



City Hall

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

August 5th, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. CALL TO ORDER: Planning & Zoning Board

**Approval of minutes from the July 1st, 2014
Planning & Zoning Board/Special Magistrate
meeting.**

2. OLD BUSINESS:

NONE

3. NEW BUSINESS:

**RZ 1407-01 Sumter County / Autozone Stores, Inc.
(Parcel D17=034)**

Rezoning from County "CL – Light Commercial" to City
"C-3: General Commercial – Highway."

**RZ 1405-02 Grand Oaks Manor Planned
Development (Parcels D20=002 & D20=008)**

Planned Development approval for a 400 unit single
family detached residential subdivision with amenities
and related improvements.

**SP 1406-02 Peppertree Village Final Plat (Parcels
D30=003, D30=004, and D30=006)**

***THIS CASE IS BEING CONTINUED TO A DATE
CERTAIN OF SEPTEMBER 2, 2014.***

Final Plat approval for Peppertree Village, a 106 unit
single-family detached residential subdivision with
related improvements.

AGENDA

August 5th, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

SP 1406-05 Lakeside Landings Phase 2 Improvement Plan (Parcels D20=035, D20=041, D20=047, D20=048, D20=049, D20=058, D20=070, D20=070A, and D20=071)

Phase 2 Improvement plan approval for a 201 unit single-family detached residential subdivision.
Construction level plans including utilities, drainage, roadway, signage and striping.

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
July 1, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, July 1, 2014, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; Paul Ketz, Projects Planner, Kandi Harper, Senior Development Specialist, and Gene Losito, Kimley-Horn as the City Engineer.

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes from the June 3, 2014 regular Planning and Zoning Board were approved and signed.

The Special Magistrate noted for the record that he is the final authority for Special Exception applications and that all other matters go to the City Commission, with his recommendation, for final action.

Melanie Peavy, Gene Losito, P.E., City Engineer (Kimley-Horn and Associates), Paul Ketz and Kandi Harper were sworn in at this time.

The Special Magistrate gave instructions to the audience regarding proceedings during the Planning and Zoning Board / Special Magistrate (P&Z) meeting and how and when members of the community and interested parties would be allowed to speak regarding the issues under consideration.

Old Business:

NONE

New Business:

SP 1405-06 My Garage – Elliot (Parcel G17C007)

Site Plan approval to construct two (2) 11,250 sq. ft. buildings with nine (9) storage units each, with paved parking and related improvements.

Melanie Peavy: Introduced herself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Ms. Peavy stated that the applicant is seeking approval and a favorable recommendation from the P&Z to construct two (2) 11,250 SF buildings with nine (9)

storage units each, with paved parking, driveway, and related improvements. Ms. Peavy stated that the applicant responded to and satisfied the recommendations of the Project Review Committee (PRC). The PRC recommended that the project be placed on the Planning and Zoning Board for consideration. Staff recommended to the P&Z that the project site plan be approved by the City Commission.

Ms. Peavy stated that public notice was posted as required by Code.

The Special Magistrate asked questions to clarify the location. The Special Magistrate asked procedural questions regarding project review. Ms. Peavy addressed the issues.

The Special Magistrate called for the City Engineer.

Gene Losito, Kimley-Horn, City Engineer, introduced himself for the record.

The Special Magistrate questioned Mr. Losito regarding compliance of the site plan with the City's Land Development Regulations (LDRs). Mr. Losito responded in the affirmative. Mr. Losito noted no issues regarding compliance of the site plan with the City's LDRs.

The Special Magistrate questioned Mr. Losito's procedure regarding project review. Mr. Losito explained his process and the requirements of the LDRs that are noted on the site plan. Ms. Peavy noted for the Special Magistrate that staff also reviews the projects site plans for compliance issues as noted in the City's LDRs.

The Special Magistrate asked for the applicant to come forward.

Bob Elliot, the applicant, came forward, stated his name for the record and was sworn in by the Special Magistrate. Mr. Elliot explained the design and use of his project.

The Special Magistrate asked clarifying questions of Mr. Elliot regarding site access, building construction, conditioned space within the bays of the buildings and completion time for construction.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 4.4 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of project SP1405-06 to the City Commission.

Special Magistrate: Next case?

SP 1405-10 Duke Energy Transmission Operations Center (Parcels D32=013 & D29=070)

Site Plan approval to construct a 29,400 sq. ft. Transmission Operations Center, with paved parking, driveway, and related improvements.

Melanie Peavy: Introduced herself for the record, identified the location of the subject parcels, the owner of the property and the applicant. Ms. Peavy stated that the applicant is seeking approval and a favorable recommendation from the P&Z for a 29,400 SF Transmission Operations Center, with paved parking, driveway, and related improvements. Ms. Peavy read excerpts from the staff report into the record to present the case before the P&Z. Ms. Peavy stated that the applicant responded to and satisfied the recommendations of the PRC. The PRC recommended that the project be placed on the P&Z's agenda for consideration. Staff recommended that the P&Z forward a recommendation of approval to the City Commission.

Ms. Peavy stated that public notice was posted as required by Code.

Special Magistrate: Asked questions regarding review criteria, review procedure and if there were any issues on the site. Ms. Peavy explained the review criteria and procedures and stated that issues had been noted, rectified and cleared by the City Engineer. Ms. Peavy noted discussion with the applicant regarding buffer requirements.

The Special Magistrate asked about "slats" that are to be placed in the fence as buffering between the site and residential properties. Ms. Peavy stated that underground utilities were present where vegetative buffering would be required by the LDRs. Ms. Peavy stated that the applicant modified the landscape plan to shield residential properties.

The Special Magistrate called for the City Engineer.

Gene Losito, Kimley-Horn, as City Engineer introduced himself for the record.

The Special Magistrate asked if any issues remained on the site after the City Engineer's review. Mr. Losito stated that the applicant had satisfied all the requirements.

The Special Magistrate called for the owner or applicant.

Guy Shoemaker, Project Manager for Duke Energy introduced himself for the record and was sworn in by the Special Magistrate.

The Special Magistrate asked clarifying questions regarding the use of the building. Mr. Shoemaker explained the use of the building during emergency events, building

construction materials and how the “slats” will be used in the fence as a type of buffer. The slats will be decorative and made of PVC for durability over time.

The Special Magistrate asked about time of completion of the project and dirt or sand from the construction site. Mr. Shoemaker explained that while there will be earth moving on the construction, the applicant provide protection for the surrounding area.

Andy Schrotter, Project Manager, for the general contractor, ABI Construction introduced himself for the record and was sworn in by the Special Magistrate.

Mr. Schrotter explained how the dust will be controlled from the site and the length of time that the dust control will be in effect on the site (about 45 days).

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 4.4 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of project SP1405-10 to the City Commission.

The Special Magistrate asked for any other cases.

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at 3:19 PM.

Date

Archie O. Lowry, Jr., Special Magistrate
City of Wildwood, Florida

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1407-01
Parcel Number(s): D17=034
Property Location: Southwest corner of C-466 and the CSX right-of-way
Owner: Sumter County (Autozone Stores, Inc.)
Applicant: Autozone Stores, Inc.

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 "C-3: General Commercial - Highway" for parcel D17=034. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1407-01).

Pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to "C-3: General Commercial - Highway" should be granted based on the following criteria:

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

The proposed rezoning to "C-3: General Commercial - Highway" is consistent with the proposed Future Land Use Map designation of "Commercial" and the intent of the Comprehensive Plan in promoting development and redevelopment within the Joint Planning Area.

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

The proposed rezoning to "C-3: General Commercial - Highway" is consistent compatible with the current land use pattern of the surrounding area. The subject property is located to the southwest of Wal-Mart, across the C-466 / CSX right-of-way intersection. The property is intended to be developed as a retail auto parts store which is consistent with existing development in the area.

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

The property subject to the amendment is 1.09 acres in size and its potential impact to public facilities and services is likely to be minimal. Currently, the City has potable water and sanitary sewer capacity to accommodate the proposed development, and the area road network can adequately serve the increased traffic. The proposed rezoning of the property will not adversely affect public facilities such as schools, utilities or streets. 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 use of the property 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. 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 O2014-37 (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 July 25, 2014.



DATED: July 25, 2014

Melanie D. Peavy
Development Services Director

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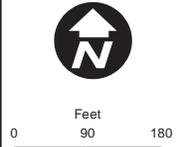


Legend

- D17=034
- City of Wildwood



City of Wildwood
100 North Main Street
Wildwood, FL 34485
Phone: (352) 330-1330
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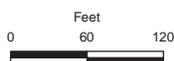
D17=034 AUTOZONE	
WILDWOOD, FLORIDA	
JULY 2014	LOCATION MAP



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D17=034
 AUTOZONE

WILDWOOD, FLORIDA

JULY 2014

EXISTING ZONING

ORDINANCE NO. O2014-37

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 D17=034
Sumter County / Autozone Stores, Inc.
1.09 acres +/-

LEGAL DESCRIPTION:

A PORTION OF LANDS DESCRIBED IN O.R. BOOK 229, PAGE 08, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF S,R, 466, (THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST) WITH THE CENTERLINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAIN LINE, BALDWIN-WILDWOOD TRACK; THENCE RUN N 89°49'50" W. ALONG THE ABOVE SAID CENTERLINE OF S.R. 466, A DISTANCE OF 51.17 FEET TO THE POINT OF BEGINNING; 1) THENCE CONTINUE N.89°49'50"W., ALONG SAID CENTERLINE A DISTANCE OF 199.58 FEET; 2) THENCE RUN S.12°07'27" E., A DISTANCE OF 273.64 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; 3) THENCE RUN S. 89°43'26" E., ALONG THE NORTH RIGHT-OFWAY LINE OF MAIN STREET A DISTANCE OF 199.66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAINLINE BALDWIN-WILDWOOD TRACK, SAID POINT ON THE WESTERLY RIGHT-OF-WAY LINE, BEING 50.0 FEET FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF EXISTING RAIL; 4)THENCE RUN N.12°07'27" W. ALONG THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 274.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.09 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County "CL: Light Commercial" to City of Wildwood "C-3 General Commercial: Highway."

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: _____
Cassandra Lippincott, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

Ordinance O2014-37

“Exhibit A”

D17=034 (Sumter County / Autozone Stores)

Proposed Zoning Map Designation



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 100 North Main Street
 Wildwood, FL 34485
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D17=034
 AUTOZONE

WILDWOOD, FLORIDA

JULY 2014

PROPOSED ZONING

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1405-02

Parcel Number(s): D20=002 and D20=008

Property Location: Northeast of the intersection of C-472 and the CSX right-of-way.

Owner/Developer: Coast Development Corp.

Applicant: Coast Development Corp.

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a "Planned Development" (PD) zoning overlay on a 99.49 MOL acre property zoned "R-1: Low Density Residential." The project is a Residential Planned Development (RPD) to build up to 400 residential units, as defined in Ordinance O2014-33.

Pursuant to Section 8.6 of the Land Development Regulations, Ordinance O2014-33 adopts the Grand Oaks Planned Development Agreement. The Project's legal description and conceptual plan have been incorporated into the Ordinance as exhibits. The PD Agreement outlines specific criteria and standards for the Project.

The proposed development of the Grand Oaks PD will require some mitigation due to the increased traffic entering and exiting the development. As part of their mitigation, the Developer will dedicate a right-of-way along CR 472 for the construction of turn lane improvements. The Sumter County Road and Bridge Department has agreed in principle to a conceptual representation of the right-of-way to be dedicated, with the understanding that the sidewalk along C-472 will be in a 5' easement within the developer's property (and not on the County's right-of-way) with a survey and legal description of the proposed right-of-way to be provided along with a recorded deed of same in favor of the County when the project moves forward to actual construction.

The Sumter County School system has sufficient capacity for additional students that may be added as a result of the Project. The Project shall be required to connect to City utilities. The City has sufficient capacity in both water and wastewater to accommodate the Project.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The Project meets or exceeds the minimum requirements of the Comprehensive Plan and the Land Development Regulations, and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

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 also has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this

meeting was published in a newspaper of general circulation (Daily Commercial) on July 25, 2014.

Staff recommends approval of Ordinance #02014-33 to be forwarded to the City Commission for final action.

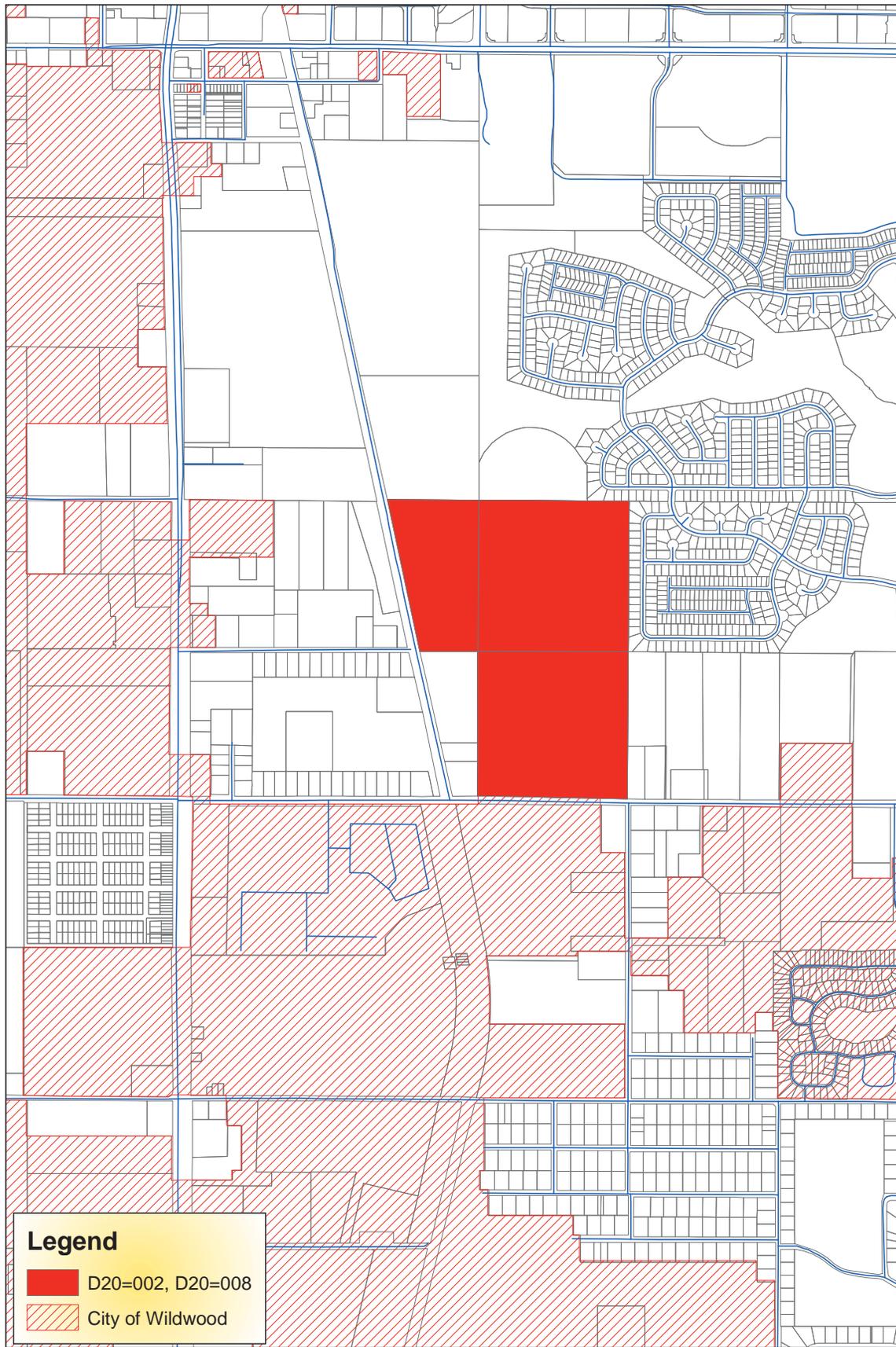
The Planning and Zoning Board/Special Magistrate has a duty to recommend to the City Commission approval, approval with conditions, or denial pursuant to subsections 1.7(B)(2) and 3.3(B)(3) of the Land Development Regulations.

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

DATED: August 1, 2014

Melanie D. Peavy
Development Services Director

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Legend

- D20=002, D20=008
- City of Wildwood



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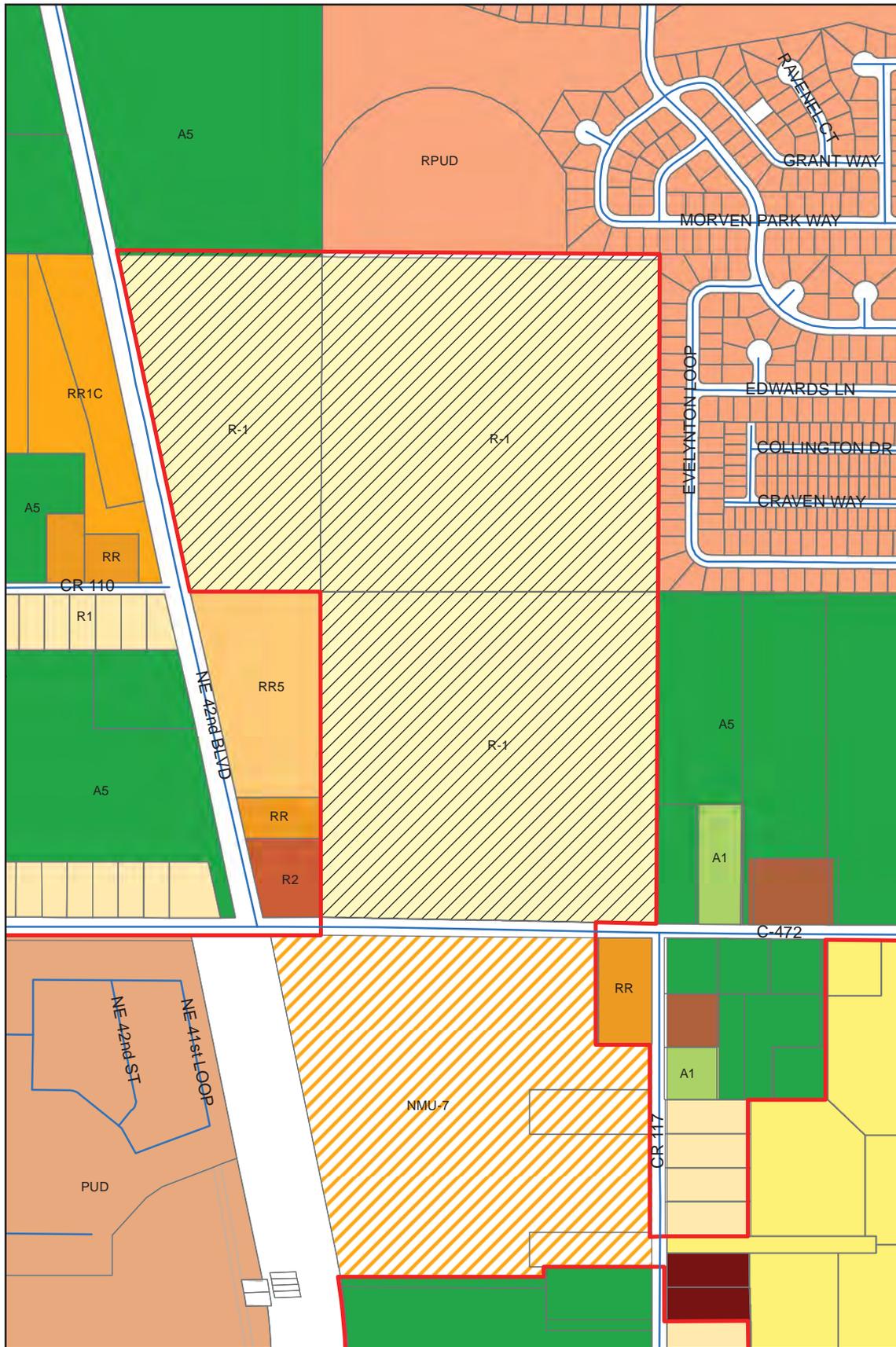


D20=002, D20=008
 GRAND OAKS MANOR

WILDWOOD, FLORIDA

JUNE 2014

LOCATION MAP



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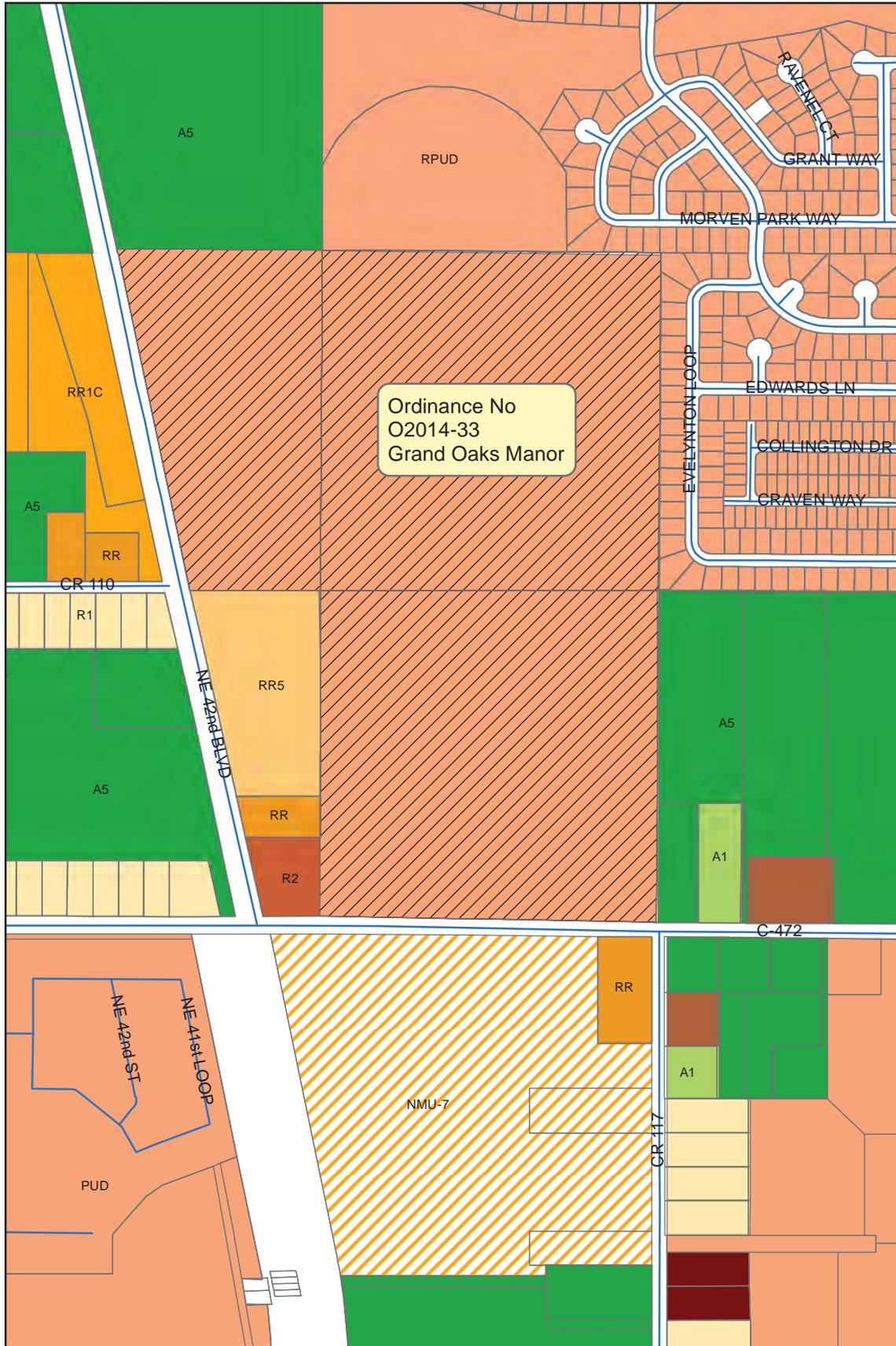
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D20=002, D20=008
 GRAND OAKS MANOR

WILDWOOD, FLORIDA

JUNE 2014

EXISTING ZONING



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D20=002, D20=008
 GRAND OAKS MANOR

WILDWOOD, FLORIDA

JUNE 2014

PROPOSED ZONING OVERLAY

ORDINANCE NO. 2014-33

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A RESIDENTIAL PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY COAST DEVELOPMENT CORP; 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 Coast Development Corp (hereinafter referred as the, "Developer") for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2014. 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 _____, 2014 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Coast Development Corp Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on May 30, 2014.
- 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 Developer intends to develop a Project consisting of 100 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- D. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- E. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Residential Planned Development (RPD) of the lands described in "Exhibit A".

- B. That the zoning district of the subject land described in “Exhibit A” is classified as Low Density Residential (R-1) on the City of Wildwood Zoning Map.
- C. 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, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. 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 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. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. 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 Residential Planned Development substantially in accordance with this Ordinance. This Residential Planned Development Agreement shall govern the development of the Project.
- 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 Booth, Ern, Straughn Hiott, Inc. dated _____, 2014 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 general location of the following land uses:
 - a. Single Family Residential;
 - b. Common areas and buffer easements (open spaces);
 - c. Recreational (Parks and open spaces); and
 - d. Stormwater retention areas.

- 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements.

- C. Development Program. The Project shall be developed in two phases.
- 1) Residential Development. The residential component of the Project shall contain no more than 400 single family housing units.
 - 2) Maximum Development Potential. Residential development within the Project shall not exceed 4 dwelling units/acre. The maximum number of residential units in the Project is 400.
- D. Amendments. The Development Services Director, or designee, shall have the authority to approve non-substantial changes to the conceptual development plan without a public hearing. The determination of what constitutes a non-substantial change shall be at the Development Services Director's discretion. All 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.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, subdivision preliminary plans and improvement plans shall be submitted for review and approval in the manner required by Chapter 5 of the Land Development Regulations.
- F. Developer's Agreement. Prior to approval of subdivision preliminary plans, the City and the Developer agree to enter into an Agreement to address the provision of water and wastewater to the Project. The agreement shall also specify, among other items, the ownership and maintenance of the infrastructure associated with the Project.
- G. Principal Uses. The principal uses permitted within the project are single family detached residential and single family attached residential.
- H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for Low Density Residential (R-1).
- I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Residential Design District Standards pursuant to section 6.12 of the Land Development Regulations.

J. Recreation and Open Space. The Project shall maintain a minimum of 25% open space.

1) Parks and Recreation. The Project shall contain a minimum of 5 recreational amenities for the use of the Project's residents.

a. Parking shall be provided for the recreation amenities and will be designed and shown on construction plans.

b. Parking spaces for recreational amenities may be a minimum of ten (10) feet wide and eighteen (18) feet deep when fronting a landscaped area or sidewalk.

2) Minimum Lot Requirements. Lots shall be a minimum of 40' wide and minimum of 3,960 square feet.

3) Buffers and Setbacks.

a. Phase I – Project buffer widths and planting requirements shall adhere to the Design District Standards with the exception of the south buffer along CR 472. Along CR 472, the Developer has an option of a 20' landscape buffer or a 6' solid, decorative wall with landscaping. Stormwater retention areas may encroach into landscape buffer areas along the west, south and east sides of Phase I provided these areas are designed in a way that will accommodate the planting requirements.

b. Phase II – In compliance with the City's Ordinance #594, an ordinance governing the protection of trees and native vegetation within the City of Wildwood and in an effort to preserve existing trees outside the development area, the Project shall maintain a 50' natural buffer along the north and east sides of Phase II of the Project as shown on Exhibit "B". A portion of the stormwater retention area may encroach into the natural buffer area on the north side of Phase I as shown on Exhibit "B". No buffer shall be required along the portion of the Project abutting the CSX right of way.

c. Setbacks

Front – 10'

Rear – 10'

Sides – 5'

Front Porches & Accessory Structures – 5'

- 4) Open Space. Open space shall include drainage retention areas, entry feature tracts, common areas, buffer easements, recreation areas. For purposes of meeting open space requirements, 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation but shall not exceed 50% of the total open space for the project.
- 5) Landscape Design. Yard and common area landscaping will be in conformance with the City of Wildwood Land Development Regulations and "Exhibit C."

K. Environmental Considerations.

All environmental considerations have been addressed in the Andreyev Engineering report submitted with the Planned Development Application.

L. Public Facilities.

- 1) Potable Water, Wastewater, and Irrigation Water. The Project shall be connected to the City's potable water and wastewater system prior to any certificates of occupancy being issued. The Project's Potable and Irrigation system shall be a single system connected to the City's potable water system. The Developer/Project will not construct a separate or dual water system for effluent (irrigation). The Developer/Project may use an existing well(s) on the Project site to supplement the water features and irrigate the property owner's association's parks and common areas. Expansion of the City's Potable Water and Sanitary Sewer systems, including necessary utility easements, shall be negotiated by a separate Developer's Agreement between the City and the Developer. Said agreement shall specify cost, ownership and maintenance, and timetables for delivery of services. Developer shall provide utility easement along CR 472, outside of the ROW dedicated to Sumter County, as needed to accommodate utilities necessary for the project.
- 2) Solid Waste. Solid waste collection services shall be provided by the City or the City's contracted refuse service provider. Developer shall coordinate with Waste Management for refuse collection prior to Improvement Plan approval.
- 3) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District, and Chapter 6, section 6.4 of the City's Land Development Regulations.
- 4) Underground Utilities. All on site utilities shall be underground. Developer is responsible for running utilities underground for the Project. The City

shall insure that any utilities within any public utilities easement encumbering any portion of the Project and serving lands other than the Planned Development shall be underground.

M. Access and Transportation

- 1) Access. Primary entrance to the Project shall be located on CR-472. Secondary emergency access shall be required along NE 42nd Boulevard as shown on the Exhibit "B".
- 2) Transportation System Improvements. There are no impacts to the transportation system as identified in the Traffic Impact Analysis submitted with the Planned Development application. The Developer shall install right and left turn lanes on CR 472 at the proposed Project entrance. Developer shall donate sufficient ROW to Sumter County to accommodate required improvements as shown in Exhibit "D".

The Project shall provide a 5' side walk along CR 472. A 7' sidewalk easement shall be provided to the City as the City will take ownership and maintenance of the sidewalk.

3) Internal Roadways.

- a. Internal roadways shall have a minimum width of 50' as shown on Exhibit "C".
- b. Service drives may be allowed within the Project and shall be minimum of 15' as shown on Exhibit "B". Service drives shall be recorded easements maintained by the Homeowner's association.
- c. The Project shall provide 5' sidewalks on both sides of internal road ways as shown on Exhibit "B". Sidewalks shall be owned and maintained by the City.
- d. Golf carts may be allowed to utilize the roadways within the Project if in accordance with the City's Golf Cart Ordinance.
- e. Internal roadways shall be constructed by the Developer and dedicated to the City for ownership and maintenance.

N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. The Developer

shall provide restrictions to the City that will govern the maintenance of common areas.

- O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. 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 Planned Development.

- P. Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions to the commencement of construction beyond 48 months after the effective date of this Ordinance. Notwithstanding anything in the foregoing, once construction has commenced, construction may continue until the completion of the Project.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____ 2014.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

ATTEST: _____
Cassandra Lippincott, City Clerk

ED WOLF, MAYOR

First Reading: _____

Second Reading: _____

Approved as to Form:

Ashley Hunt, City Attorney

Ordinance O2014-33

“Exhibit A”

D20=002 & D20=008 (Grand Oaks Manor)

Legal Description

GRAND OAKS MANOR LEGAL DESCRIPTION

Parcel 1. The west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and all that part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ lying east of railroad all in section 20, township 18 south, range 23 east, Sumter County Florida, less the right of way for C-472 across the south side thereof.

Parcel 2. The east $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 20, township 18 south, range 23 east, Sumter County Florida, less the right of way for C-472 across the south side thereof.

Ordinance O2014-33

“Exhibit B”

D20=002 & D20=008 (Grand Oaks Manor)

Proposed Conceptual Plan



DATE	11/05/2014
DESIGNED BY	COH
DRAWN BY	COH
CHECKED BY	COH
JOB NO.	141035.000
FILE NAME	CONCEPT PLAN

**GRAND OAKS MANOR
CONCEPT PLAN
PLANNED DEVELOPMENT**



DATE	AUGUST 2014
DESIGNED BY	COH
DRAWN BY	COH
CHECKED BY	COH
JOB NO.	141035.000
FILE NAME	CONCEPT PLAN

Sh. 1 of 2

Charles C. Hoyt, P.E.
Registered Eng. 54813

LEGAL DESCRIPTION GRAND OAKS MANOR: THE EAST 1/4 OF THE NW 1/4 OF NE 14 AND THE WEST 1/2 OF THE SW 1/4 OF THE NE 14, AND ALL THAT PART OF THE NE 1/4 OF NW 1/4 LYING EAST OF RAILROAD ALL IN SECTION 20, TOWNSHIP 10 N, RANGE 17 W, LESS RIGHT OF WAY FOR C-472 ACROSS THE SOUTH SIDE THEREOF.

PARCEL 2: THE EAST 1/2 OF THE NW 1/4 OF NE 14 AND THE EAST 1/2 OF THE SW 1/4 OF NE 14 OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 17 WEST, LESS RIGHT OF WAY FOR C-472 ACROSS THE SOUTH SIDE THEREOF.



PROJECT SITE



COUNTY RPUD

NOTES:

1. EACH LOT WILL REQUIRE 1 TREE PER PLANNED DEVELOPMENT AGREEMENT.
2. THE PROJECT WILL BEGIN CONSTRUCTION IN NOVEMBER 2014 AND HAS A PROJECTED BUILD OUT DATE OF DECEMBER 2017.
3. THIS PROJECT WILL BE CONSTRUCTED IN 2 PHASES.
4. SIGNAGE WILL BE POSTED IN ACCORDANCE WITH THE MUTCD FOR CENTER LINE RADIUS.
5. ALLEY WAYS OR CONSIDERED A SERVICE DRIVE AND WILL BE CONNECTED TO INTERNAL STREETS BY APRONS.
6. WATER AND SEWER IS LOCATED ON THE SOUTH-WEST CORNER OF THE RAIL ROAD AND CR 472 APPROXIMATELY 500' AWAY

SUMMARY

PHASE 2
59 ACRES (59%)
(R-1 LOW DENSITY RESIDENTIAL)
(R-1 WITH PD OVERLAY)

246 LOTS
4 LOTS PER ACRE
35
40' X 120' (80 LOTS)
66' X 60' (31 LOTS)
70' X 75' (91 LOTS)
FRONT PORCH 5'
FRONT 10'
REAR 10'
SIDE 5'
SIDE 10' CORNER

PHASE 1
41 ACRES (41%)
(R-1 LOW DENSITY RESIDENTIAL)
(R-1 WITH PD OVERLAY)

154 LOTS
4 LOTS PER ACRE
35
40' X 120' (79 LOTS)
66' X 60' (31 LOTS)
70' X 75' (44 LOTS)
FRONT PORCH 5'
FRONT 10'
REAR 10'
SIDE 5'
SIDE 10' CORNER

16.94 ACRES (28.71%)
8.39 ACRES (14.22%)
0.33 ACRES (0.56%)
10.14 ACRES (17.19%)
23.20 ACRES (39.32%)
0 ACRES

WALKING TRAIL
NATURAL OAK HAMMOCKS
TOTAL LOT
PASSIVE PARKS (2)

10.60 ACRES (25.85%)
6.75 ACRES (16.46%)
0.64 ACRES (1.56%)
6.34 ACRES (15.46%)
16.67 ACRES (40.66%)
0 ACRES

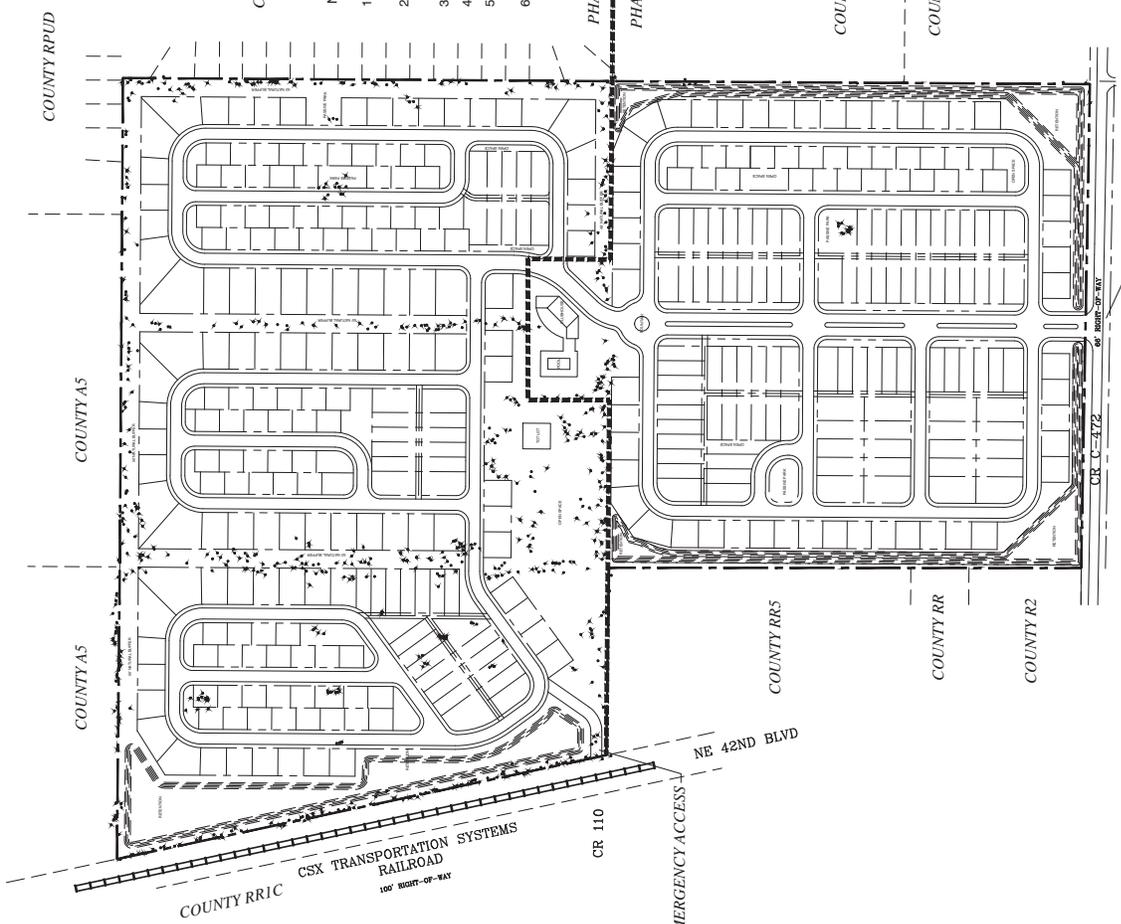
CLUB HOUSE
POOL
PASSIVE PARKS (2)

CITY OF WILDWOOD
CITY OF WILDWOOD
CITY OF WILDWOOD
SECO
EMBARO

CITY OF WILDWOOD
CITY OF WILDWOOD
CITY OF WILDWOOD
SECO
EMBARO

WATER
SANITARY SEWAGE
REUSE WATER
ELECTRICAL
TELEPHONE

TURN LANES PER TRAFFIC STUDY
CITY NMU-7



COUNTY RR1C
CSX TRANSPORTATION SYSTEMS RAILROAD
100' RIGHT-OF-WAY

CR 110

EMERGENCY ACCESS

NE 42ND BLVD

CR C-472
66' RIGHT-OF-WAY

COUNTY RPUD

COUNTY A5

COUNTY A5

PHASE 2

PHASE 1

COUNTY A5

COUNTY A5

COUNTY RR5

COUNTY RR

COUNTY R2

Ordinance O2014-33

“Exhibit C”

D20=002 & D20=008 (Grand Oaks Manor)

Details Plan - Typical Cross Sections

Ordinance O2014-33

“Exhibit D”

D20=002 & D20=008 (Grand Oaks Manor)

C-472 Improvements – Typical Cross Sections

**CITY OF WILDWOOD
Planning & Zoning Board/Special Magistrate**

Case No: SP 1406-02 Peppertree Village Final Plat

Parcel Number(s): D30=003, D30=004, and D30=006

Property Location: South side of C-222 on half mile west of US Hwy. 301
(SR 35)

Owner: R. William Futch, Trustee for Early Retirement LLC

Applicant: Gary Thurston, Advanced Holdings, LLC

THIS CASE IS BEING CONTINUED TO A DATE CERTAIN OF SEPTEMBER 2, 2014.



DATED: August 1, 2014

Melanie D. Peavy
Development Services Director

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: SP 1406-05

Parcel Number(s): D20=035, D20=041, D20=047, D20=048, D20=049, D20=058, D20=070, D20=070A, and D20=071

Property Location: South side of CR 472, one mile east of US 301

Owner/Developer: Power Corporation: Lakeside Landings

Applicant: Troy Locklin, Farner Barley and Associates

The applicant seeks improvement plan approval under the subdivision (plat) process and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Lakeside Landings Phase 2 subdivision, consisting of 201 single family lots and other related infrastructure improvements.

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.

Staff recommends that the Planning & Zoning Board forward a recommendation to the City Commission for approval of the improvement plan.

Under subsection 1.7 (B)(1) 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 improvement plans under the subdivision process in accordance with the procedure outlined in subsection 1.14 (B)(4)(b) and the criteria for the approval of improvement plans as defined in section 5.5 of the LDRs.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES. Notice has been posted on the notice board at City Hall and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on Friday, July 25, 2014.



DATED: July 25, 2014

Melanie D. Peavy
Development Services Director

