



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 25th day of August, 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 August 5, 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".

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100 N Main Street
Wildwood FL 34785

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- 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 August 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. Design District Standards Modifications, Variations and Detail.

- 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. Additional landscaping between residential lots and retention areas shall not be required.
 - 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'

Due to the unique design of the project, variable setbacks shall be encouraged in areas where design would be appropriate.

- 4) Open Space. The Project shall maintain a minimum of 25% 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."
- 6) Floorplans and Elevations. Project shall provide a minimum of five (5) different floor plans. Each floor plan should have at least two (2) or three (3) architecturally distinct and unique elevations with varying color schemes. Other elevation requirements listed in Design Standards shall not be applicable. For this project, reversed floor plans with varying elevations and color schemes will not be considered as identical in design.
- 7) Mail Facilities. Cluster mailboxes may be appropriate if approved by Post Office.
- 8) Recreational Vehicle Storage. The storage of recreational vehicles such as boats, campers, trailers or non-commercial vehicles may be permitted at alley served homes only. The vehicle must be able to park on the driveway apron and not encroach into the alley.
- 9) Garage Location and Design. Garages may comprise 50% or more of the front elevation of the home when viewed from the street.
- 10) Colors. Paint color palettes shall be submitted to the City for approval.
- 11) Residential Lighting. Project may have the option of not including front yard lighting with approval by the Development Services Department and proper justification of equivalent or acceptable light provided by another source.

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.

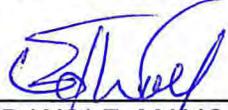
O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City 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

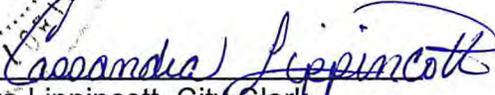
shall not allow extensions to the commencement of construction beyond 48 months after the effective date of this Ordinance. Notwithstanding anything in the foregoing, once construction has commenced, construction may continue until the completion of the Project.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this 25th day of August 2014.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

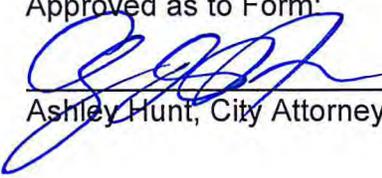

ED WOLF, MAYOR



ATTEST: 
Cassandra Lippincott, City Clerk

First Reading: 8/11/14

Second Reading: 8/25/14

Approved as to Form:

Ashley Hunt, City Attorney

Inst:201460028397 Date:9/9/2014 Time:2:11 PM
DC,Gloria R. Hayward,Sumter County Page 9 of 17 B:2837 P:252

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.

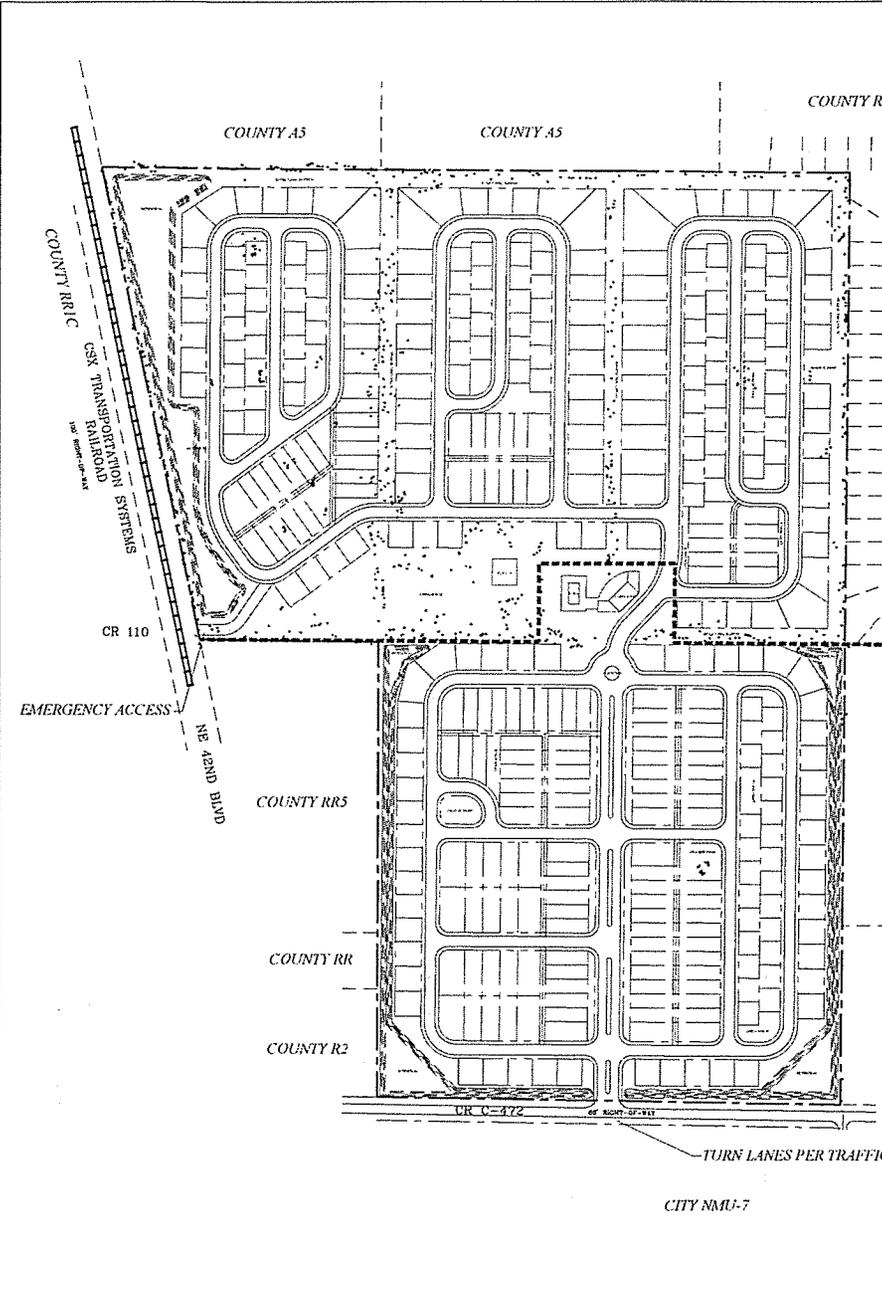
Parcel 2. The east $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of section 20, township 18 south, range 23 east, Sumter County Florida, less the right of way for C-472 across the south side thereof.

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“Exhibit B”

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

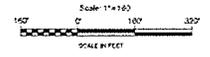
Proposed Conceptual Plan



COUNTY RPUD

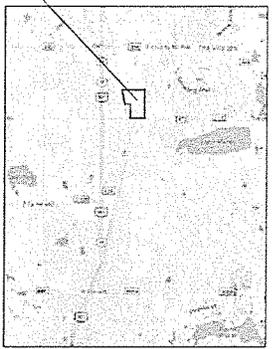
NOTES:

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. ALLEYWAYS 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



LEGAL DESCRIPTION GRAND OAKS MANOR
 PARCEL 1, THE WEST 1/2 OF THE NW 1/4 OF NE 1/4 AND THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4 AND ALL THAT PART OF THE SW 1/4 OF NW 1/4 LYING EAST OF RAILROAD ALIN IN SECTION 20 TOWNSHIP 18 SOUTH RANGE 29 EAST SUMNER COUNTY, FLORIDA LESS RIGHT OF WAY FOR CR 472 ACROSS THE SOUTH SIDE THEREOF.
 PARCEL 2, THE EAST 1/2 OF THE NW 1/4 OF NE 1/4 AND THE EAST 1/2 OF THE SW 1/4 OF NE 1/4 OF SECTION 20 TOWNSHIP 18 SOUTH RANGE 29 EAST SUMNER COUNTY, FLORIDA LESS RIGHT OF WAY FOR CR 472 ACROSS THE SOUTH SIDE THEREOF.

PROJECT SITE



SUMMARY

	PHASE 1	PHASE 2
TOTAL PROJECT AREA	41 ACRES (41%)	59 ACRES (59%)
EXISTING ZONING	(R-1 LOW DENSITY RESIDENTIAL)	(R-1 LOW DENSITY RESIDENTIAL)
PROPOSED ZONING	(R-1 WITH PD OVERLAY)	(R-1 WITH PD OVERLAY)
SINGLE FAMILY LOTS	154 LOTS	245 LOTS
GROSS RESIDENTIAL DENSITY	4 LOTS PER ACRE	4 LOTS PER ACRE
MAXIMUM BUILDING HEIGHT	35'	35'
LOTS SIZES	40' X 120' (79 LOTS) 60' X 80' (31 LOTS) 70' X 75' (44 LOTS)	40' X 120' (80 LOTS) 60' X 60' (87 LOTS) 70' X 75' (79 LOTS)
SETBACKS	FRONT PORCH 5' FRONT 10' REAR 10' SIDE 5' SIDE 10' CORNER	FRONT PORCH 5' FRONT 10' REAR 10' SIDE 5' SIDE 10' CORNER
IMPERVIOUS RESIDENTIAL	10.50 ACRES (25.85%)	15.94 ACRES (28.71%)
IMPERVIOUS ROADS	5.75 ACRES (16.46%)	6.39 ACRES (14.22%)
IMPERVIOUS ALLEYS	0.04 ACRES (1.56%)	0.33 ACRES (0.56%)
PERVIOUS AREA IN THE LOTS	6.34 ACRES (15.46%)	10.14 ACRES (17.19%)
OPEN SPACE (PONDS, PARKS, AND RW)	16.67 ACRES (40.65%)	23.20 ACRES (39.32%)
WETLANDS	0 ACRES	0 ACRES
AMENITIES	CLUB HOUSE POOL PASSIVE PARKS (2)	WALKING TRAIL NATURAL OAK HAMMOCKS TOT LOT PASSIVE PARKS (2)
WATER	CITY OF WILDWOOD	CITY OF WILDWOOD
SANITARY SEWAGE	CITY OF WILDWOOD	CITY OF WILDWOOD
REUSE WATER	CITY OF WILDWOOD	CITY OF WILDWOOD
ELECTRICAL	SECO	SECO
TELEPHONE	EMBARQ	EMBARQ

**GRAND OAKS MANOR
CONCEPT PLAN
PLANNED DEVELOPMENT**

Michael Bernick, Elizabeth Albanese, Jennifer L. Bernick
 ENGINEERS & SURVEYORS & LAND PLANNERS
 1100 N. WILSON AVENUE, SUITE 100
 WILSONVILLE, OR 97150
 Phone: 503.253.6441 Fax: 503.253.6445
 www.michaelbernick.com
 Certificate of Accreditation Number: 1775

DATE:	AUGUST 2014
DESIGNED BY:	COH
DRAWN BY:	COH
CHECKED BY:	COH
JOB NO.:	141212.0006
FILE NAME:	CONCEPT PLAN

Sht. 1 of 2

Charles C. Smith, P.E.
Professional Engineer 36813

Ordinance O2014-33

“Exhibit C”

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

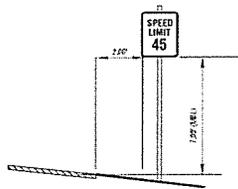
Details Plan - Typical Cross Sections

Ordinance O2014-33

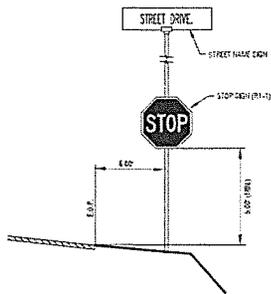
“Exhibit D”

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

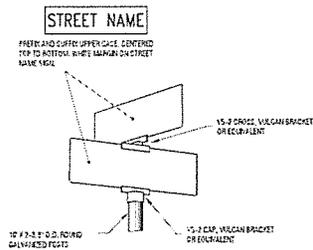
C-472 Improvements – Typical Cross Sections



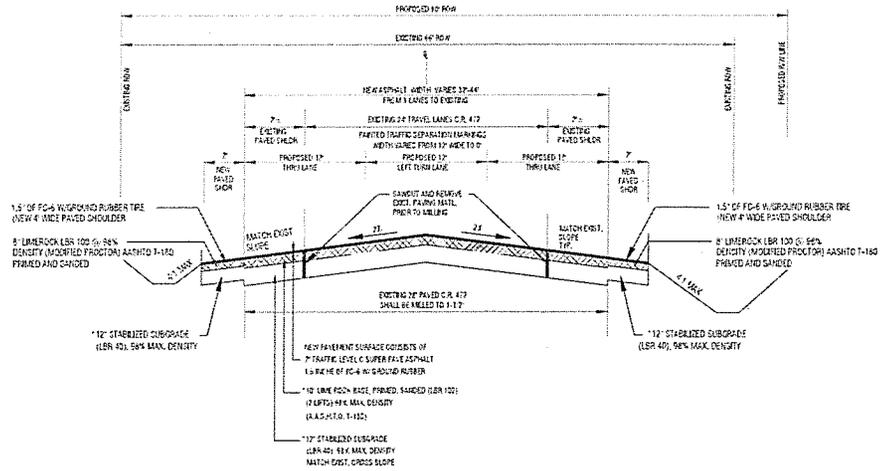
***SPEED LIMIT* SIGN (R2-1)**



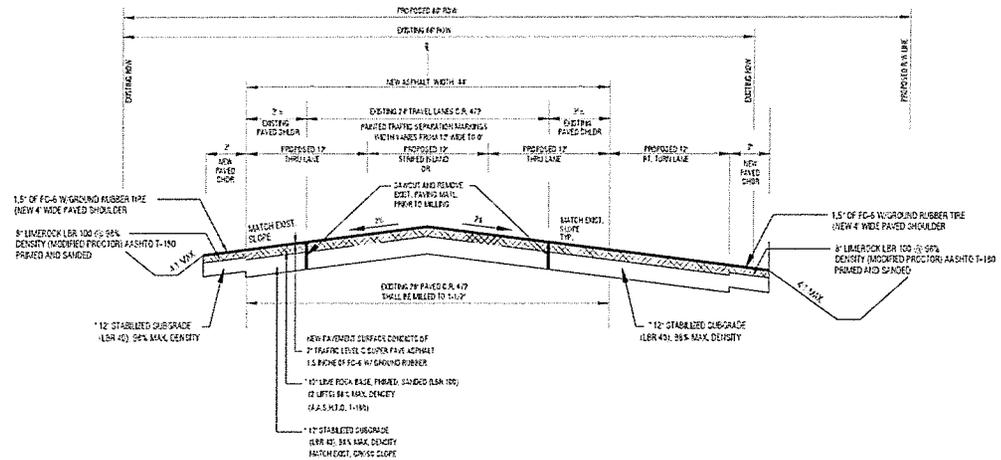
COMB. STOP/ STREET NAME SIGN



STREET NAME SIGN DETAIL



**SECTION A-A
TYPICAL SECTION - C.R. 472**



**SECTION B-B
TYPICAL SECTION - C.R. 472 WIDENING**

GRAND OAKS MANOR
C.R. 472

PLANNED DEVELOPMENT



DATE	AUGUST 2014
DESIGNED BY	COH
DRAWN BY	COH
CHECKED BY	COH
JOB NO.	141020020
FILE NAME	CONCEPT PLAN
Sht. 2 of 2	