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Return to: City of Wildwood  
100 N Main St  
Wildwood FL 34705

**ORDINANCE NO. O2014-18**

**AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING AND RESTATING ORDINANCE O2012-07 CONCERNING THE TRAILWINDS VILLAGE PLANNED DEVELOPMENT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Word Family LLC Planned Development Application was filed on October 31, 2011;

WHEREAS, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2012-07 on February 27, 2012;

WHEREAS, said Ordinance was recorded April 11, 2012, in O.R. Book 2433, Page 689, Public Records of Sumter County, Florida;

WHEREAS, the Word Family LLC Planned Development Amendment Application was filed on September 30, 2013;

WHEREAS, the City now wishes to Amend and Restate Ordinance O2012-07 in its entirety by enacting this Ordinance O2014-18; and

WHEREAS, it is the intention of the City for this amendment and restatement to supersede Ordinance O2012-07.

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

The application filed by Word Family LLC (hereinafter referred as the, "Developer") for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this 28<sup>th</sup> day of April 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 April 1, 2014 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

**SECTION 1: GENERAL FINDINGS**

- A. That the Word Family LLC Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on October 31, 2011.
- B. That the Word Family LLC Planned Development Amendment Application was duly and properly filed on September 30, 2013.

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DC:Gloria R. Hayward; Sumter County Page 1 of 25 B:2779 P:657

- C. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- D. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- E. That the Developer intends to develop a Project consisting of 157.02 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- F. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- G. 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 Mixed Use Planned Development (MUPD) of the lands described in "Exhibit A".
- B. That the zoning district of the subject land described in "Exhibit A" is classified as Central Mixed Use (CMU) 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 Planned Development substantially in accordance with this Ordinance. This 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 AVID Group dated March 24, 2014 (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 general location of the following land uses:
    - a. Residential: Adult Living Facility (ALF) and Independent Living Facility (ILF);
    - b. Commercial Office and Medical Office;
    - c. Commercial Sales and Retail; and
    - d. Recreational (Parks)
  - 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 a single phase in accordance with the conceptual development plan and this Section.
- 1) Residential Development. The residential component of the Project shall contain a mix of two (2) or more housing types. Assisted Living Facilities and Independent Living Facilities each count as one (1) housing type. Conversions of ALF beds and ILF units to other residential units are permitted. Three (3) ALF beds shall equal one (1) residential unit. One (1) ILF unit shall equal one (1) residential unit.

- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Residential (ALF and ILF)	32.20
Commercial and Medical Office	10.02
Commercial Sales and Retail	61.31
Recreation	9.59
<b>Total</b>	<b>113.12</b>

Note: There are 43.90 acres within the nonresidential areas that consist of drainage retention areas, open space, and right-of-way for total project acreage of 157 +/- acres.

- 3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Residential		462 (ALF beds) 296 (dwelling units)
Office	200,000	
Retail	485,000	

- 4) Land Use (Trip) Equivalency Matrix. Land uses may be converted in accordance with the following Table provided doing so does not exceed Development of Regional Impact thresholds for the Regional Activity Center, as established by F.S. § 380.06(2)(d) and Chapter 28-24, Florida Administrative Code. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> Edition.

	Change To						
	Residential, Condo/ Townhome (Per Unit)	Residential, Apartment/ Multi-Family (Per Unit)	Residential, ACLF (Per Bed)	Residential, ILF (Per Unit)	Commercial Sales (1,000 SF)	General Office (1,000 SF)	Medical Office (1,000 SF)

Change From	Residential, Condo/Town Home (Per Unit)	N/A	1.701	0.616	0.762	8.505	4.219	10.039
	Residential, Apartment/Multi-Family (Per Unit)	0.588	N/A	0.362	0.448	5.001	2.480	5.902
	Residential, ACLF (Per Bed)	1.625	2.763	N/A	1.239	13.818	6.854	16.310
	Residential, ILF (Per Unit)	1.312	2.231	0.807	N/A	11.155	5.533	13.167
	Commercial Sales (1,000 SF)	0.118	0.200	0.072	0.090	N/A	0.496	1.180
	General Office (1,000 SF)	0.237	0.403	0.146	0.181	2.016	N/A	2.380
	Medical Office (1,000 SF)	0.100	0.169	0.061	0.076	0.847	0.420	N/A

**Example #1:** To convert from Commercial Sales to Medical Office  
 Take the desired sq.ft. of Medical Office and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales  
 $20,000 \text{ sq.ft. of Medical Office} * 1.180 \text{ (Commercial Sales equiv. Factor)} = 23,600 \text{ sq.ft. of Commercial Sales}$   
 To add 20,000 sq.ft. of Medical Office, you reduce Commercial Sales by 23,600 sq.ft.

**Example #2:** To convert from Commercial Sales to ACLF Beds  
 Take the desired ACLF Beds and multiply by the equivalency factor to get the equivalent sq.ft. of Commercial Sales  
 $200 \text{ ACLF Beds} * 0.072 \text{ (Commercial Sales equiv. factor)} = 14.4 * 1,000 = 14,400 \text{ sq.ft. Commercial Sales}$   
 To add 200 ACLF Beds, you reduce Commercial Sales by 14,400 sq.ft.

5) Signage.

- a) The Project may contain up to three (3) Shopping/Office Center signs. The signs shall be located within the landscaped medians at the project entrances at C-466A.
- b) The Shopping/Office Center signs shall be monument signs and shall consist of one (1) Type A sign and two (2) Type B signs as shown on "Exhibit E."
- c) All other signage including directional and occupant identification is required to meet the City's Design District Standards for signage.

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, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or

Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:

- 1) Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. The agreement shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

F. Principal Uses. The following uses shall be allowed within the Project.

- 1) All permitted principal uses listed in Chapter 3, Table 3-6 of the Land Development Regulations for the CMU zoning district.
- 2) Retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses. However, the outside storage of goods must be:
  - a) Located contiguous either behind or flanking the principal structure;
  - b) Enclosed by a screen or other similar material; and
  - c) Architecturally compatible with the principal structure.
- 3) Indoor shooting range and gun shop, including the sale, rental, and repair/service of firearms, ammunition, and other shooting accessories and sporting goods. The indoor gun range shall be designed to contain projectiles, debris and pollution within the building through the use of baffles, backstops, HVAC systems, soundproofing, or other barriers. Noise levels measured at the property line shall not exceed sixty (60) dBA. Parking requirements shall be 1 parking space per shooting lane, plus 4 spaces per 1,000 sq.ft. of retail sales and office area, plus 10 spaces per instructional classroom, if any.
- 4) Indoor self-storage facility. No outdoor storage of RVs, boats, campers, vehicles, other similar equipment and items is allowed unless completely enclosed and screened by a wall that is architecturally compatible with the principal structure.
- 5) Temporary sales/leasing office (modular building or trailer).

G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.

H. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design District Standards pursuant to section 6.12 of the Land Development Regulations.

I. Recreation and Open Space. The Project shall maintain a minimum of 15% open space.

- 1) Parks and Recreation. The Project shall contain a minimum of 9.5 acres of parks which may include both passive and active recreation parks.
- 2) Buffers.
  - a) The Project shall contain a 25' perimeter landscape buffer along CR 466 and along the northern boundary where it abuts platted single-family subdivision lots within The Villages of Sumter. The buffer is intended to protect the privacy and well-being of the adjacent homes within The Villages and to mitigate potential visual and noise impacts of the Project. The buffer will be continuous and contain canopy and understory trees as well as a 3' tall hedge in conformance with the buffer detail sections incorporated into this Ordinance as "Exhibit C."
  - b) The width of the perimeter buffer described above may be reduced to 20' on eastern and western property lines, along NE 57<sup>th</sup> Drive, and on the northern property line where the property does not border a home within The Villages.
  - c) The Project will also contain 10' wide interior buffers in instances where there is a change of land use and along both sides of internal roadways (public and private) as depicted on "Exhibit C" and the typical internal roadway section as depicted on "Exhibit D".
  - d) Any on-site booster pumps, tanks, or lift stations needed to serve the Project shall be screened, buffered and located outside of the perimeter buffer.
- 3) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include right-of-ways, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations.

- 1) Gopher Tortoise Survey. As stated in the Preliminary Protected Species Assessment submitted with the Planned Development application, a gopher tortoise survey is required 90 days prior to any construction activities taking place. If tortoises are found on the

Project, a relocation permit from the Florida Fish and Wildlife Conservation Commission may be required.

- 2) Wetlands. The Project contains a 0.36 acre wetland as shown on the conceptual development plan. A 15' minimum, 25' average buffer is required along the preserved wetland. The wetland and associated wetland buffer may be utilized as a passive recreation park.

K. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's water and wastewater system prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. 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.
- 2) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 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 serving lands other than the Planned Development shall be underground.
- 5) Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light, and glare.
- 6) Transportation Concurrency: There is sufficient roadway capacity available to accommodate the Project at buildout. The responsibility to fund the improvements listed in Section L of this ordinance, in part or whole, will be the responsibility of the applicant/developer.

L. Access and Transportation

- 1) Access.

- a. CR 466A. CR 466A is owned, operated, and maintained by Sumter County. Seven (7) access points to the Project may be permitted along CR 466A if approved by Sumter County.
- b. CR 133. To ensure the traffic generated by the Project does not adversely impact the existing residents along CR 133, the Project shall construct an internal roadway parallel to CR 133 as indicated on the conceptual development plan as shown in "Exhibit B" unless superseded by a future agreement. This internal roadway shall be buffered from CR 133 as described herein.
- c. NE 57<sup>th</sup> Drive. NE 57<sup>th</sup> Drive is an unimproved road that currently provides ingress and egress to several homes along CR 133 (north of the Project). The Project shall ensure two (2) access points to CR 133 are provided along the Project's internal roadways as shown on the conceptual development plan.
- d. Interconnectivity to the West. The Project is required to provide three (3) road stub-outs for future connection through the adjoining property to the west for future connectivity to C-462 as shown on the conceptual development plan.

2) Transportation System Improvements. The Developer shall be fully responsible for the following improvements to the transportation system to mitigate transportation impacts of the Project. These improvements were identified in the Traffic Impact Analysis submitted with the Planned Development amendment application:

- a. The Developer shall construct a second westbound turn lane on CR 466A to Powell Road in order to maintain a level of service (LOS) "C" at the intersection of CR 462/Powell Road and CR 466A.
- b. The Developer shall construct left and right turn deceleration lanes at all site access points to ensure safe and efficient operations to and from the Project.
- c. The Developer shall install a traffic signal at the main access point to the Project (Access #3 on the conceptual development plan) prior to the Project reaching 40% of buildout.
- d. The Developer shall install a second traffic signal (if and when deemed warranted by Sumter County) at the access point identified as Access #5 on the conceptual development plan.
- e. The Developer shall upgrade the traffic signal at the CR 466A/ Pinellas Place intersection (if approved by Sumter County) if the Developer constructs the off-site access connection to the Project.

- f. The Developer acknowledges that C-466A and C-462 are ongoing transportation system improvements by Sumter County that are not yet complete. At 40% of the Project buildout, the Developer is required to conduct a Traffic Impact Study to re-evaluate the Project's traffic impacts. Additional mitigation may be required as determined by the study.

3) Internal Roadways and Multi-Use Trails.

- a. Individual development pods and land uses shall be interconnected by a series of roadways and trails within the Project. Internal roadways and trails shall be developed in accordance with the conceptual development plan and the typical roadway section incorporated into this Ordinance as "Exhibit D."
- b. The Project shall provide a system of multi-use trails and sidewalks that encourage walking and bicycling within the development as shown on the conceptual development plan and on "Exhibit D." One side of the road shall contain a 12' wide (minimum) multi-use path which may be reduced to 5' south of the frontage road to provide a transition to the sidewalk along CR 466A.
- c. Golf carts. Golf carts may be allowed to utilize the multi-use paths or internal roadways within the Project pending final engineering approval at the time of site plan. The Developer is aware that golf carts are not allowed to access or cross CR 466A per the regulations of Sumter County.

M. 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 guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.

N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating

party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

- 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 beyond 48 months after the effective date of this Ordinance.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this 28<sup>th</sup> day of April, 2014.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

  
\_\_\_\_\_  
Ed Wolf, Mayor



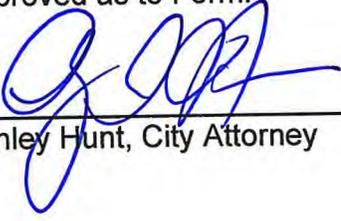
ATTEST:   
Marena Roberts, Asst. City Clerk

First Reading: April 14, 2014

Second Reading: April 28, 2014

Inst:201460015653 Date:5/19/2014 Time:11:44 AM  
DC, Gloria R. Hayward, Sumter County Page 11 of 25 B:2779 P:667

Approved as to Form:



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Ashley Hunt, City Attorney

Inst:201460015653 Date:5/19/2014 Time:11:44 AM  
\_\_\_\_DC, Gloria R. Hayward, Sumter County Page 12 of 25 B:2779 P:668

**Ordinance O2014-18**

**“Exhibit A”**

**Trailwinds Village Planned Development**

**Legal Description**

**LEGAL DESCRIPTION  
FOR TRAILWINDS VILLAGE  
PLANNED DEVELOPMENT**

LEGAL DESCRIPTION PER BOUNDARY & TOPOGRAPHIC SURVEY BY WILLIAM S. BARLEY, PS&M, OF FARNER BARLEY AND ASSOCIATES, INC., DATED APRIL 4, 2007:

LEGAL DESCRIPTION:

(PROVIDED BY CLIENT)

THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT RIGHT OF WAY OF CR 466-A AND C.R. 137.

**Ordinance O2014-18**  
**“Exhibit B”**  
**Trailwinds Village Planned Development**  
**Conceptual Development Plan**



**2**

**TRAILWINDS VILLAGE**  
 CITY OF WILLOWood, SUMTER CO.

**PD CONCEPT PLAN**

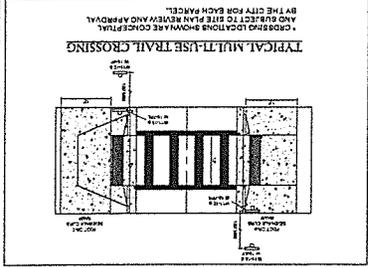
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**BARCLAY GROUP**

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NO.	DATE	DESCRIPTION
1	05/19/14	PRELIMINARY CONCEPT PLAN
2	05/19/14	CONCEPT PLAN
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100	05/19/14	CONCEPT PLAN



**15% PARKS AND OPEN SPACE CALCULATION**

PD CONCEPT PLAN (AREAS)	22,159 AC (20.51%)
RESIDENTIAL & ALL	81,308 AC (28.04%)
COMMERCIAL OFFICE	10,079 AC (8.04%)
PARKS	5,599 AC (5.27%)
LINEAR PARKS	2,591 AC (2.44%)
DRAINAGE RETENTION AREA (TO TOP)	28,089 AC (17.89%)
OPEN SPACE w/IN DRA TRACTS	0,774 AC (0.49%)
TOTAL	157,017 AC (100%)

**OPEN SPACE REQUIRED** 23,553 AC  
 (15% OF 157,017 AC GROSS SITE AREA)

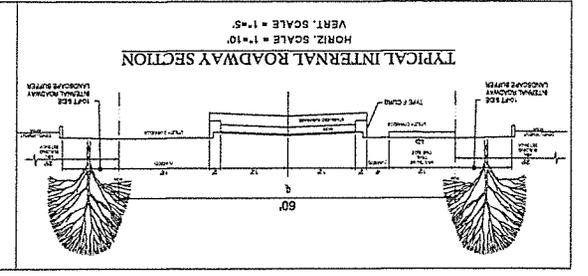
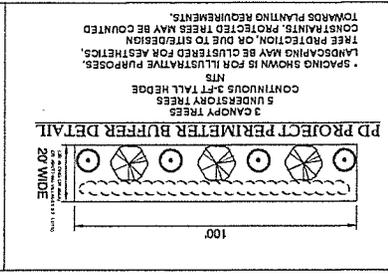
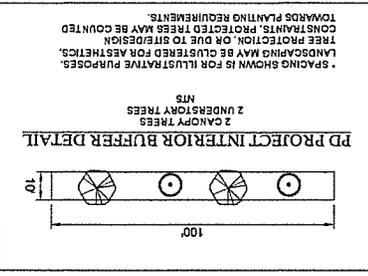
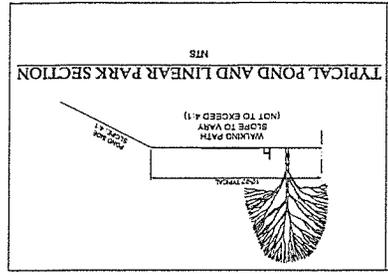
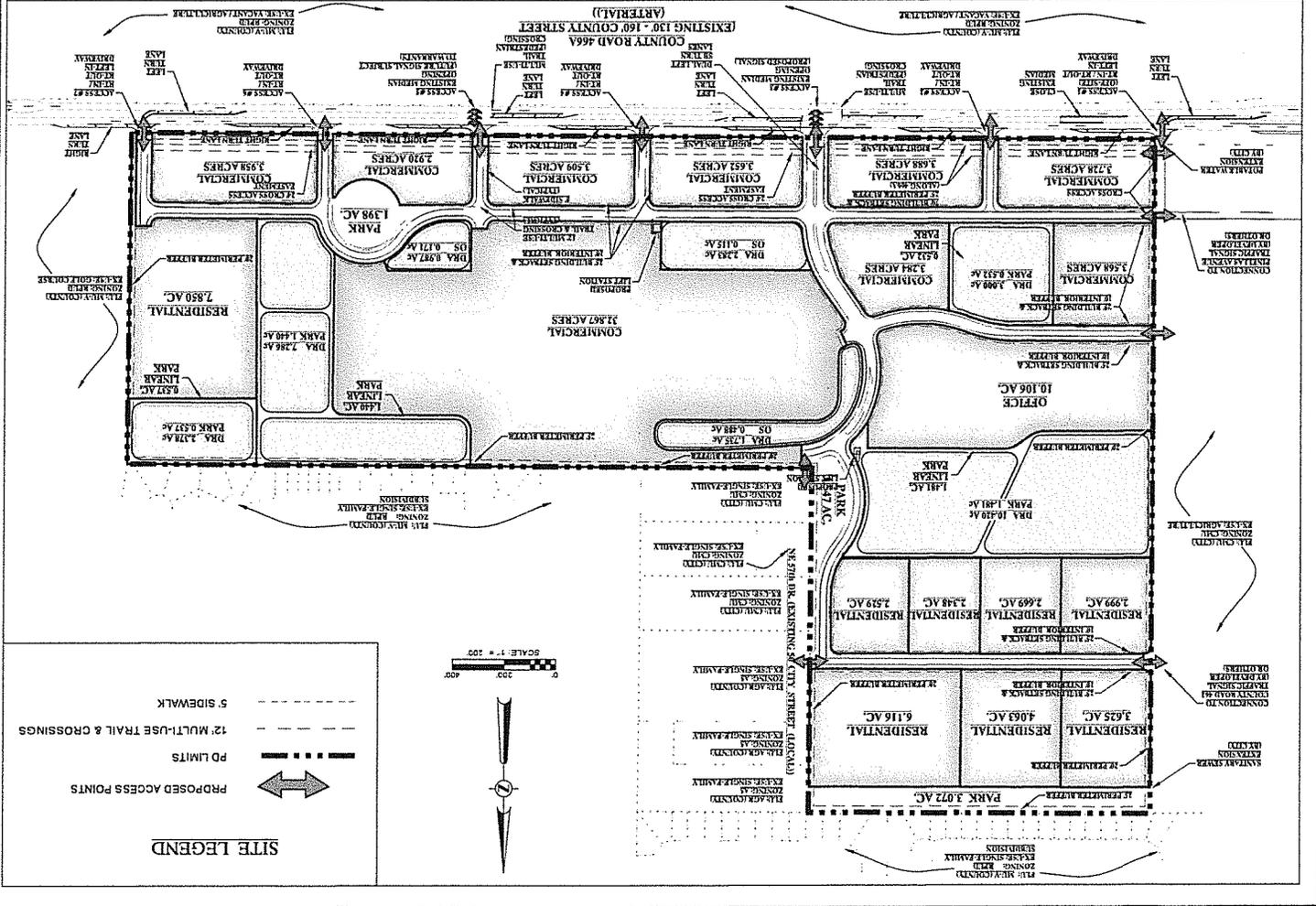
**PROPOSED**

PARKS	5,599 AC (3.57%)
LINEAR PARKS	2,591 AC (1.65%)
STORMWATER (DRA)	11,776 AC (7.50%)
OPEN SPACE w/IN DRA TRACTS	0,774 AC (0.49%)
PERIMETER LANDSCAPE BUFFERS **	4,170 AC (2.66%)
INTERIOR LANDSCAPE BUFFERS & GREENSPACE AREAS ***	26,310 AC (16.78%)
TOTAL	52,220 AC (33.39%)

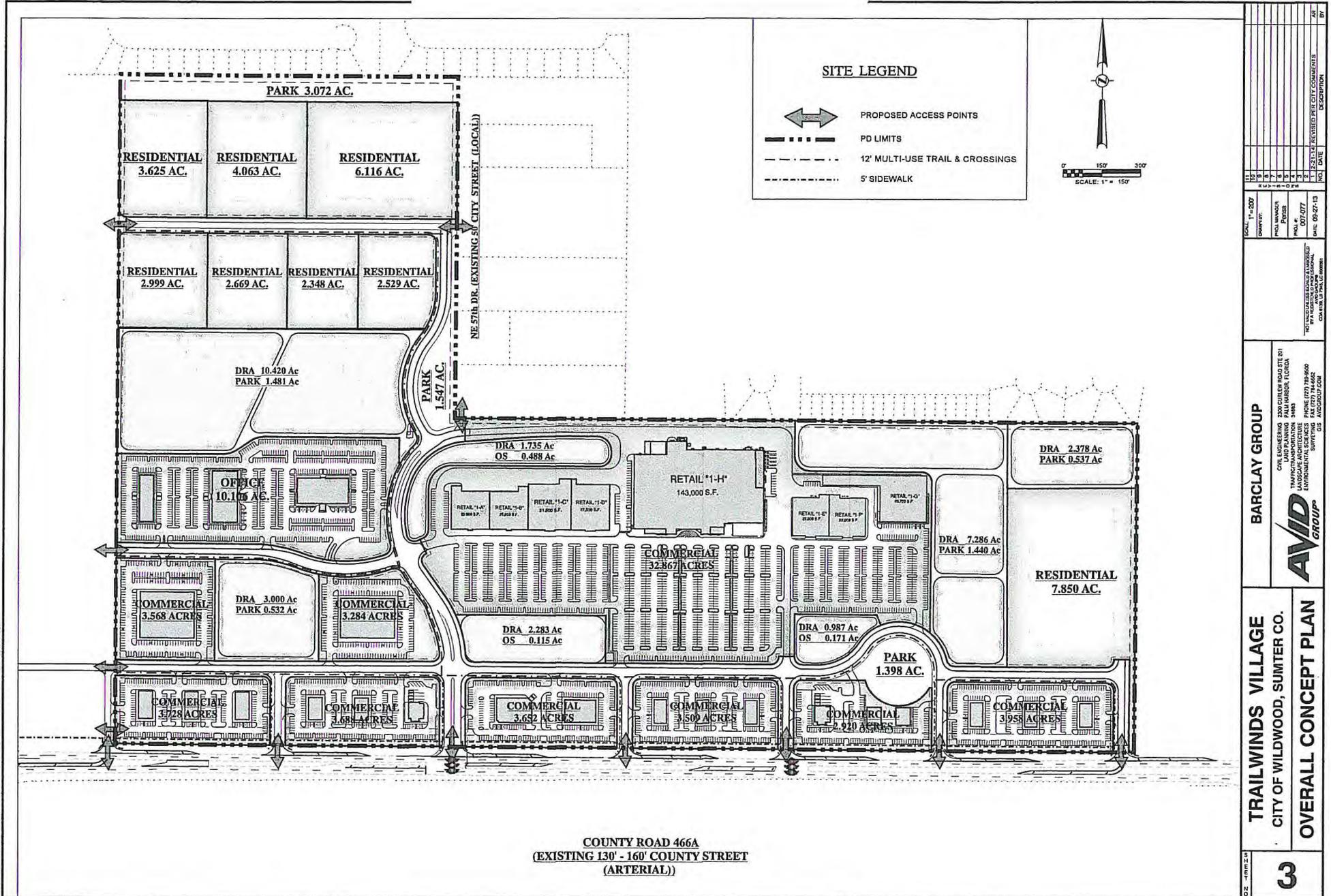
**LISTED IN THE PD CONCEPT PLAN (AREAS) TABLE ABOVE.**

\*\* PERIMETER LANDSCAPE BUFFERS THAT ARE LOCATED WITHIN A DRA OR PARK TRACT ARE INCLUDED WITHIN THEIR RESPECTIVE TRACTS ACREAGE INSTEAD.

\*\*\* ADDITIONAL INTERIOR LANDSCAPE BUFFERS AND GREENSPACE AREAS WILL BE PROVIDED BUT THOSE AREAS CANNOT BE DETERMINED UNTIL TIME OF SITE PLAN FOR EACH DEVELOPMENT PARCEL.



THIS PLAN SHALL BE USED ONLY FOR THE PROJECT AND SITE SHOWN. ANY OTHER USES OR MODIFICATIONS SHALL BE THE RESPONSIBILITY OF THE USER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WILLOWood AND THE STATE OF GEORGIA. THE CITY OF WILLOWood SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, OR INJURIES RESULTING FROM THE USE OF THIS PLAN.



SCALE: 1"=200'	OWNER: [REDACTED]	PROJECT NUMBER: [REDACTED]	DATE: 09-27-13
DESIGNED BY: [REDACTED]	CHECKED BY: [REDACTED]	APPROVED BY: [REDACTED]	DESCRIPTION: [REDACTED]
<b>BARCLAY GROUP</b> CIVIL ENGINEERING 2300 CURLEW ROAD STE 201 TRANSPORTATION AND PLANNING PALM HARBOR, FLORIDA LANDSCAPE ARCHITECTURE AND PLANNING PALM HARBOR, FLORIDA ENVIRONMENTAL AND PLANNING PALM HARBOR, FLORIDA SURVEYING PALM HARBOR, FLORIDA GIS WILDWOOD.COM			
<b>TRAILWINDS VILLAGE</b> CITY OF WILDWOOD, SUMTER CO. <b>OVERALL CONCEPT PLAN</b>			
<b>3</b>			

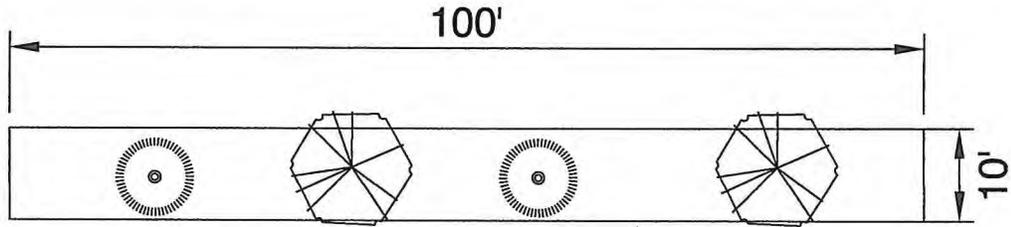
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**Ordinance O2014-18**

**"Exhibit C"**

**Trailwinds Village Planned Development**

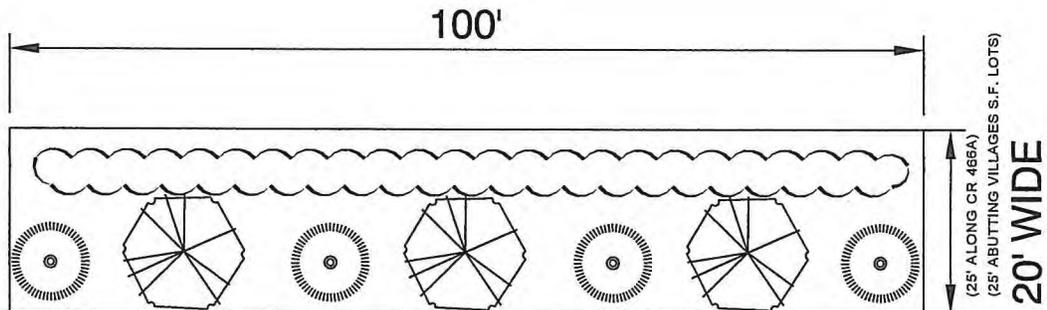
**Buffer Details and Typical Pond and Linear Park Section**



## PD PROJECT INTERIOR BUFFER DETAIL

2 CANOPY TREES  
2 UNDERSTORY TREES  
NTS

\* SPACING SHOWN IS FOR ILLUSTRATIVE PURPOSES. LANDSCAPING MAY BE CLUSTERED FOR AESTHETICS, TREE PROTECTION, OR DUE TO SITE/DESIGN CONSTRAINTS. PROTECTED TREES MAY BE COUNTED TOWARDS PLANTING REQUIREMENTS.



## PD PROJECT PERIMETER BUFFER DETAIL

3 CANOPY TREES  
5 UNDERSTORY TREES  
CONTINUOUS 3-FT TALL HEDGE  
NTS

\* SPACING SHOWN IS FOR ILLUSTRATIVE PURPOSES. LANDSCAPING MAY BE CLUSTERED FOR AESTHETICS, TREE PROTECTION, OR DUE TO SITE/DESIGN CONSTRAINTS. PROTECTED TREES MAY BE COUNTED TOWARDS PLANTING REQUIREMENTS.

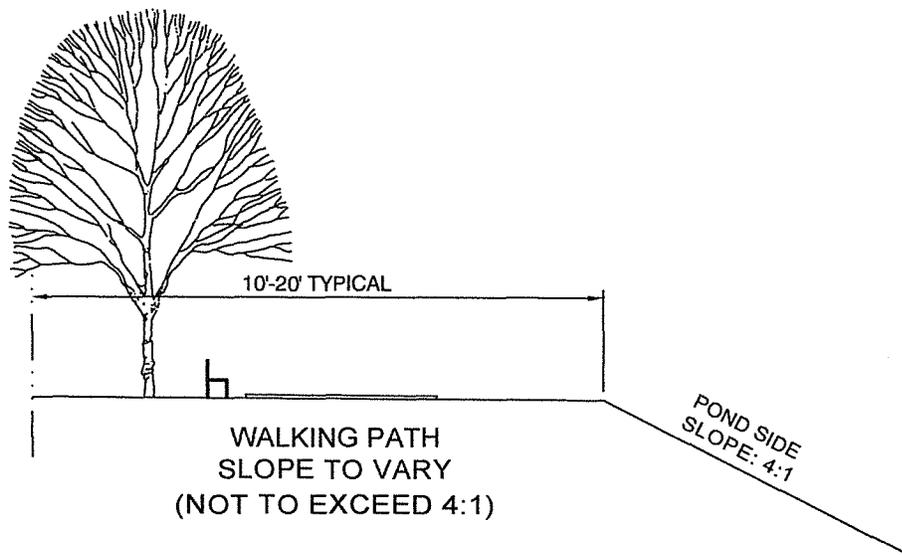
Inst: 201460015653 Date: 5/19/2014 Time: 11:44 AM  
DC, Gloria R. Hayward, Sumter County Page 20 of 25 B: 2779 P: 676



CIVIL ENGINEERING 2300 CURLEW ROAD STE 201  
LAND PLANNING PALM HARBOR, FLORIDA  
TRAFFIC/TRANSPORTATION 34683  
LANDSCAPE ARCHITECTURE  
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500  
SURVEYING FAX (727) 784-6662  
GIS AVIDGROUP.COM

### TYPICAL BUFFERS

### TRAILWINDS VILLAGE PD



## TYPICAL POND AND LINEAR PARK SECTION

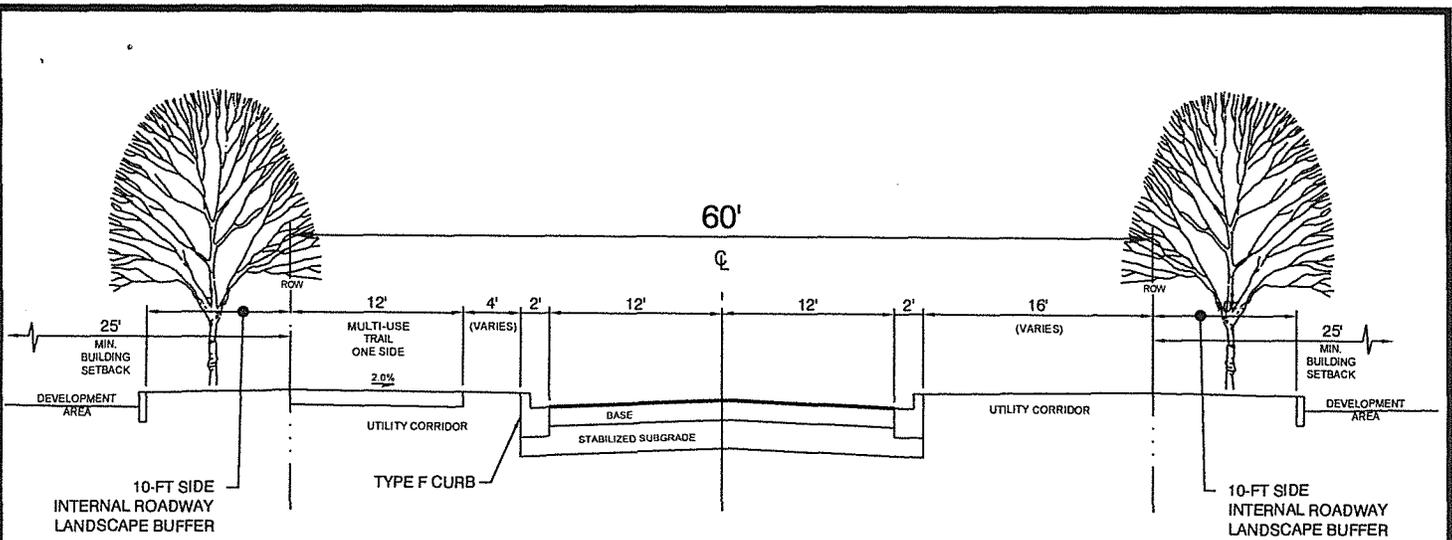
NTS



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**TYPICAL POND AND LINEAR  
PARK SECTION  
TRAILWINDS VILLAGE PD**

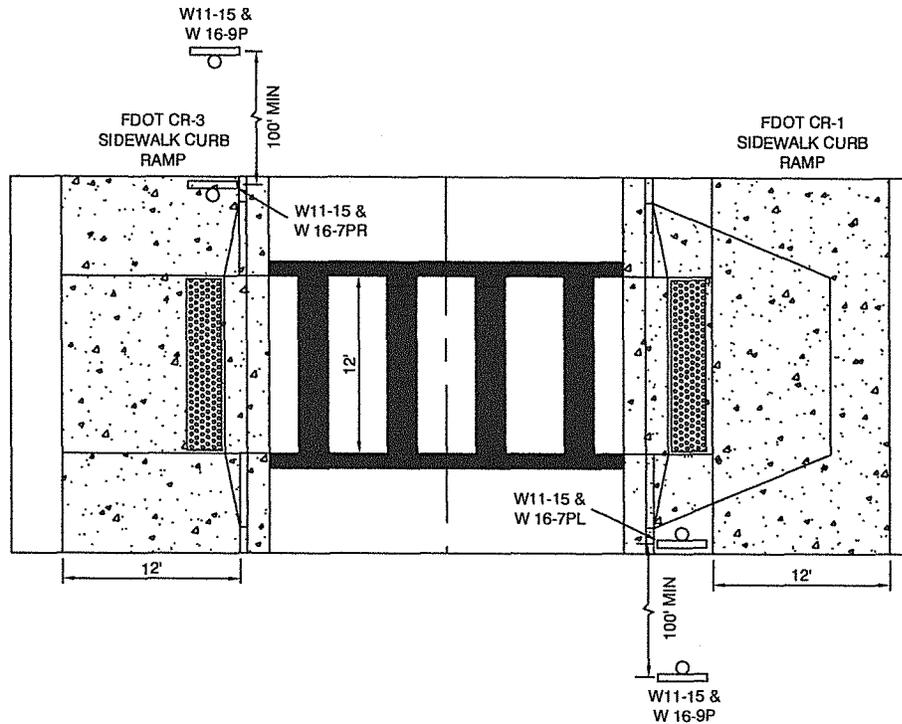
**Ordinance O2014-18**  
**“Exhibit D”**  
**Trailwinds Village Planned Development**  
**Typical Internal Roadway Section and Typical Multi-Use Trail Crossing**



**TYPICAL INTERNAL ROADWAY SECTION**

NTS

Inst: 201460015653 Date: 5/19/2014 Time: 11:44 AM  
DC: Gloria R. Hayward, Sumter County Page 23 of 25 B:2779 P:679



**TYPICAL MULTI-USE TRAIL CROSSING**

\* CROSSING LOCATIONS SHOWN ARE CONCEPTUAL  
AND SUBJECT TO SITE PLAN REVIEW AND APPROVAL  
BY THE CITY FOR EACH PARCEL.



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SURVEYING FAX (727) 784-6662  
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**TYPICAL INTERNAL  
ROADWAY SECTION  
TRAILWINDS VILLAGE PD**

**Ordinance O2014-18**  
**“Exhibit E”**  
**Trailwinds Village Planned Development**  
**Shopping/Office Center Signage Plan**

