:
THE INTERNAL EVENT LOCATIONS, PARKING AREAS, TRAILS, OPEN AREA, IMPERVIOUS AREA, AND MUD HOLES ARE SUBJECT TO CHANGE.

OWNER/DEVELOPER:
WITCOW HOLDING, LLC.
P.O. BOX 419
WILDWOOD, FL 34785
CLIFF WITTMAN
(352) 800-8690

ENGINEER/SURVEYOR:
FARNER, BARLEY AND ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FL 34785
(352) 748-3126
LEE CLYMER, P.E. #69780

BY: _____

DATE: _____

REVISIONS: _____

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

**WILDWOOD ENTERTAINMENT PARK
WILDWOOD, FLORIDA
PUD CONCEPTUAL PLAN**

DATE: 06-18-13
DRAWN BY: MJT
CHKD BY: WLC
FILE NAME: PUD
JOB NO.: _____

ENGINEER: _____ DATE: _____

SHT. 1 OF 1