

**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 24<sup>th</sup> day of March, 2014, by the City Commission of the City of Wildwood, Florida.



CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

[Signature]  
Ed Wolf, Mayor

[Signature]  
Joseph Jacobs, City Clerk

First Reading: March 10, 2014

Second Reading: March 24, 2014

Approved as to form:  
[Signature]  
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.

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**“Exhibit B”**

**G19=011 and G30=048 Wildwood Entertainment Park**

**Updated Planned Development Conceptual Plan**

