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**ORDINANCE NO. O2016-13**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING AND RESTATING ORDINANCE O2011-18 CONCERNING THE WILDWOOD SPRINGS DRI PLANNED DEVELOPMENT; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the first Wildwood Springs LLC Planned Development Application was filed on August 30, 2011; and

**WHEREAS**, the City Commission of the City of Wildwood Florida passed and ordained Ordinance O2011-18 on December 12, 2011; and

**WHEREAS**, said Ordinance was recorded January 4, 2012, in O.R. Book 2395, Page 290, Public Records of Sumter County, Florida;

**WHEREAS**, the second Wildwood Springs LLC Planned Development Amendment Application was filed on January 29, 2016;

**WHEREAS**, the City now wishes to Amend and Restate Ordinance O2011-18 in its entirety by enacting this Ordinance O2016-13; and

**WHEREAS**, it is the intention of the City for this amendment and restatement to supersede Ordinance O2011-18.

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

The application filed by Wildwood Springs, LLC (hereinafter referred as the, "Developer") for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this 28<sup>th</sup> day of March 2016. 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 March 1, 2016 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

**SECTION 1: GENERAL FINDINGS**

- A. That the Wildwood Springs, LLC Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on February 1, 2016.
- 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 1048 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached

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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 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 Planned Unit Development (PUD) 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 and the Amended and Restated Development Order, as the same may be amended from time to time in accordance with the law. The Planned Development Agreement shall govern the development of the project. The Project shall adhere to the Design Standards contained within Section 4 of this Ordinance, the Land Development Regulations dated March 2016 and the City of Wildwood Utility Specifications dated March 2016.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The Conceptual Plan prepared by Farner Barley and Associates, Inc. dated 1/29/16 is incorporated in this Ordinance as Exhibit "B". The conceptual development plan is conceptual in nature and may be affected by compensating storage capacity in flood prone areas, final wetland or protected species location, final engineering, permitting, surveys, and market conditions. As such, the roadway alignment and development areas depicted on the conceptual development plan may be revised prior to and as part of the construction plan review process.
- C. Development Program. The Project shall consist of up to 3,000 residential units of which a

minimum of 2,600 units will be age restricted and up to 160,000 square feet of commercial uses. Through the use of equivalency table contained within this document, the maximum number of residential units may increase to 3,700 of which 2,600 units will be age restricted. All residential units in excess of 3,000 units are required to be located within ½ mile of C-468. The Project shall contain a mix of housing types and styles and will include two or more of the following types: single family detached, single family attached, assisted living facility, independent living facility, or apartments/condominiums.

- D. Zoning Overlay Map. The Planned Development shall be filed and retained for public inspection and shall constitute a supplement to the zoning overlay map pursuant to subsection 8.2(G) of the Land Development Regulations.
- E. Amendments. All substantial 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. The Development Services Director shall have the right to determine and approve non-substantial changes, such as minor adjustments to the plan or development program consistent with the conversion matrix, without the need for an amendment to the Planned Development Agreement. Determination of whether a change is non-substantial shall be at the discretion of the Development Services Director.
- F. Future Approvals. After the Planned Development is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan depicting the proposed phase or sub phase 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. Prior to approval of a site plan or a subdivision preliminary plan, the Project shall submit the following:
1. Utility/Developer's Agreement. The City of Wildwood will provide water and wastewater services to the Project. The City and the Developer will enter into a Utility or Developer's Agreement to address the provisions of water, wastewater, and reuse water (if currently available) to the Project. The developer shall be allowed to create a private utility to serve irrigation to the project utilizing stormwater and augmentation wells.

#### **SECTION 4: PLANNED DEVELOPMENT AGREEMENT: PROJECT STANDARDS**

- A. General Principles and Standards. The standards contained herein are intended to create a pedestrian-scaled community with a defined sense of place. The general standards accomplish this intent by providing for architectural scale; ensuring connectivity between land uses by pedestrian or golf cart linkages which encourages interaction among its residents; and demonstrating a community commitment to the environment through the preservation of open space.
- B. Gated Access. The access point to the Project on the North Boundary along C-468 may be gated with resident only gates by the Developer, or its assigns. All gates will open with a push button system allowing vehicular traffic to enter the Project. All gates will allow public access. As CR 505 is maintained by the City and provides access to C-468 for property owners south of the Project, CR 505 shall remain ungated. Internal roadways connecting to CR 505 and along the eastern boundary may also be gated by the Developer.
- C. Local Street Network. The concept for the local street system is a "soft" grid of curving streets. The geometry creates a unique neighborhood identity, relates to the existing land forms, and provides for a greater pedestrian friendly environment, and improved street vistas.

1. Primary access points are identified on the conceptual development plan and will include six (6) vehicular and pedestrian connections: four (4) to C-468; one (1) connection to the eastern boundary; and one (1) connection along CR 505. Subject to City approval, additional connections may be provided at Developer's option.
  2. Roadways and trails within the Project shall be developed in accordance with the conceptual development plan, "Exhibit B". Roadways will be designed and classified based on the Land Development Regulations.
  3. The Project shall provide sidewalks as shown on "Exhibit B". The Sumter County expansion of C-468 calls for a four (4) foot bike lane in each direction and a five (5) foot sidewalk on the project side of the right-of-way. As such, the Project shall not provide sidewalks or multi-modal paths along C-468 and CR 505, respectively.
  4. Golf carts may be allowed to utilize the roadways within the Project. The City shall ensure the allowance of golf carts within the project.
  5. The roadways and road rights-of-way will be dedicated to the City. The City will maintain all improvements within the rights-of-way which include, but are not limited to, pavement, underground pipe utilities (owned and maintained by the city) and storm drains, curbing, street lights, sidewalks and street signs.
  6. Developer acknowledges that CR 505 is maintained by the City and serves existing properties south of the Property. Developer shall be responsible for any improvements to CR 505 from NE 23rd Avenue to C-468. Improvements to CR 505 may be at the discretion of the Developer and shall be subject to a traffic analysis by a certified professional to ensure an unsafe condition has not been created as a result of the improvements.
- D. Parks and Open Space. Wildwood Springs shall maintain a minimum of 25% open space consistent with the Amended and Restated Development Order. Open space shall be defined consistent with the definition in the City of Wildwood Comprehensive Plan as of the date of this approved PUD and are indicated on the approved conceptual plan. A Community Development District (CDD), homeowners'/property owners' association, or other private entity, must maintain all such elements unless such elements are dedicated to the public and such maintenance shall be determined by separate agreement of such dedication. Open space shall not include rights-of-way (public or private), yards, or lots of record per plat, driveways, off-street parking areas, or other impervious surface areas that do not meet the criteria. Additionally, the Project shall adhere to the following principles:
1. The parks will be programmed based on community and neighborhood needs.
  2. The preservation of Fenney Spring head and spring run will be a defining characteristic of the Project. As such, a one hundred and fifty foot (150') buffer shall be maintained around the spring head and a fifty foot (50') minimum buffer shall be provided around the spring run. A fifteen foot (15') minimum, twenty-five foot (25') average buffer shall be provided around the remaining wetlands found on-site. Boardwalks or other walking/observation areas within the buffers are allowed once a Southwest Florida Water Management District (SWFWMD) permit is obtained.
  3. Native plants and grasses shall be used within the buffer zone around Fenney Spring head and spring run. The use of fertilizer will be restricted within these buffer zones. A vegetated swale (seep berm) will be allowed around the spring head and in areas of the spring run buffer where concentrated runoff is to occur. This swale will provide for an added measure for water quality treatment. Additionally, a fertilizer-free zone will be created adjacent to all wetlands and ponds throughout the community.

4. Enhancing the natural ecological system and developing linkages to these habitats will provide an opportunity to create passive recreational facilities. Through enhanced public access and interpretive signage, these natural habitat areas will be better preserved. The following activities will assist in the development of the springs area:

- a. Protection of open space from incompatible land uses
- b. Maintenance of the most vulnerable ecological communities
- c. Enhancement of public access through pedestrian way
- d. Educational opportunities through interpretive signage

These activities will assist in educating the public regarding the wetland ecosystem to help ensure the protection of natural open spaces.

5. Permitted uses in the open space around Fenney Springs may include: community recreation center, dining facility, nature center, sales center (interim use), outdoor patios and verandas, interpretive signage, environmental education exhibits, outdoor pavilions, trails, boardwalks, overlooks, natural amphitheater, picnic areas, and active and passive open fields.

#### E. Landscaping, Buffers, and Setbacks

##### 1. Landscape Design Objectives

- a. The overall objective of landscape design in Wildwood Springs is to create a unique and instantly recognizable setting with a consistent sense of design character for the various uses, facilities, and common areas within the community. The landscape treatment may vary in character based on the specific architectural design, and the scale and extent of the landscaping will reflect that of the building, site, and setting, as well as that of other sites in the vicinity. The consistency of the landscaping is intended to add an image of quality to the community, and to unite the various uses and facilities within the Project through consistency of materials and continuity of design.
- b. The design of all landscaping within the community will occur via a review and approval process administrated by the Wildwood Springs Design Review Committee (DRC). For optimum creativity and quality, this process must be somewhat subjective, thus a limited amount of specific criteria can be cited herein. The design effect will be defined and perpetuated by completed areas within the community as it is built, and the DRC will require the same design approach for all subsequent facilities in the Project, including outparcels developed by others.
- c. The required effect shall be achieved through the use of a limited plant palette with skillfully arranged massing of similar plant materials, especially along street frontages, at vehicular entries, within parking areas, and around buildings. Low maintenance and Florida-Friendly design principles shall be emphasized to reinforce the development's "Traditional Florida" design/architectural theme through organic forms, simplicity of design, and a naturalized landscape character that avoids formality and high maintenance design precepts.
- d. To meet the objectives of these design criteria, landscape and irrigation plans for all sites, facilities, and common areas within Wildwood Springs shall be prepared and administrated under the direction of a Florida-licensed Landscape Architect familiar with local plant materials and installation standards.

##### 2. Buffer Requirements

- a. The Project shall include a twenty foot (20') perimeter landscape buffer easement along the boundary lines. The landscaping in the buffer easements will be in conformance with the buffer detail sections incorporated into this Ordinance as "Exhibit C".
  - b. The required landscaping and irrigation in the buffer will be installed on each building site, parcel, or lot, at the time it is developed. Each lot owner will be required by the Subdivision Restrictions to maintain and irrigate the landscaping in compliance with applicable standards.
  - c. The twenty foot (20') perimeter landscape buffer may be reduced to zero (0) feet if an approximate six (6) foot high wall is installed, with the exception of landscape buffers along C-468 & CR 505. No perimeter landscape buffer is required when golf is adjacent to the project boundary. Walls may be constructed within project setbacks.
  - d. No onsite landscaped buffer shall be required between internal parcels or uses.
  - e. Existing historical depressions, grading and compensating storage shall be allowed within the perimeter landscape buffer.
3. Yard requirements will be in conformance with the City of Wildwood Land Development Regulations and as generally depicted in "Exhibit C" attached hereto.
4. Parking Lot Requirements
- a. Landscaping shall be designed for parking lots to provide shade, landscape diversity, and as aesthetic character to diminish the effect of large expanses of pavement, and to provide safe and comfortable vehicular and pedestrian circulation. Where possible, existing trees should be incorporated into the layout and design of parking areas, using appropriate preservation and maintenance measures prescribed by a landscape architect or certified arborist.
  - b. Internal landscape areas for parking lots should equate to about fifteen percent (15%) percent of the net paved area, and should not be less than ten percent (10%) wherever possible. Larger landscaped areas may be utilized to protect areas of existing trees and vegetation, provide rain gardens and low impact drainage zones, create pedestrian circulation ways, and further mitigate the appearance of large paved areas.
  - c. Landscaped islands of roughly 180 SF on parking lot edges and roughly 400 SF in interior areas shall be provided to create rows of parking with a maximum of ten (10) contiguous spaces in a row.
  - d. At least one (1) Canopy or Ornamental Tree shall be provided in the parking lot islands, with under plantings consisting of sod, shrubs, groundcovers, or mulch, or a combination thereof, according to proper landscape architectural design standards. Canopy Trees are preferred in the majority of islands in a parking lot, but Ornamental Trees may be used for species diversity and where site lighting, utilities, proximity to other existing or proposed trees, or signage visibility would limit the use of Canopy Trees.
  - e. While biological diversity is an important objective for landscape design in Wildwood Springs, the durability and longevity of Live Oaks (*Quercus virginiana*) makes them a preferred species among Canopy Trees. The number of Live Oaks to be planted on sites which include parking areas shall be based on the following:

Parking Spaces

5 - 50 spaces  
Over 50 spaces

Required Number of Live Oaks

1 tree per 5 spaces, or fraction thereof  
10 trees, plus 1 tree per each 10 spaces over 50, or major fraction thereof

5. Tree surveying, preservation, and mitigation measures shall be performed in accordance with the memo from Michael Pape and Associates, PA dated December 17, 2015 and included as Exhibit "D".
6. Landscape Plant Material Standards and Uses
  - a. Canopy Trees shall be full-headed specimens, four inches (4") in caliper or larger (measured at a point 6" above the ground). They may be used for shade, canopy mass, and high level screening, either singly or in groupings, adequately spaced apart.
  - b. Evergreen or deciduous species may include Canopy or Ornamental Trees, and shall be used as specimens or in masses for general background planting, screening, and framing of buildings or views. They may also be used as massed, free-standing elements for spatial effects.
  - c. Palm Trees may be used as specimens or in groupings of staggered heights, depending on the species. Taller specimens are useful for providing a sense of human scale for taller structures. Sabal Palms in particular are effective to reflect the indigenous design character of the community's "Traditional Florida" design theme and along with Live Oaks and other native species will be used for a strongly native landscape character. Palms shall be planted at various clear trunk heights appropriate for their species and design use.
  - d. Ornamental trees may be used as specimens, grouped formally, or used in randomly arranged clusters as foreground plantings or screening elements. They may also be useful as accents and to provide seasonal color. Such trees shall be thirty gallon (30 gal.) container size or larger.
  - e. Shrubs, ornamental grasses, and herbaceous plants shall be massed for screening, background, planters and landscape islands, or foundation planting. Specimen plants shall be used as free-standing elements as low landscape features, but should always be used in a repeated and unifying manner. Shrubs of effective installed size shall be used to provide immediate screening for utility gear, transformers, service areas, loading zones, and/or other areas deemed by the DRC as necessary to be screened. Minimum planting sizes shall be consistent with landscape architectural standards and as approved by the DRC.
  - f. Groundcovers shall be used in bed areas alone or in combination with other plant material for a layered, massed effect; they shall also be used on all slopes 3:1 or steeper for erosion control as well as visual appearance.
  - g. Annuals and bedding plants may be used appropriately for entries and feature areas requiring seasonal color, but only where such areas shall be properly maintained with three (3) to four (4) replacement cycles annually.
  - h. All plant beds shall be mulched with 3" of Pine Straw, and shall be maintained in perpetuity using Pine Straw. No other mulch, including stone, will be allowed except that the DRC may approve the use of specific types of rock in certain areas with special drainage features and landscape architectural design effects.

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- i. Drought-tolerant and natural grasses (such as Zoysia and Bahia) will be used in entry features, parkways, parks, and yards. Irrigated Bermuda grass may be permitted for active recreation areas, ball fields, entry areas, road frontages, golf courses, and parks, as applicable. Irrigated turf areas will be limited to residential lots and common areas, entranceways, road medians, road frontages and right-of-way, community parks and recreation centers, recreation fields, commercial and other non-residential facilities, and other key focal features.
- j. Other varieties of turf may be used for non-residential areas only by approval of the DRC. The use of St. Augustine turf shall be prohibited for residential yards, unless necessary due to shade conditions where other turfgrass species cannot thrive.
- k. Finished landscaping, whether consisting of sod or other plantings shall extend to the curb or edge of pavement in any and all areas of each site, requiring proper grading and irrigation of the rights-of-way.
- l. Earth berms may be used to create a soft, gently rolling effect on otherwise flat terrain. They must gradually taper into the surrounding area from a maximum slope of 4:1 and should have softly rounded tops for ease in mowing. When used repeatedly, berms should create a natural appearance with variations in both height and width. They may be used for screening effect, with or without landscaping, to lessen the visual impact of roadways, and service and parking areas. Earth berms may also be used where practical in front setback areas for a soft visual effect.

#### 7. Landscape Installation Standards

- a. Plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous, and meet or exceed the measurements specified as the minimum acceptable sizes. All plants shall be Florida No. 1 or better as outlined under Grades & Standards for Nursery Plants, State Plant Board of Florida, and current edition.
- b. The minimum installed sizes of plant materials shall conform to those stated in Section 6 above.
- c. The handling and planting of all landscaping shall conform to standard and accepted nursery practices with regard to bed preparation, the addition of soil amendments, fertilizer requirements, proper planting techniques, watering in, mulching, and staking.
- d. All landscaping and related work shall be installed in accordance with the plans approved by the DRC and City of Wildwood, and shall be complete at the time each facility, site, or building is ready for occupancy, unless other arrangements are agreed upon in advance by the DRC and all parties having jurisdiction.

#### 8. Irrigation Design and Installation Standards

- a. All irrigated landscaped areas shall be irrigated with an automatic irrigation system designed and installed for maximum water conservation and efficiency, pursuant to these standards. Areas which are maintained as undisturbed natural areas or designed as low-intensity, drought-tolerant landscapes will not require irrigation systems. Water sources shall only be those specifically allowed by Wildwood Springs, pursuant to the Utility/Developer's Agreement.
- b. All irrigation systems shall be design in accordance with the water-efficient design methods and installation standards established by the Florida Irrigation Society, and

the Florida Building Code, as and where appropriate and applicable. These methods and standards include the following design principles for all irrigation systems:

- Proper triangular head placement for efficient 100% overlapping coverage
- Minimal overspray onto impervious surfaces
- Separation of zones for turf, beds, and annuals
- Dedicated tree zones to deliver water separately, using micro-irrigation
- Methods to sustain larger trees during times of limited irrigation operations
- Use of pressure regulating heads and valves
- Maximum flow velocity of 5 fps to minimize misting at high pressure
- Use of Irrigation heads with matched precipitation rates
- Use of low volume delivery methods, including MP Rotators, Maxi-Jets, and similar components\*
- Provision of rain sensors, soil moisture sensors, and "smart" controllers to properly manage efficient water use, and at a minimum to meet the requirements of FS Chapter 373
- In-head check valves for low heads to prevent loss of water
- Proactive programming and management of irrigation systems to reduce water use
- Attentive routine maintenance to inspect, adjust, and repair irrigation systems

\*While micro-irrigation components are preferred in appropriate applications, certain subsurface systems like Netafim have proven to be failure-prone and unsustainable in public and commercial applications and will not be permitted by the DRC, nor will drip tubing or other low volume features which are subject to damage, clogging, or failure.

- c. Irrigation mainlines shall be Schedule 40 PVC, and zone piping shall be Class 160 PVC or better. All pop-up rotors shall be connected with swing joints or flex hose, as shall all spray heads located next to driveways or roads.
- d. All pipe and control tubing routed under roads and paved areas shall be sleeved and placed in a minimum of 24 inches below grade.
- e. Irrigation piping shall be installed with a minimum of 12" of cover.
- f. Where lines must be installed within the drip line of existing trees, they shall be routed under or around major roots by hand digging.
- g. Risers shall be prohibited in any situation where 12" pop-ups, under-throwing, or other coverage methods can be used and in any case only upon DRC approval.
- h. Irrigation backflow devices shall be installed in underground vaults if permissible by code or otherwise in locations which can be effectively screened by landscaping.

F. Architectural Standards

1. The design of individual buildings will be representative of the architectural style established for the community and will be subject to review and approval by the Wildwood Springs Design Review Committee (DRC). These buildings may exhibit individual detailing for harmonious diversity and may reflect variations in specific materials, finishes, and color palette.
2. The architectural style of Wildwood Springs has been designated as "Traditional Florida," and while individual interpretations are subject to the DRC's direction, the intent is to reflect the a range of vernacular and adapted architectural styles that evoke the history and traditions of residential, commercial, and civic buildings characteristic of the region, and which can still be seen today in towns and cities of throughout Central Florida, and around the state. These styles include primarily:
  - Colonial Revival
  - Federal
  - Neo-Classical Revival
  - Victorian
  - Mediterranean Revival
  - Caribbean
  - Bungalow
  - Spanish Colonial Revival
  - Cracker

These acceptable styles essentially exclude mainly 20<sup>th</sup> Century contemporary design trends, and provide a palette of form and line, details, materials, and finishes which can be synthesized to reflect the intent of "Traditional Florida" style.

### 3. Specific Architectural Design Standards

- a. All commercial electrical controls, meters, etc. shall be mounted on building walls (or dumpster enclosure walls). Freestanding electrical "racks" shall be prohibited.
- b. All commercial building-mounted boxes (i.e., electrical, irrigation control boxes, gas meters, etc.) and associated conduit and piping shall be painted to match the wall to which they are mounted, as permitted by the utility companies.
- c. Exterior building lighting is allowable if the effect is compliant with the objective of achieving a soft glow rather than brilliant or glaring effects. Architectural lighting (fixtures attached to or integral with a building or structure) shall be selected or approved by the DRC.
- d. Where dumpsters are required, enclosures shall be finished with materials and detailing similar to the building and shall be color coordinated. Dumpster enclosures that serve facilities that dispose of food waste or other organic materials shall be constructed with a drain and hose bib for wash down. Drains shall be connected to a grease trap.
- e. Where required, Fire Department Connections (FDCs) must be located on the building structure wall (no remote FDCs) near other critical utilities (i.e., power disconnect, gas, etc.) that may need to be shut off in case of a fire.
- f. Buildings that require a fire sprinkler system shall have backflow preventers located inside the building.
- g. All commercial rooftop equipment shall be screened with parapets or architectural features.

- h. All commercial ground-mounted HVAC equipment shall be screened with either a structural and/or landscape screen wall.
- G. Lighting. The lighting design for this project shall be designed to meet the guidelines established by the Illumination Engineer's Society of North America to provide safe lighting levels.
- H. Energy and Water Conservation. Equipment and appliances shall meet Energy Star standards consistent with the applicable Conditions of Approval in Section IV, C, Energy, per the Amended and Restated Development Order. New homes shall, at a minimum, be designed to meet the water conservation measures contained in City of Wildwood Ordinance No. 612 and shall also provide water efficient options for homes and landscapes that can assist home owners in meeting Water Star certification standards consistent with the applicable Conditions of Approval in Section IV, 0, Public Facilities, per the Amended and Restated Development Order.

I. Mixed Use Development Standards.

- 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.  
Land Use Breakdown: See Exhibit "B" for breakdown of the land use areas.

- 2. Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following unless the Land Use Equivalency Matrix is used:

LAND USE	UNITS/SF
Single Family	2,600 units
Multi-Family	400 units
Office	10,000 sf
Retail	150,000 sf

- 3. Land Use (Trip) Equivalency Matrix. Land uses may be converted in accordance with the Land Use Trip Equivalency Matrix provided in the attached Exhibit "E". Use of the trip equivalency matrix for conversion of land uses will result in a trip neutral external p.m. peak hour trip generation impact. The coefficients within the Matrix are based on the trip generation, per the Institute of Transportation Engineers Trip Generation, 9<sup>th</sup> Edition.
- 4. Signage.
  - a. The Project may include primary entry wall features and signage at the project entrance and within the landscaped medians at C-468 and CR 505. Additionally, the project may include a "welcome" sign at both the westernmost and easternmost points of the community's frontage on CR 468, designed in a style consistent with that of the primary entry features, to anchor the sense of arrival at each point and provide aesthetic branding for the community.
  - b. The Project signs shall be architectural in character, combining natural materials like wood and stone, involving signage integrated with stone wall features flanking the entry roadway to create a sense of arrival and entry. Monument-type features situated within the median islands of the roadway may provide an integral

wall/signage element to augment the overall design and the intended arrival/entry effect.

- c. As the Project entry signage will be integrated with the wall features in an architectural manner, the limiting factors shall be the height and placement of these architectural/wall features that contain signage, and the area upon them devoted to the verbiage or copy of the sign wording itself.
  - i. The maximum height above base grade for wall features or monument bases shall be fifteen feet (15').
  - ii. Wall segments which include signage shall be set back ten feet (10') min. from the property line. Feature walls which do not include signage may set back five feet (5') min. from the property line.
  - iii. The primary entry signage area itself, as described by a rectangular area outlining the edges of the verbiage, letters, or copy of the sign wording itself, shall not exceed two hundred square feet (200 sf). Associated logo artwork or graphics which do not in themselves include lettering or words shall not be counted as part of this area, but shall be limited to an additional area of forty square feet (40 sf). Signage and graphic area allotted to the "welcome" signs shall not exceed one hundred square feet (100 sf) and twenty square feet (20 sf) each, respectively.
- d. Secondary entry wall features and identification signage internal to the project may be provided at subordinate entryways for residential areas and villas, and/or to provide identification for recreation centers, parks, and other facilities. Such signage shall meet the following standards:
  - i. Design shall be an architectural monument-style sign, reflecting the architectural character of the facility or neighborhood which it identifies, to the extent appropriate.
  - ii. The maximum size of the monument sign/wall shall be ten feet (10') in height above base grade, by sixteen feet (16') in length.
  - iii. The monument sign/wall shall be set back ten feet (10') min. from the property line.
  - iv. The signage area itself, as described by a rectangular area outlining the edges of the verbiage, letters, or copy of the sign wording itself, shall not exceed forty square feet (40 sf). Associated logo artwork or graphics which do not in themselves include lettering or words shall not be counted as part of this area, but themselves be limited to additional area of six square feet (6 sf).
- e. All other signage within the Project, including directional and occupant identification signs, shall meet the City's signage requirements for the pertinent land use and project type.

- J. Commercial and/or Institutional. The commercial and/or institutional component of the development consists of a minimum of 75,000 square feet and a maximum of 160,000 square feet on approximately 28 acres. Non substantial deviations from the acreages shall be allowed as permitted by the conversion matrix. The commercial and institutional component shall adhere to the City's Commercial Design Standards (Community District) with the following exceptions.

Permitted Uses:

- Retail
- Office
- Banks and financial institutions
- Personal service establishment
- Restaurant
- Convenience store
- Gasoline station
- Drug store/pharmacy
- Hardware store
- Drive-through establishments for retail and personal services
- Other similar commercial and office uses
- Institutional uses such as congregate care facilities, assisted living facilities, medical and dental offices and other similar uses
- Grocery store
- Liquor store

**Prohibited Commercial Uses:**

Retail and wholesale establishments for sale, repair, or service of heavy machinery, farm equipment, and non-retail establishments from the distribution or outdoor storage of lumber, building and other similar uses.

**1. Setbacks:**

- a. Minimum setback to C-468: twenty feet (20')
- b. Minimum setback to US 301: fifty feet (50')
- c. Minimum setback from contiguous property not within the property: ten feet (10')
- d. Minimum setback to property owned by developer: zero feet (0')
- e. Minimum setback to single family detached: twenty five feet (25')

2. **Building Height:** The maximum height within this land use shall be fifty-five feet (55') unless adequate fire protection is provided.

3. **Sidewalks:** Sidewalks are not required between outparcels or along frontage or collector roads.

4. **Building Placement and Orientation:** Buildings shall be allowed to orientate to C-468 or US 301 and can have parking between C-468/US 301 and the proposed buildings.

5. **Parking spaces:** The size of standard commercial parking spaces shall be a minimum rectangular area of ten feet (10') in width and twenty feet (20') in length. Compact spaces are allowed per Land Development Regulations and Design District standards. Diagonal and parallel parking spaces are allowed.

**K. Residential Development Standards.** Residential development shall comply with the City of Wildwood Design District Standards, Chapter 2 (Residential) with the following exceptions:

1. **Building Height:** The maximum height for residential units shall be fifty-five feet (55') unless adequate fire protection is provided. Two (2) story homes are not required within the development.

2. **Amenities:** The numbers and types of amenities for the residential neighborhoods of Wildwood Springs have been integrally master planned with the development, based on

- experience with proportional amenity provisions for communities of similar scale and character. These amenities shall include:
- a. The primary recreation center offering active and passive recreation opportunities and providing community-scale meeting and group activity spaces with a catering kitchen; an interpretive center and natural preservation/park area around Fenney Springs; active sports facilities such as pickleball, shuffleboard, and bocce ball; large swimming pool; passive park and picnic areas; and pedestrian paths connecting to the network of multi-modal and nature trails throughout the Project.
  - b. Three (3) neighborhood recreation centers offering active and passive recreation opportunities and providing a postal pick-up, neighborhood-scale gathering spaces; active sports facilities such as shuffleboard and bocce ball; swimming pool; passive park and picnic areas; and pedestrian paths connecting to the community's network of multi-modal and nature trails.
  - c. A linear park integrated with the main roadway through the community, featuring a multi-modal trail for pedestrians and cyclists meandering through a landscape-buffered tract, as the main greenway connecting other amenities, open space areas, and the integrated network of pedestrian trails throughout the community.
  - d. An extensive passive park flanking the main roadway, across from the primary recreation center, featuring landscaped open space and picnic areas, with pedestrian paths connecting to the community's network of multi-modal and nature trails; this linear park will provide a central greenway linking the open space areas and ponds designed to flank the roadway, and all of the active and passive recreation amenities throughout the Project.
  - e. A passive park incorporating the Live Oak hammock at the main project entry, consisting of spacious landscaped open space areas and pedestrian paths connecting to the network of multi-modal and nature trails throughout the community.
  - f. At least three (3) other natural preservation/park areas, directly accessible from the linear park/greenway along the Project's main roadway, offering passive recreation and pedestrian paths connected to the community-wide network of trails; the parks may be integrated with the three (3) neighborhood recreation areas, the larger one being situated around a unique geological feature within an existing Live Oak hammock.
  - g. For the southwestern-most part of the Project where natural determinants could limit the opportunities and cost feasibility of residential development, a 9- or 18-hole executive golf course may be created as a significant open space/recreation amenity. The course would utilize from at least thirty (30) acres to a maximum of ninety (90) acres, designed to incorporate the visual quality and natural habitats of the site into a creative and attractive amenity, with the objective of attaining Audubon certification.
  - h. Nature trails providing passive recreation and nature/wildlife viewing opportunities for extensive preserve and wetland areas within the development; it is intended (to the extent agency permitting will allow) that these trails will include elevated boardwalks that will allow limited pedestrian access into some of the otherwise inaccessible wetland areas of the property.
3. Stormwater Management: Retention areas can be utilized as an amenity if either designed as a wet retention system or enhanced with landscaping or preservation of natural features.

4. Streetscape: Floor plans and elevations are to be designed and constructed at the sole discretion of the Developer.
5. Front Yard Setbacks: Variable front yard setbacks are not required.
6. Residential Design Standards Single-Family Attached and Detached:
  - a. Single family attached residential (Town homes)
    - i. Minimum lot width: fifteen feet (15')
    - ii. Minimum lot depth: fifty feet (50')
    - iii. Minimum lot size: seven hundred and fifty square feet (750 SF)
    - iv. Minimum front setback: five feet (5')
    - v. Minimum side street setback: ten feet (10')
    - vi. Minimum side yard setback: zero feet (0') or five feet (5') on end unit
    - vii. Minimum rear yard setback: five feet (5')
    - viii. Building Separation shall be permitted at a minimum of ten feet (10') between structures measured to eaves or roof overhang.
  - b. Single family detached residential (Standard Home)
    - i. Minimum lot width: fifty feet (50')
    - ii. Minimum lot depth: Ninety feet (90')
    - iii. Minimum lot size: Four thousand five hundred square feet (4,500')
    - iv. Minimum front setback: ten feet (10')
    - v. Minimum side and rear yard setback: zero feet (0') or ten feet (10') between structures measured to building eave or roof overhang
  - c. Single family detached residential (Villa Homes)
    - i. Minimum lot width: forty feet (40')
    - ii. Minimum lot depth: eighty-eight feet (88')
    - iii. Minimum lot size: three thousand five hundred twenty square feet (3,520 SF)
    - iv. Minimum front setback: seven and one-half feet (7.5')
    - v. Minimum side and rear yard setback: zero feet (0') within a minimum ten feet (10') between structures measured to eaves or roof overhang
7. Air conditioning units, swimming pool filters pumps, ground level patios, door stoops, sidewalks and similar features shall not be considered as encroachments into setbacks.
8. Architectural Standards: The architectural standards shall meet the architectural review committee standards regulated by the Developer.
- L. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas within the Project shall be owned and

maintained by the property owners' association and/or a Community Development District (CDD), at no cost or obligation to the City. The developer/owner shall create Guidelines for the maintenance of common areas.

- M. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section L above, the applicable provisions in the Guidelines: (i) shall be made applicable to the commercial and the residential segments of the Project; and (ii) shall be submitted to the City of Wildwood for reference, prior to a Certificate of Occupancy being issued for completed improvements.
- N. Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid as required in each applicable ordinance. 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 Project.
- O. Expiration of Planned Development Agreement. Site Development must begin within the Planned Development within 60 months after the final adoption of the Planned Development Agreement. Once the construction of any on-site infrastructure has commenced the Project shall be vested. If no site development has started on the approved Planned Development within the allotted time frame, the City, within 60 days, shall notify the Developer of the pending expiration of the Planned Development Agreement. The applicant may request an extension or the Planned Development shall lapse and be of no further effect. If the Planned Development lapses, the City Commission may extend the Planned Development Agreement for periods of up to one (1) year provided the Applicant can show good cause why said development was delayed.

**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 March 2016.

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA



ATTEST: Alice J. Borrack  
Alice J. Borrack, Senior Deputy City Clerk

Ed Wolf  
ED WOLF, MAYOR

First Reading: 3/14/16

Second Reading: 3/28/16

Approved as to Form:

Ashley S. Hunt  
Ashley S. Hunt, City Attorney

Inst:201660011637 Date:4/27/2016 Time:4:23 PM  
DC, Gloria R. Hayward, Sumter County Page 16 of 32 B:3093 P:238

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# EXHIBIT A

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LEGAL DESCRIPTION - WILDWOOD SPRINGS PARCELS

THE EAST 1/2 OF THE EAST 1/2 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 ALL IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4, LESS THE NORTHEAST 1/4 OF THE NORTHEAST OF THE NORTHWEST 1/4; AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS 5 ACRES IN THE NORTHWEST CORNER AND LESS BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN SOUTH 466 FEET 8 INCHES FOR POINT OF BEGINNING, THENCE RUN SOUTH 210 FEET, THENCE EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET TO THE POINT OF BEGINNING; ALL IN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ROAD RIGHT-OF-WAYS LYING WITHIN THE ABOVE DESCRIBED PARCELS.

AND LESS THOSE PARCELS DESCRIBED IN DEED TO SUMTER COUNTY, FLORIDA RECORDED IN O.R. BOOK 950, PAGE 54, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THE NORTH 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS AND EXCEPT RIGHT OF WAY FOR CR 505, SUMTER COUNTY, FLORIDA, CONSISTING OF 10 ACRES, MORE OR LESS, BEING A DIVISION OF PARCEL #G33-022, AS RECORDED IN O.R. BOOK 784, PAGES 206-209, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 278.68 FEET OF THE WEST 163.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE RIGHT OF WAY FOR COUNTY ROAD NO. 468 ACROSS THE NORTH SIDE THEREOF.

AND

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS RIGHT OF WAY FOR HIGHWAY 468.

AND

FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 0°07'02" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 34.05 FEET TO THE NORTH RIGHT OF WAY OF HIGHWAY 468 AND THE POINT OF BEGINNING; THENCE SOUTH 89°54'25" WEST 942.29 FEET TO THE INTERSECTIN OF THE NORTH RIGHT OF WAY OF HIGHWAY 468 AND THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 301; THENCE BY THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 301, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1486.18 FEET, 1022.51 FEET TO A POINT; THENCE RUN NORTH 89°58'05" EAST 162.41 FEET; THENCE RUN SOUTH 00°07'02" WEST 630.01 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JUNE 25, 1990 IN OFFICIAL RECORDS BOOK 401, PAGE 26 DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN NORTH 0°02'01" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 33.65 FEET TO THE NORTHLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE NORTH 89°59'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 942.26 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE AND THE

SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 35 (U.S. 301) FOR THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE ALONG STATE ROAD 35 CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1482.70 FEET AND A CHORD BEARING OF NORTH 69°34'18" EAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°25'58" A DISTANCE OF 62.96 FEET FOR THE END OF SAID CURVE; THENCE, DEPARTING THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 35, SOUTH 01°26'29" WEST 21.99 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE NORTH 89°59'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 58.44 FEET TO THE POINT OF BEGINNING.

# EXHIBIT B

# WILDWOOD SPRINGS

## PLANNED DEVELOPMENT CONCEPT PLAN

### LEGAL DESCRIPTION

The East 1/2 of the East 1/2 and the Southeast 1/4 of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 19 South, Range 23 East, Sumter County, Florida.

AND  
The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 19 South, Range 23 East, Sumter County, Florida.

AND  
The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 and the East 1/2 of the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 and the South 1/2 of the Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the South 1/2 of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 and the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4, LESS 5 acres in the Northwest corner and LESS Begin at the Northwest corner of the Northwest 1/4 of the Northeast 1/4, run South 466 feet 8 inches for point of beginning, thence run South 210 feet, thence East 210 feet, thence North 210 feet, thence West 210 feet to the point of beginning, all in Section 32, Township 19 South, Range 23 East, Sumter County, Florida.

AND  
The South 325 yards of the Northeast 1/4 of the Northeast 1/4 and the North 1/2 of the Northeast 1/4 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Northeast 1/4 and the Northwest 1/4, LESS the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 and the North 1/2 of the Southwest 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4, all in Section 33, Township 19 South, Range 23 East, Sumter County, Florida.

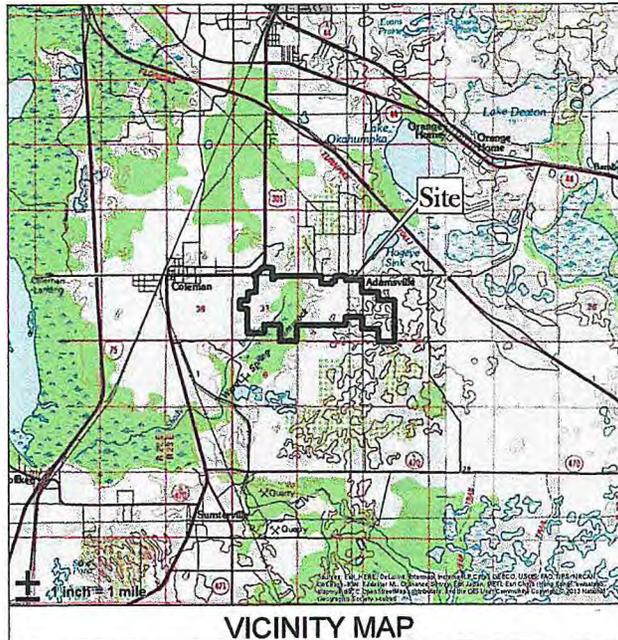
LESS Road Right-of-Ways lying within the above described parcels.  
AND LESS those parcels described in Deed to Sumter County, Florida recorded in O.R. Book 950, Page 54, Public Records of Sumter County, Florida.

TOGETHER WITH  
The North 330 feet of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida.  
Less any portion thereof claimed by Sumter County, Florida for the maintenance of County Road 505.

TOGETHER WITH  
The Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 19 South, Range 23 East, Sumter County, Florida, Less the North 278.68 feet of the West 163.00 feet of the Northeast 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 19 South, Range 23 East, Sumter County, Florida; Less the right of way for County Road No. 468 across the North side thereof.

TOGETHER WITH  
The Southwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 30, Township 19 South, Range 23 East, Sumter County, Florida; Less right of way for Highway 468.

AND  
From the South Quarter corner of Section 30, Township 19 South, Range 23 East, Sumter County, Florida, run North 00 degrees 07 minutes 02 seconds West along the East line of the Southwest Quarter of said Section 30, a distance of 34.05 feet to the North right-of-way of Highway 468 and the Point of Beginning; thence South 89 degrees 54 minutes 25 seconds West 942.29 feet to the Intersection of the North right-of-way of Highway 468 and the Southeastly right-of-way of Highway 301; thence by the Southeastly right-of-way of Highway 301, along a curve to the left having a radius of 1486.18 feet, 1022.31 feet to a point; thence run North 89 degrees 58 minutes 05 seconds East 162.41 feet; thence run South 00 degrees 07 minutes 02 seconds West 630.01 feet to the Point of Beginning. LESS that portion conveyed to the State of Florida Department of Transportation by Deed recorded June 25, 1990 in Official Records Book 401, Page 26, described as follows: Commence at the Southeast corner of the Southwest Quarter of Section 30, Township 19 South, Range 23 East, Sumter County, Florida; run North 0 degrees 02 minutes 01 seconds West along the East line of said Southwest Quarter a distance of 33.65 feet to the Northerly existing right-of-way line of County Road 468; thence North 89 degrees 59 minutes 20 seconds West along said Northerly right-of-way line 942.26 feet to the intersection of said Northerly right-of-way line and the Southeastly existing right-of-way line of State Road 35 (U.S. 301) for the Point of Beginning, said point being the beginning of a curve along State Road 35 concave Northwestly and having a radius of 1482.70 feet and a chord bearing of North 69 degrees 34 minutes 18 seconds East; thence run Northeasterly along the arc of said curve through a central angle of 02 degrees 25 minutes 56 seconds a distance of 62.98 feet for the end of said curve; thence, departing the Southeastly existing right-of-way line of State Road 35, South 01 degrees 26 minutes 29 seconds West 21.99 feet to the Northerly existing right-of-way line of County Road 468; thence North 89 degrees 59 minutes 20 seconds West along said Northerly right-of-way line 58.44 feet to the Point of Beginning. Altogether Containing 1047.51 acres more or less



**VICINITY MAP**  
SECTIONS 30, 31, 32, 33; TOWNSHIP 19 SOUTH; RANGE 23 EAST  
SUMTER COUNTY, FLORIDA  
+/- 1,047.51 Acres

SHEET LIST TABLE	
01	COVER
02	OVERALL CONCEPT PLAN/ ENVIRONMENTAL CONSTRAINTS
03	CROSS SECTIONS AND DETAILS (1)
04	CROSS SECTIONS AND DETAILS (2)
05	CROSS SECTIONS AND DETAILS (3)

### NOTES

1. Project to be permitted and developed in four (4) phases.
2. Adjustment of the proposed residential / non-residential land areas, densities, intensities, and uses may be permitted at time of development to address market conditions. Site design and/ or regulatory agency permitting requirements, such approval(s) shall be subject to review for equivalency trade-off through application of the land use equivalency matrix.
3. Stormwater management system, parks, and other common open space areas shall be located within common area tract(s) owned and maintained by the property owners' association(s), homeowners association, or Community Development District.
4. Central water and sewer to be provided by the City of Wildwood.
5. Stormwater management system may be comprised of wet or dry ponds.

Inst:201660011637 Date:4/27/2016 Time:4:23 PM  
DC.Gloria R. Hayward,Sumter County Page 22 of 32 B:3093 P:244

**OWNER/DEVELOPER:**  
WILDWOOD SPRINGS, LLC  
5850 T.G. LEE BOULEVARD, SUITE 200  
ORLANDO, FL 32822  
DEAN BARBAREE, SENIOR VICE PRESIDENT

**ENGINEER:**  
FARNER, BARLEY AND ASSOCIATES, INC.  
4450 N.E. 83rd ROAD  
WILDWOOD, FLORIDA 34785  
LEE CLYMER, P.E.  
FL. LIC. NO. 69780





# EXHIBIT C







# EXHIBIT D

# MPA

M I C H A E L P A P E & A S S O C I A T E S , P A  
L A N D P L A N N I N G • S I T E D E S I G N • L A N D S C A P E A R C H I T E C T U R E

December 17, 2015

## MEMO

TO: Lee Clymer, PE

FR: Michael E. Pape, PLA ASLA *MEP*

RE: Wildwood Springs - Tree Survey Objectives and Parameters

From first-hand knowledge gained by time spent on site by our landscape architects and ISA-Certified arborist, our assessment is that there are a great many trees of importance and significance on the subject property, but there are also many individual trees and groups of trees which are non-viable, especially on such a site that is being developed as a mixed use community. "Non-viable" is the term that we arboriculturists use to describe a tree that is either an invasive or noxious species, in serious decline, dying, diseased, hazardous (which can be due to form, structure, and/or location factors unrelated to any of the preceding conditions), or that would otherwise be potentially hazardous or a liability in a developed setting. Trees meeting this definition would not be worth surveying because they would under no circumstances be safe, desirable, or successful in a developed setting. In practice, COW has not required mitigation for trees which meet this arboriculturists' definition of non-viable.

Therefore, the trees that would be surveyed are all those which we would assess as viable; this would certainly include all healthy qualifying Live Oaks, as well as any other species that could be considered viable. It is important to note that the objective of surveying the viable would be to guide the planning and design of the site to maximize the preservation and protection of the trees that contribute greatly to the environmental and aesthetic character of the site, but that surveying these viable trees would in no way mean that the planning and design of the site would make it possible to definitively save all the viable trees. It would, however, mean that as the planning and design of the site progresses into the detailed stages of layout and engineering, we would document and mitigate for the viable trees that have to be removed, with the excepted circumstances as currently defined in the City's LDRs.

Please contact me if you have any questions about this matter.

2351 S.E. 17<sup>TH</sup> STREET  
OCALA, FLORIDA 34471

(352) 351-3500  
FAX: (352) 351-5894  
E-MAIL: mail@mpala.net

# EXHIBIT E

## EXHIBIT "E"

### Land Use Trip Equivalency Matrix

A. LAND USE EQUIVALENCY RATES									
CHANGE FROM	CHANGE TO	Single-Family (DU)	Multi-Family (DU)	Age-Restricted SF Residential (DU)	Age-Restricted MF Residential (DU)	Assisted Living Facility (Bed)	Independent Living Facility (DU)	Commercial Retail (1,000 SF)	Office (1,000 SF)
Single-Family (DU)		--	1.6798	5.0296	3.9906	4.5455	5.8621	0.2681	0.0980
Multi-Family (DU)		0.5953	--	2.9941	2.3756	2.7059	3.4897	0.1596	0.0584
Age-Restricted SF (DU)		0.1988	0.3340	--	0.7934	0.9037	1.1655	0.0533	0.0195
Age-Restricted MF (DU)		0.2506	0.4209	1.2604	--	1.1390	1.4690	0.0672	0.0246
Assisted Living Facility (Bed)		0.2200	0.3696	1.1065	0.8779	--	1.2897	0.0590	0.0216
Independent Living Facility (DU)		0.1706	0.2866	0.8580	0.6808	0.7754	--	0.0457	0.0167
Commercial Retail (1,000 SF)		3.7306	6.2668	18.7633	14.8873	16.9572	21.8690	--	0.3657
Office (1,000 SF)		10.2000	17.1344	51.3018	40.7042	46.3636	59.7931	2.7342	--

B. EQUIVALENCY EXAMPLES	
<b>EXAMPLE 1: TRADE FROM COMMERCIAL RETAIL TO AGE-RESTRICTED SINGLE-FAMILY RESIDENTIAL</b>	Trade 10,000 SF of Commercial Retail for ? DU of Age-Restricted Single-Family Residential = (10 KSF) Commercial Retail x 18.7633 DU of Single-Family Residential = 187.633 (DU) Age-Restricted Single-Family = 188 DU of Age-Restricted Single-Family
<b>EXAMPLE 2: TRADE FROM COMMERCIAL RETAIL TO OFFICE</b>	Trade 30 KSF of Commercial Retail for 7 (1,000) SF of Office = (30 KSF) Commercial Retail x .3657 (1,000 SF) of Office = 10.971 x (1,000) SF Office = 10,971 SF Office
<b>EXAMPLE 3: ADD ALF FROM COMMERCIAL RETAIL</b>	Add 150 beds of ALF for ? Commercial Retail = 150 Beds of ALF / 16.9572 (1,000 SF) Commercial Retail = 8.846 x (1,000) SF Commercial Retail = Reduce Commercial Retail by 8,846 SF
<b>EXAMPLE 4: TRADE FROM AGE-RESTRICTED SINGLE-FAMILY RESIDENTIAL TO AGE-RESTRICTED MULTI-FAMILY</b>	Add 100 DU of Age-Restricted Multi-Family DU for ? Age-Restricted Single-Family DU = (100 DU) Age-Restricted Multi-Family / 0.7934 (DU) Age-Restricted Single-Family = 126.04 x (DU) Age-Restricted Single-Family = Reduce Age-Restricted Single-Family by 126 DU

C. SOURCE INFORMATION AND DOCUMENTATION FOR EQUIVALENCY RATES					
Land Use	Units	Gross Trip Rate [1]	% New Trips [2]	Trips / Unit	
Single-Family (ITE 210)	1 DU	1.000	85.00%	0.850 DU	
Multi-Family (ITE 220)	1 DU	0.595	85.00%	0.506 DU	
Age-Restricted Single-Family (ITE 251)	1 DU	0.199	85.00%	0.169 DU	
Age-Restricted Multi-Family (ITE 252)	1 DU	0.250	85.00%	0.213 DU	
Assisted Living Facility (ITE 254)	1 Bed	0.220	85.00%	0.187 Bed	
Independent Living Facility (ITE 253)	1 DU	0.170	85.00%	0.145 DU	
Commercial Retail (ITE 820)	1 (1,000 SF)	5.240	60.52%	3.171 (1,000 SF)	
Office (ITE 710 and ITE 720)	1 (1,000 SF)	10.200	85.00%	8.670 (1,000 SF)	

D. FOOTNOTES	
[1]: Trip Rate based upon ITE Trip Generation, Ninth Edition, p.m. peak-hour trip generation rates as follows:	
Single-Family	Obtained using the Trip Generation rate for ITE LUC 210.
Multi-Family	Obtained using the Trip Generation equation for ITE LUC 220.
Age-Restricted SF Residential	Obtained using the Trip Generation equation for ITE LUC 251.
Age-Restricted MF Residential	Obtained using the Trip Generation rate for ITE LUC 252.
Assisted Living Facility	Obtained using the Trip Generation rate for ITE LUC 254.
Independent Living Facility	Obtained using the Trip Generation rate for ITE LUC 253.
Commercial Retail	Obtained using the Trip Generation equation for ITE LUC 820.
Office	Obtained using the average of the Trip Generation equation for ITE LUC 710 and rate for ITE LUC 720.
[2]: % New is based upon the Internal Capture and Pass-by Capture = (1 - IC%) * (1 - PB%). An internal capture percentage of 15% was applied based on the trip generation for the proposed development program. Pass-by was applied consistent with the trip generation prepared for the proposed development program.	

g:\new business\private sector\sumter county\2015\glw\wood spring\trip equivalency matrix\trip equivalency matrix.xlsx;eq. matrix

**City of Wildwood**  
**Planning & Zoning Board/Special Magistrate**

The case below was heard on Tuesday, March 1<sup>st</sup>, 2016 by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate of Ordinance O2016-13 that amends and restates the criteria for the Wildwood Springs DRI Planned Development on 1,047.51 acres more or less to accommodate an active adult community; allocates 2,600 residential units (of 3,000 previously approved) for an active adult community, and reducing the total entitlement for retail/office space from 225,000 SF to 160,000 SF. The site is generally located on the south side of C-468, east of US Hwy 301 (SR 35). The Engineer of Record is W. Lee Clymer with Farner, Barley, and Associates of Wildwood, Florida.

**Case:** RZ 1601-01

**Parcels:** G30=030, G30=036, G31=001, G31=002, G31=003, G31=008, G32=004, G33=019, & G33=149.

**Owner:** Wildwood Springs LLC

**Applicant:** Wildwood Springs LLC by Reader & Partners LLC, Dean Barberree, President.

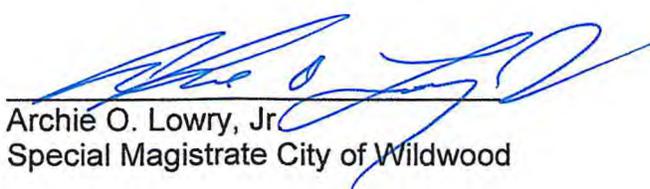
Under subsections 1.7(B)(2), 3.3(B)(3), and 8.2(E) of the Land Development Regulations (LDRs), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed planned development zoning overlay amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in subsection 3.3(B)(4) of the LDRs, the Special Magistrate recommends approval of the Zoning Overlay Map Amendment and gives a favorable recommendation of Ordinance O2016-13 to the City Commission subject to the following:

- Satisfactory review of the revision to the Traffic Impact Study; and
- Further revisions to the Ordinance requested by the Developer provided the revisions are for clarification only and make no substantive changes to the Ordinance or the intent of the Ordinance.

Dated: March 9, 2016

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DC,Gloria R. Hayward,Sumter County Page 32 of 32 B:3093 P:254

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