



CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1

Mayor Pro Tem/Commissioner – Pamala Harrison-Bivins – Seat 2

Joe Elliott – Seat 3

Marcos Flores – Seat 4

Julian Green – Seat 5

Jason McHugh – City Manager

Agenda

Regular Meeting

March 11, 2024 9:00 AM

City Hall Commission Chamber

100 N Main Street

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

1. Call to Order

2. Consent Agenda/Informational Items

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda at the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

A. *EXPENDITURE REPORT*

B. *MINUTES FOR APPROVAL: NOVEMBER 13, 2023 REGULAR MEETING*

C. *PLAT 2207-002 NEW HORIZON PLAZA IMPROVEMENT PLAN*

D. *PLAT 2207-003 DENSAN PARK PHASE 2 IMPROVEMENT PLAT PLAN*

- E. *PLAT 2305-004 TILLMAN VILLAS IMPROVEMENT PLAN*
- F. *PLAT 2308-004 TWISTED OAKS PHASE 1 & 2 FINAL PLAT*
- G. *SP 2305-002 PREMIER PSYCHOLOGICAL SERVICES*
- H. *SP 2306-007 TRAILWINDS VILLAGE - THE WILDS PHASE 3*
- I. *SP 2308-005 HOUSE OF HOPE*

3. Presentations and/or Proclamations

- A. *PROCLAIM MARCH 17-23, 2024, AS FLORIDA SURVEYORS AND MAPPERS WEEK*

4. Public Hearings - Timed - Legislative

- A. *SWEAR IN CITY STAFF AND PUBLIC SPEAKERS*

5. Public Hearings - Timed - Quasi-Judicial

- A. ***ORDINANCE NO. O2024-2 - AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE***

Text Amendment to the City's Land Development Regulations

Staff is seeking approval from the City of Wildwood City Commission for the proposed Text Amendments to the Land Development Regulations second and final reading made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan.

The Planning and Zoning Board/Special Magistrate recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's 2050 Comprehensive Plan.

6. Public Forum - 4 minute time limit

7. Ordinances First Reading Only (No Vote)

- A. ***ORDINANCE NO. O2024-5 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2305-003 Lien Nails, LLC

D32-173

The applicant is seeking approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map Designation from Low Medium Density Residential (City) to Public Facilities (PF) for the parcel listed above on 9.92 acres MOL. This request is accompanied by rezoning request RZ 2305-003.

The Planning and Zoning Board/Special Magistrate as the Local Planning Agency recommends approval and a favorable recommendation of Ordinance Number O2024-5 to be forwarded to the City Commission for further action.

- B. ***ORDINANCE NO. O2024-6 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

RZ 2305-003 Lien Nails**D32-173**

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from Low Medium Density Residential R-1 (City) to Institutional (City) for the parcel listed above on 9.92 acres MOL. This request is accompanied by rezoning request CP 2305-003.

The Planning and Zoning Board/Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2024-6 (attached) subject to approval of O2024-5, which establishes a Future Land Use appropriate to the proposed zoning.

- C. ***ORDINANCE NO. O2024-7 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

CP 2402-001 Evolve at Wildwood**D17-065**

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001.

The Planning and Zoning Board/Special Magistrate, as the Local Planning

Agency, recommends approval and a favorable recommendation of Ordinance Number O2024-7 to be forwarded to the City Commission for further action.

- D. ***ORDINANCE NO. O2024-8 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE***

RZ 2402-001 Evolve at Wildwood

D17-065

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from commercial (Sumter County) to R-5 (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001.

The Planning and Zoning Board/Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.

- E. ***ORDINANCE NO. O2024-9 - AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.688 ACRES LOCATED AT THE NORTHEAST CORNER OF CR 209 AND CR 222, IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD LIMITS AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.***

AN 2402-002 Perez Home Site

Parcel D19-047

The applicant, Richard Ortengren, has submitted a voluntary annexation for parcel D19-047.

Staff recommends approval

8. Resolutions for Approval

- A. ***RESOLUTION NO. R2024-6 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADDING POLICY 8.31 SAFETY IN PRIVATE SPACES OF THE CITY OF WILDWOOD PERSONNEL RULES AND REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.***

Resolution to Add Policy 8.31 Safety in Private Spaces to the City of Wildwood Policies and Procedures Manual

Staff recommends approval

9. Financial & Contracts & Agreements

- A. *CONTINENTAL WASTEWATER TREATMENT PLANT DECOMMISSIONING AND SR 44 FORCE MAIN PAY APP NO. 4 IN THE AMOUNT OF \$257,482.33 AND CHANGE ORDER NO. 1 AND NO. 2*
- B. *APPROVAL TO AWARD REQUEST FOR PROPOSAL (RFP) #2024-18 CHEMICAL FEED SYSTEMS MAINTENANCE AND REPAIR SERVICES*
- C. *APPROVAL TO AWARD HOUSING NEEDS STUDY PROPOSAL TASKS 1 AND 2 IN THE AMOUNT OF \$50,000.00 TO GAI CONSULTANTS, INC.*
- D. *APPROVAL OF PROPOSAL FROM UTILITY ENGINEERING SERVICES FOR CONSTRUCTION MATERIALS TESTING SERVICES FOR THE MAIN STREET PARKING GARAGE - NOT TO EXCEED \$32,730.50*

10. General Items for Consideration/Discussion and Other Business

11. Appointments

12. City Manager Reports

- A. *GRANT UPDATE REPORT FOR MARCH 2024*
- B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

13. Other Department Reports

- A. *HUMAN RESOURCES QUARTERLY REPORT*

14. Commission Members Reports

15. City Attorney Reports

16. Adjournment

Upcoming Events

March 22, 2024 - Adult Flashlight Egg Hunt at Wildwood Community Center from 7pm to 9pm

March 25, 2024 - City Commission Meeting at City Hall at 7pm

March 30, 2024 - Easter Eggstravaganza at the Millennium Park Baseball Fields from 10am to 12pm

April 8, 2024 - City Commission Meeting at City Hall at 9am

March 11, 2024 9:00 AM

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MARCH 11 2024

03/06/2024
03:38 PM

Revenue Account Range: First to zzz-zzz-zzzz

Include Non-Anticipated: No

Year To Date As Of: 03/30/24

Expend Account Range: First to zzz-zzz-zz-zzzz

Include Non-Budget: No

Print Zero YTD Activity: No

Prior Year: Thru 09/30/23

<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
001-311-1000	AD VALOREM TAXES	12,981,779.45	16,400,130.00	15,609,735.90	790,394.10 -	95
001-312-4100	LOCAL OPTION GAS TAX	707,889.09	1,125,000.00	468,036.26	656,963.74 -	42
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	3,810,789.17	4,415,000.00	1,794,872.11	2,620,127.89 -	41
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	1,046,042.62	1,050,000.00	456,738.90	593,261.10 -	44
001-313-1010	FRANCHISE TAX- SECO	1,551,762.62	1,600,000.00	580,532.01	1,019,467.99 -	36
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	79,325.50	90,000.00	33,156.43	56,843.57 -	37
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	313,002.40	360,000.00	104,426.96	255,573.04 -	29
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY T	38,038.20	60,000.00	0.00	60,000.00 -	0
001-313-4175	GIBSON PLACE WATER CONSERV AUTH FRA	323.45	0.00	808.84	808.84	0
001-313-4180	LEESBURG GAS FRANCHISE FEE	61,554.15	75,000.00	24,270.21	50,729.79 -	32
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCH	695,643.83	450,000.00	482,601.73	32,601.73	107
001-313-4196	GIBSON PLACE UTILITY CO FRAN FEES	43.63	0.00	255.28	255.28	0
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE S	226,460.71	220,000.00	85,500.38	134,499.62 -	39
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	319,218.50	350,000.00	221,715.90	128,284.10 -	63
001-313-5003	FRANCHISE FEE - SEWWC	184,025.83	325,000.00	0.00	325,000.00 -	0
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	892,572.55	815,000.00	384,944.48	430,055.52 -	47
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	1,233,030.50	1,150,000.00	565,184.00	584,816.00 -	49
001-314-3000	UTILITY TAX-WATER SALES	133,214.91	115,000.00	48,994.19	66,005.81 -	43
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	226,700.44	250,000.00	94,763.45	155,236.55 -	38
001-314-3003	CENTRAL SUMTER UTILITY CO. LLC	132,936.81	200,000.00	56,377.97	143,622.03 -	28
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	15,676.56	17,000.00	6,822.93	10,177.07 -	40
001-314-4030	FERRELLGAS LP	1,698.35	1,500.00	801.96	698.04 -	53
001-314-4040	CIRCLE K STORES	278.72	200.00	110.66	89.34 -	55
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	54,268.08	55,000.00	28,790.78	26,209.22 -	52
001-314-4081	LEESBURG GAS UTILITY TAX	92,701.29	90,000.00	38,136.24	51,863.76 -	42

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MARCH 11 2024

03/06/2024
03:38 PM

<i>Revenue Account</i>	<i>Description</i>	<i>Prior Yr Rev</i>	<i>Anticipated</i>	<i>YTD Rev</i>	<i>Excess/Deficit</i>	<i>% Real</i>
001-314-4090	THERMOTANE PROPOANE UTILITY TAX	0.00	0.00	47.29	47.29	0
001-314-4100	INTERCONN RESOURCES LLC	13,251.17	15,000.00	4,991.57	10,008.43 -	33
001-314-4150	CVS	308.56	300.00	231.78	68.22 -	77
001-314-4151	AMERIGAS PROPANE	6,851.95	9,000.00	1,805.37	7,194.63 -	20
001-314-4152	LOWE'S PROPANE TAX	2,059.38	2,500.00	904.51	1,595.49 -	36
001-314-4153	BLOSSMAN COMPANIES PROPANE TAX	355.46	300.00	114.25	185.75 -	38
001-314-4160	TECO-PEOPLES GAS	318,155.92	360,000.00	148,085.17	211,914.83 -	41
001-314-4162	GAS SOUTH UTILITY TAX	670.25	400.00	303.65	96.35 -	76
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	214,991.27	170,000.00	115,968.63	54,031.37 -	68
001-314-4191	PUBLIX UTILITY TAX	1,027.22	1,000.00	345.06	654.94 -	35
001-314-9010	STATE COMMUNICATIONS TAX	613,531.57	680,000.00	338,295.10	341,704.90 -	50
001-331-5000	FEMA GRANT	65,810.15	0.00	3,110.30	3,110.30	0
001-335-1200	STATE REVENUE SHARING	832,340.97	881,300.00	359,079.82	522,220.18 -	41
001-335-1400	MOBILE HOME LICENSES	16,522.99	15,000.00	10,877.09	4,122.91 -	73
001-335-1600	STATE BEVERAGE LICENSES	7,609.04	7,500.00	9,661.20	2,161.20	129
001-335-1800	1/2 CENT SALES TAX	2,082,056.67	1,919,500.00	900,002.75	1,019,497.25 -	47
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	647,525.92	759,000.00	239,489.05	519,510.95 -	32
001-341-2010	TREE MITIGATION PERMITS	93,452.00	500.00	60,878.00	60,378.00	***
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY	101,080.62	70,000.00	63,315.38	6,684.62 -	90
001-347-5302	COMMUNITY CENTER-RESERVATION FEES	530.00	0.00	715.26	715.26	0
001-347-5304	COMMUNITY CENTER STAFF FEES	300.00	0.00	0.00	0.00	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CE	11,804.65	10,000.00	5,593.60	4,406.40 -	56
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CEN	1,863.62	1,500.00	1,439.75	60.25 -	96
001-347-5307	OUTDOOR BUILDING RENTALS	199.08	100.00	145.17	45.17	145
001-347-5308	OPEN SPACE RENTALS	1,190.30	800.00	488.16	311.84 -	61
001-350-1000	FINES	45,332.73	30,000.00	30,875.90	875.90	103
001-351-1002	CODE ENFORCEMENT	2,212.86	1,500.00	1,190.94	309.06 -	79
001-351-3000	POLICE-2ND DOLLAR FUND	3,636.85	2,500.00	2,786.71	286.71	111

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001-361-0000	INTEREST EARNINGS	197,068.73	100,000.00	86,520.76	13,479.24 -	87
001-369-0000	OTHER MISCELLANEOUS REVENUE	12,884.48	10,000.00	2,649.28	7,350.72 -	26
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	17,765.05	18,300.00	0.00	18,300.00 -	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	17,899.50	15,000.00	4,747.50	10,252.50 -	32
001-369-0042	JACKSON ST. DAYCARE BDLG LEASE	0.00	10,000.00	0.00	10,000.00 -	0
001-369-0050	AUCTION PROCEEDS	28,512.67	0.00	0.00	0.00	0
001-369-0052	SPONSORSHIPS	0.00	0.00	6,000.00	6,000.00	0
001-369-0058	DONATIONS	16,716.00	0.00	231.25	231.25	0
001-369-0076	BASEBALL FIELD RENTAL	5,035.07	3,000.00	2,311.64	688.36 -	77
001-369-0078	FIELD PREPARATION FEES	954.24	500.00	840.00	340.00	168
001-369-0792	PROGRAM REGISTRATION FEES	40,566.41	30,000.00	15,559.80	14,440.20 -	52
001-369-0794	CONCESSION / VENDOR FEES	55.00	0.00	580.00	580.00	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	5,065.45	5,000.00	15,820.00	10,820.00	316
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	5,525.39	3,500.00	3,054.82	445.18 -	87
001-369-3748	MISC. GRANTS/VESTS	2,800.00	2,500.00	2,800.00	300.00	112
001-369-4000	FUEL TAX REFUND	9,999.57	12,000.00	4,149.66	7,850.34 -	35
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PRO	0.00	0.00	10,900.00	10,900.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	10,000.00 -	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP F	412,800.00	412,800.00	0.00	412,800.00 -	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FL	0.00	12,000,000.00	0.00	12,000,000.00 -	0
GENERAL FUND Revenue Totals		30,667,296.12	46,784,130.00	23,544,483.74	23,239,646.26 -	50

<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	49,416.89	51,690.00	21,037.56	30,652.44	41
001-511-10-2100	FICA EXPENSE	3,780.22	3,960.00	1,609.37	2,350.63	41
001-511-10-2200	RETIREMENT	27,624.40	30,340.00	12,344.80	17,995.20	41
001-511-10-2300	LIFE & HEALTH INSURANCE	469.49	450.00	118.75	331.25	26

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001-511-10-2600	WORKERS COMPENSATION INSURANCE	163.59	250.00	262.73	12.73 -	105
001-511-30-3100	PROFESSIONAL SERVICES	2,520.00	6,000.00	190.00	5,810.00	3
001-511-30-4000	TRAVEL & PER DIEM	3,858.10	7,000.00	1,542.84	5,457.16	22
001-511-30-4100	TELEPHONE EXPENSE	1,087.28	2,000.00	363.16	1,636.84	18
001-511-30-4110	IT LICENSING / EQUIPMENT	5,121.35	5,970.00	4,858.51	1,111.49	81
001-511-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	0.00	95.00	95.00 -	0
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	2,708.35	2,500.00	0.00	2,500.00	0
001-511-30-5100	OFFICE SUPPLIES	0.00	150.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	23.15	400.00	64.00	336.00	16
001-511-30-5400	SUBSCRIPTIONS/DUES	4,212.00	6,300.00	4,736.87	1,563.13	75
001-511-30-5500	TRAINING	1,725.00	2,800.00	250.00	2,550.00	9
001-511-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	300,000.00	0.00	300,000.00	0
	511 LEGISLATIVE- CITY COMMISSION:	102,709.82	420,310.00	47,473.59	372,836.41	11
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	408,684.90	509,290.00	174,213.95	335,076.05	34
001-512-10-1500	SICK LEAVE	4,591.46	0.00	5,821.72	5,821.72 -	0
001-512-10-1600	VACATION PAY	26,104.49	0.00	10,957.16	10,957.16 -	0
001-512-10-1800	HOLIDAY PAY	18,026.99	0.00	12,276.84	12,276.84 -	0
001-512-10-2100	FICA EXPENSE	34,295.27	38,970.00	14,803.52	24,166.48	38
001-512-10-2200	RETIREMENT	115,018.34	138,110.00	55,774.02	82,335.98	40
001-512-10-2210	BENEFIT ADMIN FEES	153.00	0.00	45.00	45.00 -	0
001-512-10-2300	LIFE & HEALTH INSURANCE	40,486.96	46,800.00	20,031.79	26,768.21	43
001-512-10-2600	WORKERS COMPENSATION INSURANCE	545.36	500.00	525.47	25.47 -	105
001-512-30-3100	PROFESSIONAL SERVICES	133,044.45	321,804.00	60,900.73	260,903.27	19
001-512-30-3400	OTHER CONTRACTUAL SERVICES	105.00	0.00	0.00	0.00	0
001-512-30-3450	CLOTHING AND UNIFORMS	183.96	750.00	0.00	750.00	0

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001-512-30-4000	TRAVEL & PER DIEM	7,320.95	10,600.00	4,241.01	6,358.99	40
001-512-30-4100	TELEPHONE EXPENSE	3,985.51	5,000.00	1,331.86	3,668.14	27
001-512-30-4110	IT LICENSING / EQUIPMENT	11,800.91	23,150.00	14,512.61	8,637.39	63
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	1,819.40	4,000.00	734.18	3,265.82	18
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	277.35	1,000.00	215.08	784.92	22
001-512-30-4600	REPAIR & MAINTENANCE	1,097.68	5,800.00	689.12	5,110.88	12
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	638.69	2,500.00	0.00	2,500.00	0
001-512-30-5100	OFFICE SUPPLIES	1,403.47	2,000.00	286.24	1,713.76	14
001-512-30-5200	OPERATING SUPPLIES	7,042.67	18,750.00	1,201.24	17,548.76	6
001-512-30-5250	FUEL EXPENSE	0.00	0.00	24.27	24.27 -	0
001-512-30-5400	SUBSCRIPTIONS/DUES	3,596.75	6,300.00	1,089.00	5,211.00	17
001-512-30-5500	TRAINING	4,457.85	9,700.00	349.00	9,351.00	4
001-512-60-6400	CAP. IMPROVEMENT-MACHINERY	4,633.40	0.00	0.00	0.00	0
	512 EXECUTIVE- CITY MANAGER:	829,314.81	1,145,024.00	380,023.81	765,000.19	33
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	226,411.79	382,120.00	113,569.56	268,550.44	30
001-513-10-1300	OVERTIME	0.00	500.00	0.00	500.00	0
001-513-10-1500	SICK LEAVE	6,431.84	0.00	3,051.30	3,051.30 -	0
001-513-10-1600	VACATION PAY	12,552.80	0.00	5,045.96	5,045.96 -	0
001-513-10-1800	HOLIDAY PAY	8,838.03	0.00	7,051.56	7,051.56 -	0
001-513-10-2100	FICA EXPENSE	19,448.22	29,280.00	9,846.96	19,433.04	34
001-513-10-2200	RETIREMENT	36,260.78	49,760.00	19,642.20	30,117.80	39
001-513-10-2210	BENEFIT ADMIN FEES	75.00	0.00	22.50	22.50 -	0
001-513-10-2300	LIFE & HEALTH INSURANCE	36,748.71	46,800.00	19,231.43	27,568.57	41
001-513-10-2500	UNEMPLOYMENT COMPENSATION	0.00	500.00	0.00	500.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	1,090.71	1,000.00	1,050.98	50.98 -	105
001-513-30-3100	PROFESSIONAL SERVICES	4,000.00	13,390.00	0.00	13,390.00	0

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001-513-30-3200	ACCOUNTING/AUDITING FEE	19,250.00	24,000.00	0.00	24,000.00	0
001-513-30-3400	OTHER CONTRACTUAL SERVICES	13,581.98	17,210.00	5,704.57	11,505.43	33
001-513-30-4000	TRAVEL & PER DIEM	601.17	3,350.00	17.00	3,333.00	1
001-513-30-4100	TELEPHONE EXPENSE	5,437.91	7,510.00	1,650.20	5,859.80	22
001-513-30-4110	IT LICENSING / EQUIPMENT	31,339.27	71,720.00	51,161.53	20,558.47	71
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	1,434.80	1,580.00	1,175.62	404.38	74
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	2,412.78	7,880.00	1,218.88	6,661.12	15
001-513-30-4300	UTILITIES EXPENSE	18,888.70	27,300.00	6,680.07	20,619.93	24
001-513-30-4400	RENTAL & LEASING	3,127.85	3,940.00	1,403.57	2,536.43	36
001-513-30-4500	GENERAL INSURANCE	189,109.92	400,000.00	315,166.50	84,833.50	79
001-513-30-4600	REPAIR & MAINTENANCE	14,957.33	33,060.00	16,873.40	16,186.60	51
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	4,611.16	6,000.00	2,490.58	3,509.42	42
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	3,752.67	6,830.00	1,280.31	5,549.69	19
001-513-30-5200	OPERATING SUPPLIES	6,126.97	7,930.00	2,034.95	5,895.05	26
001-513-30-5400	SUBSCRIPTIONS/DUES	357.50	2,090.00	150.00	1,940.00	7
001-513-30-5500	TRAINING	799.00	9,530.00	0.00	9,530.00	0
001-513-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	10,000.00	0.00	10,000.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	112,593.26	115,381.00	0.00	115,381.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	21,834.28	19,049.00	0.00	19,049.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	229,425.30	235,452.00	116,963.00	118,489.00	50
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	62,185.41	56,158.00	28,842.34	27,315.66	51
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRI	333,314.33	339,580.00	168,998.15	170,581.85	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTI	89,263.05	83,010.00	42,286.03	40,723.97	51
	513 CLERK/FINANCE DEPARTMENT:	1,516,262.52	2,012,410.00	942,609.15	1,069,800.85	47
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	535,548.42	907,790.00	246,044.86	661,745.14	27

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001-516-10-1300	OVERTIME	951.80	1,000.00	0.00	1,000.00	0
001-516-10-1500	SICK LEAVE	14,218.60	0.00	8,860.62	8,860.62 -	0
001-516-10-1600	VACATION PAY	26,461.79	0.00	15,482.36	15,482.36 -	0
001-516-10-1800	HOLIDAY PAY	20,973.43	0.00	15,296.25	15,296.25 -	0
001-516-10-2100	FICA EXPENSE	45,759.45	69,530.00	21,854.85	47,675.15	31
001-516-10-2200	RETIREMENT	86,933.28	154,060.00	45,712.44	108,347.56	30
001-516-10-2210	BENEFIT ADMIN FEES	103.50	0.00	54.00	54.00 -	0
001-516-10-2300	LIFE & HEALTH INSURANCE	80,945.20	107,640.00	40,580.21	67,059.79	38
001-516-10-2600	WORKERS COMPENSATION INSURANCE	1,636.07	1,500.00	1,576.45	76.45 -	105
001-516-30-3100	PROFESSIONAL SERVICES	598,946.74	835,000.00	214,704.88	620,295.12	26
001-516-30-3400	OTHER CONTRACTUAL SERVICES	951.75	1,000.00	0.00	1,000.00	0
001-516-30-3450	CLOTHING AND UNIFORMS	1,015.88	2,150.00	0.00	2,150.00	0
001-516-30-4000	TRAVEL & PER DIEM	5,530.85	14,980.00	772.66	14,207.34	5
001-516-30-4100	TELEPHONE EXPENSE	7,125.87	8,000.00	2,597.40	5,402.60	32
001-516-30-4110	IT LICENSING / EQUIPMENT	37,471.62	111,810.00	60,571.14	51,238.86	54
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	28,356.57	35,200.00	7,464.88	27,735.12	21
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,530.23	2,000.00	188.66	1,811.34	9
001-516-30-4600	REPAIR & MAINTENANCE	2,237.89	2,500.00	710.64	1,789.36	28
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	2,398.31	5,000.00	8,182.40	3,182.40 -	164
001-516-30-4950	CODE ENFORCEMENT	8,266.28	58,500.00	10,575.58	47,924.42	18
001-516-30-5100	OFFICE SUPPLIES	1,827.88	10,000.00	934.24	9,065.76	9
001-516-30-5200	OPERATING SUPPLIES	3,409.32	10,000.00	1,440.50	8,559.50	14
001-516-30-5250	FUEL EXPENSE	1,423.51	1,800.00	145.77	1,654.23	8
001-516-30-5400	SUBSCRIPTIONS/DUES	1,934.17	5,180.00	1,067.95	4,112.05	21
001-516-30-5500	TRAINING	9,509.07	24,180.00	1,488.11	22,691.89	6
001-516-60-6300	CAPITAL IMPROVEMENT-OTHER	11,128.33	0.00	0.00	0.00	0
516 DEVELOPMENT SERVICES:		1,536,595.81	2,368,820.00	706,306.85	1,662,513.15	30

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001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	144,288.61	258,440.00	80,541.23	177,898.77	31
001-518-10-1500	SICK LEAVE	3,232.96	0.00	1,397.32	1,397.32 -	0
001-518-10-1600	VACATION PAY	6,919.23	0.00	6,744.31	6,744.31 -	0
001-518-10-1800	HOLIDAY PAY	3,694.26	0.00	3,997.71	3,997.71 -	0
001-518-10-2100	FICA EXPENSE	12,097.18	19,780.00	6,845.95	12,934.05	35
001-518-10-2200	RETIREMENT	19,744.44	35,080.00	12,576.75	22,503.25	36
001-518-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	0.00	0
001-518-10-2300	LIFE & HEALTH INSURANCE	20,727.19	37,440.00	13,664.73	23,775.27	36
001-518-10-2600	WORKERS COMPENSATION INSURANCE	218.13	200.00	210.19	10.19 -	105
001-518-30-3100	PROFESSIONAL SERVICES	22,897.00	45,320.00	130.00	45,190.00	0
001-518-30-3400	OTHER CONTRACTUAL SERVICES	5,971.32	15,000.00	1,371.32	13,628.68	9
001-518-30-4000	TRAVEL & PER DIEM	1,998.28	7,500.00	0.00	7,500.00	0
001-518-30-4100	TELEPHONE EXPENSE	8,114.39	7,500.00	2,985.76	4,514.24	40
001-518-30-4110	IT LICENSING / EQUIPMENT	12,054.30	14,400.00	3,952.73	10,447.27	27
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	250.00	19.00	231.00	8
001-518-30-4300	UTILITIES EXPENSE	2,173.19	2,300.00	585.63	1,714.37	25
001-518-30-4400	RENTAL & LEASING	0.00	500.00	0.00	500.00	0
001-518-30-4600	REPAIR & MAINTENANCE	20.29	2,000.00	1,045.10	954.90	52
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	397.91	1,000.00	0.00	1,000.00	0
001-518-30-5100	OFFICE SUPPLIES	604.22	1,200.00	51.23	1,148.77	4
001-518-30-5200	OPERATING SUPPLIES	5,279.04	5,000.00	4,374.42	625.58	87
001-518-30-5400	SUBSCRIPTIONS/DUES	350.00	2,500.00	372.33	2,127.67	15
001-518-30-5500	TRAINING	2,434.91	12,000.00	0.00	12,000.00	0
001-518-30-5550	LICENSING	15,120.10	43,625.00	13,155.98	30,469.02	30
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	4,072.69	16,000.00	0.00	16,000.00	0
	518 INFORMATION TECHNOLOGY DEPARTME	292,463.64	527,035.00	154,021.69	373,013.31	29

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001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	122,335.60	206,190.00	59,052.87	147,137.13	29
001-519-10-1500	SICK LEAVE	1,838.36	0.00	2,193.51	2,193.51 -	0
001-519-10-1600	VACATION PAY	6,336.13	0.00	3,224.90	3,224.90 -	0
001-519-10-1800	HOLIDAY PAY	5,277.49	0.00	4,096.98	4,096.98 -	0
001-519-10-2100	FICA EXPENSE	10,387.46	15,780.00	5,245.36	10,534.64	33
001-519-10-2200	RETIREMENT	16,901.01	27,980.00	9,304.74	18,675.26	33
001-519-10-2210	BENEFIT ADMIN FEES	49.50	0.00	22.50	22.50 -	0
001-519-10-2300	LIFE & HEALTH INSURANCE	17,342.88	28,080.00	7,719.11	20,360.89	27
001-519-10-2600	WORKERS COMPENSATION INSURANCE	119.99	110.00	115.58	5.58 -	105
001-519-30-3100	PROFESSIONAL SERVICES	33,205.00	37,825.00	1,237.50	36,587.50	3
001-519-30-3400	OTHER CONTRACTUAL SERVICES	4,397.96	6,400.00	3,027.48	3,372.52	47
001-519-30-4000	TRAVEL & PER DIEM	3,208.81	5,500.00	0.00	5,500.00	0
001-519-30-4100	TELEPHONE EXPENSE	4,805.63	4,750.00	1,461.19	3,288.81	31
001-519-30-4110	IT LICENSING / EQUIPMENT	21,442.11	45,880.00	32,906.29	12,973.71	72
001-519-30-4150	ADVERTISING/RECRUITING	1,780.25	7,200.00	3,670.04	3,529.96	51
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	166.92	500.00	11.97	488.03	2
001-519-30-4300	UTILITIES EXPENSE	1,941.27	2,300.00	562.44	1,737.56	24
001-519-30-4400	RENTAL & LEASING	0.00	60.00	0.00	60.00	0
001-519-30-4600	REPAIR & MAINTENANCE	2,987.75	3,500.00	2,085.79	1,414.21	60
001-519-30-4800	EMPLOYEE PROGRAMS	8,414.36	13,200.00	7,689.70	5,510.30	58
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	637.16	1,000.00	0.00	1,000.00	0
001-519-30-5100	OFFICE SUPPLIES	1,294.92	2,900.00	631.07	2,268.93	22
001-519-30-5200	OPERATING SUPPLIES	2,234.93	5,300.00	746.51	4,553.49	14
001-519-30-5250	FUEL EXPENSE	680.38	600.00	72.60	527.40	12
001-519-30-5400	SUBSCRIPTIONS/DUES	2,486.82	1,600.00	1,128.00	472.00	70
001-519-30-5500	TRAINING	5,562.77	5,450.00	185.45	5,264.55	3
001-519-30-5501	STAFF TRAINING PROGRAMS	2,394.70	6,450.00	665.19	5,784.81	10

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	519 HUMAN RESOURCE DEPARTMENT:	278,230.16	428,555.00	147,056.77	281,498.23	34
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	2,405,192.12	4,137,570.00	1,161,541.06	2,976,028.94	28
001-521-10-1220	UNIFORM ALLOWANCE	14,160.00	14,820.00	6,540.00	8,280.00	44
001-521-10-1250	ON CALL	6,375.00	10,400.00	5,300.00	5,100.00	51
001-521-10-1260	SHIFT DIFFERENTIAL	12,907.03	20,080.00	6,279.50	13,800.50	31
001-521-10-1300	OVERTIME	122,261.90	157,000.00	48,428.22	108,571.78	31
001-521-10-1500	SICK LEAVE	56,978.41	0.00	18,517.55	18,517.55 -	0
001-521-10-1600	VACATION PAY	110,427.31	0.00	54,737.07	54,737.07 -	0
001-521-10-1700	INCENTIVE PAY	23,270.00	56,000.00	11,210.00	44,790.00	20
001-521-10-1800	HOLIDAY PAY	96,792.19	0.00	70,823.87	70,823.87 -	0
001-521-10-1820	HOLIDAY PREMIUM	107,836.95	82,000.00	65,238.24	16,761.76	80
001-521-10-2100	FICA EXPENSE	226,149.00	341,430.00	110,735.09	230,694.91	32
001-521-10-2200	RETIREMENT	814,482.29	1,508,280.00	440,619.22	1,067,660.78	29
001-521-10-2210	BENEFIT ADMIN FEES	418.50	0.00	211.50	211.50 -	0
001-521-10-2300	LIFE & HEALTH INSURANCE	365,935.51	575,640.00	190,133.96	385,506.04	33
001-521-10-2500	UNEMPLOYMENT COMP. REIMBURSEMENT	4,608.24	0.00	0.00	0.00	0
001-521-10-2600	WORKERS COMPENSATION INSURANCE	70,894.89	75,000.00	78,822.66	3,822.66 -	105
001-521-30-3100	PROFESSIONAL SERVICES	17,862.90	52,000.00	9,591.81	42,408.19	18
001-521-30-3400	OTHER CONTRACTUAL SERVICES	38,152.58	61,500.00	16,179.62	45,320.38	26
001-521-30-3450	CLOTHING AND UNIFORMS	9,092.53	15,000.00	0.00	15,000.00	0
001-521-30-3500	INVESTIGATIONS	8,792.29	17,000.00	4,457.50	12,542.50	26
001-521-30-4000	TRAVEL & PER DIEM	9,544.20	12,000.00	1,232.94	10,767.06	10
001-521-30-4100	TELEPHONE EXPENSE	62,549.63	82,000.00	21,990.63	60,009.37	27
001-521-30-4110	IT LICENSING / EQUIPMENT	214,454.17	268,200.00	74,700.70	193,499.30	28
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	149.98	3,000.00	343.93	2,656.07	11
001-521-30-4300	UTILITIES EXPENSE	63,841.54	54,000.00	14,731.40	39,268.60	27

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001-521-30-4400	RENTAL & LEASING	2,133.43	10,500.00	893.67	9,606.33	9
001-521-30-4600	REPAIR & MAINTENANCE	83,232.20	75,000.00	28,844.04	46,155.96	38
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	77.89	4,000.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	3,662.09	6,500.00	829.14	5,670.86	13
001-521-30-5100	OFFICE SUPPLIES	1,587.89	5,000.00	1,028.41	3,971.59	21
001-521-30-5200	OPERATING SUPPLIES	52,647.04	85,000.00	12,272.27	72,727.73	14
001-521-30-5250	FUEL EXPENSE	149,285.20	180,000.00	44,674.11	135,325.89	25
001-521-30-5400	SUBSCRIPTIONS/DUES	1,675.05	3,000.00	850.00	2,150.00	28
001-521-30-5500	TRAINING	36,516.56	40,000.00	8,346.46	31,653.54	21
001-521-60-6300	CAPITAL IMPROVEMENT-OTHER	208,278.80	40,000.00	0.00	40,000.00	0
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	81,449.00	672,987.38	0.00	672,987.38	0
521 POLICE DEPARTMENT:		5,483,674.31	8,664,907.38	2,510,104.57	6,154,802.81	29
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	955,823.84	1,538,070.00	510,488.07	1,027,581.93	33
001-541-10-1250	ON CALL	3,900.00	3,900.00	2,650.00	1,250.00	68
001-541-10-1300	OVERTIME	11,916.51	12,000.00	10,329.43	1,670.57	86
001-541-10-1500	SICK LEAVE	51,790.96	0.00	18,197.62	18,197.62 -	0
001-541-10-1600	VACATION PAY	55,362.39	0.00	29,902.75	29,902.75 -	0
001-541-10-1800	HOLIDAY PAY	39,263.68	0.00	32,234.37	32,234.37 -	0
001-541-10-1820	HOLIDAY PREMIUM	7,596.03	0.00	1,601.77	1,601.77 -	0
001-541-10-2100	FICA EXPENSE	86,232.68	118,880.00	46,312.71	72,567.29	39
001-541-10-2200	RETIREMENT	171,716.50	236,570.00	96,939.60	139,630.40	41
001-541-10-2210	BENEFIT ADMIN FEES	0.00	0.00	4.50	4.50 -	0
001-541-10-2300	LIFE & HEALTH INSURANCE	165,630.32	243,360.00	89,975.95	153,384.05	37
001-541-10-2500	UNEMPLOYMENT COMPENSATION	39.50	2,000.00	0.00	2,000.00	0
001-541-10-2600	WORKERS COMPENSATION INSURANCE	21,813.82	25,000.00	26,274.22	1,274.22 -	105
001-541-30-3100	PROFESSIONAL SERVICES	132,049.76	454,949.25	33,761.80	421,187.45	7

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
001-541-30-3400	OTHER CONTRACTUAL SERVICES	352,499.68	416,640.74	729,094.60	312,453.86 -	175
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	242,817.84	395,000.00	131,257.71	263,742.29	33
001-541-30-3450	CLOTHING AND UNIFORMS	8,765.60	8,000.00	4,265.37	3,734.63	53
001-541-30-4000	TRAVEL & PER DIEM	1,435.34	5,500.00	15.26	5,484.74	0
001-541-30-4100	TELEPHONE EXPENSE	20,442.43	24,600.00	9,263.68	15,336.32	38
001-541-30-4110	IT LICENSING / EQUIPMENT	34,153.45	83,100.00	29,093.76	54,006.24	35
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	92.07	150.00	35.00	115.00	23
001-541-30-4300	UTILITIES EXPENSE	22,780.35	23,200.00	10,069.01	13,130.99	43
001-541-30-4350	VILLAGES STREET LIGHTING	507,878.07	600,000.00	176,625.15	423,374.85	29
001-541-30-4400	RENTAL & LEASING	3,349.34	7,580.00	16,794.33	9,214.33 -	222
001-541-30-4600	REPAIR & MAINTENANCE	45,875.13	51,500.00	25,361.60	26,138.40	49
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	26,968.35	35,000.00	2,197.58	32,802.42	6
001-541-30-4603	PAVEMENT PRESERVATION/REHABILITATION	0.00	1,000,000.00	0.00	1,000,000.00	0
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	322.10	3,000.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	3,904.13	6,000.00	2,905.95	3,094.05	48
001-541-30-4960	BOOT ALLOWANCE	3,154.56	4,200.00	2,019.30	2,180.70	48
001-541-30-5100	OFFICE SUPPLIES	2,537.48	3,000.00	988.17	2,011.83	33
001-541-30-5200	OPERATING SUPPLIES	71,147.55	70,000.00	22,683.93	47,316.07	32
001-541-30-5250	FUEL EXPENSE	31,160.82	35,000.00	8,638.82	26,361.18	25
001-541-30-5400	SUBSCRIPTIONS/DUES	5,204.03	14,815.00	1,360.24	13,454.76	9
001-541-30-5500	TRAINING	11,459.60	22,080.00	2,607.00	19,473.00	12
001-541-60-6115	CITY HALL / ANNEX REHAB	14,174.39	58,821.19	19,361.88	39,459.31	33
001-541-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	150,000.00	24,048.85	125,951.15	16
001-541-60-6210	PUBLIC WORKS BUILDING	6,308.00	0.00	0.00	0.00	0
001-541-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	75,000.00	6,094.96	68,905.04	8
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	303,139.02	231,297.00	102,616.86	128,680.14	44
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	28,171.17	29,240.00	29,231.37	8.63	100
001-541-60-6691	INTEREST-EQUIPMENT LEASE	2,160.33	1,110.00	1,100.13	9.87	99

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	541 PUBLIC WORKS/STREET DEPT.	3,453,036.82	5,988,563.18	2,256,403.30	3,732,159.88	38
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	222,326.47	292,280.00	97,162.91	195,117.09	33
001-549-10-1300	OVERTIME	0.00	1,500.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	5,641.21	0.00	2,669.51	2,669.51 -	0
001-549-10-1600	VACATION PAY	14,415.13	0.00	10,273.53	10,273.53 -	0
001-549-10-1800	HOLIDAY PAY	9,083.30	0.00	6,362.00	6,362.00 -	0
001-549-10-2100	FICA EXPENSE	19,237.17	22,480.00	8,909.77	13,570.23	40
001-549-10-2200	RETIREMENT	31,312.42	39,870.00	15,804.78	24,065.22	40
001-549-10-2210	BENEFIT ADMIN FEES	36.00	0.00	45.00	45.00 -	0
001-549-10-2300	LIFE & HEALTH INSURANCE	40,971.87	46,800.00	19,145.79	27,654.21	41
001-549-10-2600	WORKERS COMPENSATION INSURANCE	8,507.44	8,200.00	8,617.95	417.95 -	105
001-549-30-3100	PROFESSIONAL SERVICES	25.00	500.00	0.00	500.00	0
001-549-30-3400	OTHER CONTRACTUAL SERVICES	2,915.64	8,000.00	4,240.80	3,759.20	53
001-549-30-3450	CLOTHING AND UNIFORMS	2,587.72	1,500.00	909.51	590.49	61
001-549-30-4000	TRAVEL & PER DIEM	3.84	100.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	3,840.48	3,500.00	313.47	3,186.53	9
001-549-30-4110	IT LICENSING / EQUIPMENT	12,132.52	31,500.00	7,776.65	23,723.35	25
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	24.20	75.80	24
001-549-30-4300	UTILITIES EXPENSE	5,044.47	7,000.00	1,757.35	5,242.65	25
001-549-30-4400	RENTAL & LEASING	1,721.35	2,500.00	1,162.05	1,337.95	46
001-549-30-4600	REPAIR & MAINTENANCE	3,105.14	5,000.00	2,628.54	2,371.46	53
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	622.34	700.00	175.00	525.00	25
001-549-30-5100	OFFICE SUPPLIES	1,212.89	1,500.00	30.93	1,469.07	2
001-549-30-5200	OPERATING SUPPLIES	32,637.84	35,000.00	15,746.44	19,253.56	45
001-549-30-5250	FUEL EXPENSE	3,445.46	3,600.00	1,510.95	2,089.05	42

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
001-549-30-5400	SUBSCRIPTIONS/DUES	886.54	500.00	239.00	261.00	48
001-549-30-5500	TRAINING	1,434.00	3,000.00	150.00	2,850.00	5
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	84,300.11	45,000.00	14,075.12	30,924.88	31
	549 FLEET MAINTENANCE DEPT:	507,446.35	560,230.00	219,731.25	340,498.75	39
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	542,650.87	1,027,940.00	246,026.64	781,913.36	24
001-572-10-1250	ON CALL	3,900.00	3,500.00	2,150.00	1,350.00	61
001-572-10-1300	OVERTIME	9,050.86	2,000.00	4,091.65	2,091.65 -	205
001-572-10-1500	SICK LEAVE	18,053.57	0.00	6,642.95	6,642.95 -	0
001-572-10-1600	VACATION PAY	19,144.82	0.00	19,749.61	19,749.61 -	0
001-572-10-1800	HOLIDAY PAY	20,144.75	0.00	14,458.43	14,458.43 -	0
001-572-10-1820	HOLIDAY PREMIUM	0.00	0.00	3,552.27	3,552.27 -	0
001-572-10-2100	FICA EXPENSE	47,180.34	79,060.00	22,935.67	56,124.33	29
001-572-10-2200	RETIREMENT	74,454.67	140,240.00	40,288.08	99,951.92	29
001-572-10-2210	BENEFIT ADMIN FEES	9.00	0.00	4.50	4.50 -	0
001-572-10-2300	LIFE & HEALTH INSURANCE	110,296.50	168,480.00	55,082.35	113,397.65	33
001-572-10-2600	WORKERS COMPENSATION INSURANCE	6,544.18	6,500.00	6,831.32	331.32 -	105
001-572-30-3100	PROFESSIONAL SERVICES	15,126.79	14,000.00	1,703.75	12,296.25	12
001-572-30-3400	OTHER CONTRACTUAL SERVICES	101,881.05	159,200.00	68,650.03	90,549.97	43
001-572-30-3450	CLOTHING AND UNIFORMS	2,882.30	8,250.00	2,318.16	5,931.84	28
001-572-30-4000	TRAVEL & PER DIEM	839.57	4,550.00	124.15	4,425.85	3
001-572-30-4100	TELEPHONE EXPENSE	24,706.92	14,600.00	10,014.73	4,585.27	69
001-572-30-4110	IT LICENSING / EQUIPMENT	39,819.80	53,720.00	15,032.53	38,687.47	28
001-572-30-4150	ADVERTISING AND PROMOTIONS	31,535.41	25,000.00	5,529.56	19,470.44	22
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	5.46	200.00	0.00	200.00	0
001-572-30-4300	UTILITIES EXPENSE	32,955.60	35,000.00	18,035.06	16,964.94	52
001-572-30-4400	RENTAL & LEASING	3,516.27	6,900.00	3,254.92	3,645.08	47

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001-572-30-4600	REPAIR & MAINTENANCE	35,138.45	48,650.00	28,737.13	19,912.87	59
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	23,464.57	36,000.00	2,913.24	33,086.76	8
001-572-30-4610	BAKER HOUSE MAINTENANCE	1,495.52	15,000.00	58.96	14,941.04	0
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	4,930.49	5,720.00	1,146.36	4,573.64	20
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	11,356.54	15,000.00	3,431.59	11,568.41	23
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	424.19	5,000.00	88.26 -	5,088.26	2 -
001-572-30-4910	SPECIAL EVENTS	132,975.30	165,800.00	66,988.66	98,811.34	40
001-572-30-4915	PROGRAMS, ACTIVITIES & LEAGUES	89,783.22	104,400.00	30,937.33	73,462.67	30
001-572-30-4920	SUMMER RECREATION PROGRAM	13,595.23	48,000.00	0.00	48,000.00	0
001-572-30-4960	BOOT ALLOWANCE	928.71	1,580.00	406.01	1,173.99	26
001-572-30-5100	OFFICE SUPPLIES	3,185.48	4,500.00	666.18	3,833.82	15
001-572-30-5200	OPERATING SUPPLIES	77,301.88	81,500.00	24,457.31	57,042.69	30
001-572-30-5250	FUEL EXPENSE	22,070.55	25,000.00	5,291.89	19,708.11	21
001-572-30-5280	LANDSCAPING	27,066.27	15,000.00	2,489.68	12,510.32	17
001-572-30-5400	SUBSCRIPTIONS/DUES	426.58	3,210.00	532.83	2,677.17	17
001-572-30-5500	TRAINING	5,990.37	7,200.00	2,086.31	5,113.69	29
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	38,696.00	14,500.00	8,608.50	5,891.50	59
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	13,000.00	8,999.92	4,000.08	69
001-572-60-6351	MLK PARK PROJECT	94,686.97	0.00	0.00	0.00	0
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	153,369.91	107,750.00	80,820.10	26,929.90	75
	572 PARKS & RECREATION:	1,841,584.96	2,465,950.00	814,960.10	1,650,989.90	33
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	48,503.94	140,290.00	24,326.98	115,963.02	17
001-575-10-1300	OVERTIME	0.00	0.00	112.50	112.50 -	0
001-575-10-2100	FICA EXPENSE	3,710.66	10,740.00	1,869.68	8,870.32	17
001-575-10-2200	RETIREMENT	6,024.14	19,040.00	3,182.17	15,857.83	17
001-575-10-2300	LIFE & HEALTH INSURANCE	4.75	200.00	0.00	200.00	0

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001-575-30-3100	PROFESSIONAL SERVICES	499.85	3,000.00	0.00	3,000.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	3,995.00	8,440.00	9,532.67	1,092.67 -	113
001-575-30-3450	CLOTHING AND UNIFORMS	0.00	1,200.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	2,979.72	6,680.00	0.00	6,680.00	0
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	133.68	250.00	0.00	250.00	0
001-575-30-4300	UTILITIES EXPENSE	52,039.39	40,000.00	13,862.33	26,137.67	35
001-575-30-4400	RENTAL & LEASING	981.12	1,600.00	1,507.42	92.58	94
001-575-30-4600	REPAIR & MAINTENANCE	2,826.34	30,000.00	20,872.21	9,127.79	70
001-575-30-5100	OFFICE SUPPLIES	897.95	1,000.00	10.59	989.41	1
001-575-30-5200	OPERATING SUPPLIES	3,715.25	10,000.00	5,630.07	4,369.93	56
001-575-30-5400	SUBSCRIPTIONS/DUES	75.00	0.00	0.00	0.00	0
001-575-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	250,000.00	0.00	250,000.00	0
	575 COMMUNITY CENTER:	126,386.79	522,440.00	80,906.62	441,533.38	15
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	5,764,195.44	0.00	5,764,195.44	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	197,729.00	215,690.00	0.00	215,690.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	10,100,000.00	15,700,000.00	0.00	15,700,000.00	0
	581 Total	10,297,729.00	15,915,690.00	0.00	15,915,690.00	0
	GENERAL FUND Expenditure Totals	26,265,434.99	46,784,130.00	8,259,597.70	38,524,532.30	18

<u>YTD</u>	<u>001 GENERAL FUND</u>	<u>Prior</u>
23,544,483.74	Revenues:	30,667,296.12
8,259,597.70	Expenditures:	26,265,434.99
15,284,886.04	Net Income:	4,401,861.13

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101-361-1350	INTEREST EARNED	371.16	200.00	99.81	100.19 -	50
101-364-1000	CEMETERY LOT SALES	1,400.00	0.00	0.00	0.00	0
101-366-1350	CONTRIBUTIONS/DUES	560.00	2,000.00	1,270.00	730.00 -	64
101-366-1360	GRAVE OPENING PERMITS	900.00	600.00	300.00	300.00 -	50
101-369-0000	OTHER MISCELLANEOUS REVENUE	0.00	100.00	0.00	100.00 -	0
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWAR	0.00	62,970.00	0.00	62,970.00 -	0
CEMETERY FUND Revenue Totals		3,231.16	65,870.00	1,669.81	64,200.19 -	2

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0
101-569-30-3100	PROFESSIONAL SERVICES	0.00	200.00	0.00	200.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	200.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	100.00	0
569 GREENWOOD CEMETERY:		0.00	1,000.00	0.00	1,000.00	0

101-580-90-9999	CONTINGENCY	0.00	64,870.00	0.00	64,870.00	0
CEMETERY FUND Expenditure Totals		0.00	65,870.00	0.00	65,870.00	0

<u>YTD</u>	<u>101 CEMETERY FUND</u>	<u>Prior</u>
1,669.81	Revenues:	3,231.16
0.00	Expenditures:	0.00
1,669.81	Net Income:	3,231.16

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
104-361-0000	INTEREST	11,802.03	0.00	6,913.74	6,913.74	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	367,422.00	368,670.00	0.00	368,670.00 -	0
104-382-0010	TRANSFER FROM GENERAL	197,729.00	215,690.00	0.00	215,690.00 -	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,396,500.00	0.00	1,396,500.00 -	0
COMMUNITY REDEVELOPMENT Revenue Tot		576,953.03	1,980,860.00	6,913.74	1,973,946.26 -	0
<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	37,966.71	68,420.00	18,601.58	49,818.42	27
104-550-10-1500	SICK LEAVE	760.25	0.00	606.34	606.34 -	0
104-550-10-1600	VACATION PAY	3,405.20	0.00	1,680.18	1,680.18 -	0
104-550-10-1800	HOLIDAY PAY	1,499.38	0.00	1,212.70	1,212.70 -	0
104-550-10-2100	FICA EXPENSE	3,337.84	5,240.00	1,690.74	3,549.26	32
104-550-10-2200	RETIREMENT	14,128.34	23,620.00	7,629.18	15,990.82	32
104-550-10-2300	LIFE & HEALTH INSURANCE	3,524.88	3,600.00	1,576.90	2,023.10	44
104-550-30-3100	PROFESSIONAL SERVICES	0.00	40,000.00	0.00	40,000.00	0
104-550-30-4000	TRAVEL & PER DIEM	0.00	750.00	0.00	750.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	200.00	200.00	175.00	25.00	88
104-550-30-5500	TRAINING	0.00	1,500.00	0.00	1,500.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	0.00	80,000.00	3,891.36	76,108.64	5
104-550-70-7303	DEMOLITIONS	0.00	25,000.00	0.00	25,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	50,496.00	8,679.00	5,300.00	3,379.00	61
104-550-70-7308	DOWNTOWN PARKING IMPROVEMENTS	0.00	240,000.00	0.00	240,000.00	0
550 COMM REDEVELOPMENT DEPT.:		115,318.60	497,009.00	42,363.98	454,645.02	9
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,483,851.00	0.00	1,483,851.00	0
COMMUNITY REDEVELOPMENT Expenditure		115,318.60	1,980,860.00	42,363.98	1,938,496.02	2

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YTD	104 COMMUNITY REDEVELOPMENT	Prior
<u>6,913.74</u>		<u>Revenues: 576,953.03</u>
42,363.98		Expenditures: 115,318.60
<u>35,450.24 -</u>		<u>Net Income: 461,634.43</u>

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
105-361-0000	INTEREST	91.20	100.00	13.58	86.42 -	14
105-369-0058	DONATIONS	30,942.00	15,000.00	19,602.00	4,602.00	131
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	18,000.00	0.00	18,000.00 -	0
BAKER HOUSE Revenue Totals		31,033.20	33,100.00	19,615.58	13,484.42 -	59

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	45,844.10	0.00	48.42	48.42 -	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	33,100.00	0.00	33,100.00	0
BAKER HOUSE Expenditure Totals		45,844.10	33,100.00	48.42	33,051.58	0

<u>YTD</u>	105 BAKER HOUSE	<u>Prior</u>
19,615.58	Revenues:	31,033.20
48.42	Expenditures:	45,844.10
19,567.16	Net Income:	14,810.90 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
106-589-5010	CARRY FORWARD - HISTORICAL FUND	0.00	45.00	0.00	45.00 -	0
	WILDWOOD AREA HISTORICAL ASSOCIATIO	0.00	45.00	0.00	45.00 -	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	0.00	0.00	0.00	0.00	0
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	0.00	45.00	0.00	45.00	0
	WILDWOOD AREA HISTORICA Expenditure T	0.00	45.00	0.00	45.00	0

<u>YTD</u>	<u>106 WILDWOOD AREA HISTORICAL ASSOCI/</u>	<u>Prior</u>
0.00	Revenues:	0.00
0.00	Expenditures:	0.00
0.00	Net Income:	0.00

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
107-341-3004	RECREATION IMPACT FEES	416,261.25	225,000.00	180,987.10	44,012.90 -	80
107-361-0000	INTEREST	6,203.97	1,000.00	4,097.57	3,097.57	410
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	736,160.00	0.00	736,160.00 -	0
RECREATION IMPACT FEES Revenue Totals		422,465.22	962,160.00	185,084.67	777,075.33 -	19

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	962,160.00	0.00	962,160.00	0
RECREATION IMPACT FEES Expenditure Tota		0.00	962,160.00	0.00	962,160.00	0

<u>YTD</u>	107 RECREATION IMPACT FEES	<u>Prior</u>
185,084.67	Revenues:	422,465.22
0.00	Expenditures:	0.00
185,084.67	Net Income:	422,465.22

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
108-341-3001	LAW ENFORCEMENT IMPACT FEES	743,696.30	1,100,000.00	328,527.85	771,472.15 -	30
108-361-0000	INTEREST	199.89	100.00	70.42	29.58 -	70
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,320,330.00	0.00	1,320,330.00 -	0
	LAW ENFORCEMENT IMPACT FEES Revenue	743,896.19	2,420,430.00	328,598.27	2,091,831.73 -	13

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	399.26	0.00	131.96	131.96 -	0
108-521-60-6200	CAP.IMPROVEMENT-BUILDINGS	0.00	400,000.00	0.00	400,000.00	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPM	138,184.26	608,375.44	27,626.30	580,749.14	5
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYM	412,800.00	412,800.00	0.00	412,800.00	0
	521 LAW ENFORCEMENT IMPACT FEES:	551,383.52	1,421,175.44	27,758.26	1,393,417.18	2
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPAC	0.00	999,254.56	0.00	999,254.56	0
	LAW ENFORCEMENT IMPACT Expenditure To	551,383.52	2,420,430.00	27,758.26	2,392,671.74	1

<u>YTD</u>	<u>108 LAW ENFORCEMENT IMPACT FEES</u>	<u>Prior</u>
328,598.27	Revenues:	743,896.19
27,758.26	Expenditures:	551,383.52
300,840.01	Net Income:	192,512.67

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
301-334-9000	STATE GRANT REVENUE	0.00	900,000.00	0.00	900,000.00 -	0
301-361-0000	INTEREST	129,463.97	10,000.00	76,982.74	66,982.74	770
301-382-0010	TRANSFER FROM GENERAL FUND	10,100,000.00	15,700,000.00	0.00	15,700,000.00 -	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IM	0.00	13,481,125.00	0.00	13,481,125.00 -	0
CAPITAL IMPROVEMENT FUND Revenue Total		10,229,463.97	30,091,125.00	76,982.74	30,014,142.26 -	0
<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0
301-513-60-6201	CITY HALL HVAC PROJECT	55,153.13	0.00	0.00	0.00	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	44,105.56	40,700.00	25,375.49	15,324.51	62
301-516-60-6304	TRAILWINDS FOUNTAIN	24,811.56	0.00	559.82	559.82 -	0
516 Total		68,917.12	40,700.00	25,935.31	14,764.69	64
301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	12,425.00	21,269.00	12,869.00	8,400.00	61
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	39,900.00	32,100.00	19,320.00	12,780.00	60
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	604,899.39	97,445.45	70,747.32	26,698.13	73
301-541-60-6203	PW POLE BARN	118,900.00	0.00	0.00	0.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	6,250.00	80,000.00	3,940.00	76,060.00	5
301-541-60-6205	MSC HVAC UPGRADES	39,064.60	0.00	0.00	0.00	0
301-541-60-6301	PLEASANTDALE REHAB	891,144.28	407,173.92	322,707.92	84,466.00	79
301-541-60-6302	BARWICK REHAB	102,922.60	1,709,468.20	25,827.21	1,683,640.99	2
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEM	121,808.28	935,870.00	35,870.00	900,000.00	4
301-541-60-6305	PAVEMENT PRESERVATION PLAN	743,276.36	60,000.00	18,932.54	41,067.46	32
301-541-60-6306	CLAY DRAIN ROAD DESIGN	139,242.00	398,517.00	42,192.00	356,325.00	11
301-541-60-6307	JACKSON ST IMPROVEMENTS	0.00	2,027,021.00	22,000.00	2,005,021.00	1
301-541-60-6308	HUEY ST IMPROVEMENTS	44,900.00	1,539,900.00	342,841.87	1,197,058.13	22

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<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	0.00	250,000.00	0.00	250,000.00	0
301-541-60-6310	DOWNTOWN PARKING GARAGE	276,116.16	8,330,288.24	773,360.15	7,556,928.09	9
301-541-60-6311	MSC ENTRANCE GATE	0.00	25,000.00	12,530.95	12,469.05	50
301-541-60-6312	BROKEN OAK DRIVE	0.00	400,000.00	414,502.33	14,502.33 -	104
301-541-60-6313	CSX ROAD REHAB	0.00	50,000.00	0.00	50,000.00	0
301-541-60-6314	WATERSHED MASTER PLAN	0.00	620,000.00	0.00	620,000.00	0
541 Total		3,128,423.67	16,962,783.81	2,104,772.29	14,858,011.52	12
301-572-60-6201	MLK PARK CONCESSION STAND/RESTROOM	247,643.71	0.00	0.00	0.00	0
301-572-60-6202	BAKER HOUSE RESTROOMS	42,082.63	0.00	0.00	0.00	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	646,463.08	1,031,161.60	156,456.00	874,705.60	15
301-572-60-6207	OUTREACH CENTER RE-ROOF	15,590.00	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	398,211.17	7,910,327.00	42,556.00	7,867,771.00	1
301-572-60-6303	MLK PARK BASKETBALL COURT REHAB	87,010.00	0.00	0.00	0.00	0
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	8,328.08	315,000.00	5,228.47	309,771.53	2
301-572-60-6305	CITY HALL COURTYARD REHAB	48,019.69	12,588.00	12,588.00	0.00	100
301-572-60-6306	OXFORD PARK IMPROVEMENTS	0.00	150,000.00	0.00	150,000.00	0
301-572-60-6307	DOG PARK IMPROVEMENTS	0.00	60,000.00	0.00	60,000.00	0
572 Total		1,493,348.36	9,479,076.60	216,828.47	9,262,248.13	2
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	37,930.00	400,000.00	13,520.00	386,480.00	3
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	3,187,295.59	0.00	3,187,295.59	0
CAPITAL IMPROVEMENT FUN Expenditure To		4,796,197.28	30,091,125.00	2,373,925.07	27,717,199.93	8

YTD

76,982.74

301 CAPITAL IMPROVEMENT FUND

Prior

Revenues:

10,229,463.97

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2,373,925.07

2,296,942.33 -

Expenditures: 4,796,197.28

Net Income: 5,433,266.69

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
401-343-3100	WATER SALES-OPERATING INCOME	3,565,912.59	4,016,300.00	657,671.67	3,358,628.33 -	16
401-343-3500	WATER- METER INSTALLATIONS	346,338.87	263,000.00	60,541.57	202,458.43 -	23
401-343-3510	WATER- OTHER (ON/OFF FEES)	40,145.00	30,000.00	6,045.00	23,955.00 -	20
401-343-3520	WATER INCOME-OTHER	21,611.81	10,000.00	2,901.30	7,098.70 -	29
401-343-3521	RETURN CHECK BILLINGS	25,482.58 -	0.00	0.00	0.00	0
401-343-3550	WATER UTILITY TAX	0.00	0.00	24,882.54 -	24,882.54 -	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	5,226,279.34	7,100,600.00	1,028,688.83	6,071,911.17 -	14
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	0.00	12,000.00 -	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,428.34	15,000.00	7,935.00	7,065.00 -	53
401-343-5520	TSS/COD WASTEWATER FEES	937,238.46	800,000.00	165,114.30	634,885.70 -	21
401-343-6100	REUSE WATER OPERATIONS	138,140.49	118,450.00	30,216.74	88,233.26 -	26
401-361-0000	INTEREST EARNINGS	104,713.63	50,000.00	43,430.17	6,569.83 -	87
401-381-1005	TRANSFER FROM SEWER CONNECTION FEE	228,590.00	0.00	0.00	0.00	0
401-381-1007	TRANSFER FROM 2013 DEBT REFI CONST FL	2,965,188.00	0.00	0.00	0.00	0
401-381-1008	TRANSFER FROM WATER CONNECTION FEE	175,798.00	0.00	0.00	0.00	0
401-381-1011	TRANSFER FROM WATER SDC FUND	221,012.40	0.00	0.00	0.00	0
401-381-1014	TRANSFER FROM SEWER SDC FUND	1,446,431.41	0.00	0.00	0.00	0
401-389-4000	STATE APPROPRIATIONS	100,000.00	0.00	0.00	0.00	0
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	7,600,000.00	0.00	7,600,000.00 -	0
UTILITY FUND Revenue Totals		15,507,345.76	20,015,350.00	1,977,662.04	18,037,687.96 -	9

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	146,569.52	191,040.00	62,630.49	128,409.51	33
401-530-10-1300	OVERTIME	0.00	1,000.00	0.00	1,000.00	0
401-530-10-1500	SICK LEAVE	6,945.89	0.00	4,293.16	4,293.16 -	0
401-530-10-1600	VACATION PAY	8,073.35	0.00	5,417.60	5,417.60 -	0
401-530-10-1800	HOLIDAY PAY	6,078.27	0.00	4,181.86	4,181.86 -	0

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<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
401-530-10-2100	FICA EXPENSE	12,806.59	14,700.00	5,846.88	8,853.12	40
401-530-10-2200	RETIREMENT	20,844.77	25,880.00	10,384.18	15,495.82	40
401-530-10-2210	BENEFIT ADMIN FEES	129.00	0.00	22.50	22.50 -	0
401-530-10-2300	LIFE & HEALTH INSURANCE	34,072.48	37,440.00	15,966.78	21,473.22	43
401-530-10-2500	UNEMPLOYMENT COMPENSATION	0.00	1,500.00	0.00	1,500.00	0
401-530-10-2600	WORKERS COMPENSATION INSURANCE	1,090.70	1,000.00	1,050.98	50.98 -	105
401-530-30-3100	PROFESSIONAL SERVICES	2,750.00	3,000.00	45.00	2,955.00	2
401-530-30-3200	ACCOUNTING & AUDITING FEES	19,250.00	24,000.00	0.00	24,000.00	0
401-530-30-3400	OTHER CONTRACTUAL SERVICES	28,943.41	34,950.00	9,655.42	25,294.58	28
401-530-30-4000	TRAVEL & PER DIEM	0.00	500.00	0.00	500.00	0
401-530-30-4100	TELEPHONE EXPENSE	4,701.84	5,000.00	1,792.48	3,207.52	36
401-530-30-4110	IT LICENSING / EQUIPMENT	26,620.78	37,730.00	23,808.54	13,921.46	63
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	25,964.26	32,800.00	10,838.81	21,961.19	33
401-530-30-4300	UTILITIES EXPENSE	17,422.24	20,000.00	6,680.08	13,319.92	33
401-530-30-4400	RENTAL & LEASING	2,949.61	3,650.00	1,403.50	2,246.50	38
401-530-30-4500	GENERAL INSURANCE	186,069.91	400,000.00	314,964.50	85,035.50	79
401-530-30-4600	REPAIR & MAINTENANCE	10,473.19	23,700.00	21,585.80	2,114.20	91
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	16,260.79	14,500.00	5,655.36	8,844.64	39
401-530-30-5100	OFFICE SUPPLIES	970.43	1,000.00	243.63	756.37	24
401-530-30-5200	OPERATING SUPPLIES	4,579.90	5,500.00	1,262.49	4,237.51	23
401-530-30-5400	SUBSCRIPTIONS/DUES	37.50	500.00	0.00	500.00	0
401-530-30-5500	TRAINING	702.00	1,000.00	0.00	1,000.00	0
	530 PHYSICAL ENVIRONMENT/ADMIN:	584,306.43	880,390.00	507,730.04	372,659.96	58
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	642,642.40	967,250.00	293,276.74	673,973.26	30
401-533-10-1250	ON CALL	7,950.00	7,800.00	5,300.00	2,500.00	68
401-533-10-1300	OVERTIME	11,878.23	15,000.00	5,997.61	9,002.39	40

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<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
401-533-10-1500	SICK LEAVE	23,141.58	0.00	10,542.25	10,542.25 -	0
401-533-10-1600	VACATION PAY	39,942.19	0.00	17,714.57	17,714.57 -	0
401-533-10-1800	HOLIDAY PAY	24,209.16	0.00	18,778.55	18,778.55 -	0
401-533-10-1820	HOLIDAY PREMIUM	2,583.89	5,000.00	521.16	4,478.84	10
401-533-10-2100	FICA EXPENSE	57,882.46	76,130.00	26,928.70	49,201.30	35
401-533-10-2200	RETIREMENT	94,067.66	135,030.00	47,817.53	87,212.47	35
401-533-10-2210	BENEFIT ADMIN FEES	85.50	0.00	54.00	54.00 -	0
401-533-10-2300	LIFE & HEALTH INSURANCE	114,180.59	168,480.00	59,625.78	108,854.22	35
401-533-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	2,500.00	0
401-533-10-2600	WORKERS COMPENSATION INSURANCE	16,360.37	16,000.00	16,815.47	815.47 -	105
401-533-30-3100	PROFESSIONAL SERVICES	64,275.98	60,000.00	18,894.08	41,105.92	31
401-533-30-3400	OTHER CONTRACTUAL SERVICES	69,380.07	349,000.00	25,139.19	323,860.81	7
401-533-30-3450	CLOTHING AND UNIFORMS	5,724.11	9,000.00	3,378.47	5,621.53	38
401-533-30-4000	TRAVEL & PER DIEM	7,055.09	8,000.00	1,014.12	6,985.88	13
401-533-30-4100	TELEPHONE EXPENSE	32,434.59	38,600.00	10,259.36	28,340.64	27
401-533-30-4110	IT LICENSING / EQUIPMENT	37,240.50	83,500.00	37,381.15	46,118.85	45
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	1,221.31	3,500.00	567.50	2,932.50	16
401-533-30-4300	UTILITIES EXPENSE	202,062.93	185,000.00	53,672.99	131,327.01	29
401-533-30-4400	RENTAL & LEASING	14,413.20	9,000.00	1,233.36	7,766.64	14
401-533-30-4600	REPAIR & MAINTENANCE	83,881.43	130,000.00	34,205.65	95,794.35	26
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	5,000.00	4,030.00	970.00	81
401-533-30-4960	BOOT ALLOWANCE	1,062.16	3,000.00	1,453.39	1,546.61	48
401-533-30-5010	BAD DEBT EXPENSE	60.19	0.00	0.00	0.00	0
401-533-30-5100	OFFICE SUPPLIES	6,304.82	6,500.00	1,902.05	4,597.95	29
401-533-30-5200	OPERATING SUPPLIES	407,423.19	125,000.00	80,283.61	44,716.39	64
401-533-30-5220	WATER METERS	0.00	311,445.01	126,830.91	184,614.10	41
401-533-30-5250	FUEL EXPENSE	43,487.93	45,000.00	13,003.15	31,996.85	29
401-533-30-5260	CHEMICALS	285,007.78	250,000.00	135,409.25	114,590.75	54

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<i>Expenditure Account</i>	<i>Description</i>	<i>Prior Yr Expd</i>	<i>Budgeted</i>	<i>YTD Expended</i>	<i>Unexpended</i>	<i>% Expd</i>
401-533-30-5270	LABORATORY SAMPLES	38,371.00	45,000.00	9,449.00	35,551.00	21
401-533-30-5400	SUBSCRIPTIONS/DUES	6,399.80	9,000.00	3,131.64	5,868.36	35
401-533-30-5500	TRAINING	5,191.95	7,600.00	786.22	6,813.78	10
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	34,253.00	87,750.00	8,373.85	79,376.15	10
401-533-60-6301	METER CHANGE OUT PROGRAM	81,600.00	137,500.00	104,588.61	32,911.39	76
401-533-60-6350	LOOP/UPGRADE WATER MAINS	55,255.00	550,000.00	4,040.58	545,959.42	1
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	7,125.00	419,566.00	80,217.00	339,349.00	19
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	18,450.00	19,188.55	738.55 -	104
401-533-60-6691	LEASE PURCHASE INTEREST PMT	3,151.86	3,160.00	2,409.86	750.14	76
	533 WATER DEPARTMENT:	2,527,306.92	4,292,761.01	1,284,215.90	3,008,545.11	30
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	796,669.40	1,454,140.00	420,830.09	1,033,309.91	29
401-535-10-1250	ON CALL	11,700.00	19,500.00	7,950.00	11,550.00	41
401-535-10-1300	OVERTIME	17,642.88	19,500.00	10,012.47	9,487.53	51
401-535-10-1500	SICK LEAVE	21,642.51	0.00	24,328.59	24,328.59 -	0
401-535-10-1600	VACATION PAY	50,846.50	0.00	25,794.23	25,794.23 -	0
401-535-10-1800	HOLIDAY PAY	26,619.62	0.00	24,215.99	24,215.99 -	0
401-535-10-1820	HOLIDAY PREMIUM	10,363.17	12,000.00	6,034.21	5,965.79	50
401-535-10-2100	FICA EXPENSE	71,892.67	115,150.00	40,029.82	75,120.18	35
401-535-10-2200	RETIREMENT	118,000.52	204,250.00	71,964.49	132,285.51	35
401-535-10-2210	BENEFIT ADMIN FEES	103.50	0.00	135.00	135.00 -	0
401-535-10-2300	LIFE & HEALTH INSURANCE	136,447.11	290,160.00	75,339.72	214,820.28	26
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	2,500.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	32,720.75	32,000.00	33,631.00	1,631.00 -	105
401-535-30-3100	PROFESSIONAL SERVICES	191,662.95	137,686.00	72,058.89	65,627.11	52
401-535-30-3400	OTHER CONTRACTUAL SERVICES	118,857.29	408,000.00	93,338.59	314,661.41	23
401-535-30-3450	CLOTHING AND UNIFORMS	5,939.26	10,000.00	3,407.29	6,592.71	34

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401-535-30-4000	TRAVEL & PER DIEM	2,788.56	4,500.00	1,163.69	3,336.31	26
401-535-30-4100	TELEPHONE EXPENSE	19,656.30	20,000.00	8,439.57	11,560.43	42
401-535-30-4110	IT LICENSING / EQUIPMENT	32,186.87	87,170.00	40,437.00	46,733.00	46
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	803.09	2,000.00	784.22	1,215.78	39
401-535-30-4300	UTILITIES EXPENSE	439,112.44	400,000.00	187,713.81	212,286.19	47
401-535-30-4400	RENTAL & LEASING	1,503.49	3,000.00	293.45	2,706.55	10
401-535-30-4600	REPAIR & MAINTENANCE	468,998.09	470,000.00	174,953.60	295,046.40	37
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	353.36	3,000.00	10,881.08	7,881.08 -	363
401-535-30-4940	LANDFILL DISPOSAL FEES	161,403.45	180,000.00	73,773.84	106,226.16	41
401-535-30-4960	BOOT ALLOWANCE	1,249.32	5,000.00	759.33	4,240.67	15
401-535-30-5100	OFFICE SUPPLIES	5,204.89	5,500.00	2,376.40	3,123.60	43
401-535-30-5200	OPERATING SUPPLIES	187,089.01	300,000.00	133,685.34	166,314.66	45
401-535-30-5250	FUEL EXPENSE	59,971.52	65,000.00	23,617.03	41,382.97	36
401-535-30-5260	CHEMICALS	200,187.21	200,000.00	114,366.30	85,633.70	57
401-535-30-5270	LABORATORY SAMPLES	43,141.00	65,000.00	22,364.00	42,636.00	34
401-535-30-5400	SUBSCRIPTIONS/DUES	1,171.85	4,000.00	2,611.64	1,388.36	65
401-535-30-5500	TRAINING	2,402.83	7,600.00	3,685.22	3,914.78	48
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	7,651.00	0.00	0.00	0.00	0
401-535-60-6250	LIFT STATION UPGRADES	175,657.00	720,556.00	339,307.05	381,248.95	47
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	137,920.00	86,594.00	0.00	86,594.00	0
401-535-60-6310	MILLENNIUM PARK PROJECT	0.00	117,989.62	69,894.62	48,095.00	59
401-535-60-6330	CR 209 LS UPGRADES	0.00	725,000.00	24,925.00	700,075.00	3
401-535-60-6340	GRAVITY SYSTEM RENEWAL & REPLACEMEN	0.00	346,500.00	0.00	346,500.00	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	63,507.94	1,163,500.00	555,876.23	607,623.77	48
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEME	227,922.50	550,000.00	69,023.70	480,976.30	13
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	79,985.00	79,982.17	2.83	100
401-535-60-6691	LEASE PURCHASE INTEREST PMT	8,981.09	4,620.00	4,616.50	3.50	100
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	0.00	3,773,495.00	1,255,722.76	2,517,772.24	33

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401-535-70-7303	WILDWOOD ESTATES LS	0.03 -	82,736.40	81,767.83	968.57	99
535 WASTEWATER DEPARTMENT:		3,859,970.91	12,177,632.02	4,192,091.76	7,985,540.26	34
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	661,926.97	0.00	661,926.97	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0
401-582-30-5900	DEPRECIATION	2,529,611.00	0.00	0.00	0.00	0
401-582-30-5920	BAD DEBT EXPENSE	84,750.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	0.00	170,000.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	0.00	347,940.00	173,067.80	174,872.20	50
401-582-70-7105	DBT. SERV-PRIN-99 BOND REFIN	0.00	318,100.00	0.00	318,100.00	0
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T	0.00	107,757.00	54,914.18	52,842.82	51
401-582-70-7203	INT EXP.-SRF LOAN-2 (1996)	0.00	1,000,000.00	0.00	1,000,000.00	0
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	39,105.08	31,980.00	16,889.64	15,090.36	53
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BE	26,859.96	26,863.00	12,393.34	14,469.66	46
582 DEBT SERVICE:		2,680,326.04	2,002,640.00	257,264.96	1,745,375.04	13
UTILITY FUND Expenditure Totals		9,651,910.30	20,015,350.00	6,241,302.66	13,774,047.34	31

<u>YTD</u>	<u>401 UTILITY FUND</u>	<u>Prior</u>
1,977,662.04	Revenues:	15,507,345.76
6,241,302.66	Expenditures:	9,651,910.30
4,263,640.62 -	Net Income:	5,855,435.46

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
402-361-0000	INTEREST	51,560.20	1,000.00	11,545.30	10,545.30	***
402-389-5000	CASH FORWARD	0.00	845,000.00	0.00	845,000.00 -	0
402-389-9001	LOAN PROCEEDS	0.00	120,000,000.00	0.00	120,000,000.00 -	0
402-389-9002	SRF LOAN PROCEEDS	0.00	12,000,000.00	0.00	12,000,000.00 -	0
CAPITAL PROJECTS (LOAN/GRANT) Revenue		51,560.20	132,846,000.00	11,545.30	132,834,454.70 -	0
<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
402-536-00-0000	CONSTRUCTION FUND:	0.00	0.00	0.00	0.00	0
402-536-70-7353	WWTP PROJECT	0.00	50,685,812.00	432,419.51	50,253,392.49	1
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	82,160,188.00	0.00	82,160,188.00	0
402-581-90-9101	TRANSFER TO W/S REVENUE FUND	3,644,211.00	0.00	0.00	0.00	0
CAPITAL PROJECTS (LOAN/ Expenditure Tot		3,644,211.00	132,846,000.00	432,419.51	132,413,580.49	0

<u>YTD</u>	<u>402 CAPITAL PROJECTS (LOAN/GRANT)</u>	<u>Prior</u>
11,545.30	Revenues:	51,560.20
432,419.51	Expenditures:	3,644,211.00
420,874.21 -	Net Income:	3,592,650.80 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
403-361-0000	INTEREST EARNINGS	555.13	100.00	131.38	31.38	131
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	63,300.00	0.00	63,300.00 -	0
INDUSTRIAL FUND Revenue Totals		555.13	63,400.00	131.38	63,268.62 -	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	1,000.00	0
403-552-30-4980	DEPRECIATION EXPENSE	6,607.00	0.00	0.00	0.00	0
552 INDUSTRIAL PARK:		6,607.00	1,000.00	0.00	1,000.00	0
403-580-90-9999	CONTINGENCY	0.00	52,400.00	0.00	52,400.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	10,000.00	10,000.00	0.00	10,000.00	0
INDUSTRIAL FUND Expenditure Totals		16,607.00	63,400.00	0.00	63,400.00	0

<u>YTD</u>	<u>403 INDUSTRIAL FUND</u>	<u>Prior</u>
131.38	Revenues:	555.13
0.00	Expenditures:	16,607.00
131.38	Net Income:	16,051.87 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
404-361-0000	INTEREST	43.51	0.00	10.54	10.54	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	310,000.00	0.00	310,000.00 -	0
WATER CONNECTION FEES Revenue Totals		43.51	310,000.00	10.54	309,989.46 -	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
404-533-00-0000	WATER CONNECTION FEES:	0.00	0.00	0.00	0.00	0
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	361.33	0.00	120.19	120.19 -	0
404-533-70-7352	ASHLEY WTP PROJECT	0.05	214,192.70	224,125.00	9,932.30 -	105
533 WATER CONNECTION FEES:		361.38	214,192.70	224,245.19	10,052.49 -	105
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	95,807.30	0.00	95,807.30	0
404-581-90-9101	TRANSFER TO W/S FUND	175,798.00	0.00	0.00	0.00	0
WATER CONNECTION FEES Expenditure Tota		176,159.38	310,000.00	224,245.19	85,754.81	72

<u>YTD</u>	<u>404 WATER CONNECTION FEES</u>	<u>Prior</u>
10.54	Revenues:	43.51
224,245.19	Expenditures:	176,159.38
224,234.65 -	Net Income:	176,115.87 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
406-361-0000	INTEREST	26.27	0.00	5.25	5.25	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION	0.00	183,800.00	0.00	183,800.00 -	0
	WASTEWATER CONNECTION FEES Revenue	26.27	183,800.00	5.25	183,794.75 -	0

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	360.38	0.00	120.19	120.19 -	0
406-535-60-6393	WILDWOOD ESTATES LS	0.10 -	0.00	0.00	0.00	0
	535 SEWER TAP CONNECTION FEES:	360.28	0.00	120.19	120.19 -	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION	0.00	183,800.00	0.00	183,800.00	0
406-581-90-9101	TRANSFER TO W/S FUND	228,590.00	0.00	0.00	0.00	0
	WASTEWATER CONNECTION F Expenditure T	228,950.28	183,800.00	120.19	183,679.81	0

<u>YTD</u>	<u>406 WASTEWATER CONNECTION FEES</u>	<u>Prior</u>
5.25	Revenues:	26.27
120.19	Expenditures:	228,950.28
114.94 -	Net Income:	228,924.01 -

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
408-343-3560	WATER SDC FEES	1,828,774.28	3,019,600.00	1,114,611.02	1,904,988.98 -	37
408-361-0000	INTEREST EARNED	415.69	100.00	172.50	72.50	172
408-389-5012	CASH FORWARD - WATER SDC	0.00	4,301,700.00	0.00	4,301,700.00 -	0
	WATER SDC FEES Revenue Totals	1,829,189.97	7,321,400.00	1,114,783.52	6,206,616.48 -	15

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
408-533-30-3401	DEVELOPER REIMBURSEMENTS	0.00	500,000.00	0.00	500,000.00	0
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	383.92	0.00	126.91	126.91 -	0
408-533-60-6310	OXFORD WTP PHOSPHATE INJECTION	0.00	156,000.00	0.00	156,000.00	0
408-533-60-6320	WATER USE PERMIT MODIFICATION	0.00	75,000.00	0.00	75,000.00	0
408-533-70-7311	CR501 WATER TREATMENT PLANT PROJECT	0.00	1,075,000.00	0.00	1,075,000.00	0
408-533-70-7351	CR 501 IRON FILTRATION PLANT UPGRADES	0.00	2,000,000.00	20,250.00	1,979,750.00	1
408-533-70-7352	ASHLEY WTP UPGRADES	0.00	550,000.00	0.00	550,000.00	0
	533 Total	383.92	4,356,000.00	20,376.91	4,335,623.09	0

408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	2,709,370.00	0.00	2,709,370.00	0
408-581-90-9101	TRANSFER TO W/S FUND	914,241.53	0.00	0.00	0.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	0.00	222,960.00	111,236.07	111,723.93	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	35,017.20	33,070.00	16,778.73	16,291.27	51
	582 Total	35,017.20	256,030.00	128,014.80	128,015.20	50

	WATER SDC FEES Expenditure Totals	949,642.65	7,321,400.00	148,391.71	7,173,008.29	2
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<u>YTD</u>	<u>408 WATER SDC FEES</u>	<u>Prior</u>
1,114,783.52	Revenues:	1,829,189.97
148,391.71	Expenditures:	949,642.65

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MARCH 11 2024

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966,391.81

Net Income: 879,547.32

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MARCH 11 2024

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
409-343-5560	WASTEWATER SDC FEES	3,981,755.98	5,979,400.00	3,514,599.46	2,464,800.54 -	59
409-361-0000	INTEREST EARNED	860.27	500.00	390.83	109.17 -	78
409-389-5013	CASH FORWARD	0.00	9,500,000.00	0.00	9,500,000.00 -	0
WASTEWATER SDC FEES Revenue Totals		3,982,616.25	15,479,900.00	3,514,990.29	11,964,909.71 -	22

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	388.69	0.00	128.87	128.87 -	0
409-535-60-6310	MILLENIUM PARK REUSE LINE	0.00	3,000,000.00	0.00	3,000,000.00	0
409-535-60-6315	HUEY STREET SANITARY SEWER REROUTE	0.00	480,500.00	2,750.00	477,750.00	1
409-535-70-7346	WWTP FACILITY PLAN	0.31 -	11,751,660.06	320,238.87	11,431,421.19	3
409-535-70-7355	BRIDGE CROSSING PROJECT	0.00	126,477.22	126,477.22	0.00	100
535 Total		388.38	15,358,637.28	449,594.96	14,909,042.32	3

409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	45,662.72	0.00	45,662.72	0
409-581-90-9101	TRANSFER TO W/S REVENUE FUND	753,202.28	0.00	0.00	0.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN I	0.00	4,480.00	2,222.86	2,257.14	50
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PR	0.00	69,810.00	34,902.00	34,908.00	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTR	330.51	310.00	157.40	152.60	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEM	1,075.23	1,000.00	510.25	489.75	51
582 Total		1,405.74	75,600.00	37,792.51	37,807.49	50

WASTEWATER SDC FEES Expenditure Totals		754,996.40	15,479,900.00	487,387.47	14,992,512.53	3
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<u>YTD</u>	<u>409 WASTEWATER SDC FEES</u>	<u>Prior</u>
3,514,990.29	Revenues:	3,982,616.25
487,387.47	Expenditures:	754,996.40

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MARCH 11 2024

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3,027,602.82

Net Income: 3,227,619.85

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MARCH 11 2024

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<u>Revenue Account</u>	<u>Description</u>	<u>Prior Yr Rev</u>	<u>Anticipated</u>	<u>YTD Rev</u>	<u>Excess/Deficit</u>	<u>% Real</u>
601-351-2000	CONFISCATED PROPERTY	0.00	1,500.00	0.00	1,500.00 -	0
601-361-0000	INTEREST	278.76	10.00	65.31	55.31	653
LAW ENFORCEMENT FUND Revenue Totals		278.76	1,510.00	65.31	1,444.69 -	4

<u>Expenditure Account</u>	<u>Description</u>	<u>Prior Yr Expd</u>	<u>Budgeted</u>	<u>YTD Expended</u>	<u>Unexpended</u>	<u>% Expd</u>
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	53,315.00	0.00	53,315.00	0
LAW ENFORCEMENT FUND Expenditure Tota		0.00	53,315.00	0.00	53,315.00	0

<u>YTD</u>	601 LAW ENFORCEMENT FUND	<u>Prior</u>
65.31	Revenues:	278.76
0.00	Expenditures:	0.00
65.31	Net Income:	278.76

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING MARCH 11 2024

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YTD	Grand Totals	Prior
<u>30,782,542.18</u>	Revenues:	<u>64,045,954.74</u>
18,237,560.16	Expenditures:	47,196,655.50
<u>12,544,982.02</u>	Net Income:	16,849,299.24

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 13, 2023 9:00 AM
CITY HALL COMMISSION CHAMBER

(meeting taped)

1. Call to Order

Attendee Name	Title	Status
Ed Wolf	Mayor	Present
Pamala Harrison-Bivins	Mayor Pro Tem/Commissioner	Present
Joe Elliott	Commissioner	Present
Marcos Flores	Commissioner	Present
Julian Green	Commissioner	Present
Jason McHugh	City Manager	Present
Ashley Hunt	City Attorney	Present
Joshua Bills	City Attorney	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Present
Randall Parmer	Police Chief	Present
Melanie Strickland	Development Services Director	Present
Jeremy Hockenbury	Public Works Director	Present
Jason Martin	Assistant Utilities Director	Present

Mayor Wolf brought the meeting to order at 9 a.m., followed by the invocation and Pledge of Allegiance.

2. Consent Agenda/Informational Items

No items were removed from the consent agenda. Items A through K were voted on together. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

A. Expenditure Report

B. Minutes for Approval: July 31, 2023 Special Meeting

C. Minutes for Approval: August 14, 2023 Regular Commission Meeting

D. SP 2303-008 Mister Car Wash - Wildwood

E. Extension for Site Plan Approval SP 2108-002 Ashley Furniture - Wildwood

F. PLAT 2210-003 Tillman Oaks Improvement Plan

G. PLAT 2309-001 VOSO Unit 223 Final Plat

H. PLAT 2309-002 VOSO Unit 224 Final Plat

I. PLAT 2309-003 VOSO Unit 225 Final Plat

J. PLAT 2309-004 VOSO Unit 226 Final Plat

K. Budgeted Financial Items

1. Purchase of Two (2) 2024 Ford Explorer Unmarked Police Vehicles in the Amount of \$81,744.44
2. Purchase of One (1) 2024 Ford Explorer Unmarked Police Vehicle from Duval Ford in the Amount of \$40,872.22
3. Purchase of Six (6) 2023 Ford Interceptor Utility Marked Police Vehicles in the Amount of \$370,985.68
4. Purchase of One (1) Riezler Crawler Camera from Sunbelt Waste Equipment in the Amount of \$83,633.34
5. Purchase of Spare Lift Station Pumps in the Amount of \$25,120.80
6. CR 209 Lift Station Fence Repair in the Amount of \$25,990.00
7. Diffused Air Blower Purchase for Lift Stations 3, 4, 10, 25, and 33 in the Amount of \$52,500.00

8. Annual Computer Updates and Replacements in the Amount of \$33,196.34

3. Presentations and/or Proclamations

A. Quarterly Team Impact Award - Captain John Walker

Police Chief Parmer presented Captain Walker with the Team Impact Award. Sam Bass, on behalf of the American Legion, also presented Captain Walker with a certificate of appreciation.

B. Proclamation of Support for Israel

Mayor Wolf read aloud the proclamation in support of Israel that had been requested by Commissioner Elliott. No comments were offered or received. Vote 5-0. Dennis Roth, the president of the Temple Shalom of Central Florida, addressed the commission and extended a thank you for its support of Israel.

RESULT:	Approved
MOVER:	Commissioner Elliott
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. Proclaim November 13, 2023 as Robert "Bob" Bernstein Day

Mayor Wolf read aloud the proclamation for Robert "Bob" Bernstein Day. Mr. Bernstein's son, Wyatt, was in attendance at the meeting to receive the proclamation in his father's honor. Wyatt addressed the Mayor and Commission and expressed his appreciation. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Green
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

4. Public Hearings - Timed - Legislative

A. **Swear in City Staff and Public Speakers**

B. FY23 Final Budget Amendment

Mayor Wolf read aloud the title of Resolution R2023-28 FY23 Final Budget Amendment. The item was presented by Assistant CFO Lynzey McClellan. In preparation for the FY23 year-end close out, the budget was reviewed, and certain items were identified as over budget and in need of a final budget amendment. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green

SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. Modification of the Interlocal Service Boundary Agreement (ISBA) with the Sumter County BOCC

Mayor Wolf read aloud the title of Ordinance O2023-62 Modification of the Interlocal Service Boundary Agreement (ISBA) with the Sumter County BOCC. The item was presented by City Manager McHugh. The Villages Community Development District petitioned the Sumter County Board of County Commissioners (BOCC) to create a dependent district to fund and manage fire and emergency medical services within the service areas of The Villages Public Safety Department, which included properties within the city limits. In response, McHugh, the County Administrator, and respective legal counsel created the proposed ordinance to grant the Sumter County BOCC the authority to establish a dependent district pursuant to Section 189.02 Florida Statutes. It further allowed the BOCC to create a municipal service taxing unit (MSTU) or municipal services benefit unit (MSBU) to fund the future Villages Public Safety Department Dependent District, and extended the ISBA an additional 20 years. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Flores
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

5. Public Hearings - Timed - Quasi-Judicial

A. AN 2306-001 Oxford Commons

Mayor Wolf read aloud the title of Ordinance O2023-57 AN 2306-001 Oxford Commons. The item was presented by Development Services Director Strickland. The applicant, William (Bill) A. Ray, on behalf of the owner, KP Properties of Lake County, LLC, submitted a voluntary annexation application for parcels D18-019, D18-020, and D18-022. The property to be annexed totaled 0.744 acres MOL and was located south along E C 466, approximately 0.23 miles west of N US 301. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. AN 2305-001 Summers

Mayor Wolf read aloud the title of Ordinance O2023-24 AN 2305-001 Summers. Development Services Director Strickland presented the item. The applicant, LPG Urban & Regional Planners, LLC, representing the owner, Bryan Summers, submitted a voluntary annexation application for parcel G15C017. The property to be annexed totaled 0.8 acres MOL and was located at the intersection of E SR 44 and CR 149. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Commissioner Flores
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. AN 2309-001 Summers Gym

Mayor Wolf read aloud the title of Ordinance O2023-60 AN 2309-001 Summers Gym. Development Services Director Strickland presented the item. The applicant, Michael Rankin of LPG Urban & Regional Planners, LLC representing the owner, Bryan Summers, submitted a voluntary annexation application for parcel G15C016. The property to be annexed totaled 0.8 acres MOL and was located at the intersection of E SR 44 and CR 149. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. AN 2309-003 Wildwood East

Mayor Wolf read aloud the title of Ordinance O2023-61 AN 2309-003 Wildwood East. Development Services Director Strickland presented the item. The applicant, Michael Rankin of LPG Urban & Regional Planners, LLC representing the owner, Southwinds Commercial LTD, submitted a voluntary annexation application for parcel G04-013. The property to be annexed totaled 3 acres MOL and was located along CR 144, approximately 0.14 miles east of the intersection of CR 144 and Powell Road. No comments were offered or received. Vote 5-0.

RESULT:	Adopted
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

6. Public Forum - 4 minute time limit

Mike Rankin of LPG addressed the Commission and extended a thank you for the approval of his projects. Emily Green of the Jewish Conservatives Club also addressed the Commission to extend a thank you for the Israel support proclamation.

7. Ordinances First Reading Only (No Vote)

None.

8. Resolutions for Approval

A. Resolution in Support of Legislative Appropriation Request for the Water Reclamation Facility

Mayor Wolf read aloud the title of Resolution R2023-31 in support of a legislative appropriation request for the water reclamation facility. Assistant City Manager/CFO Smith

presented the item. The Executive Department coordinated with Representative John Temple and Senator Blaise Ingoglia regarding submission of the legislative appropriation request to fund a portion of the planned improvements at the city's main water reclamation facility. The resolution memorialized the city's request for support of the project in the amount of \$4 million. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Flores
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

9. Financial & Contracts & Agreements

A. Pleasantdale Drive Pay Application No. 5 in the Amount of \$126,252.91

The item was presented by Public Works Director Hockenbury. The Pleasantdale Drive improvement project was approved by the Commission and awarded to DB Civil Construction, LLC on March 27th, 2023. DB Civil Construction requested Pay Application No. 5 in the amount of \$126,252.91 for completed site work, curbs, sidewalk, and driveways, among other tasks, from September 27th through October 25th, 2023. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

B. Huey Street Parking and Pond Project Pay Application No. 1 in the Amount of \$166,033.48

The item was presented by Public Works Director Hockenbury. The Huey Street parking and pond project was approved by the Commission and awarded to Bulldog Sitework LLC on July 31st, 2023. Bulldog Sitework requested Pay Application No. 1 in the amount of \$166,033.48 for site work completed from October 8th through November 3rd, 2023. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

C. Broken Oak Drive Project Pay Application No. 1 in the Amount of \$170,992.45

The item was presented by Public Works Director Hockenbury. The Broken Oak Drive improvement project was approved by the Commission and awarded to Southern Times Service, LLC on September 25th, 2023. Southern Times Service, LLC requested Pay Application No. 1 in the amount of \$170,992.45 for completed site work from October 4th through October 31st, 2023. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

D. Millennium Park Reuse Extension Phase 1 Final Pay Application in the Amount of \$24,089.62

The item was presented by Assistant Utilities Director Martin. In May 2023, the Commission awarded Phase 1 of the Millennium Park Reuse Extension project to Pave-Rite, Inc. The project was completed and staff requested approval of the final pay application for \$24,089.62. Included in the pay application was change order no. 1, with a credit of \$8,141.96 back to the city. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Green
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

E. Kimley-Horn WA No. 3 for CR 501 Water Treatment Plant Iron Filtration Plan Additions in the Amount of \$27,500.00

The item was presented by Assistant Utilities Director Martin. In April 2019, the Commission authorized Kimley-Horn to design an iron filtration system for the CR 501 Water Treatment Facility. The plans were completed, but the project to construct the updates was tabled until funding was available. During that time, staff conducted further system-wide sampling to confirm the requirements of the filter unit. The results showed additional chemical dosing for the iron filters would be necessary to adjust the pH levels of the raw water, ensuring more efficient removal of iron. Kimley-Horn requested Work Authorization No. 3 to design the additional chemical systems and conduct the construction project's bid administration services for \$27,500.00. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Flores
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

F. Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Pay App No. 1 in the Amount of \$94,630.31

The item was presented by Assistant Utilities Director Martin. The Commission awarded the Continental WWTF Decommissioning and SR 44 Force Main project to DB Civil Construction LLC on June 26, 2023. DB Civil requested Pay Application No.1 for completed work on this project through October 25, 2023, in the amount of \$94,630.31. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Flores

SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

G. Utility Line Replacement on the Chitty Chatty Bridge Final Invoice in the Amount of \$126,477.22

The item was presented by Assistant Utilities Director Martin. On May 22, 2023, the Commission authorized RCM Utilities to replace the degraded utility mains on the Chitty Chatty Bridge for the amount of \$205,840.00. Once construction began, it was discovered that the two lines running across the bridge were both water lines. At that time, staff determined it was best to consolidate the two lines and run one main line across the bridge. The result was a reduction in scope and price of \$79,362.78. The item was the final invoice for the project. No comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Elliott
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

10. General Items for Consideration/Discussion and Other Business

A. City of Wildwood Employee Holiday Bonus Discussion

The item was presented by City Manager McHugh. In recent years, the Commission rewarded city employees with a \$300 bonus check during the holiday season. Funds were again included in the FY24 budget to continue with the recent tradition. McHugh sought direction from the Commission to continue or discontinue the bonus. A discussion was held by the Commission regarding this. Commissioner Green made a motion to continue the holiday bonus that was budgeted for FY24, and Commissioner Bivins seconded. Another discussion was held regarding whether to include the bonus in the FY25 budget. Mayor Wolf requested the motion be amended to include the decision for next year. Commissioner Green was not comfortable amending, and kept the motion the same. No further comments were offered or received. Vote 2-3.

RESULT:	Failed
MOVER:	Commissioner Green
SECONDER:	Mayor Pro Tem/Commissioner Harrison-Bivins
AYES:	Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Green
NAYES:	Mayor Wolf, Commissioner Elliott, Commissioner Flores

B. Parking Garage Discussion

The item was presented by City Manager McHugh, who requested feedback from the Commission on the design and name of the Main Street Parking Garage. Proposed renderings of the downtown parking garage were included in the packet to aid in decision-making. A discussion was held regarding naming options as well as design aspects of the building. The consensus was to keep the city's original logo and name the building Main Street Parking Garage. No further comments were offered or received. Vote 5-0.

RESULT:	Approved
MOVER:	Commissioner Flores
SECONDER:	Commissioner Elliott
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

11. Appointments

None.

12. City Manager Reports

A. Local Infrastructure Projects Construction Update

B. Employee Benefit Evaluation Memo

City Manager McHugh provided a brief explanation of the memo submitted by HR Director Melissa Tuck regarding employee benefits and the next steps forward to improving them.

C. FDOT Update on I-75 Improvements

City Manager McHugh attended a meeting with FDOT regarding an update on the I-75 Improvements project by FDOT.

McHugh also advised of parking lot closures during site testing for the parking garage project. Commissioner Flores requested an update on the plans to aid in residents crossing the road to visit businesses while the lot is closed. McHugh stated he was coordinating with Police Chief Parmer and FDOT on options for residents.

13. Other Department Reports

A. Police Department Report

Police Chief Parmer presented the item. Mayor Wolf and Commissioner Elliott provided positive comments on the police department and the information included in the report.

14. Commission Members Reports

Commissioner Elliott stated he believed residents should follow the police department mantra, "If you see something, say something." He also attended Government Day and gave kudos to Assistant City Manager/CFO Smith and Development Services Director Strickland for representing the city well. Elliott also stated that he enjoyed the decorations in the City Hall lobby for Veterans Day, and believed the names posted should be memorialized in some way. Lastly, he advised that he would be a judge for the upcoming Teen Court session.

Commissioner Green attended the recent Leadership Summit, where he served as a moderator and provided the opening statements as the new Chair for the East Central Florida Regional Planning Council (ECFRPC). He also stated that the Diamond Awards for the ECFRPC would be held in January.

15. City Attorney Reports

None.

16. Adjournment

The meeting was adjourned at 10:09 a.m.

RESULT:	Adjourned
MOVER:	Mayor Pro Tem/Commissioner Harrison-Bivins
SECONDER:	Commissioner Green
AYES:	Mayor Wolf, Mayor Pro Tem/Commissioner Harrison-Bivins, Commissioner Elliott, Commissioner Flores, Commissioner Green

Upcoming Events

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

ATTEST: _____
Jessica Barnes, City Clerk

BY: _____
Ed Wolf, Mayor

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2207-002 New Horizon Plaza Improvement Plan

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

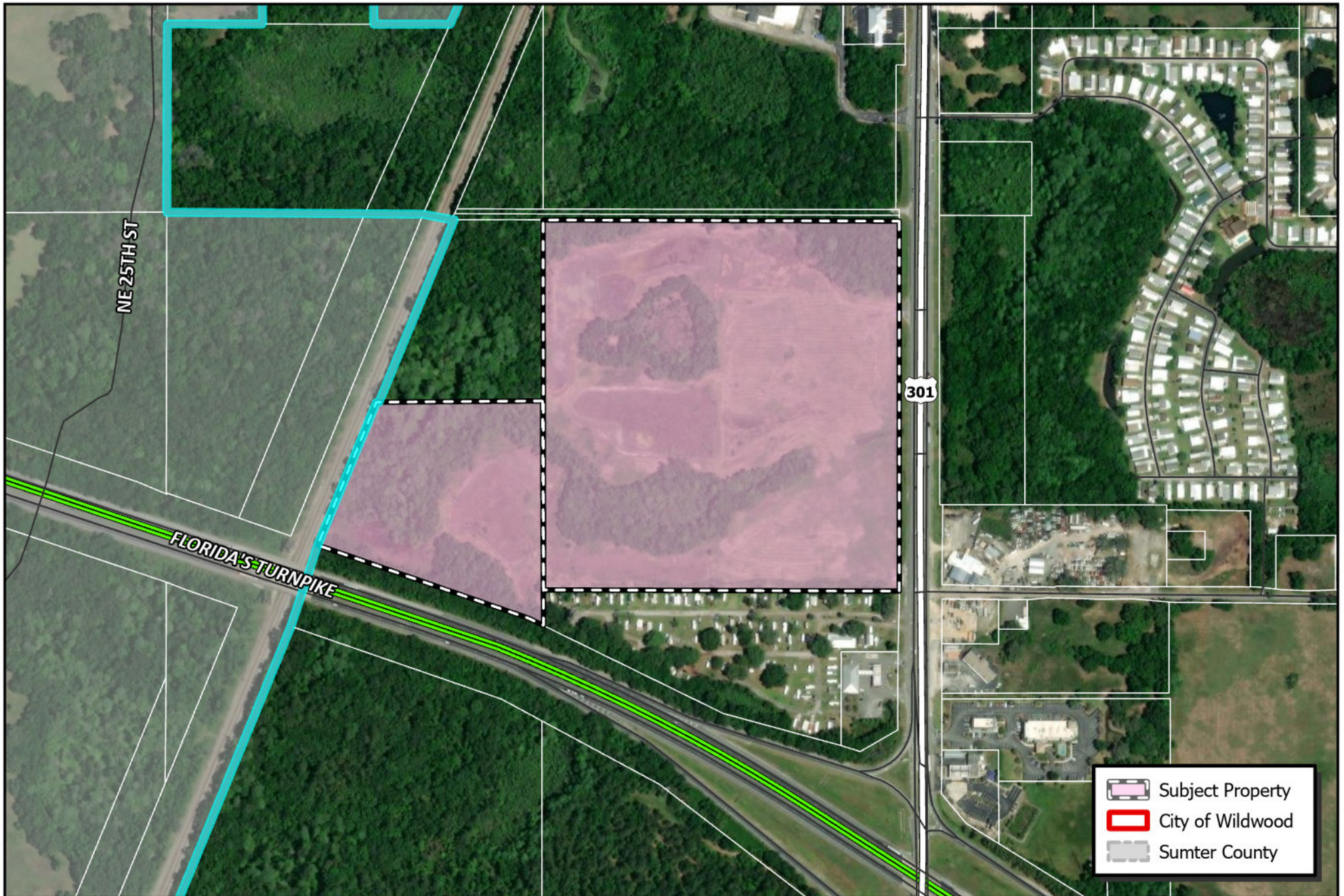
Case Number	PLAT 2207-002 New Horizon Plaza Improvement Plan
Owner/Applicant(s)	1200 New Horizon, LLC
Acreage	14.28 +/-
Property Location	The subject property is generally located approximately 0.25 miles south of E SR 44, west along S Main Street, and approximately 0.09 miles north of the Florida Turnpike.
Parcel(s)	G18-009 & G18-039

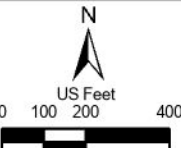
The applicant is seeking approval from the City Commission for the construction of a subdivision consisting of 8 commercial lots, per the attached plan.

PLAT 2207-002 meets the criteria set forth within the F.S. 177, Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Dated: 03/05/2024
Amanda Bondi
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 100 200 400	PLAT 2207-002 NEW HORIZON IMPROVEMENT PLAN PARCEL G18-009 & G18-039	MAP 1B LOCATION MAP FEB 2024
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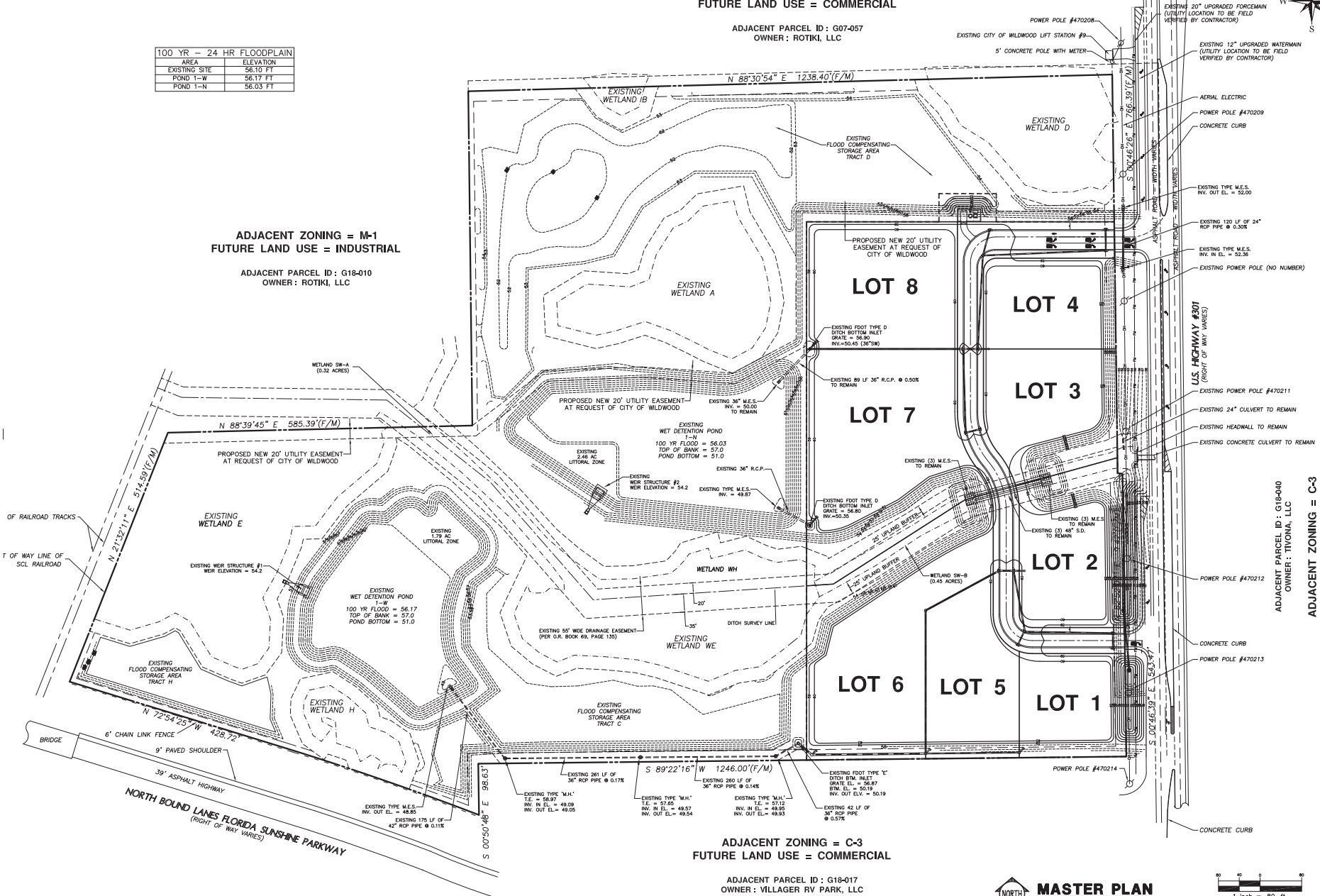
100 YR - 24 HR FLOODPLAIN	
AREA	ELEVATION
EXISTING SITE	56.10 FT
POND 1-W	56.17 FT
POND 1-N	56.03 FT

ADJACENT ZONING = M-1
FUTURE LAND USE = INDUSTRIAL

ADJACENT PARCEL ID: G18-010
OWNER: ROTIKI, LLC

ADJACENT ZONING = C-3
FUTURE LAND USE = COMMERCIAL

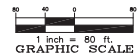
ADJACENT PARCEL ID: G07-057
OWNER: ROTIKI, LLC



ADJACENT ZONING = C-3
FUTURE LAND USE = COMMERCIAL

ADJACENT PARCEL ID: G18-017
OWNER: VILLAGER RV PARK, LLC

MASTER PLAN
SCALE: 1"=80'



RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34448
TEL: (352) 767-7448
FAX: (352) 767-7412
keith@riddle-nem.com
CUG 00000003

RIDDLE NEWMAN ENGINEERING INC.

REV #	REV #	REV #	REV #	REV #	REV #
1	2	3	4	5	6
REVISED LAYOUT	REVISED PER FOOT	REVISED PER SWAMP, WILDOOD & FOOT	REVISED PER SWAMP & WILDOOD	REVISED PER SWAMP & WILDOOD	REVISED PER SWAMP & WILDOOD
1/1/24	3/21/23	3/21/23	1/26/23	1/26/23	1/26/23

KEITH E. RIDDLE, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 38800

NEW HORIZON PLAZA
FLORIDA
WILDOOD

DRWN: R.S.H.
CHKD: K.E.R.
SCALE: 1"=80'
DATE: 6/30/22
PROJECT NO: 18.09

MASTER PLAN

ADJACENT ZONING = C-3
FUTURE LAND USE = COMMERCIAL

ADJACENT PARCEL ID: G18-040
OWNER: TIVONA, LLC

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FILE: 18.09 New Horizon Plaza

SHEET NO.

C1.4

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant is seeking a favorable recommendation for the construction of a subdivision consisting of 8 commercial lots with associated infrastructure from the City of Wildwood Planning and Zoning Board/Special Magistrate for the New Horizon Plaza Improvement Plan on 14.28 acres, MOL. The subject property is generally located approximately 0.25 miles south of E SR 44, west along S Main St, and approximately 0.09 miles north of the Florida Turnpike.

Case Number: PLAT 2207-002 New Horizon Plaza Improvement Plan

Applicant(s): 1200 New Horizon, LLC

Owner(s): 1200 New Horizon, LLC

Parcel(s): G18-009 & G18-039

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed improvement plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.5, the Special Magistrate recommends approval.

Dated: March 5, 2024



Lindsay C. T. Holt

Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **PLAT 2207-003 Densan Park Phase 2 Improvement Plat Plan**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: PLAT 2207-003

Parcel Number(s): D08-016, D08-018, D08-040, D09-016, D09-017, D09-046 & D09N071

Acreage: 28.75 +/-

Property Location: Generally located along CR 101, just north of Parkwood Subdivision

Owner: Densan Partners, LLC

Applicant: Dennis Ferguson with Densan Partners, LLC

The applicant is seeking a favorable recommendation from the City of Wildwood City Commission for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, one (1) Volleyball Court, One (1) Tennis/Multi-use Court, Two (2) Pickleball Courts, Restroom Facilities, seven parking spaces including one (1) ADA Florida Accessible Parking Space, retention pond areas, landscaping buffers and associated utilities and grading infrastructure on 28.75 acres MOL, as per the attached plans.

The applicant proposes a typical lot width of 55 feet by 120 feet or 0.15 acres in size.

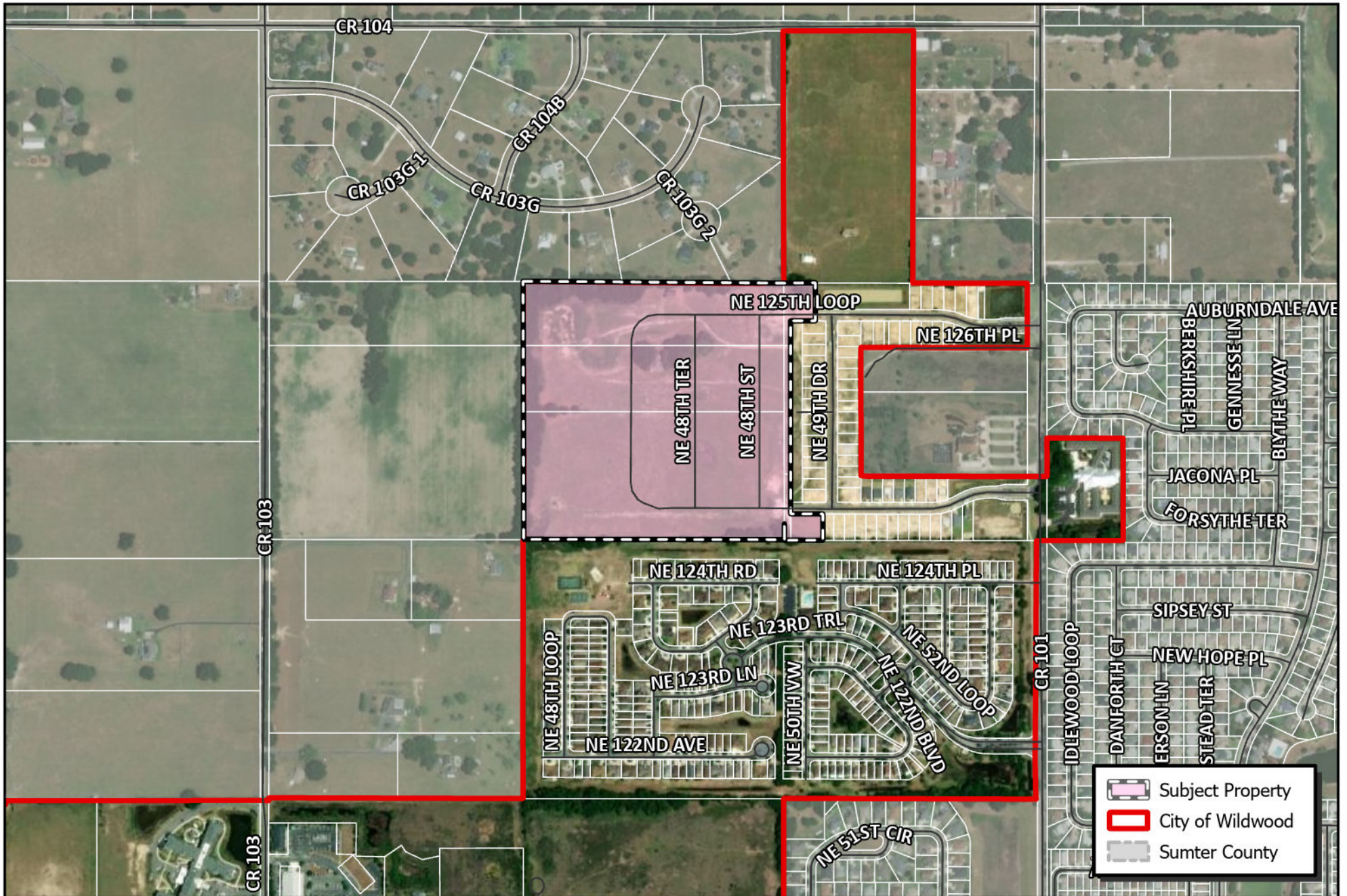
PLAT 2207-003 meets the criteria set forth in the F.S. Chapter 177, the City's Design District Standards, the City's Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

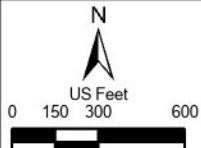
The Improvement plan also abides by the terms of the Planned Development Agreement Ordinance O2019-54 for the Densan Park Development Phases 1 and 2.

DATED: 3/5/2024

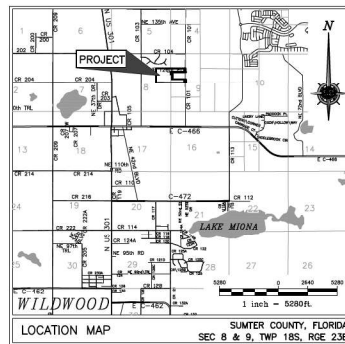
A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 150 300 600	PLAT 2207-003 DENSAN PARK PHASE 2 IMPROVEMENT PLAN PARCEL D08-06, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071		MAP 1B
		LOCATION MAP		FEB 2024

The engineer expressly reserves the exclusive common law copyright and property rights to these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.



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PRELIMINARY PLAN	OF 1		
APPENDIX	A		
APPENDIX	A		
APPENDIX	A		
BOUNDARY SURVEY	1 of 1		

OWNER/DEVELOPER:
DENSA PARTNERS, LLC
668 WILLOW ROAD
FRANKLIN SQUARE, NY 11010
PHONE: (516) 668-3467

ENGINEER:
SPRINGSTEAD ENGINEERING, INC.
DAVID SPRINGSTEAD, P.E.
727 S. 14TH STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-1414
FAX: (352) 787-7221

SURVEYOR:
BOHANON & ASSOCIATES LAND SURVEYING, LLC
JIMMY LEE BOHANON
P.O. BOX 5477
OCALA, FLORIDA 34478
PHONE: (352) 236-2212

PERMITTING AGENCIES:
SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT - ERP
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION - WATER DISTRIBUTION & WASTEWATER COLLECTION
CITY OF WILDWOOD - WATER, WASTEWATER
SUMTER COUNTY - DEVELOPMENT ORDER

NOTE:
THE DRAINAGE SYSTEM, IF CONSTRUCTED AND MAINTAINED AS DESIGNED CAN PROVIDE FOR THE 100-YEAR, 24-HOUR DESIGN STORM OR GREATER WITHOUT ADVERSELY AFFECTING THE ADJOINING PROPERTIES. THE CONVEYANCE SYSTEM IS DESIGNED FOR THE 10-YEAR STORM EVENT PER FDOT I-D-F CURVES.

MASS GRADING NOTE:
MASS GRADING INCLUDES DIRT EARTHWORK AND PIPE INSTALLATION
ALONG WITH THE EXCAVATION OF THE WRA'S.

Digitally signed
by David W
Springstead
Date: 2024.01.12
'12:50:17 -05'00



FLORIDA REGISTRATION No. 48226

**Springstead
Engineering, Inc.**



**Consulting Engineers
Planners**
CA-0001723
LB-0001723
727 South 14th Street
Leesburg, Fl. 34748
(952) 262-1414

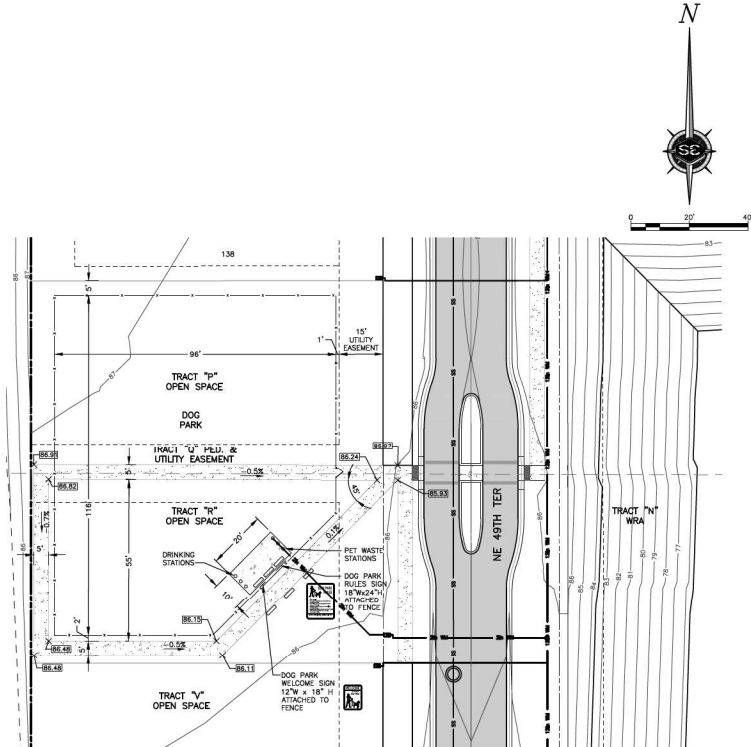
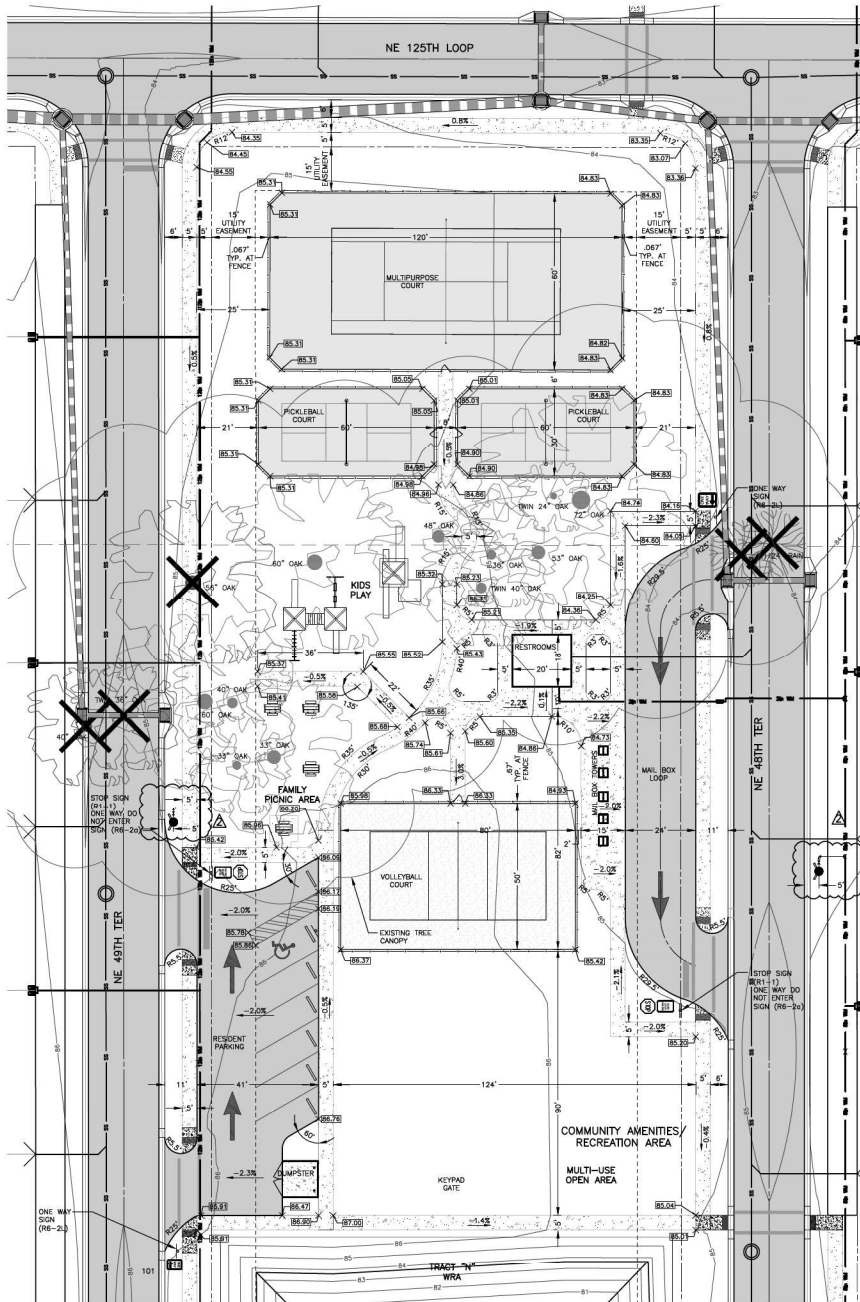
SCALE:	FILE:	DATE:
AS SHOWN	1 COVER	3/2020
DESIGN:	DRAWN:	CHECKED:
<i>MD</i>	SKK	<i>MD</i>

DRAWING:	
COVER	
CLIENT:	
DENSAN PARTNERS, LLC.	
DENSAN PARK PHASE 2	
JOB NO.:	SHEET:
0410025.007	1
	OF: 35

[illegible]

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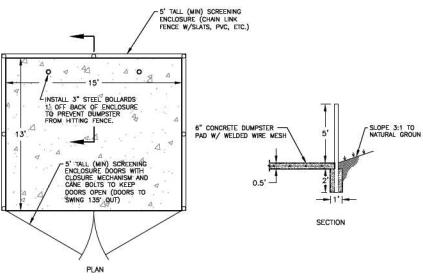
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ADA INSTRUCTIONS TO CONTRACTOR:

CONTRACTORS SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA (HANDICAPPED) ACCESSIBLE COMPONENTS FOR THIS SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO THE POINTS OF ACCESSIBLE BUILDINGS/USERS SHALL COMPLY WITH THESE ADA LAWS. REQUIREMENTS, THESE INCLUDED, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. PARKING SPACES AND PARKING ADJACENT SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) IN ANY DIRECTION.
2. CURB RAMP SLOPE SHALL NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET. LANDINGS SHALL BE PROVIDED AT EACH END OF RAMP. RAMP SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) CROSS SLOPE.
3. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE SHALL PROVIDE 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. CURB OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH. THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0% OR 5/8" PER FOOT) IN THE DIRECTION OF TRAVEL AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) CROSS SLOPE WHERE PATH OF TRAVEL WILL BE GREATER THAN 120 (5.0%), AN ADA RAMP WITH MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND FENCES. LANDINGS ON EACH END THAT ARE CROSS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE.
4. DOWNHILLS SHALL HAVE A LEVEL LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG. EXCEPT WHERE OTHERWISE PERMITTED BY ADA STANDARDS FOR ALTERNATE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).
5. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.



DUMPSTER PAD DETAIL

DUMPSTER.DWG



0 20' 40'

CLIENT: DENSAN PARTNERS, LLC.		PROJECT: DENSAN PARK PHASE 2		DRAWING: COMMUNITY AMENITIES-SITE PLAN & GRADING		5 of 35	
DATE: 01-11-24		DWG: REV. BY: DISCUSSION		DATE: 01-11-24		DWG: REV. BY: DISCUSSION	
DAVID W. SPRINGSTEAD, P.E.		FLORIDA REGISTRATION NO. 48229		DAVID W. SPRINGSTEAD, P.E.		FLORIDA REGISTRATION NO. 48229	
Springstead Engineering, Inc.		Consulting Engineers Planners		Springstead Engineering, Inc.		Consulting Engineers Planners	
CA-0001723		LB-0001723		CA-0001723		LB-0001723	
727 South 144th Street		Leesburg, FL 34748		727 South 144th Street		Leesburg, FL 34748	
(352) 787-1414		(352) 787-1414		(352) 787-1414		(352) 787-1414	
SCALE: FILE: DATE:		AS NOTED: COMPANY: 03/22		DESIGN: DRAWN: CHECKED:		SKK: ALP	
DRAWING: COMMUNITY AMENITIES-SITE PLAN & GRADING		CLIENT: DENSAN PARTNERS, LLC. DENSAN PARK PHASE 2		JOB NO.: 0410025.007		SHEET: 5 OF 35	

LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS

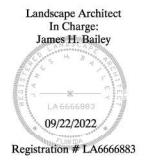
FOR

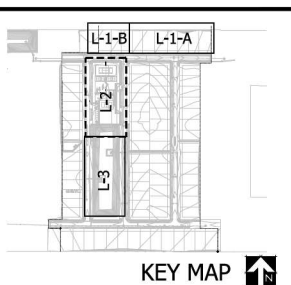
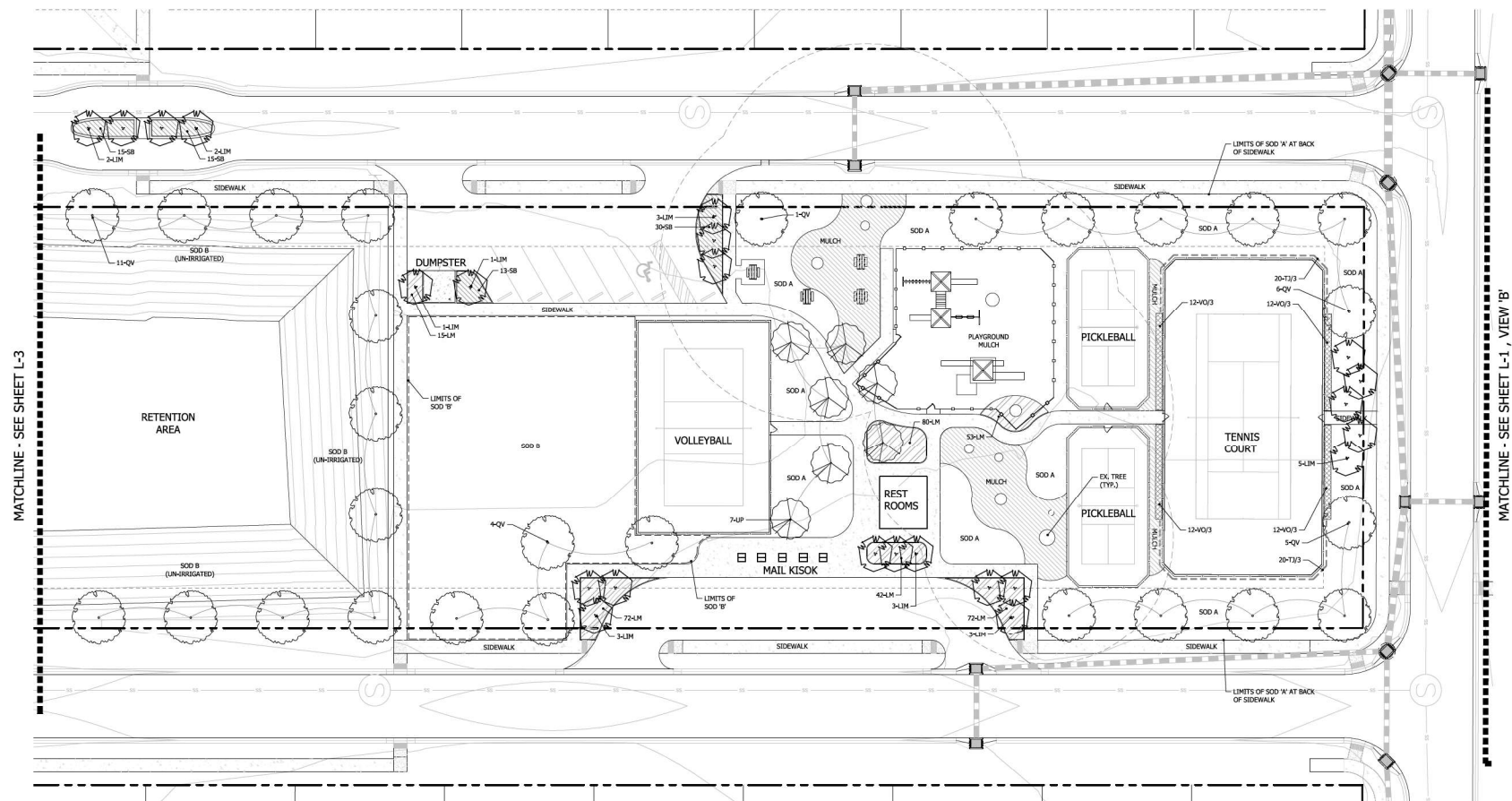
DENSAN PARK - PH. 2

July 07, 2022

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L-1	Landscape Plan
L-2	Landscape Plan
L-3	Landscape Plan
L-4	Notes, Details, and Plant Schedule
L-5	Landscape Specifications
IR-1	Irrigation Plan
IR-2	Irrigation Plan
IR-3	Irrigation Plan
IR-4	Irrigation Notes, Details, and Irrigation Schedule





DENSAN PARK-PH.2
COMMUNITY PARK LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey



Registration # LA6666883

NO:	
DATE:	07-07-2022
DRAWN BY:	JA
CHECKED BY:	JA
REVISION NO:	
SHEET	L-2

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of Densan Park Phase 2, a single-family residential subdivision proposing 70 lots and multiple amenities including a playground, one (1) Volleyball Court, One (1) Tennis/Multi-use Court, Two (2) Pickleball Courts, Restroom Facilities, seven parking spaces including one (1) ADA Florida Accessible Parking Space, retention pond areas, landscaping buffers and associated utilities and grading infrastructure on 28.75 acres MOL. The subject parcels are zoned R-2 and it's generally located along CR 101, just north of the Parkwood Subdivision. The application was heard at the February 13 Project Review Committee meeting.

Case: PLAT 2207-003 Densan Park Phase 2 Improvement Plan
Applicant(s): Dennis Ferguson with Densan Partners, LLC
Owner(s): Densan Partners, LLC
Parcel(s): D08-016, D08-018, D08-040, D09-016, D09-016, D09-046 & D09N071

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval.

Dated: March 5, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2305-004 Tillman Villas Improvement Plan

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

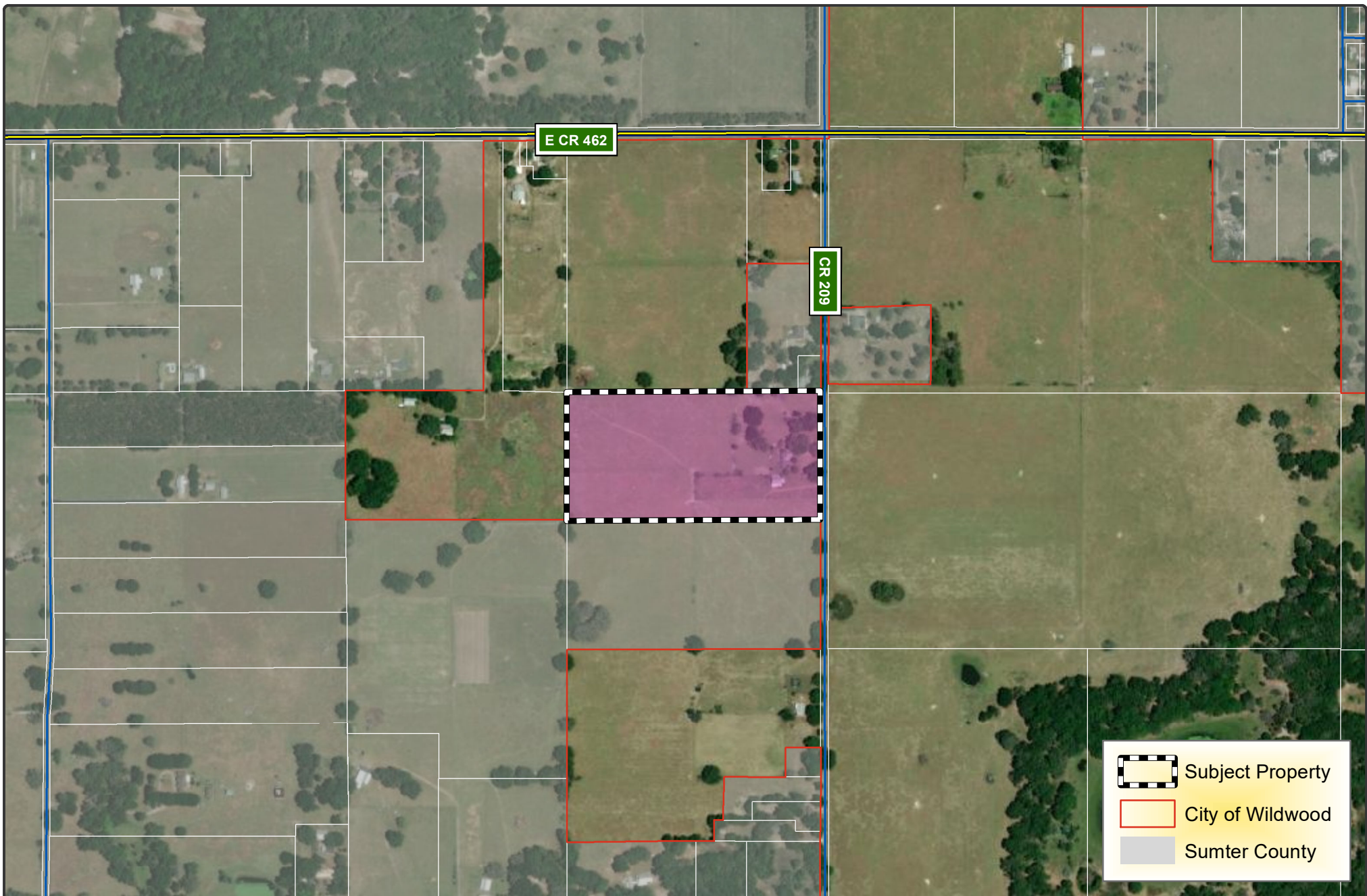
Case Number	PLAT 2305-004 Tillman Villas Improvement Plan
Owner(s)	Tillman Oaks Investments, LLC
Applicant(s)	Kim Fischer
Acreage	20.21 +/-
Property Location	The subject property is generally located west along CR 209, approximately 0.25 miles south of E C 462, and approximately 0.62 miles north of CR 232.
Parcel(s)	C36-005

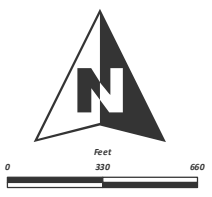
The applicant is seeking approval from the City Commission for the construction of 160 single-family attached lots with associated infrastructure, per the attached plans. This project will be sharing amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which includes a playground, two dog parks, and a recreation area, per the attached approved plan.

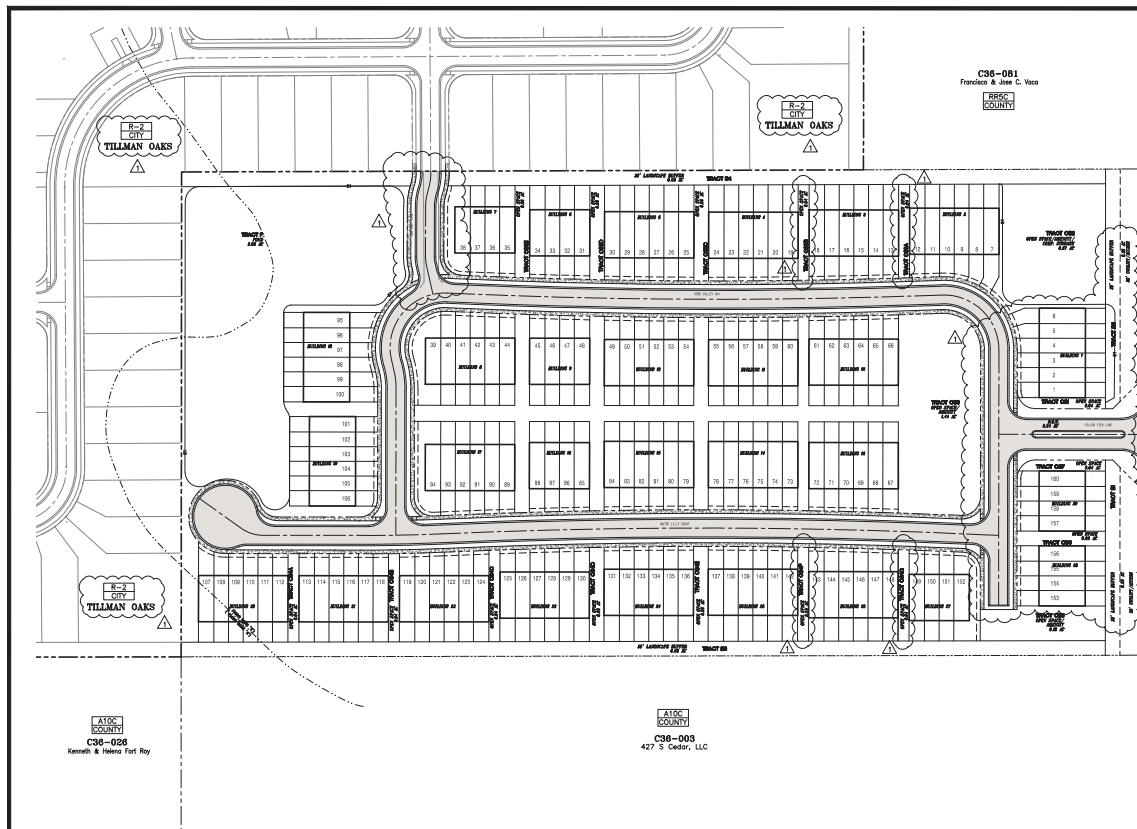
PLAT 2305-004 meets the criteria set forth within the F.S. 177, Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.



Dated: 03/05/2024
Amanda Bondi
Planner II, Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 330 660	PLAT 2305-004		MAP 1B
		TILLMAN VILLAS IMPROVEMENT PLAN		LOCATION MAP
		PARCEL C36-005		AUGUST 2023



C36-001
Francisco & Jose C. Vaca

C36-003
427 S Cedar, LLC

C36-006
Kenneth & Helen Fort Roy

RSJC COUNTY
D31-015
Juan & Olivia Diaz

RSJC COUNTY
D31-006
KL Tiedel Ocala, LLC

GRAPHIC SCALE

1 inch = 40 ft

1 (IN FEET)

1 inch = 40 ft

SITE DATA

TOTAL AREA = 30.71 ACRES

PROPOSED DEVELOPMENT = MULTI-FAMILY RESIDENTIAL

PARCEL ID = C36-005

CURRENT ZONING = R-3

CURRENT FID = MOR

MINIMUM LOT WIDTHS = 20 FT

MINIMUM LOT DEPTHS = 120 FT

PROPOSED DENSITY = 7.92 UNITS / ACRE

MINIMUM LOT AREA = 2,400 SF

LOT SIDE SETBACKS = 10 FT

LOT FRONT SETBACKS = 30 FT

LOT REAR SETBACKS = 27 FT

STREET SIDE SETBACK = 15 FT

MAX BLDG HEIGHT = 35 FT (3 STORIES)

MAX ALLOWABLE DENSITY = 9 UNITS PER ACRE

TERRACE MAX ALLOWED = 8 X 20.21 = 162 UNITS

SITE NOTES

- PROJECT IS WITHIN THE JURISDICTION OF THE CITY OF WILDWOOD.
- PROJECT WILL COMPLY WITH CITY OF WILDWOOD LDR & DSS.
- THE STORMWATER MGMT SYSTEM WILL COMPLY WITH SWFMD.
- WATER, SEWER AND REUSE WILL COMPLY WITH THE CITY OF WILDWOOD REQUIREMENTS.
- FIRE PROTECTION WILL COMPLY WITH THE CITY OF WILDWOOD.
- ROADS WILL BE PRIVATE.
- A MANDATORY HOA SHALL BE CREATED.
- FIVE (5) FOOT WIDE SIDE YARD DRAINAGE EASEMENTS ARE HEREBY REQUIRED ON ALL LOTS; POOL EQUIPMENT, WATER SOFTENERS, AND SIMILAR FACILITIES SHALL NOT BE PERMITTED WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINES. AIR CONDITIONER UNITS SHALL NOT BE WITHIN THREE (3) FEET OF THE SIDE PROPERTY LINE UNLESS ELEVATED 12 INCHES MINIMUM AND MOUNTED TO THE STRUCTURE IN A MANNER NOT OBSTRUCTING SIDE YARD PASSAGE OF THE FUNCTION AND MAINTENANCE OF THE DRAINAGE EASEMENT.
- A LEGAL INSTRUMENT WILL BE CREATED PROVIDING FOR THE MANAGEMENT OF COMMON AREAS AND FACILITIES.
- ALL OPEN SPACE WILL BE PLACED IN TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL MEET THE REQUIREMENTS OF CITY OF WILDWOOD LDR & DSS.
- 20% OF COMMON USABLE OPEN SPACE, INCLUDING UP TO 50% OF ALL RETENTION AREAS WILL COUNT TOWARDS THE REQUIRED OPEN SPACE.
- NOT LESS THAN 100% OF THE LANDSCAPING IN THE COMMON AREAS THAT ARE REQUIRED TO BE LANDSCAPED BY THE LDR & DSS WILL BE FLORIDA FRIENDLY LANDSCAPING. FLORIDA FRIENDLY LANDSCAPING SHALL BE DEFINED AS LANDSCAPING THAT IS SUITABLE FOR THE CLIMATE AND SOILS OF FLORIDA AND MUST BE REFLECTED IN THE HOMEOWNERS ASSOCIATION BYLAWS. THE HOMEOWNERS ASSOCIATION DED RESTRICTIONS AND GOVERNING DOCUMENTS WILL REQUIRE FLORIDA FRIENDLY LANDSCAPING ON INDIVIDUAL LOTS.
- THE PROJECT LIES WITHIN THE 100 YR FLOOD ZONE-AE AND X, PER FEMA PANEL NO. 12177C0009, DATED SEP. 28, 2007.
- ALL UNSUITABLE SUBSOIL SUCH AS MUCK, CLAY, AND/OR ROCK WILL BE REMOVED BEFORE PLACING OF FILL.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATUTES REGARDING THE INSTALLATION.
- ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST CONFORM TO THE MANUAL AND SPECIFICATIONS PUBLISHED BY THE FHDI, TO INCLUDE BUT NOT LIMITED TO SIGN SIZE AND HEIGHT.
- CORNER LOTS IN RESIDENTIAL DEVELOPMENT WITH FRONTAGE ON AN ARTERIAL AND ANOTHER ROAD SHALL BE ALLOWED A DRIVEWAY CONNECTION TO THE ROAD WITH THE LOWEST FUNCTIONAL CLASSIFICATION.
- NON-RESIDENTIAL CORNER LOTS WITH FRONTAGE ON AN ARTERIAL OR COLLECTOR AND ANOTHER ROAD MAY BE ALLOWED A DRIVEWAY ON THE ARTERIAL ROAD.
- 100 YR FLOOD ELEVATION = 54.49

LEGEND

PROPOSED ROW

PROPOSED DRAINAGE INLET

PROPOSED CURB INLETS

PROPOSED CURB

SITE BOUNDARY LINE

EXISTING EDGE OF PWT

DRAINAGE PIPE

PROPOSED EASEMENT

SANITARY MAN

WATER MAIN

RECLAIM WATER MAIN

FORCE MAIN

STORM MANHOLE

SANITARY MANHOLE

CONCRETE SIDEWALK

(TYP.) TYPICAL

HC HANDCAP

SW SIDEWALK

UE UTILITY EASEMENT

R25' 5' RADIUS DE DRAINAGE EASEMENT

LF LINEAR FEET

SF SQUARE FEET

WATER SERVICE (DOUBLE/SINGLE)

RECLAIM SERVICE (DOUBLE/SINGLE)

SANITARY SERVICE (DOUBLE/SINGLE)

TRACT COUNTY

ZONING COUNTY OR CITY

TYPICAL 4-UNIT LOT LAYOUT

NOT TO SCALE

TYPICAL 6-UNIT LOT LAYOUT

NOT TO SCALE

TH TRACT DATA

TRACT	SIZE	DESCRIPTION	OWNERSHIP/MAINTENANCE
RW	3.54 AC	ROW	CITY OF WILDWOOD
B1	0.29 AC	LANDSCAPE BUFFER/UTIL. EASEMENT/OPEN SPACE	HOA
B2	0.36 AC	LANDSCAPE BUFFER/UTIL. EASEMENT/OPEN SPACE	HOA
B3	0.58 AC	LANDSCAPE BUFFER/OPEN SPACE	HOA
B4	0.58 AC	LANDSCAPE BUFFER/OPEN SPACE	HOA
OS1	0.04 AC	OPEN SPACE	HOA
OS2	0.57 AC	OPEN SPACE/AMENITY RECREATION	HOA
OS3A-OS3C	0.32 AC	OPEN SPACE	HOA
OS4A-OS4D	0.32 AC	OPEN SPACE	HOA
OS5	0.18 AC	OPEN SPACE/AMENITY RECREATION	HOA
OS6	0.06 AC	OPEN SPACE	HOA
OS7	0.04 AC	OPEN SPACE	HOA
OS8	1.44 AC	OPEN SPACE/AMENITY RECREATION	HOA
P	2.08 AC	POND	HOA
	9.87 AC	M.F. LOTS	PRIVATE
	20.21 AC	TOTAL SITE	

OPEN SPACE REQUIRED: 20% (20.21 x 20%) = 4.04 ACES

OPEN SPACE PROVIDED: 27.88 (B1-B4, OS1-OS8) = 4.72 AC + 50% OF POND (2.08 AC x 50%) = 1.04 AC

4.72 AC + 1.04 AC = 5.76 AC

TRAFFIC GENERATION:

ITE CODE	LAND USE	# UNITS	DAILY RATE	PM PEAK HOUR RATE	TOTAL
230	RESIDENTIAL TOWNHOMES	160	6.62	1,059	0.52
					83

CALCULATED PER THE TRIP GENERATION MANUAL, 9TH EDITION

SCHOOL DEMANDS

AGE	UNITS	RATE	CHILDREN
ELEMENTARY	160	0.249	40
MIDDLE	160	0.114	19
HIGH	160	0.124	20
			TOTAL = 79

SERVICE DEMANDS:

SEWER SERVICE DEMANDS

LAND USE	UNIT	OPD/UNIT	# UNITS	ADD OPD	ADD OPD	ADD OPD	PMF OPD
TOWNHOMES	DWELLING UNIT	276	160	44,160	30.7	61.3	122.7

WATER SERVICE DEMANDS

LAND USE	UNIT	OPD/UNIT	# UNITS	ADD OPD	ADD OPD	ADD OPD	PMF OPD
TOWNHOMES	DWELLING UNIT	255.5	160	40,880	28.4	56.8	113.6

SERVICE DEMANDS EACH UNIT:

	1ST BEDROOM	128 GPD
SEWER	ADDITIONAL BEDROOMS	69 GPD
WATER	ADDITIONAL BEDROOMS	64 GPD

UTILITY DEMANDS FOR RESIDENTIAL

CITY OF WILDWOOD WILL SUPPLY WATER AND SEWER

REVISIONS

Description	Date	By
1 PER CITY OF WILDWOOD	9/28/23	KF

NOVEMBER 2022

1' = 80'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIM FISCHER, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

12/2/22
K. FISCHER, P.E. # 56942
NOT VALID UNLESS SIGNED & EMBOSSED BY A REGISTERED ENGINEER

Sheet Number: **7**

CYCOP ENGINEERING INC.

CA 30526

CIVIL ENGINEERS LAND PLANNERS

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

Project Manager: K. FISCHER

Engineer: KTC

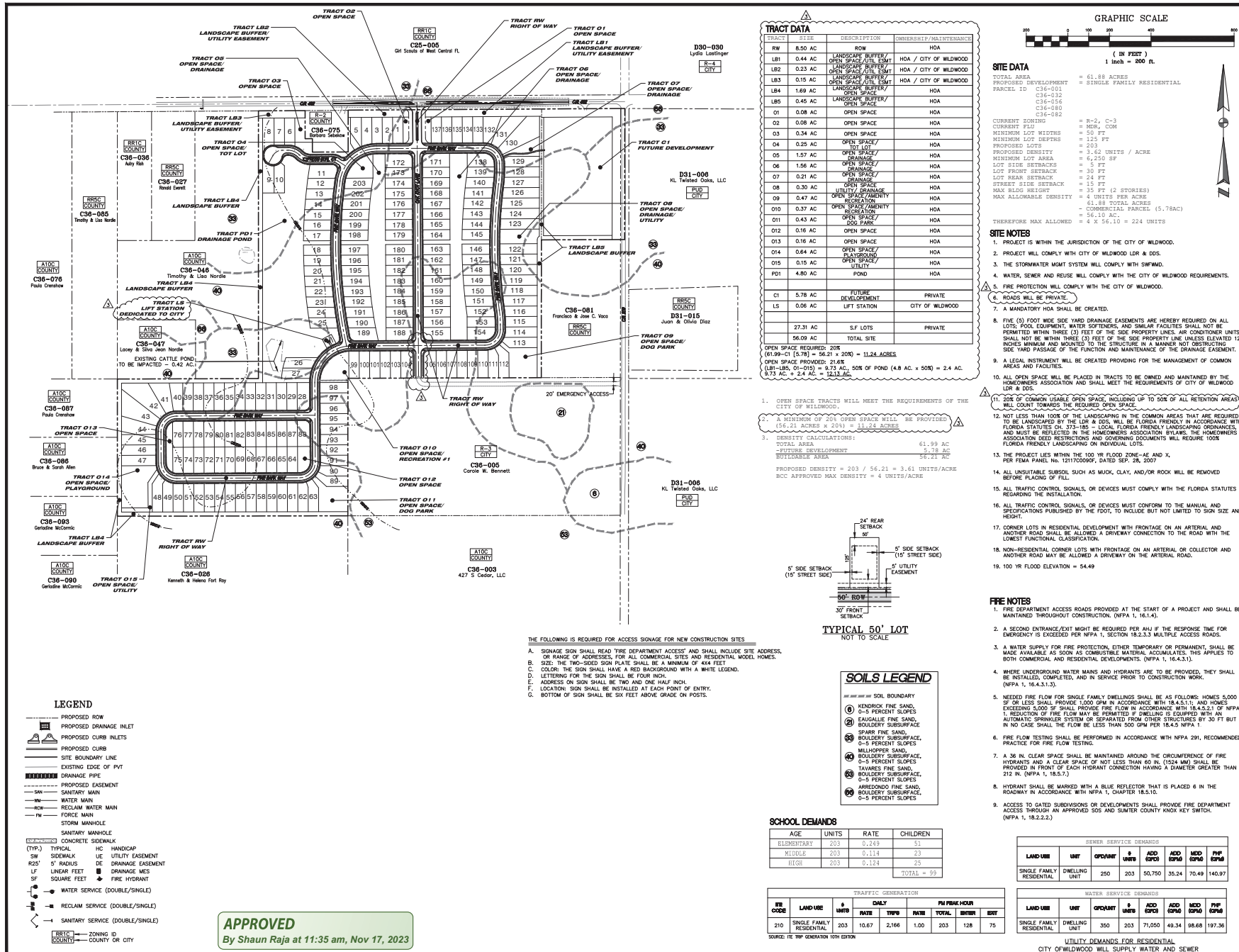
Technician: CC

TILLMAN VILLAS

CREATION: 30 TOWNSHIP: 13 RANGE: 22 EAST7

CONSTRUCTION PLANS CITY OF WILDWOOD

PLAT 2210-003 Tillman Oaks approved site plan showing amenities.

[illegible]

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant is seeking a favorable recommendation for the construction of 160 single-family attached lots with associated infrastructure from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Tillman Villas Improvement Plan on 20.21 acres, MOL. This project will be sharing amenities with the Tillman Oaks Subdivision (PLAT 2210-003), which includes a playground, two dog parks, and a recreation area. The subject property is generally located west along CR 209, approximately 0.25 miles south of E C 462, and approximately 0.62 miles north of CR 232.

Case Number: PLAT 2305-004 Tillman Villas Improvement Plan

Applicant(s): Kim Fischer

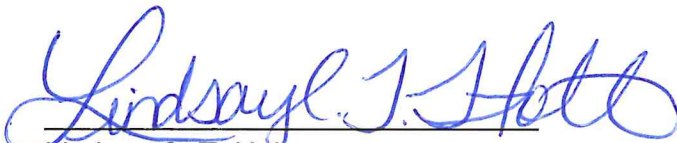
Owner(s): Tillman Oaks Investments, LLC

Parcel(s): C36-005

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed improvement plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.5, the Special Magistrate recommends approval.

Dated: March 5, 2024



Lindsay C. T. Holt

Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat
Owner(s)	KL Twisted Oaks, LLC
Applicant(s)	James P. Harvey - Kolter Group
Acreage	404.167 +/-
Property Location	The subject property is generally located east along CR 209, with portions north along W Clarke St, south along E C 462, and west along N US 301.
Parcel(s)	D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, D31-036, & D31-039

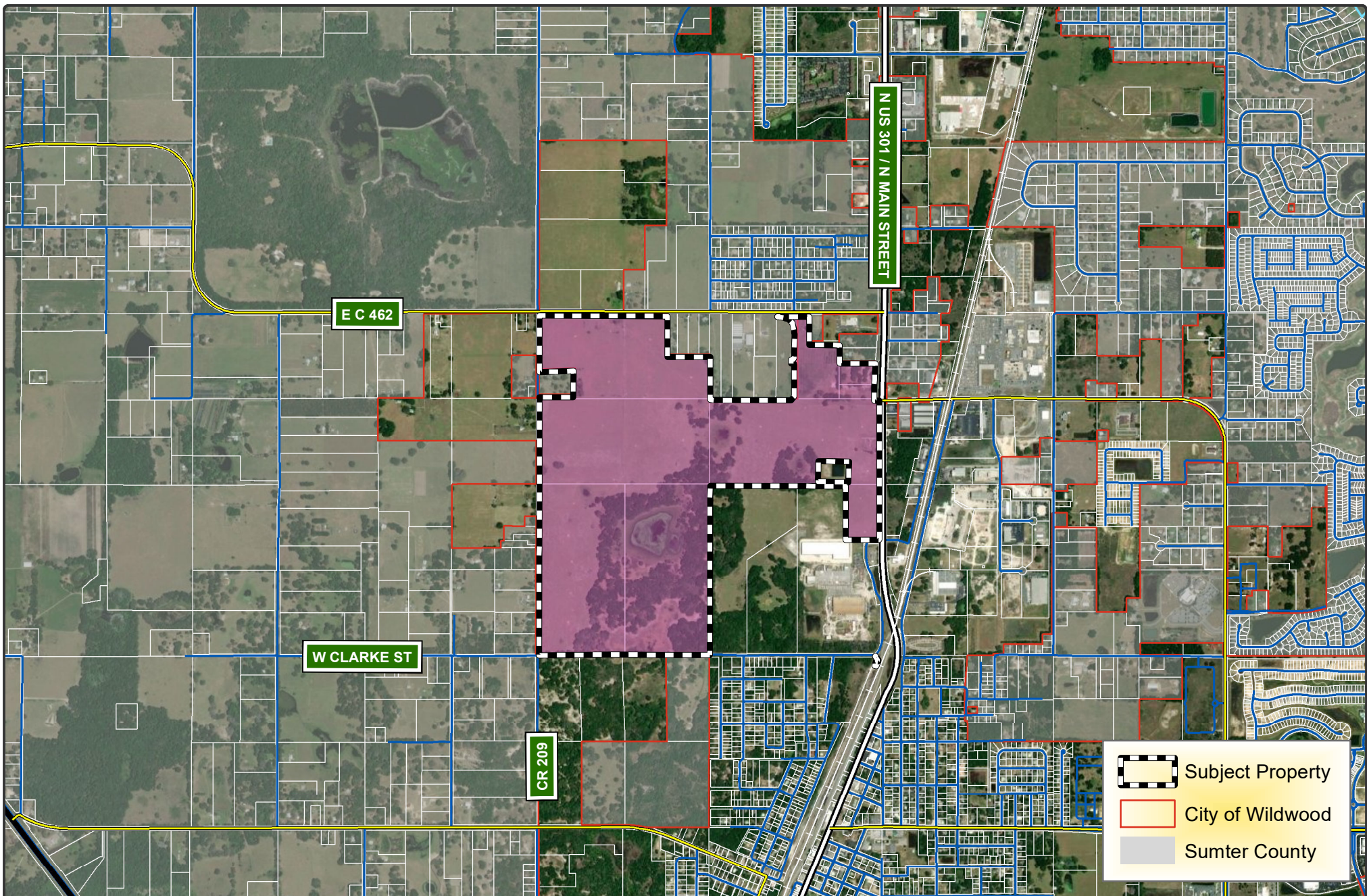
The applicant is seeking approval from the City Commission for the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 215 single-family lots with associated infrastructure, per the attached plans.

At the regularly scheduled Planning and Zoning Board (P&Z) meeting on February 6, 2024, the Special Magistrate recommended approval contingent on the resolution of all outstanding comments. All comments were cleared on March 6, 2024. There are no outstanding comments.

PLAT 2308-004 meets the criteria set forth in F.S. 177, Twisted Oaks Planned Development, and Land Development Regulations.



DATED: 03/06/2024
Amanda Bondi



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 975 1,950	PLAT 2308-004 TWISTED OAKS PHASE 1 & 2 FINAL PLAT PARCELS D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, D31-036 & D31-039	MAP 1B LOCATION MAP AUGUST 2023
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TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 21 SHEETS

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31, THENCE RUN N 00°07'38" E ALONG THE CENTERLINE OF SAID SECTION 31, FOR A DISTANCE OF 33.03 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 232 (A VARYING WIDTH RIGHT OF WAY AS MAINTAINED), SAID POINT BEING THE **POINT OF BEGINNING**, THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 232 RUN N 89°46'58" W, A DISTANCE OF 154.65 FEET, THENCE N 89°50'14" W, A DISTANCE OF 140.39 FEET, THENCE S 89°45'30" W, A DISTANCE OF 492.22 FEET, THENCE S 89°17'41" W, A DISTANCE OF 640.41 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 209 (A VARYING WIDTH RIGHT OF WAY AS MAINTAINED), THENCE ALONG THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 209 RUN N 00°01'37" E, A DISTANCE OF 2618.73 FEET, THENCE CONTINUING ALONG THE SAID EAST RIGHT OF WAY LINE OF COUNTY ROAD 209 RUN N 00°01'35" E, A DISTANCE OF 1361.28 FEET, THENCE DEPARTING SAID EAST RIGHT OF WAY OF COUNTY ROAD 209 RUN S 89°40'13" E, A DISTANCE OF 524.60 FEET, THENCE N 00°09'47" E, A DISTANCE OF 406.10 FEET, THENCE S 88°11'58" W, A DISTANCE OF 525.05 FEET TO THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 209, THENCE ALONG THE SAID EAST RIGHT OF WAY OF COUNTY ROAD 209 RUN N 00°03'24" E, A DISTANCE OF 870.41 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462 (A 66 FOOT WIDE RIGHT OF WAY), THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SAID COUNTY ROAD 462 RUN S 89°46'58" E, A DISTANCE OF 1074.71 FEET, THENCE S 00°07'17" W, A DISTANCE OF 628.51 FEET, THENCE S 89°46'24" E, A DISTANCE OF 683.00 FEET TO THE CENTERLINE OF SAID SECTION 31, THENCE ALONG SAID CENTERLINE OF SECTION 31 RUN S 00°07'59" W, A DISTANCE OF 661.78 FEET, THENCE DEPARTING SAID CENTERLINE OF SECTION 31 RUN S 89°50'09" E, A DISTANCE OF 1244.38 FEET, THENCE NORTHEASTERLY, 8.98 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 79.03 FEET AND A CENTRAL ANGLE OF 07°10'00" (CHORD BEARING N 36°42'43" E, 9.87 FEET), THENCE NORTHEASTERLY, 30.62 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 14°02'01" (CHORD BEARING N 40°08'44" E, 30.54 FEET), THENCE NORTHEASTERLY, 64.87 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 79.03 FEET AND A CENTRAL ANGLE OF 07°10'00" (CHORD BEARING N 23°38'16" E, 65.81 FEET), THENCE N 00°09'48" E, A DISTANCE OF 446.68 FEET, THENCE NORTHEASTERLY, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 00°00'00" (CHORD BEARING N 44°53'12" W, 48.30 FEET), THENCE N 89°53'12" W, A DISTANCE OF 15.00 FEET, THENCE N 00°08'48" E, A DISTANCE OF 69.00 FEET, THENCE S 89°53'02" E, A DISTANCE OF 12.00 FEET, THENCE NORTHEASTERLY, 54.98 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 00°00'00" (CHORD BEARING N 45°08'48" E, 49.50 FEET), THENCE N 00°08'48" E, A DISTANCE OF 82.16 FEET, THENCE N 10°30'53" E, A DISTANCE OF 12.89 FEET, THENCE N 00°08'48" E, A DISTANCE OF 284.20 FEET, THENCE NORTHEASTERLY, 62.42 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 281.00 FEET AND A CENTRAL ANGLE OF 12°43'38" (CHORD BEARING N 06°15'00" W, 62.29 FEET), THENCE N 12°06'47" W, A DISTANCE OF 96.48 FEET, THENCE NORTHEASTERLY, 34.75 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 00°19'51" (CHORD BEARING N 34°15'13" W, 33.93 FEET), THENCE NORTHEASTERLY, 38.70 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 89.00 FEET AND A CENTRAL ANGLE OF 24°54'55" (CHORD BEARING N 43°26'11" W, 38.40 FEET), THENCE NORTHEASTERLY, 42.01 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 46.00 FEET AND A CENTRAL ANGLE OF 02°19'48" (CHORD BEARING N 57°08'38" W, 40.57 FEET), THENCE N 89°53'12" W, A DISTANCE OF 13.14 FEET, THENCE WESTERLY, 32.91 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 131.00 FEET AND A CENTRAL ANGLE OF 14°23'38" (CHORD BEARING N 70°06'44" W, 32.82 FEET), THENCE WESTERLY, 13.14 FEET ALONG THE ARC OF A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 91.00 FEET AND A CENTRAL ANGLE OF 08°17'41" (CHORD BEARING N 73°35'47" W, 13.13 FEET), THENCE N 78°12'37" W, A DISTANCE OF 46.79 FEET, THENCE WESTERLY, 53.97 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 290.51 FEET AND A CENTRAL ANGLE OF 10°38'38" (CHORD BEARING N 83°46'40" W, 53.89 FEET) TO THE APPOINTED SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462 (A 66 FOOT WIDE RIGHT OF WAY), THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462 RUNS 89°45'53" E, A DISTANCE OF 496.75 FEET, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 462 RUN S 00°06'58" W, A DISTANCE OF 433.56 FEET, THENCE S 89°44'50" E, A DISTANCE OF 482.40 FEET, THENCE S 00°07'28" W, A DISTANCE OF 283.58 FEET, THENCE S 89°46'44" E, A DISTANCE OF 554.38 FEET TO THE WEST RIGHT OF WAY LINE OF US HIGHWAY 301 (A RIGHT OF WAY THAT VARIES), THENCE ALONG SAID WEST RIGHT OF WAY LINE RUN THE FOLLOWING FIVE (5) COURSES: 1) S 04°46'56" W, A DISTANCE OF 5.56 FEET; 2) THENCE SOUTHERLY, 489.36 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5861.91 FEET AND A CENTRAL ANGLE OF 04°46'59" (CHORD BEARING S 02°22'28" W, 489.22 FEET); 3) S 00°00'04" E, A DISTANCE OF 75.50 FEET; 4) S 89°50'09" E, A DISTANCE OF 82.00 FEET; 5) S 00°09'04" E, A DISTANCE OF 1319.94 FEET TO THE EAST 1/4 CORNER OF SECTION 31, THENCE DEPARTING SAID WEST RIGHT OF WAY LINE OF US HIGHWAY 301 (A RIGHT OF WAY THAT VARIES) RUN N 89°53'23" W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 2611.46 FEET TO THE CENTER OF SECTION 31, THENCE ALONG THE CENTERLINE OF SAID SECTION 31 RUN S 00°07'38" W, A DISTANCE OF 2608.11 FEET TO THE **POINT OF BEGINNING**, CONTAINING 404.167 ACRES, MORE OR LESS.

LESS OUT

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 31, THENCE RUN N 00°07'38" E ALONG THE CENTERLINE OF SAID SECTION 31, FOR A DISTANCE OF 33.03 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 232 (A VARYING RIGHT OF WAY AS MAINTAINED), THENCE CONTINUING ALONG THE CENTERLINE OF SECTION 31 RUN N 00°07'38" E, FOR A DISTANCE OF 2608.11 FEET TO THE CENTER OF SECTION 31, THENCE ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31 RUN S 89°53'23" E, A DISTANCE OF 1660.70 FEET, THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 31 RUN N 01°19'56" E, A DISTANCE OF 69.34 FEET TO THE SOUTH-WEST CORNER OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 110 PART A, ACCORDING TO OFFICIAL RECORDS BOOK 2168, PAGE 708 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ALSO BEING THE **POINT OF BEGINNING**, THENCE ALONG THE WEST BOUNDARY OF SAID PARCEL 110 PART A, N 01°19'56" E, A DISTANCE OF 315.00 FEET TO THE NORTH-WEST CORNER THEREOF, THENCE ALONG THE NORTH BOUNDARY OF SAID PARCEL 110 PART A, S 88°40'04" E, A DISTANCE OF 470.00 FEET TO THE NORTH-EAST CORNER THEREOF, THENCE ALONG THE EAST BOUNDARY OF SAID PARCEL 110 PART A, S 01°19'56" W, A DISTANCE OF 315.00 FEET TO THE SOUTH-EAST CORNER THEREOF, THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL 110 PART A, N 88°40'04" W, A DISTANCE OF 470.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3.399 ACRES, MORE OR LESS.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS ____ DAY OF _____, 2024.

ATTEST:

MELANIE D. STRICKLAND
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS ____ DAY OF _____, 2024.

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS ____ DAY OF _____, 2024.

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

JEREMY HOCKENBURY
PUBLIC WORKS DIRECTOR

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

REVIEWING SURVEYOR'S CERTIFICATE:

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE

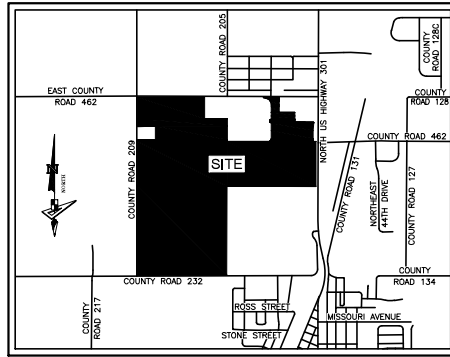
DATE

RONALD W. HERR, P.L.S.
WADE SURVEYING, INC.

REGISTRATION NO.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LOCATION MAP
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
SCALE 1" = 2000'

NOTES:

- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL DISTANCES SHOWN ARE IN FEET.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 31, HAVING A GRID BEARING OF N 00°07'38" E. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.
- WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (N/R), ALL OTHER LINES ARE RADIAL.
- LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.
- PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
- THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
- EVERY LOT HAS A 5.00 FOOT WIDE DRAINAGE EASEMENT ON EACH SIDE OF THE LOT UNLESS OTHERWISE NOTED OR DELETED.
- THE RADIUS ON THE EXTERIOR OF WETLANDS BUFFER IS 25.00' UNLESS NOTED OR DELETED.
- LOTS 1 THROUGH 215 ARE DEPICTED ON THIS PLAT FOR A TOTAL OF 215 LOTS, TRACTS A-1, C-2, C-2B, C-3 THROUGH C-8, C-8B, F-D1 THROUGH F-D6, F-D1A THROUGH F-D4A, L-1 THROUGH L-53, M-1 THROUGH M-2, OS-1, OS-3 THROUGH OS-7, P-1, P-3, P-7 THROUGH P-27, R, R-1A, R-1B, RD-1 THROUGH RD-3, W-1 THROUGH W-8 ARE DEPICTED ON THIS PLAT FOR A TOTAL OF 68 TRACTS.
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA
- DECLARATION RECORDED BY SEPARATE INSTRUMENT IN OFFICIAL RECORDS BOOK _____ PAGE _____ OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

CERTIFICATE OF CLERK OF COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ PAGE _____, 2024. AT _____ FILE NUMBER _____
PLAT BOOK _____
CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

DEDICATION AND GRANT OF EASEMENTS:

THIS IS TO CERTIFY THAT KL TWISTED OAKS, LLC (OWNER), IS THE FEE SIMPLE OWNER OF THE LANDS DESCRIBED IN THIS PLAT KNOWN AS TWISTED OAKS, AND HEREBY DEDICATES THE LANDS SUBJECT TO THIS PLAT AS FOLLOWS:

- TO THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT (CDD), AND ITS SUCCESSORS AND ASSIGNS:
 - TRACTS R-1 AND R-1B FOR RIGHT-OF-WAY PURPOSES, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS, GOVERNMENTAL ENTITIES, INCLUDING EMERGENCY PERSONNEL AND VEHICLES, AS WELL AS UTILITY PROVIDERS AND UNITED STATES POSTAL SERVICE MAIL CARRIERS, SHALL HAVE A NON-EXCLUSIVE EASEMENT OVER ALL SUCH RIGHTS-OF-WAY FOR THE PURPOSES OF PERFORMING THEIR OFFICIAL DUTIES.
 - TRACT A-1 FOR AMENITY PURPOSES, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS,
 - TRACTS OS-3 THROUGH OS-7 FOR OPEN SPACE PURPOSES, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS,
 - TRACTS P-1, P-3 AND TRACTS P-7 THROUGH P-20 FOR STORMWATER DRAINAGE PURPOSES, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS,
 - TRACTS W-2 THROUGH W-8 FOR WETLAND PURPOSES, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS,
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL DRAINAGE EASEMENTS ("D.E.") WITH THE RIGHTS TO ACCESS, CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENTS, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS,
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL "LANDSCAPE BUFFERS" WITH THE RIGHTS TO ACCESS, CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY LANDSCAPE, HARDSCAPE, LIGHTING, AND IRRIGATION IMPROVEMENTS WITHIN SUCH EASEMENTS, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS,
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL TRACT R-1A "RIGHT-OF-WAY" IDENTIFIED HEREON INCLUDING THE RIGHT AND OBLIGATION TO ACCESS, CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY ROADWAY, AND HARDSCAPING/LANDSCAPING/IRRIGATION/LIGHTING/IRRIGATION, IMPROVEMENTS WITHIN SUCH EASEMENTS, THE CDD MAY INSTALL AND/OR ACQUIRE SUCH IMPROVEMENTS AND TRANSFER THEM TO THE COUNTY UPON COMPLETION, SUBJECT TO THE COUNTY'S APPROVAL PROCESS,
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL UTILITY EASEMENTS ("U.E.") AND TRACTS R-1 AND R-1B "RIGHTS-OF-WAY" AND TRACT R-1A "RIGHT-OF-WAY" AND TRACTS L-51 THROUGH L-53 "LIFT STATIONS" IDENTIFIED HEREON INCLUDING THE RIGHT OF ACCESS FOR CDD PURPOSES, AND THE RIGHT AND OBLIGATION TO CONSTRUCT, ACQUIRE, OWN, AND TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES WITHIN SUCH EASEMENTS, THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS,
 - NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL "WETLAND BUFFERS" WITH THE RIGHTS TO ACCESS, CONSTRUCT, ACQUIRE, OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE ANY LANDSCAPE AND OTHER PERMITTED IMPROVEMENTS WITHIN SUCH EASEMENTS, THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS,
- TO THE CITY OF WILDWOOD, FLORIDA ("CITY"), AND ITS SUCCESSORS AND ASSIGNS:
 - TRACTS RD-1 AND RD-2 AS PUBLIC RIGHTS-OF-WAY,
 - NON-EXCLUSIVE EASEMENTS FOR GOVERNMENTAL PURPOSES OVER TRACTS RD-1 AND RD-2 FOR RIGHTS-OF-WAY, UTILITY EASEMENTS AND DRAINAGE EASEMENTS, EXCEPT AS OTHERWISE STATED HEREIN, THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN AND REPAIR ANY IMPROVEMENTS THEREON,
 - TRACTS L-51 THROUGH L-53 FOR LIFT STATION PURPOSES, THE CITY SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS,
 - TO SUMTER COUNTY, FLORIDA ("COUNTY"), AND ITS SUCCESSORS AND ASSIGNS:
 - TRACT R-1A AS PUBLIC RIGHT-OF-WAY,
- ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISIONS SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF CHAPTER 177, PART 1, SECTION 177.081(28) OF THE FLORIDA STATUTES; HOWEVER, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS,
- ALL LANDS SUBJECT TO THIS PLAT THAT ARE NOT OTHERWISE DEDICATED ABOVE ARE HEREBY RESERVED BY THE OWNER FOR FUTURE USES.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE ____ DAY OF _____, 2024.

SIGNATURE _____	SIGNATURE _____	BY: _____
PRINT NAME _____	PRINT NAME _____	AUTHORIZED SIGNATORY
ADDRESS _____	ADDRESS _____	

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA } SS
COUNTY OF SUMTER }

THE FOREGOING JOINDER AND CONSENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2024, BY _____ AS _____ OF KL TWISTED OAKS LLC, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES: _____

PRINT NAME
COMMISSION NO. _____

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT OF TWISTED OAKS WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE PLACED ON THE 7TH DAY OF AUGUST 2023. I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DAVID MCCRARY
PROFESSIONAL LAND SURVEYOR NO. LS4863
GEOPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7768)
528 NORTHLAKE BOULEVARD, STE. 1040, ALTAMONTE SPRINGS, FLORIDA 32701

DATE: _____

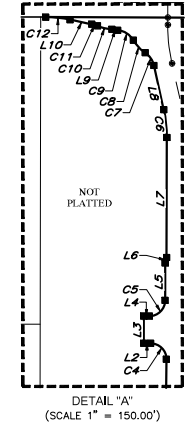
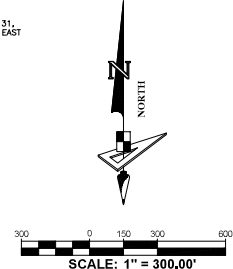
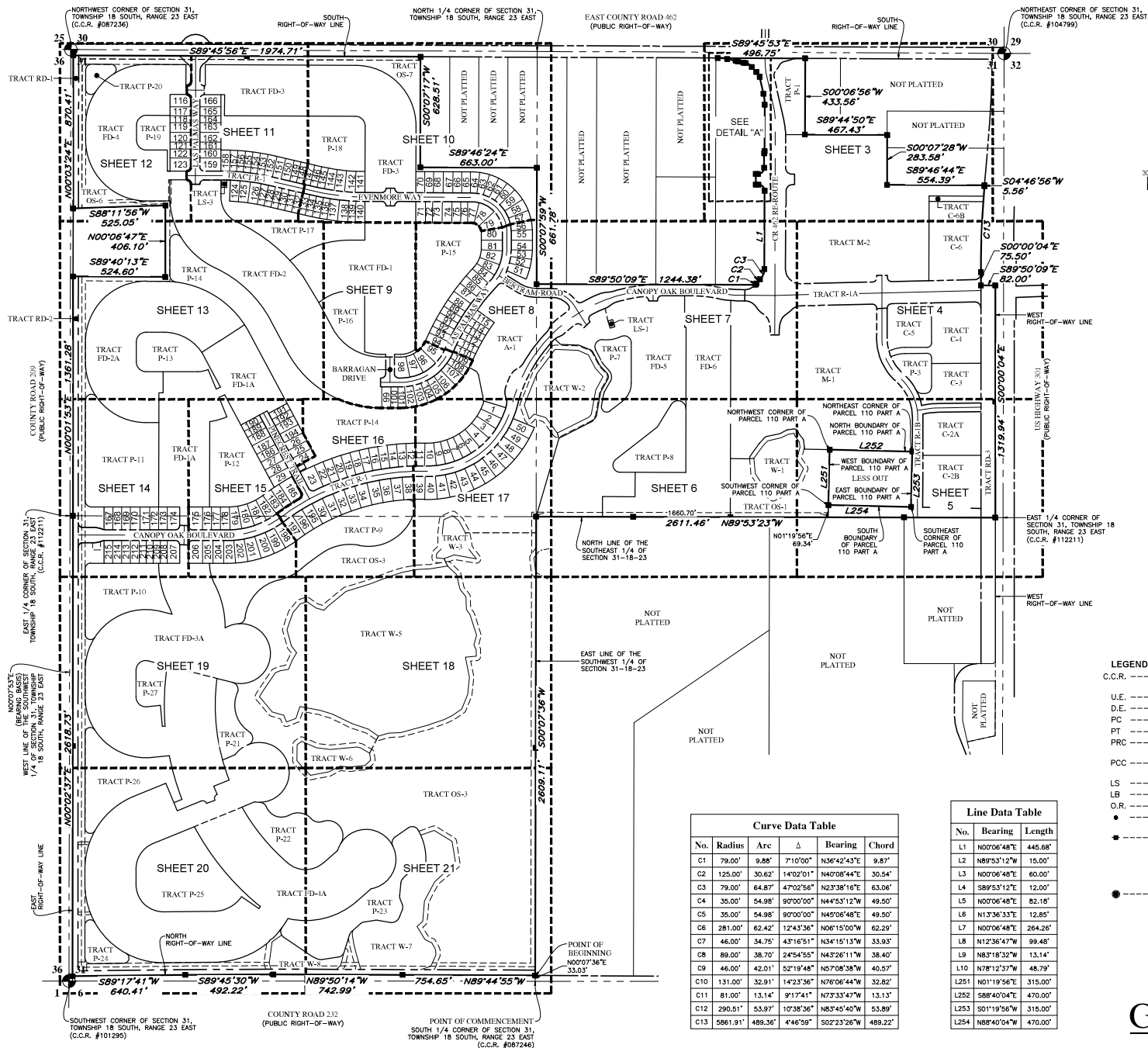
LEGEND:	
LS ----- LICENSE SURVEYOR	• ----- LOT CORNER OR CHANGE OF DIRECTION
LB ----- LICENSE BUSINESS	C.C.R. ----- CERTIFIED CORNER RECORD
O.R. ----- OFFICIAL RECORDS BOOK	U.E. ----- UTILITY EASEMENT
• ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.	D.E. ----- DRAINAGE EASEMENT
• ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"	PC ----- POINT OF CURVATURE
	PT ----- POINT OF TANGENCY
	PRC ----- POINT OF REVERSE CURVATURE
	PCC ----- POINT OF COMPOUND CURVATURE

GeoPoint
Surveying, Inc.
528 Northlake Blvd. Ste 1040
Altamonte Springs, Florida 32701
www.geoointsurvey.com
Phone: (321) 270-0440
Fax: (813) 248-2266
Licensed Business Number LB 7768

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 21 SHEETS



- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - P.R.C. ----- POINT OF REVERSE CURVATURE
 - P.C.C. ----- POINT OF COMPOUND CURVATURE
 - L.S. ----- LICENSE SURVEYOR
 - L.B. ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P.C.P.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C1	79.00'	9.88'	7°10'00"	N36°42'43"E
C2	125.00'	30.62'	14°02'01"	N40°08'44"E
C3	79.00'	64.87'	47°02'56"	N23°38'16"E
C4	35.00'	54.98'	90°00'00"	N44°53'12"W
C5	35.00'	54.98'	90°00'00"	N45°06'48"E
C6	281.00'	62.42'	12°43'36"	N06°15'00"W
C7	46.00'	34.78'	43°16'51"	N34°15'13"W
C8	89.00'	38.70'	24°54'55"	N43°26'11"W
C9	46.00'	42.01'	52°19'48"	N57°08'38"W
C10	131.00'	32.91'	14°23'36"	N76°06'44"W
C11	81.00'	13.14'	9°17'41"	N73°33'47"W
C12	290.51'	53.97'	10°38'36"	N83°45'40"W
C13	5861.91'	489.36'	4°46'59"	S02°23'26"W

Line Data Table		
No.	Bearing	Length
L1	N00°06'48"E	445.68'
L2	N89°53'12"W	15.00'
L3	N00°06'48"E	60.00'
L4	N89°53'12"E	12.00'
L5	N00°06'48"E	82.18'
L6	N13°36'33"E	12.85'
L7	N00°06'48"E	264.26'
L8	N12°36'47"W	99.48'
L9	N83°18'32"W	13.14'
L10	N78°12'37"W	48.79'
L251	N01°19'56"E	315.00'
L252	S88°40'04"E	470.00'
L253	S01°19'56"W	315.00'
L254	N88°40'04"W	470.00'

GeoPoint
Surveying, Inc.

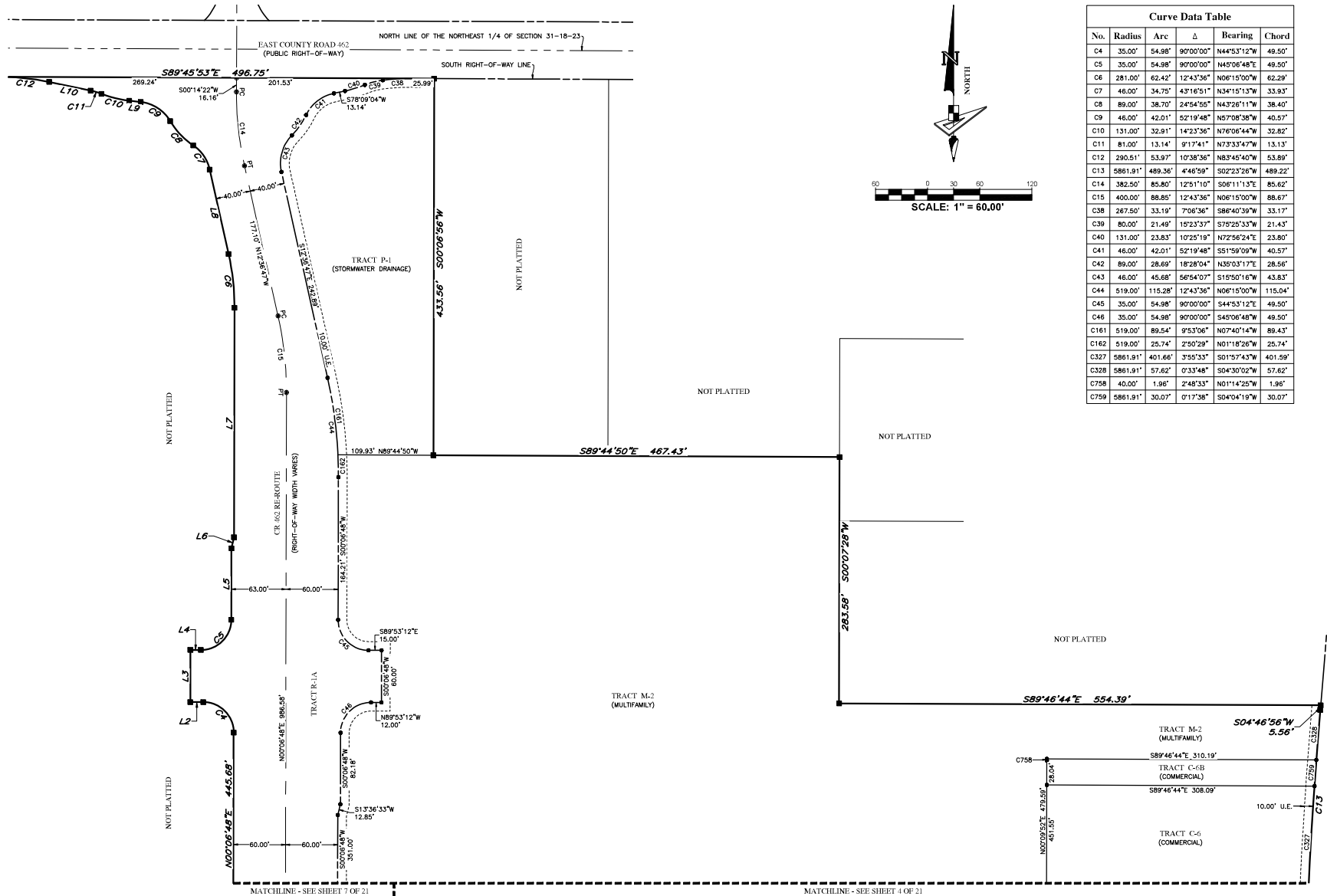
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TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 3 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C4	35.00'	54.98'	90°00'00"	N44°53'12"W	49.50'
C5	35.00'	54.98'	90°00'00"	N45°06'48"E	49.50'
C6	281.00'	62.42'	12°43'36"	N06°15'00"W	62.29'
C7	46.00'	34.75'	43°16'51"	N34°15'13"W	33.93'
C8	89.00'	38.70'	24°54'55"	N43°26'11"W	38.40'
C9	46.00'	42.01'	52°19'48"	N57°08'38"W	40.57'
C10	131.00'	32.91'	14°23'36"	N76°06'44"W	32.82'
C11	81.00'	13.14'	9°17'41"	N73°33'47"W	13.13'
C12	290.51'	53.97'	10°38'36"	N83°45'40"W	53.89'
C13	5861.91'	489.36'	4°46'59"	S02°23'26"W	489.22'
C14	382.50'	85.80'	12°51'10"	S06°11'13"E	85.62'
C15	400.00'	88.85'	12°43'36"	N06°15'00"W	88.67'
C38	267.50'	33.19'	7°06'36"	S86°40'39"W	33.17'
C39	80.00'	21.49'	15°23'37"	S75°25'33"W	21.43'
C40	131.00'	23.83'	10°25'19"	N72°56'24"E	23.80'
C41	46.00'	42.01'	52°19'48"	S51°59'09"W	40.57'
C42	89.00'	28.69'	18°28'04"	N39°03'17"E	28.56'
C43	46.00'	45.68'	56°54'07"	S15°50'16"W	43.83'
C44	519.00'	115.28'	12°43'36"	N06°15'00"W	115.04'
C45	35.00'	54.98'	90°00'00"	S44°53'12"E	49.50'
C46	35.00'	54.98'	90°00'00"	S45°06'48"W	49.50'
C161	519.00'	89.54'	9°53'06"	N07°40'14"W	89.43'
C162	519.00'	25.74'	2°50'29"	N01°18'26"W	25.74'
C327	5861.91'	401.68'	3°55'33"	S01°57'43"W	401.59'
C328	5861.91'	57.62'	0°33'48"	S04°30'02"W	57.62'
C758	40.00'	1.96'	2°48'33"	N01°14'25"W	1.96'
C759	5861.91'	30.07'	0°17'38"	S04°04'19"W	30.07'

LEGEND:
 C.C.R. ----- CERTIFIED CORNER RECORDS
 U.E. ----- UTILITY EASEMENT
 D.E. ----- DRAINAGE EASEMENT
 PC ----- POINT OF CURVATURE
 PT ----- POINT OF TANGENCY
 PRC ----- POINT OF REVERSE CURVATURE
 PCC ----- POINT OF COMPOUND CURVATURE
 LS ----- LICENSE SURVEYOR
 LB ----- LICENSE BUSINESS
 O.R. ----- OFFICIAL RECORDS BOOK

● ----- LOT CORNER OR CHANGE OF DIRECTION
 ● ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH GASK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ● ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

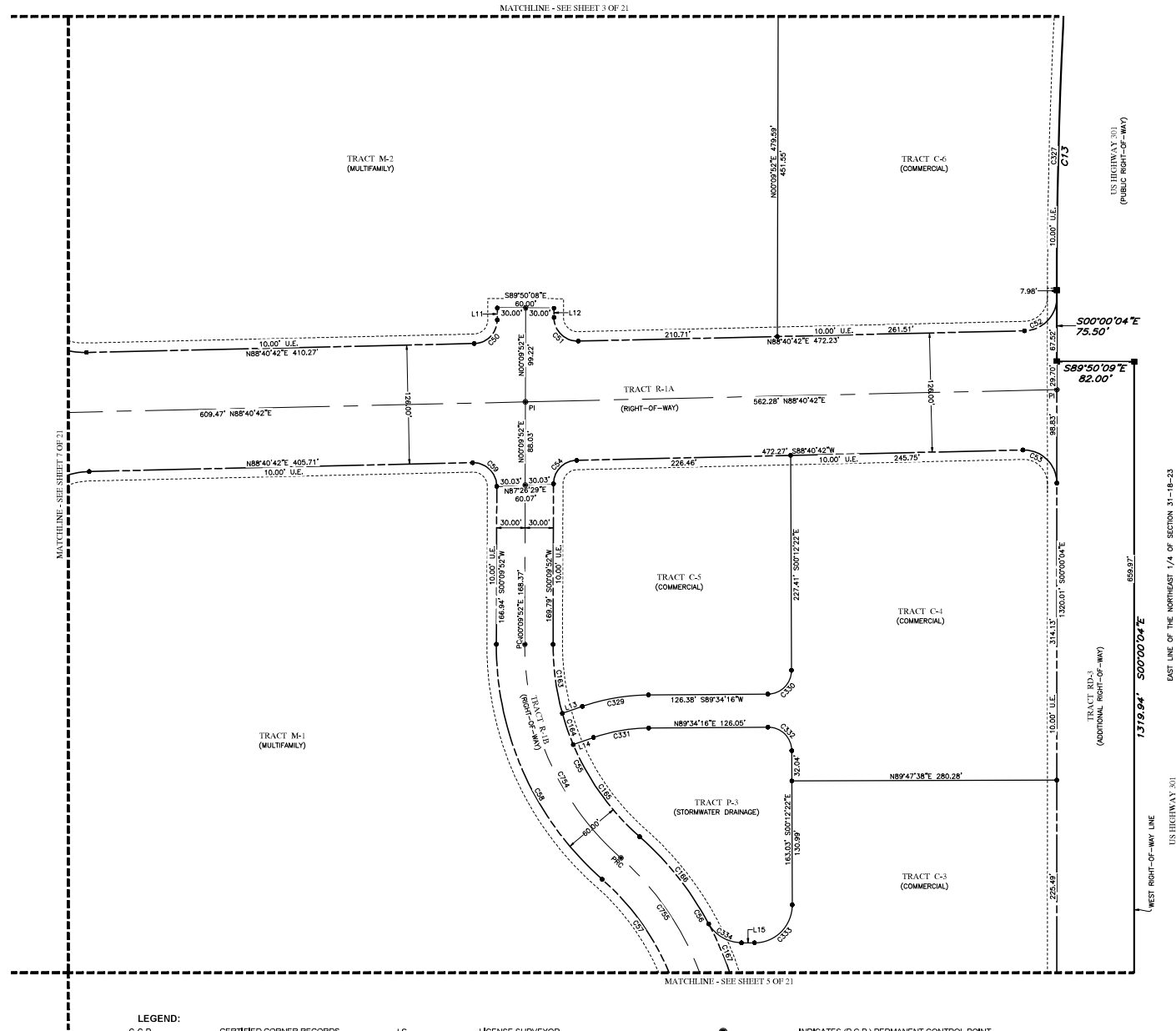
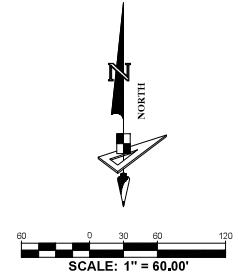
No.	Bearing	Length
L2	N89°53'12"W	15.00'
L3	N07°06'48"E	60.00'
L4	S89°53'12"E	12.00'
L5	N07°06'48"E	82.18'
L6	N13°36'33"E	12.85'

No.	Bearing	Length
L7	N07°06'48"E	264.26'
L8	N12°36'47"W	99.48'
L9	N83°18'32"W	13.14'
L10	N78°12'37"W	48.79'

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C13	5861.91'	489.36'	4°46'59"	S02°23'26"W	489.22'
C50	25.00'	38.62'	88°30'50"	N44°25'17"E	34.89'
C51	25.00'	39.92'	91°29'10"	S45°34'43"E	35.81'
C52	35.00'	54.17'	88°40'45"	N44°20'20"E	48.92'
C53	35.00'	55.78'	91°18'59"	N45°39'48"W	50.06'
C54	25.00'	38.62'	88°30'50"	S44°25'17"W	34.89'
C55	270.00'	229.99'	48°48'20"	S24°14'18"E	223.10'
C56	330.00'	211.55'	38°43'46"	N30°16'35"W	207.94'
C57	270.00'	230.04'	48°48'57"	N24°13'59"E	223.14'
C58	330.00'	281.10'	48°48'20"	S24°14'18"E	272.68'
C59	25.00'	39.92'	91°29'10"	N45°34'43"W	35.81'
C163	270.00'	73.89'	16°40'48"	S07°40'31"E	73.66'
C164	270.00'	35.02'	7°25'57"	S19°13'52"E	35.00'
C165	270.00'	121.08'	25°41'38"	S35°47'39"E	120.07'
C166	330.00'	118.26'	20°31'59"	N38°22'28"W	117.63'
C167	330.00'	93.28'	16°11'47"	N20°00'36"W	92.97'
C327	5861.91'	401.66'	3°55'33"	S01°57'43"W	401.59'
C329	217.50'	71.37'	18°48'07"	S80°10'12"W	71.05'
C330	25.00'	39.17'	89°46'38"	N44°40'57"E	35.29'
C331	182.50'	59.89'	18°48'07"	S80°10'12"W	59.62'
C332	25.00'	39.37'	90°13'22"	N45°19'03"W	35.42'
C333	40.00'	62.97'	90°12'04"	N44°53'39"E	56.67'
C334	40.07'	41.90'	59°54'36"	S60°01'16"E	40.02'
C754	300.00'	255.54'	48°48'20"	S24°14'18"E	247.89'
C755	300.00'	255.54'	48°48'20"	N24°14'18"W	247.89'

No.	Bearing	Length
L11	N00°09'52"E	12.62'
L12	S00°09'52"W	9.77'
L13	S70°46'08"W	22.34'
L14	N70°46'08"E	22.34'
L15	S89°59'41"W	13.75'

LEGEND:

C.C.R. ----- CERTIFIED CORNER RECORDS
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
P.R.C. ----- POINT OF REVERSE CURVATURE
P.C.C. ----- POINT OF COMPOUND CURVATURE

LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
• ----- LOT CORNER OR CHANGE OF DIRECTION
• ----- INDICATES (P.R.J.M.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.

• ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

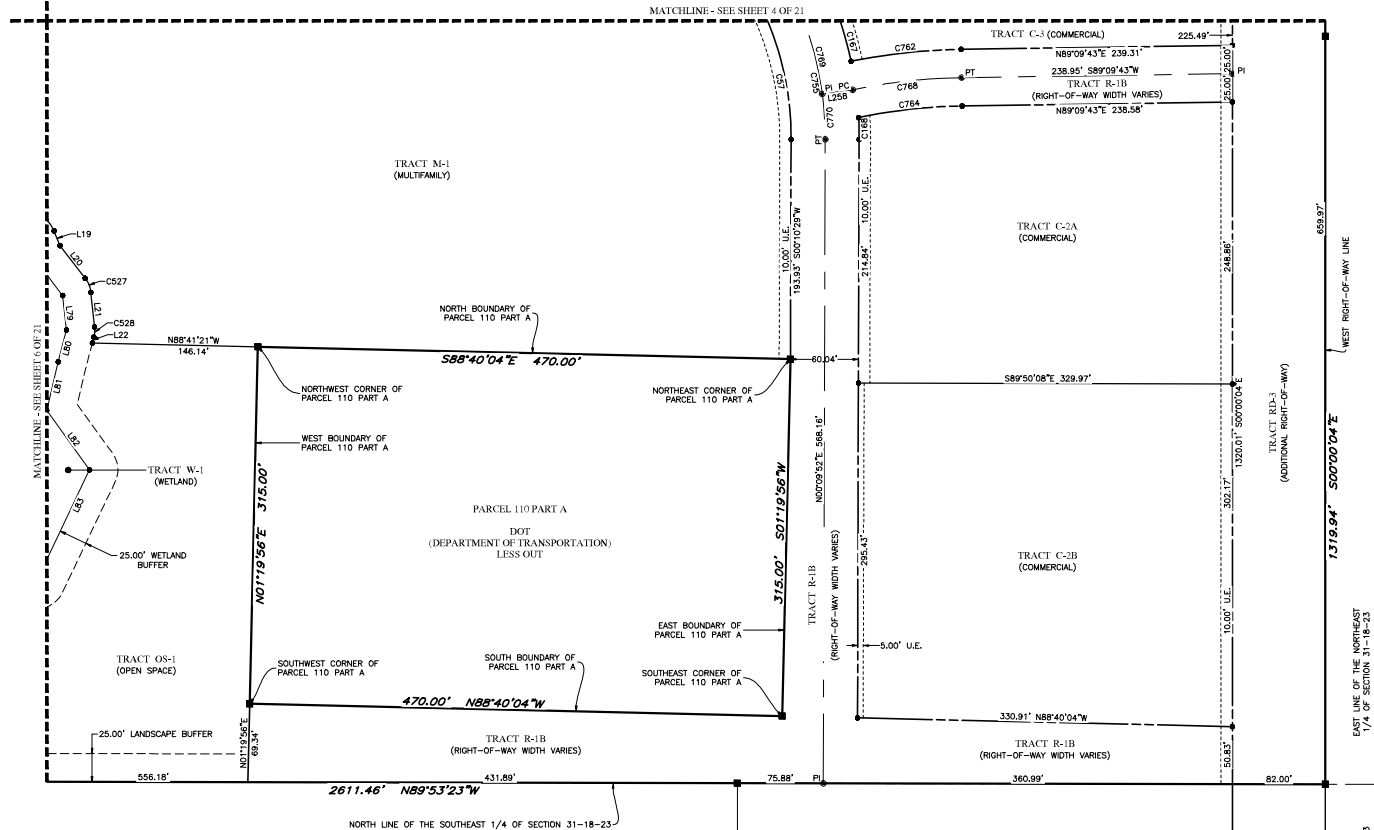
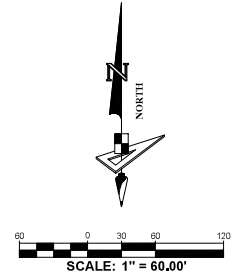
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TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 5 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C57	270.00'	230.04'	48°48'57"	N24°13'59"W	223.14'
C167	330.00'	93.28'	16°11'47"	N20°00'36"W	92.97'
C168	330.00'	19.37'	3°21'49"	N01°31'03"W	19.37'
C527	25.00'	13.70'	31°23'14"	N21°53'17"W	13.52'
C528	25.00'	9.01'	20°38'56"	N04°07'48"E	8.96'
C755	300.00'	255.54'	48°48'20"	N24°14'18"W	247.89'
C762	525.00'	97.87'	10°40'52"	N83°49'17"E	97.73'
C764	476.00'	89.00'	14°05'43"	N83°46'44"E	91.87'

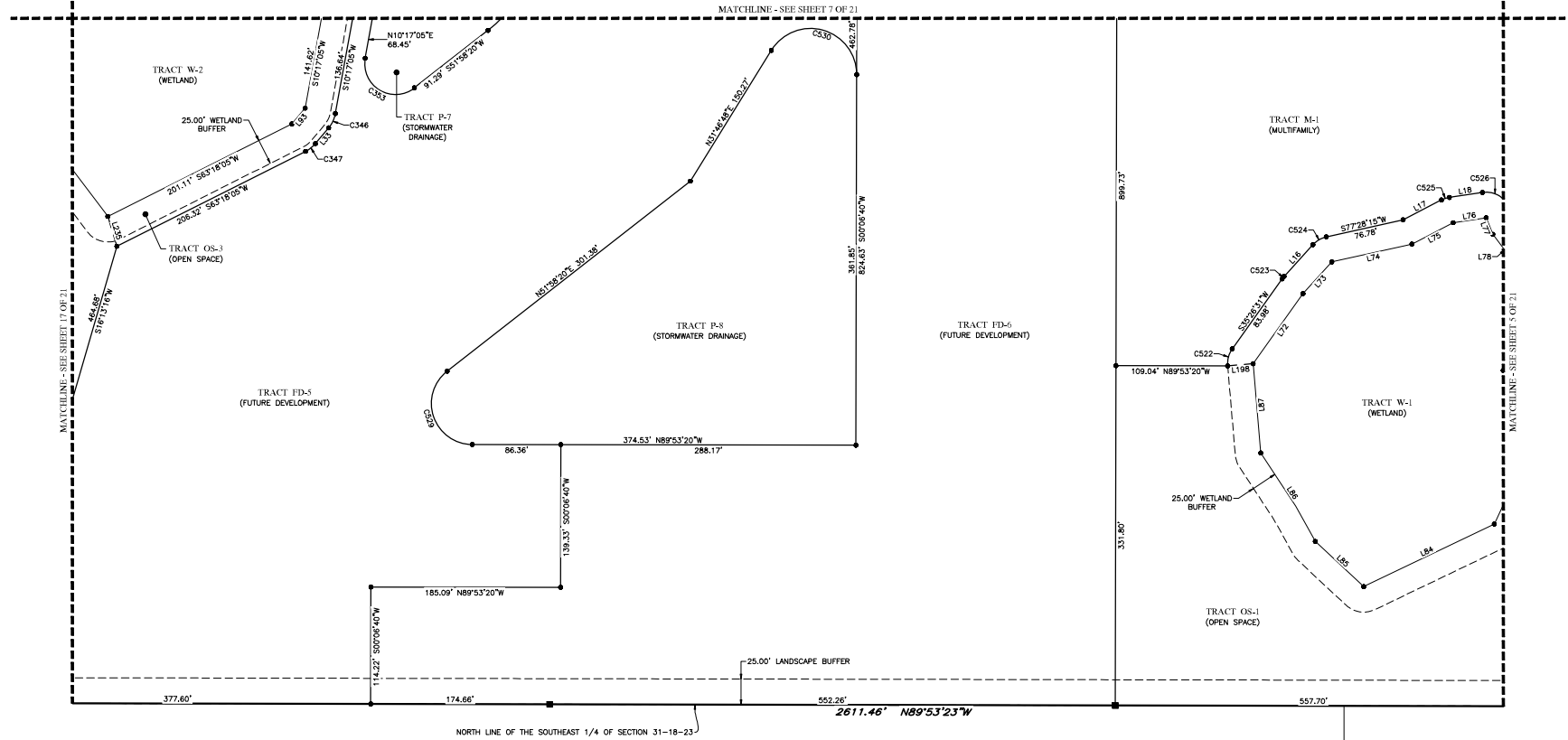
No.	Bearing	Length
L19	N21°57'55"W	13.99'
L20	N37°34'54"W	36.32'
L21	N06°11'40"W	30.59'
L22	N14°27'15"E	5.41'
L79	N06°11'40"W	30.59'
L80	N14°27'15"E	29.03'
L81	N13°20'07"E	44.08'
L82	N35°49'14"W	64.60'
L83	N25°30'23"E	106.05'

- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

TWISTED OAKS

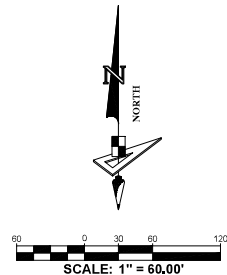
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 6 OF 21 SHEETS



LEGEND:

- C.C.R. ----- CERTIFIED CORNER RECORDS
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PRC ----- POINT OF REVERSE CURVATURE
- PCC ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Curve Data Table

No.	Radius	Arc	Δ	Bearing	Chord
C346	30.00'	15.58'	29°45'19"	N25°09'44"E	15.41'
C347	30.00'	12.18'	23°15'41"	N51°40'14"E	12.10'
C353	30.00'	72.42'	138°18'45"	S88°52'17"E	56.07'
C522	25.00'	17.61'	40°21'34"	S15°15'44"W	17.25'
C523	25.00'	2.96'	6°47'36"	S85°50'10"W	2.96'
C524	25.00'	15.37'	39°14'08"	S89°51'11"W	15.13'
C525	25.00'	8.25'	18°55'07"	S72°04'56"W	8.22'
C526	25.00'	33.38'	76°29'36"	N60°12'42"W	30.95'
C529	40.00'	99.04'	141°51'40"	S18°57'30"E	75.61'
C530	45.00'	116.50'	148°19'52"	N74°03'16"W	86.58'

Line Data Table

No.	Bearing	Length
L16	S42°14'07"W	41.90'
L17	S62°37'23"W	42.06'
L18	S81°32'30"W	32.63'
L33	S40°02'24"W	20.13'
L72	S35°26'31"W	83.98'
L73	S42°14'07"W	41.90'
L74	S77°28'15"W	80.03'
L75	S62°37'23"W	45.32'
L76	S81°32'30"W	32.63'

Line Data Table

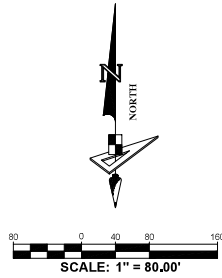
No.	Bearing	Length
L77	N21°57'55"W	17.42'
L78	N37°34'54"W	39.75'
L84	N64°23'30"E	141.36'
L85	S47°01'23"E	64.60'
L86	S33°19'31"E	62.13'
L87	S04°55'03"E	87.47'
L93	S40°02'24"W	20.13'
L198	S85°04'57"W	25.00'
L235	S16°50'47"E	30.45'

GeoPoint
Surveying, Inc.

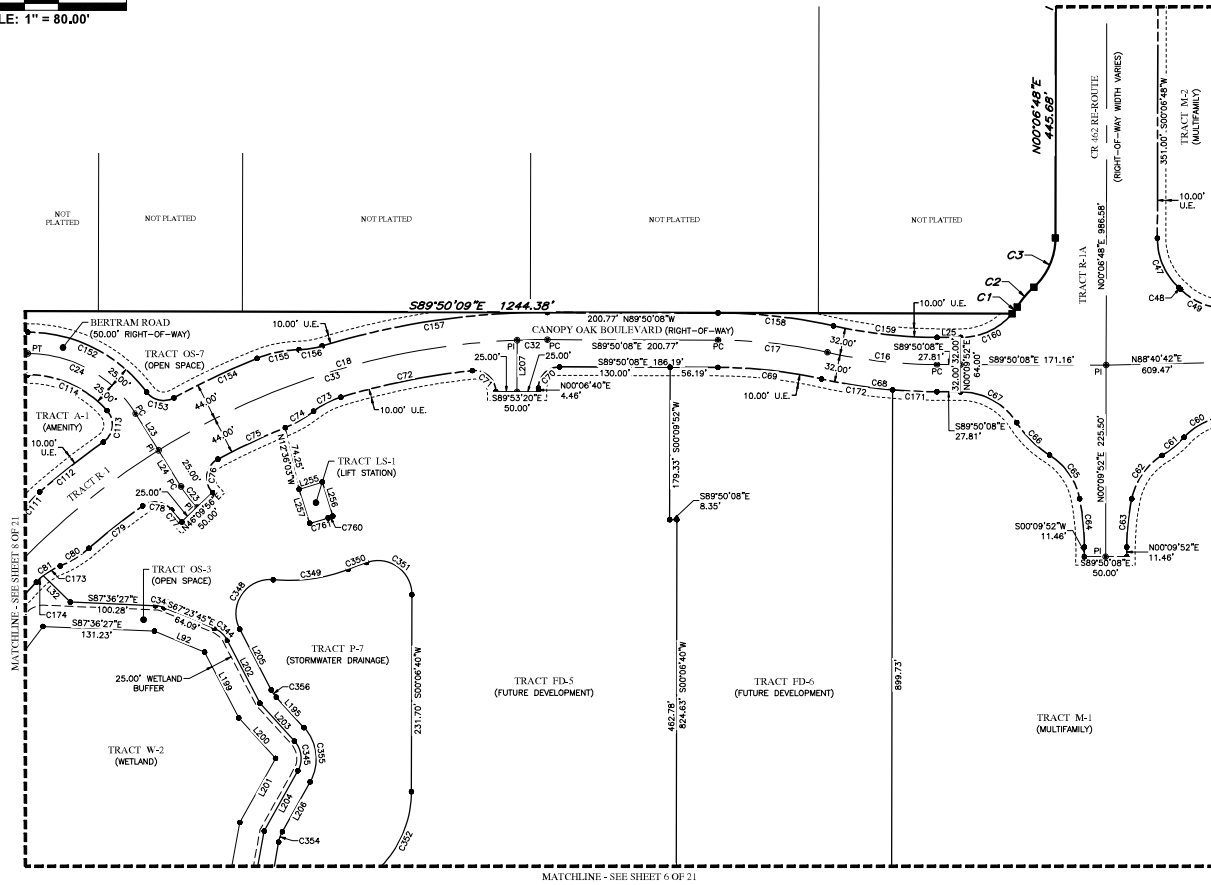
528 Northlake Blvd, Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA



PLAT BOOK _____ PAGE _____
SHEET 7 OF 21 SHEETS



- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7788" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7788"

Line Data Table		
No.	Bearing	Length
L23	S31°56'10"E	50.99'
L24	N31°56'10"W	50.10'
L25	N89°50'08"W	27.81'
L32	S45°23'15"E	44.33'
L92	S67°23'45"E	64.09'
L195	N42°16'28"W	48.41'

Line Data Table		
No.	Bearing	Length
L199	S27°24'15"E	87.18'
L200	S42°16'28"E	64.34'
L201	S29°08'41"W	86.25'
L202	S27°24'15"E	83.27'
L203	S42°16'28"E	60.43'
L204	S29°08'41"W	81.27'

Line Data Table		
No.	Bearing	Length
L205	N27°24'15"W	80.46'
L206	N29°08'41"E	67.16'
L207	S00°06'40"W	60.78'
L208	N72°42'28"E	28.50'
L256	S17°17'34"E	42.00'
L257	N17°17'34"W	42.00'

Curve Data Table				
No.	Radius	Arc	Δ	Bearing
C1	79.00'	9.88'	7°10'00"	N36°42'43"E
C2	125.00'	30.62'	14°02'01"	N40°08'44"E
C3	79.00'	64.87'	47°02'56"	N23°38'16"E
C16	600.00'	129.87'	12°24'05"	S83°38'06"W
C17	600.00'	129.87'	12°24'05"	N83°38'06"W
C18	860.00'	481.82'	32°06'02"	S74°06'51"W
C23	150.00'	31.15'	11°53'53"	S37°53'07"E
C24	150.00'	151.58'	57°53'58"	N60°53'09"W
C32	860.00'	35.49'	2°21'51"	S88°58'56"W
C33	860.00'	446.34'	29°44'11"	S72°55'55"W
C47	79.00'	64.87'	47°02'56"	S23°38'16"E
C48	125.00'	3.27'	1°30'03"	N46°11'07"W
C49	79.00'	63.27'	45°53'12"	S88°22'42"E
C60	79.00'	63.27'	45°53'12"	S65°44'06"W
C61	125.00'	33.53'	15°22'14"	N50°28'37"E
C62	79.00'	64.20'	46°33'39"	S34°52'54"W
C63	286.00'	57.09'	11°26'13"	S05°52'58"W
C64	286.00'	57.09'	11°26'13"	N05°33'15"W
C65	79.00'	64.20'	46°33'39"	N34°33'11"W
C66	125.00'	54.61'	25°02'00"	S45°19'00"E
C67	79.00'	78.64'	57°02'08"	N61°19'04"W
C68	632.00'	136.79'	12°24'05"	S33°38'06"E
C69	568.00'	122.94'	12°24'05"	N83°38'06"W
C70	25.00'	39.28'	90°03'12"	S40°08'16"W
C71	25.00'	41.81'	96°03'11"	N47°54'56"W
C72	828.00'	158.08'	10°56'21"	S78°35'18"W
C73	99.00'	36.30'	21°00'27"	S62°36'54"W
C74	139.00'	38.53'	15°52'54"	N60°03'08"E
C75	816.00'	87.58'	6°08'57"	S64°55'07"W
C76	25.00'	46.11'	105°40'42"	S09°00'17"W
C77	175.00'	18.45'	6°02'24"	S40°48'52"E
C78	25.00'	38.26'	87°41'25"	N81°38'22"W
C79	816.00'	80.55'	5°39'20"	S51°41'16"W
C80	119.00'	39.85'	19°11'14"	N58°27'13"E
C81	81.00'	34.24'	24°13'19"	S55°56'10"W
C111	119.00'	50.07'	24°06'22"	S36°48'24"W
C112	904.00'	95.19'	6°01'59"	S51°52'35"W
C113	25.00'	42.05'	96°22'47"	N66°42'11"E
C114	125.00'	105.48'	48°20'56"	N65°39'40"W
C152	175.00'	162.21'	5°06'30"	N63°16'53"W
C153	25.00'	35.85'	82°10'00"	S77°48'39"E
C154	904.00'	108.39'	6°52'11"	S64°32'26"W
C155	139.00'	50.67'	20°53'11"	S78°25'07"W
C156	99.00'	27.60'	15°58'29"	N80°52'28"E
C157	892.00'	268.98'	17°16'38"	S81°31'33"W
C158	632.00'	136.79'	12°24'05"	N83°38'06"E
C159	568.00'	122.94'	12°24'05"	S83°38'06"W
C160	79.00'	68.76'	49°52'09"	N65°13'47"E
C171	632.00'	52.09'	4°43'21"	S87°28'28"E
C172	632.00'	84.70'	7°40'44"	S81°16'25"E
C173	81.00'	22.81'	16°08'05"	S59°58'47"W
C174	81.00'	11.43'	8°05'14"	S47°52'08"W
C343	30.00'	10.58'	20°12'42"	N77°30'06"W
C344	30.00'	20.94'	39°59'30"	N47°24'00"W
C345	30.00'	37.40'	71°25'09"	N06°33'53"W
C348	40.00'	85.93'	123°05'28"	S34°08'29"W
C349	180.00'	89.97'	27°07'50"	N82°07'18"E
C350	633.67'	22.91'	2°04'17"	N69°35'32"E
C351	40.00'	76.43'	109°29'00"	N54°37'50"W
C352	126.67'	114.66'	51°51'40"	N26°02'30"E
C354	40.00'	13.17'	18°51'36"	S19°42'53"W
C355	55.00'	68.56'	71°25'09"	N06°33'53"W
C356	40.00'	10.38'	14°52'13"	S34°50'21"E
C760	698.67'	5.95'	0°29'16"	S68°48'02"W
C761	125.00'	22.60'	10°21'33"	S73°44'10"W

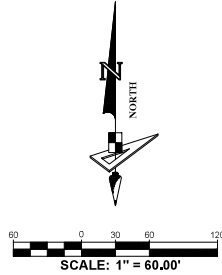


528 Northlake Blvd, Ste 1040 Phone: (321) 270-0440
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TWISTED OAKS

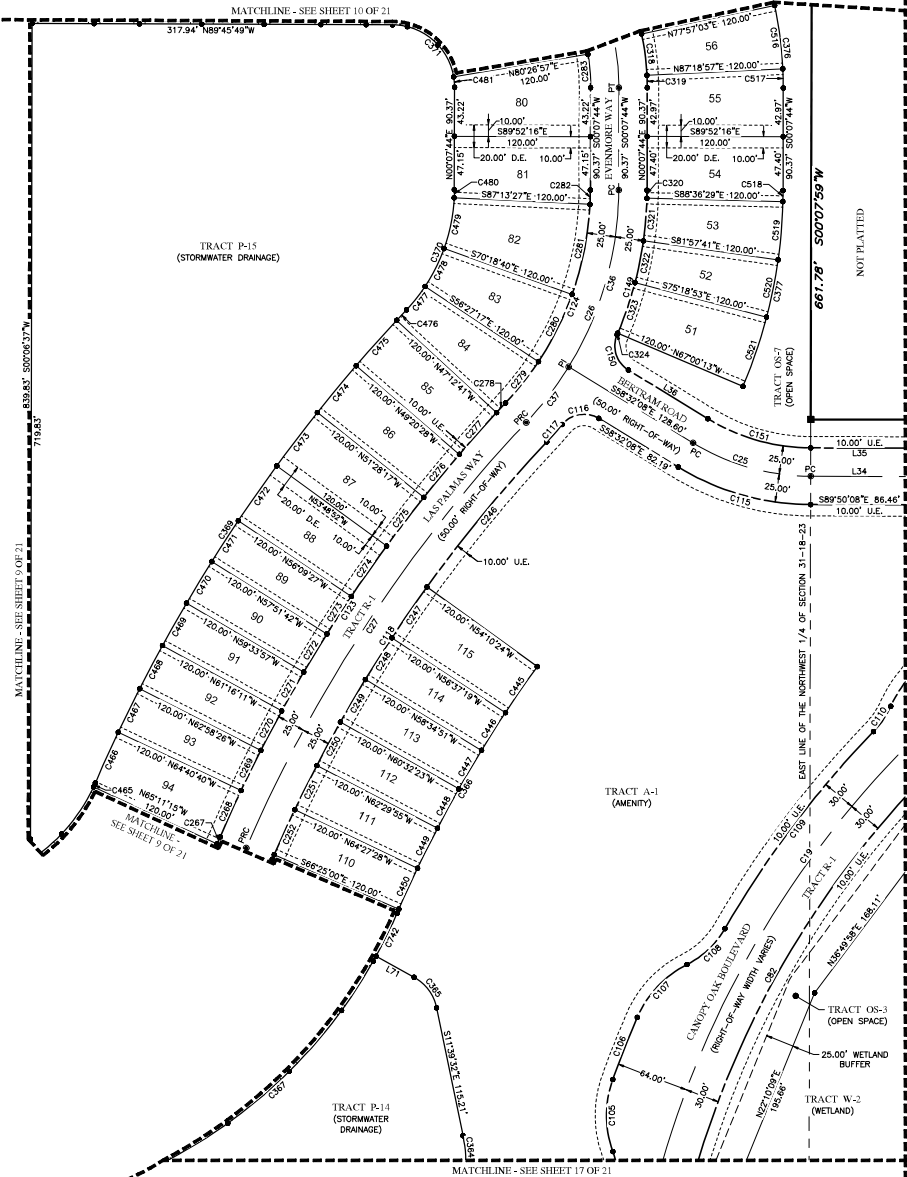
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 8 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C19	860.00'	661.01'	44°02'17"	S36°02'41"W	644.85'
C25	200.00'	109.26'	31°18'00"	S74°11'08"E	107.90'
C26	300.00'	225.99'	43°09'42"	N21°42'35"E	220.69'
C27	1300.00'	451.79'	19°54'43"	S33°20'05"W	449.52'
C36	300.00'	164.07'	31°20'07"	N15°47'48"E	162.03'
C37	300.00'	61.92'	11°49'35"	N37°22'39"E	61.81'
C82	830.00'	431.68'	29°47'59"	S28°55'31"W	426.83'
C105	94.00'	64.83'	39°30'50"	S00°02'21"E	63.55'
C106	924.00'	58.93'	3°39'15"	S21°32'42"W	58.92'
C107	94.00'	65.23'	39°45'36"	S43°15'07"W	63.93'
C108	81.00'	46.85'	33°08'27"	N46°33'42"E	46.20'
C109	890.00'	218.14'	14°02'35"	S37°00'45"W	217.59'
C110	81.00'	27.26'	19°16'50"	N34°23'38"E	27.13'
C115	225.00'	122.91'	31°18'00"	S74°11'08"E	121.39'
C116	25.00'	35.69'	81°47'12"	S80°34'15"W	32.73'
C117	325.00'	20.49'	3°36'41"	N41°29'03"E	20.49'
C118	1275.00'	443.10'	19°54'43"	S33°20'05"W	440.87'
C123	1325.00'	460.48'	19°54'43"	S33°20'05"W	458.16'
C124	275.00'	207.16'	43°09'42"	N21°42'35"E	202.30'
C149	325.00'	131.16'	23°07'20"	N11°41'24"E	130.27'
C150	25.00'	35.69'	81°47'12"	S17°38'32"E	32.73'
C151	175.00'	95.60'	31°18'00"	S74°11'08"E	94.42'
C246	1275.00'	166.09'	72°27'50"	S39°33'31"W	165.98'
C247	1275.00'	54.49'	22°56'55"	S34°36'09"W	54.49'
C248	1275.00'	43.59'	1°57'32"	S32°23'55"W	43.59'
C249	1275.00'	43.59'	1°57'32"	S30°26'23"W	43.59'
C250	1275.00'	43.59'	1°57'32"	S28°28'51"W	43.59'
C251	1275.00'	43.59'	1°57'32"	S26°31'19"W	43.59'
C252	1275.00'	43.59'	1°57'32"	S24°33'46"W	43.59'
C267	275.00'	6.88'	126°01"	N24°05'44"E	6.88'
C268	1325.00'	44.94'	1°56'36"	S24°21'02"W	44.94'
C269	1325.00'	39.41'	1°42'14"	S26°10'27"W	39.41'
C270	1325.00'	39.41'	1°42'14"	S27°52'41"W	39.41'
C271	1325.00'	39.41'	1°42'14"	S29°34'56"W	39.41'
C272	1325.00'	39.41'	1°42'14"	S31°17'10"W	39.41'
C273	1325.00'	39.41'	1°42'15"	S32°59'25"W	39.41'
C274	1325.00'	54.19'	22°03'35"	S35°00'50"W	54.18'
C275	1325.00'	54.19'	22°03'35"	S37°21'26"W	54.18'
C276	1325.00'	49.26'	2°07'48"	S39°35'37"W	49.26'
C277	1325.00'	49.26'	2°07'48"	S41°43'25"W	49.25'
C278	1325.00'	11.61'	0°30'07"	S43°02'23"W	11.61'
C279	275.00'	46.77'	9°44'43"	N38°25'05"E	46.72'
C280	275.00'	66.51'	13°51'24"	N26°37'02"E	66.34'
C281	275.00'	81.18'	16°54'47"	N11°13'56"E	80.88'
C282	275.00'	12.70'	2°38'48"	N01°27'09"E	12.70'
C283	175.00'	29.57'	9°40'47"	N04°42'39"W	29.53'

LEGEND:
 C.C.R. ----- CERTIFIED CORNER RECORDS
 U.E. ----- UTILITY EASEMENT
 D.E. ----- DRAINAGE EASEMENT
 PC ----- POINT OF CURVATURE
 PT ----- POINT OF TANGENCY
 PRC ----- POINT OF REVERSE CURVATURE
 PCC ----- POINT OF COMPOUND CURVATURE
 LS ----- LICENSE SURVEYOR
 LB ----- LICENSE BUSINESS
 O.R. ----- OFFICIAL RECORDS BOOK
 ● ----- LOT CORNER OR CHANGE OF DIRECTION
 ■ ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ● ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



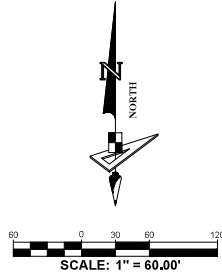
No.	Bearing	Length
L34	S89°50'08"E	86.46'
L35	N89°50'08"W	86.46'
L36	N58°32'08"W	82.19'
L71	S61°11'16"E	38.35'

No.	Radius	Arc	Δ	Bearing	Chord
C318	225.00'	36.78'	9°21'53"	N07°22'00"W	36.73'
C319	225.00'	11.08'	2°48'48"	N01°16'39"W	11.08'
C320	325.00'	7.16'	1°15'47"	N00°45'38"E	7.16'
C321	325.00'	37.70'	6°38'48"	N04°42'55"E	37.68'
C322	325.00'	37.70'	6°38'48"	N11°21'43"E	37.68'
C323	325.00'	47.14'	8°18'40"	N18°50'27"E	47.10'
C324	325.00'	1.45'	0°15'17"	N23°07'26"E	1.45'
C364	120.00'	31.68'	15°07'41"	N04°05'41"W	31.59'
C365	40.00'	34.58'	49°31'45"	N36°25'24"W	33.51'
C366	1155.00'	250.93'	12°26'53"	S29°36'10"W	250.44'
C367	445.00'	476.09'	61°17'53"	N59°27'40"E	453.70'
C369	1445.00'	502.18'	19°54'43"	S33°20'05"W	499.66'
C370	155.00'	116.76'	43°09'42"	N21°42'35"E	114.02'
C371	55.00'	86.29'	89°53'33"	N44°49'02"W	77.71'
C377	445.00'	177.60'	22°52'03"	N11°33'46"E	176.43'
C445	1155.00'	49.36'	2°28'55"	S34°36'09"W	49.36'
C446	1155.00'	39.49'	1°57'32"	S32°23'55"W	39.49'
C447	1155.00'	39.49'	1°57'32"	S30°26'23"W	39.49'
C448	1155.00'	39.49'	1°57'32"	S28°28'51"W	39.49'
C449	1155.00'	39.49'	1°57'32"	S26°31'19"W	39.49'
C450	1155.00'	39.49'	1°57'32"	S24°33'46"W	39.49'
C465	155.00'	3.88'	126°01"	N24°05'44"E	3.88'
C466	1445.00'	49.01'	1°56'36"	S24°21'02"W	49.01'
C467	1445.00'	42.98'	1°42'14"	S26°10'27"W	42.97'
C468	1445.00'	42.98'	1°42'14"	S27°52'41"W	42.97'
C469	1445.00'	42.98'	1°42'14"	S29°34'56"W	42.97'
C470	1445.00'	42.98'	1°42'14"	S31°17'10"W	42.97'
C471	1445.00'	42.98'	1°42'15"	S32°59'25"W	42.98'
C472	1445.00'	59.09'	22°03'35"	S35°00'50"W	59.09'
C473	1445.00'	59.09'	22°03'35"	S37°21'26"W	59.09'
C474	1445.00'	53.72'	2°07'48"	S39°35'37"W	53.72'
C475	1445.00'	53.72'	2°07'48"	S41°43'25"W	53.71'
C476	1445.00'	12.66'	0°30'07"	S43°02'23"W	12.66'
C477	155.00'	26.38'	9°44'43"	N38°25'05"E	26.33'
C478	155.00'	37.49'	13°51'24"	N26°37'02"E	37.39'
C479	155.00'	45.75'	16°54'47"	N11°13'56"E	45.59'
C480	155.00'	7.16'	2°38'48"	N01°27'09"E	7.16'
C516	55.00'	9.29'	9°40'47"	N04°42'39"W	9.28'
C517	345.00'	16.94'	2°48'48"	N01°16'39"W	16.94'
C518	445.00'	9.81'	1°15'47"	N00°45'38"E	9.81'
C519	445.00'	51.62'	6°38'48"	N04°42'55"E	51.59'
C520	445.00'	51.62'	6°38'48"	N11°21'43"E	51.59'
C521	445.00'	64.55'	8°18'40"	N18°50'27"E	64.49'
C742	445.00'	42.20'	5°26'00"	N26°05'44"E	42.18'

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

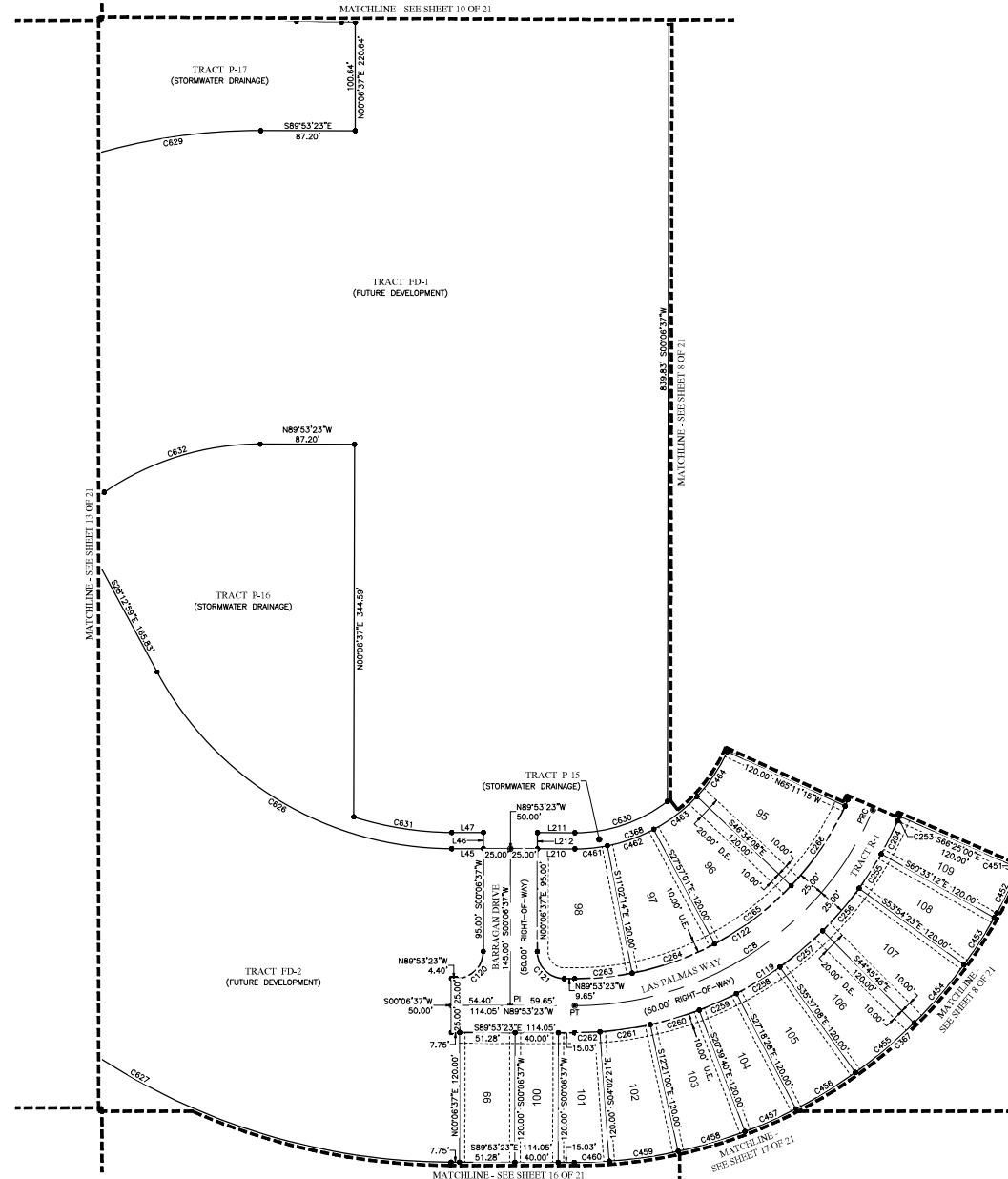
PLAT BOOK _____ PAGE _____
SHEET 9 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C28	300.00'	349.41'	66°43'54"	N56°44'40"E	329.99'
C119	325.00'	378.52'	66°43'54"	N56°44'40"E	357.49'
C120	25.00'	39.27'	90°00'00"	N49°06'37"E	35.36'
C121	25.00'	39.27'	90°00'00"	S44°53'23"E	35.36'
C122	275.00'	320.29'	66°43'54"	N56°44'40"E	302.49'
C253	1275.00'	4.56'	0°12'17"	S23°28'52"W	4.56'
C254	325.00'	34.42'	6°04'05"	N26°24'46"E	34.40'
C255	325.00'	37.70'	6°38'48"	N32°46'13"E	37.68'
C256	325.00'	51.87'	9°08'38"	N40°39'55"E	51.81'
C257	325.00'	51.87'	9°08'38"	N49°48'33"E	51.81'
C258	325.00'	47.14'	8°18'40"	N58°32'12"E	47.10'
C259	325.00'	37.70'	6°38'48"	N66°00'56"E	37.68'
C260	325.00'	47.14'	8°18'40"	N73°29'40"E	47.10'
C261	325.00'	47.14'	8°18'40"	N81°48'19"E	47.10'
C262	325.00'	23.54'	4°08'58"	N88°02'08"E	23.53'
C263	275.00'	53.50'	11°08'51"	N84°32'12"E	53.42'
C264	275.00'	81.18'	16°54'47"	N70°30'23"E	80.88'
C265	275.00'	89.36'	18°37'07"	N52°44'26"E	88.97'
C266	275.00'	89.36'	18°37'07"	N34°07'18"E	88.97'
C267	275.00'	6.88'	1°26'01"	N24°05'44"E	6.88'
C367	445.00'	476.09'	61°11'53"	N59°27'40"E	453.70'
C368	155.00'	180.53'	66°43'54"	N56°44'40"E	170.49'
C451	1155.00'	4.13'	0°12'17"	S23°28'52"W	4.13'
C452	445.00'	47.13'	6°04'05"	N26°24'46"E	47.11'
C453	445.00'	51.62'	6°38'48"	N32°46'13"E	51.59'
C454	445.00'	71.02'	9°08'38"	N40°39'55"E	70.94'
C455	445.00'	71.02'	9°08'38"	N49°48'33"E	70.94'
C456	445.00'	64.55'	8°18'40"	N58°32'12"E	64.49'
C457	445.00'	51.62'	6°38'48"	N66°00'56"E	51.59'
C458	445.00'	64.55'	8°18'40"	N73°29'40"E	64.49'
C459	445.00'	64.55'	8°18'40"	N81°48'19"E	64.49'
C460	445.00'	32.23'	4°08'58"	N88°02'08"E	32.22'
C461	155.00'	30.16'	11°08'51"	N84°32'12"E	30.11'
C462	155.00'	45.75'	16°54'47"	N70°30'23"E	45.59'
C463	155.00'	50.37'	18°37'07"	N52°44'26"E	50.15'
C464	155.00'	50.37'	18°37'07"	N34°07'18"E	50.15'
C626	310.00'	333.68'	61°40'24"	S59°03'11"E	317.81'
C627	600.00'	645.84'	61°40'24"	S59°03'11"E	615.11'
C629	545.00'	327.72'	34°27'12"	S72°53'01"W	322.81'
C630	140.00'	91.78'	37°33'46"	N71°19'44"E	90.15'
C631	295.00'	92.09'	17°53'07"	S80°56'49"E	91.71'
C632	255.00'	153.34'	34°27'12"	S72°53'01"W	151.04'

LEGEND:

- C.C.R. ----- CERTIFIED CORNER RECORDS
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- P.C. ----- POINT OF CURVATURE
- P.T. ----- POINT OF TANGENCY
- P.R.C. ----- POINT OF REVERSE CURVATURE
- P.C.C. ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
- LB ----- LICENSE BUSINESS
- O.R. ----- OFFICIAL RECORDS BOOK
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7788" UNLESS OTHERWISE NOTED.
- ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7788"



No.	Bearing	Length
L45	S89°53'23"E	29.40'
L46	N00°06'37"E	15.00'
L47	N89°53'23"W	29.40'
L210	S89°53'23"E	34.65'
L211	N89°53'23"W	34.65'
L212	S00°06'37"W	15.00'

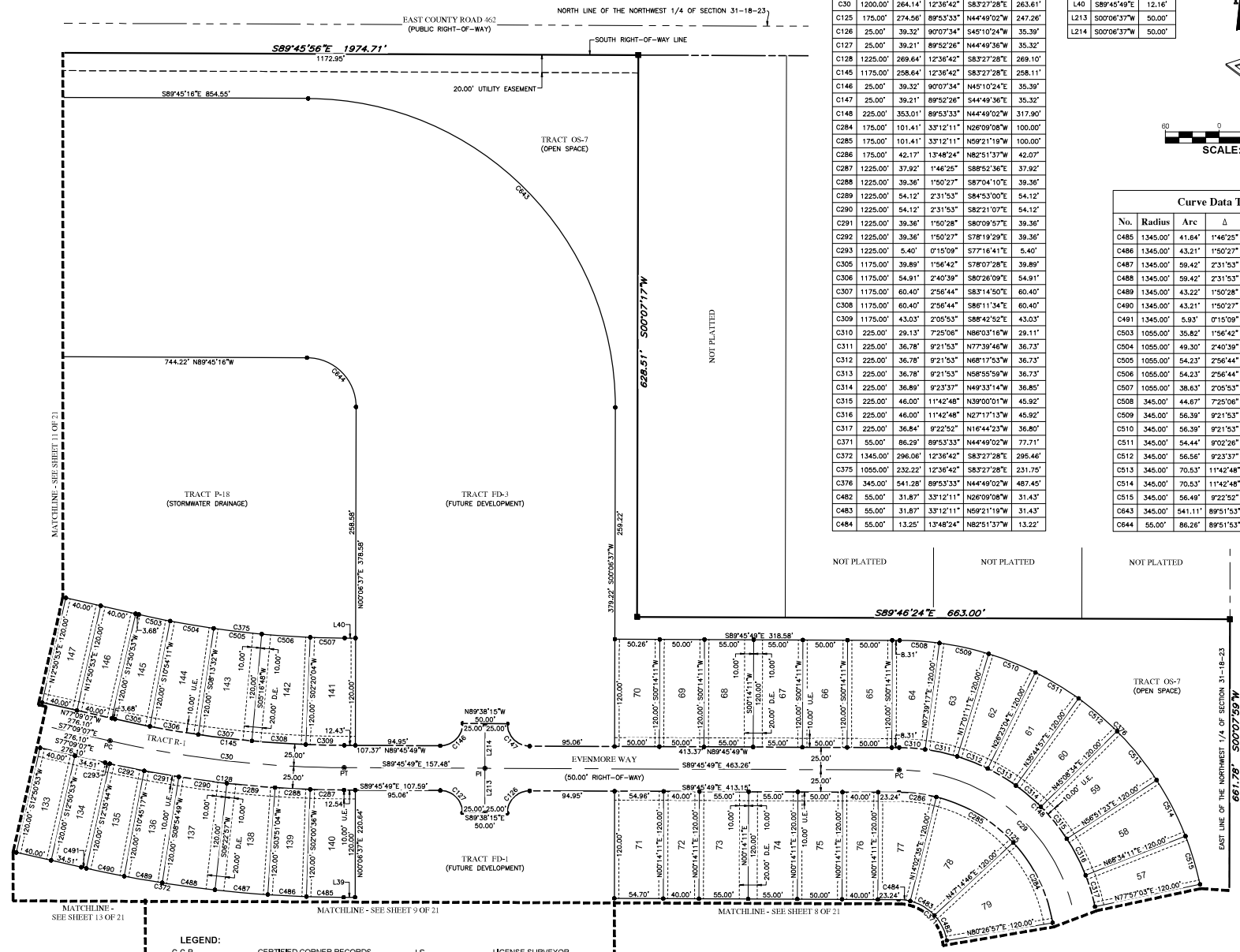


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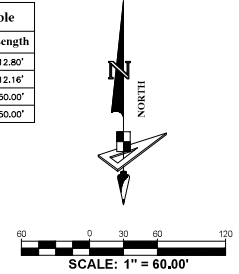
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 10 OF 21 SHEETS



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C29	200.00'	313.78'	89°53'33"	N44°49'02"W	282.58'
C30	1200.00'	264.14'	12°36'42"	S83°27'28"E	263.61'
C125	175.00'	274.56'	89°53'33"	N44°49'02"W	247.26'
C126	25.00'	39.32'	90°07'34"	S49°10'24"W	35.39'
C127	25.00'	39.21'	89°52'26"	N44°49'36"W	35.32'
C128	1225.00'	269.64'	12°36'42"	S83°27'28"E	269.10'
C145	1175.00'	258.64'	12°36'42"	S83°27'28"E	258.11'
C146	25.00'	39.32'	90°07'34"	N49°10'24"E	35.39'
C147	25.00'	39.21'	89°52'26"	S44°49'36"E	35.32'
C148	225.00'	353.01'	89°53'33"	N44°49'02"W	317.90'
C284	175.00'	101.41'	33°12'11"	N26°09'08"W	100.00'
C285	175.00'	101.41'	33°12'11"	N59°21'19"W	100.00'
C286	175.00'	42.17'	13°48'24"	N82°51'37"W	42.07'
C287	1225.00'	37.92'	1°46'25"	S88°52'36"E	37.92'
C288	1225.00'	39.36'	1°50'27"	S87°04'10"E	39.36'
C289	1225.00'	54.12'	2°31'53"	S84°53'00"E	54.12'
C290	1225.00'	54.12'	2°31'53"	S82°21'07"E	54.12'
C291	1225.00'	39.36'	1°50'28"	S80°09'57"E	39.36'
C292	1225.00'	39.36'	1°50'27"	S78°19'29"E	39.36'
C293	1225.00'	5.40'	0°15'09"	S77°16'41"E	5.40'
C305	1175.00'	39.89'	1°56'42"	S78°07'28"E	39.89'
C306	1175.00'	54.91'	2°40'39"	S80°26'09"E	54.91'
C307	1175.00'	60.40'	2°56'44"	S83°14'50"E	60.40'
C308	1175.00'	60.40'	2°56'44"	S86°11'34"E	60.40'
C309	1175.00'	43.03'	2°05'53"	S88°42'52"E	43.03'
C310	225.00'	29.13'	7°25'06"	N86°03'16"W	29.11'
C311	225.00'	36.78'	9°21'53"	N77°39'46"W	36.73'
C312	225.00'	36.78'	9°21'53"	N68°17'53"W	36.73'
C313	225.00'	36.78'	9°21'53"	N58°55'56"W	36.73'
C314	225.00'	36.89'	9°23'37"	N49°33'14"W	36.85'
C315	225.00'	46.00'	11°42'48"	N39°00'01"W	45.92'
C316	225.00'	46.00'	11°42'48"	N27°17'13"W	45.92'
C317	225.00'	36.84'	9°22'52"	N16°44'23"W	36.80'
C371	55.00'	86.29'	89°53'33"	N44°49'02"W	77.71'
C372	1345.00'	296.08'	12°36'42"	S83°27'28"E	295.46'
C375	1055.00'	232.22'	12°36'42"	S83°27'28"E	231.75'
C376	345.00'	541.28'	89°53'33"	N44°49'02"W	487.45'
C482	55.00'	31.87'	33°12'11"	N26°09'08"W	31.43'
C483	55.00'	31.87'	33°12'11"	N59°21'19"W	31.43'
C484	55.00'	13.25'	13°48'24"	N82°51'37"W	13.22'

Line Data Table		
No.	Bearing	Length
L39	S89°45'49"E	12.80'
L40	S89°45'49"E	12.16'
L213	S00°06'37"W	50.00'
L214	S00°06'37"W	50.00'



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C485	1345.00'	41.64'	1°46'25"	S88°52'36"E	41.64'
C486	1345.00'	43.21'	1°50'27"	S87°04'10"E	43.21'
C487	1345.00'	59.42'	2°31'53"	S84°53'00"E	59.42'
C488	1345.00'	59.42'	2°31'53"	S82°21'07"E	59.42'
C489	1345.00'	43.22'	1°50'28"	S80°09'57"E	43.22'
C490	1345.00'	43.21'	1°50'27"	S78°19'29"E	43.21'
C491	1345.00'	5.93'	0°15'09"	S77°16'41"E	5.93'
C503	1055.00'	35.82'	1°56'42"	S78°07'28"E	35.81'
C504	1055.00'	49.30'	2°40'39"	S80°26'09"E	49.30'
C505	1055.00'	54.23'	2°56'44"	S83°14'50"E	54.23'
C506	1055.00'	54.23'	2°56'44"	S86°11'34"E	54.23'
C507	1055.00'	36.63'	2°05'53"	S88°42'52"E	36.63'
C508	345.00'	44.67'	7°25'06"	N86°03'16"W	44.64'
C509	345.00'	56.39'	9°21'53"	N77°39'46"W	56.33'
C510	345.00'	56.39'	9°21'53"	N68°17'53"W	56.33'
C511	345.00'	54.44'	9°02'26"	N58°05'43"W	54.38'
C512	345.00'	56.56'	9°23'37"	N49°33'14"W	56.50'
C513	345.00'	70.53'	11°42'48"	N39°00'01"W	70.41'
C514	345.00'	70.53'	11°42'48"	N27°17'13"W	70.41'
C515	345.00'	56.49'	9°22'52"	N16°44'23"W	56.42'
C643	345.00'	541.11'	89°51'53"	N44°49'19"W	487.33'
C644	55.00'	86.28'	89°51'53"	N44°49'19"W	77.69'

LEGEND:

C.C.R. ----- CERTIFIED CORNER RECORDS
U.E. ----- UTILITY EASEMENT
D.E. ----- DRAINAGE EASEMENT
P.C. ----- POINT OF CURVATURE
P.T. ----- POINT OF TANGENCY
P.R.C. ----- POINT OF REVERSE CURVATURE
P.C.C. ----- POINT OF COMPOUND CURVATURE

LS ----- LICENSE SURVEYOR
LB ----- LICENSE BUSINESS
O.R. ----- OFFICIAL RECORDS BOOK
LOT CORNER OR CHANGE OF DIRECTION
INDICATES (P.R.A.) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7788" UNLESS OTHERWISE NOTED.

INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "TCP LB7788"

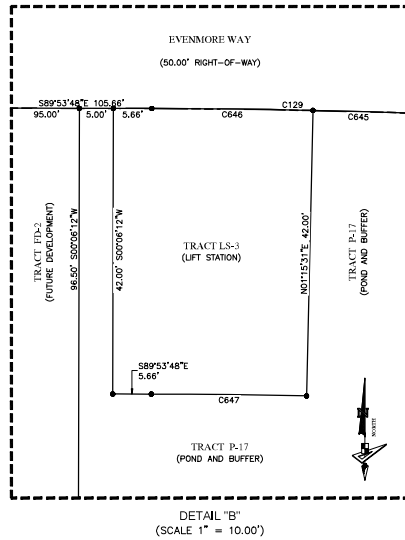
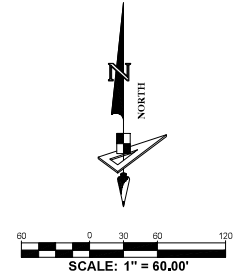
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Licensed Business Number LB 7768

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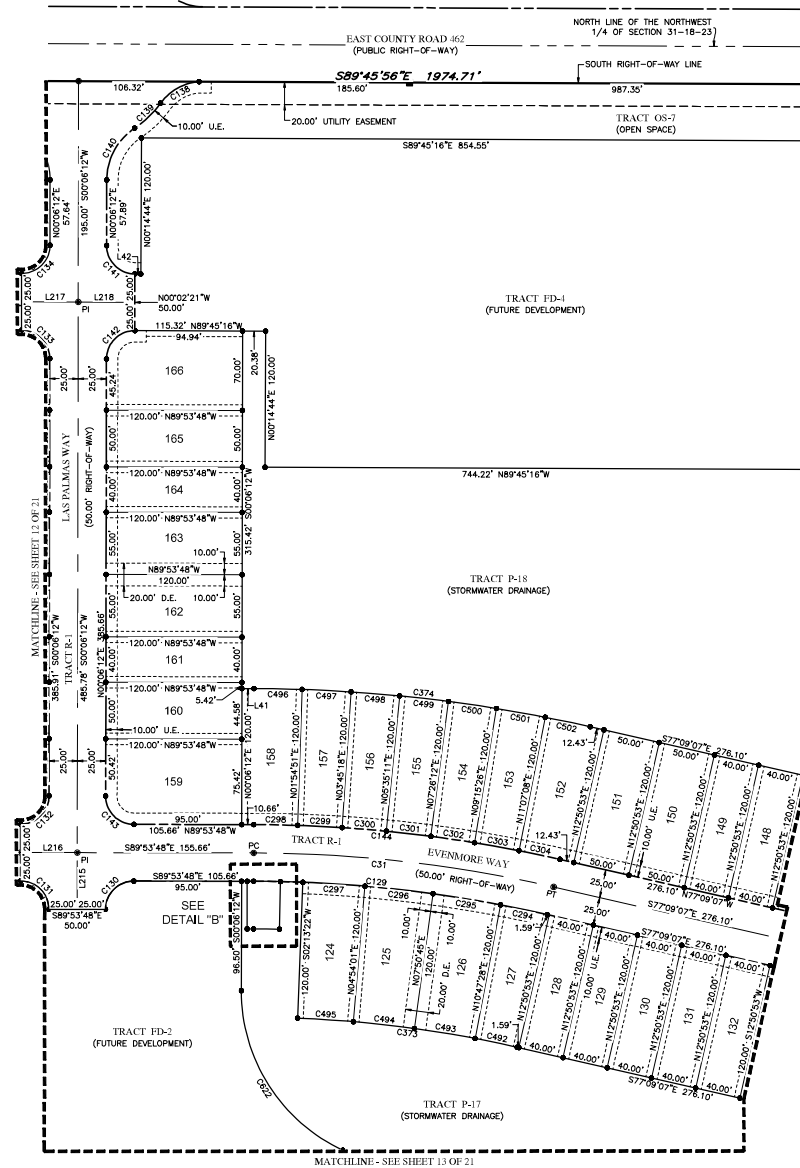
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 11 OF 21 SHEETS



No.	Bearing	Length
L41	S89°53'48"E	10.66'
L42	S89°45'16"E	5.23'
L215	S00°06'12"W	50.00'
L216	S89°53'48"E	50.00'
L217	S89°45'16"E	50.00'
L218	S89°45'16"E	50.00'

- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
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 - ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7788"



No.	Radius	Arc	Δ	Bearing	Chord
C31	1200.00'	266.93'	12°44'41"	N83°31'27"W	266.38'
C129	1175.00'	261.37'	12°44'41"	N83°31'27"W	260.83'
C130	25.00'	39.27'	90°00'00"	S45°06'12"W	35.36'
C131	25.00'	39.27'	90°00'00"	N44°53'48"W	35.36'
C132	25.00'	39.27'	90°00'00"	N45°06'12"E	35.36'
C133	25.00'	39.21'	89°51'28"	N44°49'32"W	35.31'
C134	25.00'	39.33'	90°06'32"	N45°10'28"E	35.40'
C138	46.00'	40.28'	50°10'30"	S60°53'17"W	39.01'
C139	89.00'	31.93'	20°33'14"	N46°04'39"E	31.76'
C140	55.00'	54.00'	56°15'04"	S28°13'44"W	51.85'
C141	25.00'	39.21'	89°51'28"	S44°49'32"E	35.31'
C142	25.00'	39.33'	90°06'32"	S45°10'28"W	35.40'
C143	25.00'	39.27'	90°00'00"	S44°53'48"E	35.36'
C144	1225.00'	272.49'	12°44'41"	N83°31'27"W	271.93'
C284	1175.00'	42.18'	2°03'25"	N78°10'49"W	42.18'
C295	1175.00'	60.40'	2°56'44"	N80°40'53"W	60.40'
C286	1175.00'	60.40'	2°56'44"	N83°37'37"W	60.40'
C297	1175.00'	54.91'	2°40'39"	N86°26'18"W	54.91'
C298	1225.00'	38.72'	1°48'39"	N88°59'29"W	38.71'
C299	1225.00'	39.36'	1°50'27"	N87°09'56"W	39.36'
C300	1225.00'	39.15'	1°49'53"	N85°19'46"W	39.15'
C301	1225.00'	39.56'	1°51'02"	N83°29'18"W	39.56'
C302	1225.00'	38.92'	1°49'13"	N81°39'11"W	38.92'
C303	1225.00'	39.80'	1°51'42"	N79°48'43"W	39.80'
C304	1225.00'	36.97'	1°43'45"	N78°01'00"W	36.97'
C373	1055.00'	195.65'	10°37'31"	N82°27'52"W	195.37'
C374	1345.00'	299.18'	12°44'41"	N83°31'27"W	298.56'
C492	1055.00'	37.87'	2°03'25"	N78°10'49"W	37.87'
C493	1055.00'	54.23'	2°56'44"	N80°40'53"W	54.23'
C494	1055.00'	54.23'	2°56'44"	N83°37'37"W	54.23'
C495	1055.00'	49.30'	2°40'39"	N86°26'18"W	49.30'
C496	1345.00'	42.51'	1°48'39"	N88°59'29"W	42.51'
C497	1345.00'	43.21'	1°50'27"	N87°09'56"W	43.21'
C498	1345.00'	42.99'	1°49'53"	N85°19'46"W	42.99'
C499	1345.00'	43.44'	1°51'02"	N83°29'18"W	43.44'
C500	1345.00'	42.73'	1°49'13"	N81°39'11"W	42.73'
C501	1345.00'	43.70'	1°51'42"	N79°48'43"W	43.70'
C502	1345.00'	40.59'	1°43'45"	N78°01'00"W	40.59'
C622	155.00'	176.28'	65°09'21"	S32°28'29"E	166.92'
C645	1175.00'	19.77'	0°57'51"	N88°15'34"W	19.77'
C646	1175.00'	23.69'	1°09'19"	N89°19'09"W	23.69'
C647	1133.00'	22.85'	1°09'19"	N89°19'09"W	22.84'

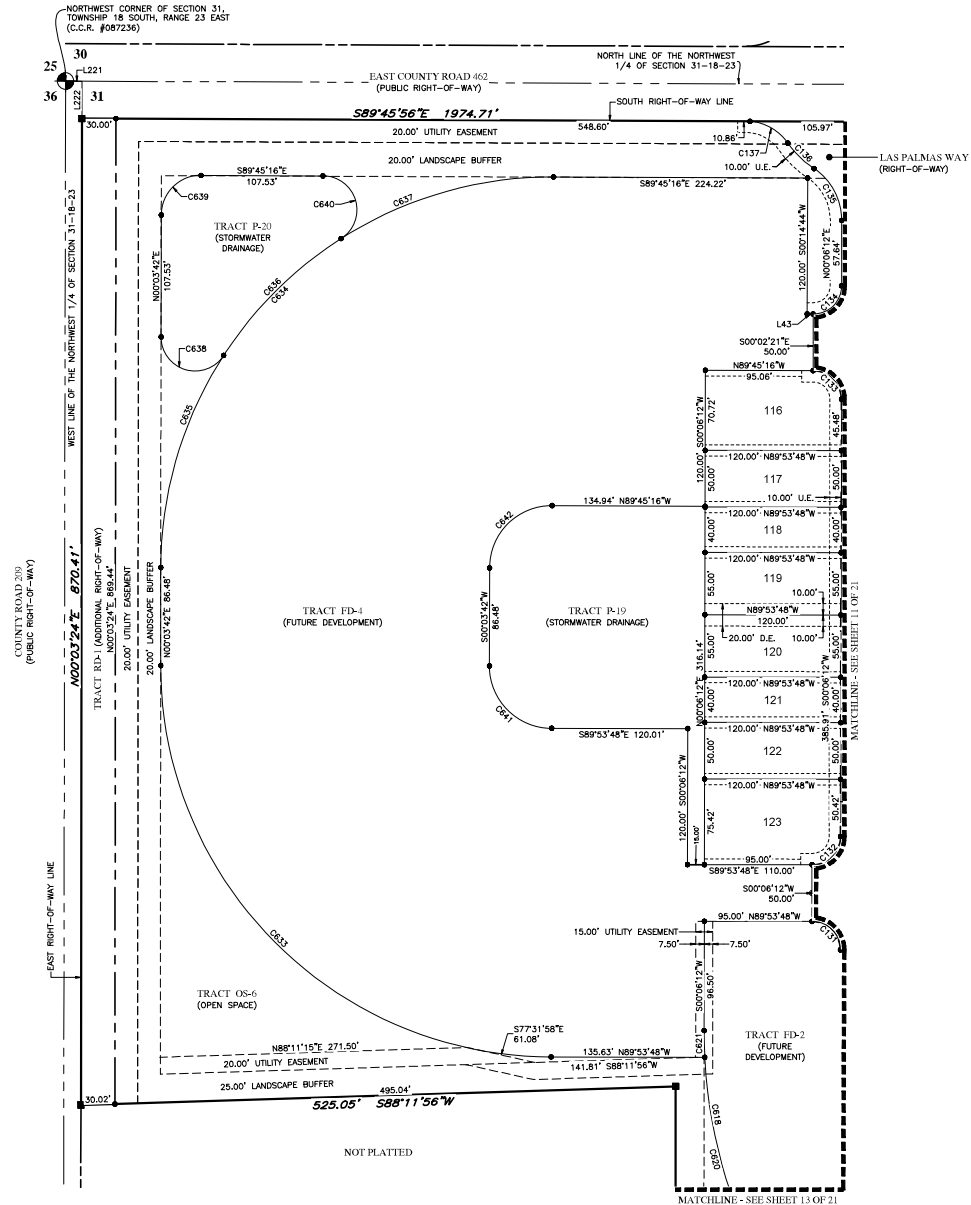
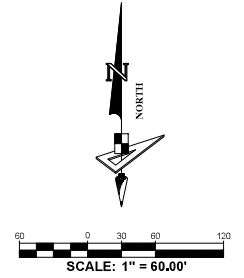
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LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 12 OF 21 SHEETS



- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
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 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
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 - ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

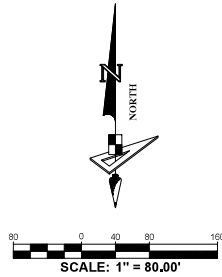
No.	Radius	Arc	Δ	Bearing	Chord
C131	25.00'	39.27'	90°00'00"	N44°53'48"W	35.36'
C132	25.00'	39.27'	90°00'00"	N45°06'12"E	35.36'
C133	25.00'	39.21'	89°51'28"	N44°49'32"W	35.31'
C134	25.00'	39.33'	90°08'32"	N45°10'28"E	35.40'
C135	55.00'	54.00'	56°15'04"	N28°01'20"W	51.85'
C136	89.00'	32.37'	20°50'19"	S45°43'42"E	32.19'
C137	46.00'	39.78'	49°31'41"	N60°04'24"W	38.54'
C620	445.00'	219.84'	28°18'19"	S17°04'35"E	217.61'
C621	445.00'	23.51'	3°01'37"	S01°24'37"E	23.51'
C633	345.00'	541.67'	89°57'30"	S44°55'03"E	487.73'
C634	345.00'	543.03'	90°11'03"	S45°09'13"W	488.69'
C635	345.00'	197.86'	32°51'36"	S16°29'29"W	195.16'
C636	345.00'	147.31'	24°27'51"	S45°09'13"W	148.19'
C637	345.00'	197.86'	32°51'36"	S73°48'56"W	195.16'
C638	30.00'	77.04'	147°08'24"	S73°30'31"E	57.55'
C639	35.00'	55.09'	90°11'03"	S45°09'13"W	49.58'
C640	30.00'	77.04'	147°08'24"	N16°11'04"W	57.55'
C641	55.00'	86.35'	89°57'30"	S44°55'03"E	77.75'
C642	55.00'	86.57'	90°11'03"	S45°09'13"W	77.91'

No.	Bearing	Length
L43	S89°45'16"E	5.24'
L221	N89°45'56"W	14.59'
L222	N00°14'04"E	33.00'

TWISTED OAKS

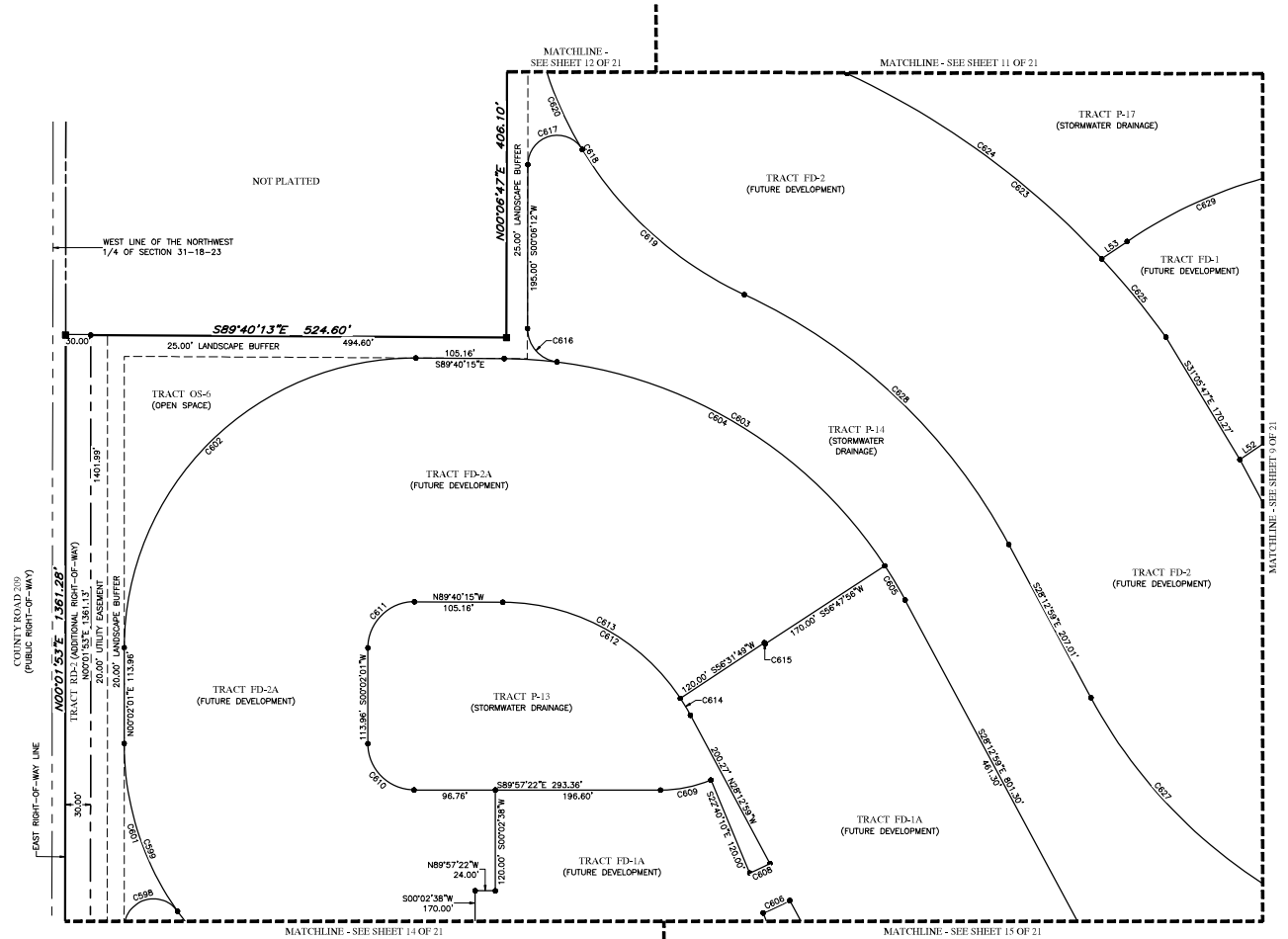
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 13 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C598	35.00'	88.37'	144°39'56"	S72°21'59"W	66.70'
C601	345.00'	212.76'	35°20'04"	S17°38'01"E	209.41'
C602	345.00'	543.70'	90°17'44"	S45°10'53"W	489.16'
C603	545.00'	584.56'	61°27'16"	N58°56'37"W	556.94'
C604	545.00'	537.14'	56°28'11"	N61°26'09"W	515.67'
C605	545.00'	47.41'	4°59'05"	N30°42'31"W	47.40'
C606	325.00'	35.07'	6°11'00"	N64°52'31"E	35.06'
C608	275.00'	26.62'	5°32'49"	N64°33'26"E	26.61'
C609	155.00'	61.45'	22°42'48"	N78°41'14"E	61.04'
C610	55.00'	86.38'	89°59'23"	S44°57'40"E	77.77'
C611	55.00'	86.68'	90°17'44"	S45°10'53"W	77.98'
C612	255.00'	273.51'	61°27'16"	N58°56'37"W	260.59'
C613	255.00'	250.13'	56°12'04"	N61°34'13"W	240.22'
C614	255.00'	23.38'	9°15'12"	N30°50'35"W	23.37'
C615	375.00'	1.76'	0°16'08"	N33°20'08"W	1.76'
C616	40.00'	58.05'	83°09'01"	S41°28'19"E	53.09'
C617	35.00'	90.82'	148°40'04"	S74°26'14"W	67.40'
C618	445.00'	506.05'	65°09'21"	S32°28'28"E	479.22'
C619	445.00'	262.70'	33°49'25"	S48°08'27"E	258.90'
C623	975.00'	497.58'	29°14'26"	N50°25'57"W	492.20'
C624	975.00'	377.05'	22°09'26"	N53°58'27"W	374.70'
C625	975.00'	120.54'	7°05'00"	N39°21'14"W	120.46'
C627	600.00'	645.84'	61°40'24"	S59°03'11"E	615.11'
C628	685.00'	440.40'	36°50'11"	N46°38'04"W	432.85'
C629	545.00'	327.72'	34°27'12"	S72°53'01"W	322.81'

No.	Bearing	Length
L52	S55°39'26"W	35.78'
L53	N59°39'26"E	36.66'

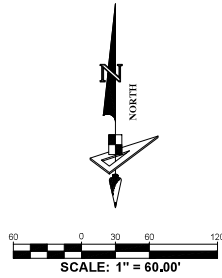


- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7788" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7788"

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 14 OF 21 SHEETS

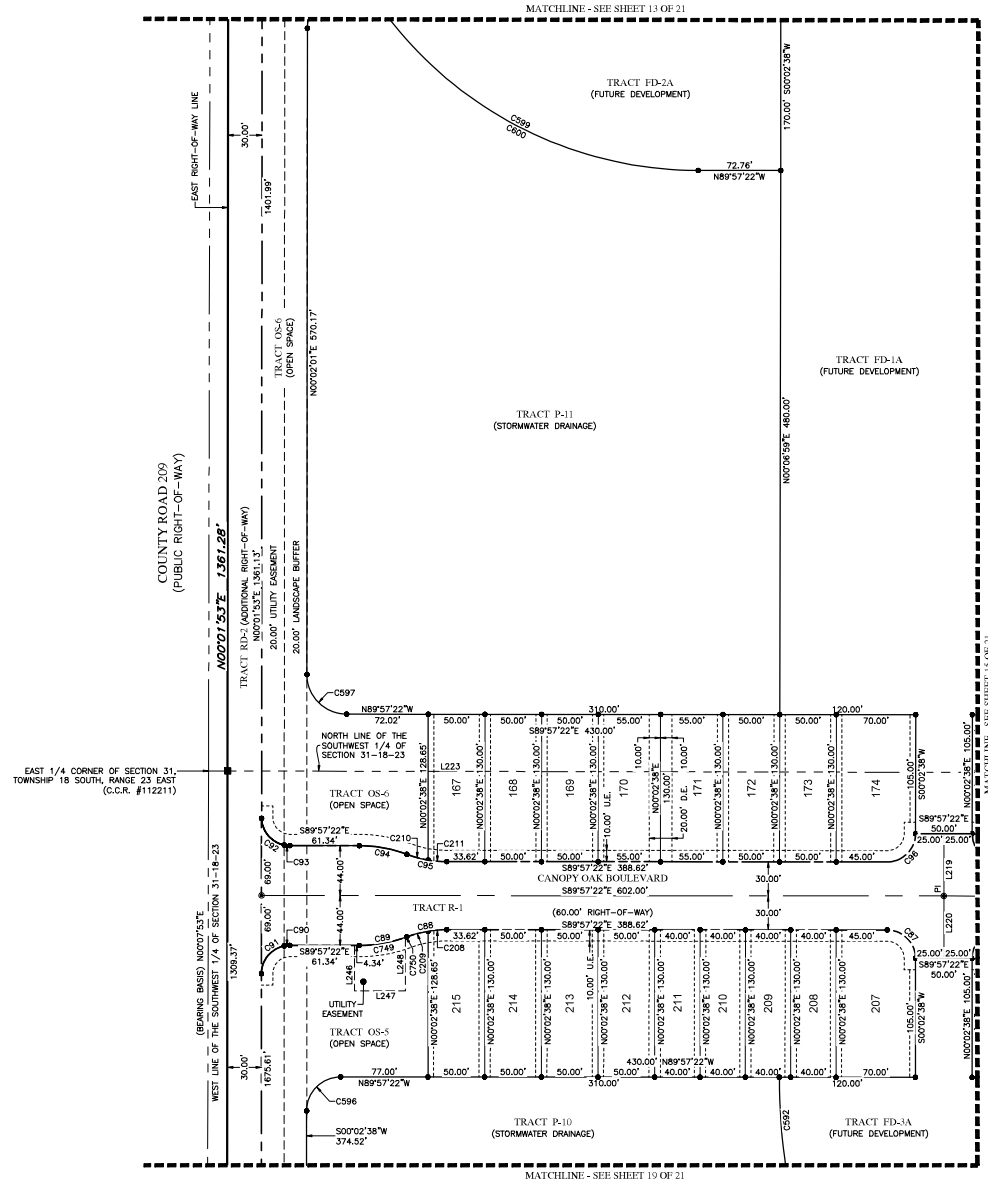


No.	Radius	Arc	Δ	Bearing	Chord
C87	25.00'	39.27'	90°00'00"	N44°57'22"W	35.36'
C88	100.00'	35.95'	20°35'52"	S79°44'42"W	35.76'
C89	119.00'	42.78'	20°35'52"	N79°44'42"E	42.55'
C90	25.00'	5.02'	11°29'41"	S84°17'48"W	5.01'
C91	25.00'	34.25'	78°30'19"	S39°17'48"W	31.64'
C92	25.00'	34.25'	78°30'14"	S39°12'29"E	31.64'
C93	25.00'	5.02'	11°29'46"	S84°12'29"E	5.01'
C94	119.00'	42.78'	20°35'52"	N79°39'26"W	42.55'
C95	100.00'	35.95'	20°35'52"	S79°39'26"E	35.76'
C96	25.00'	39.27'	90°00'00"	N45°02'38"E	35.36'
C208	100.00'	16.46'	9°25'47"	S85°19'45"W	16.44'
C209	100.00'	19.49'	11°10'06"	S79°01'49"W	19.44'
C210	100.00'	19.49'	11°10'06"	S74°56'32"E	19.48'
C211	100.00'	16.46'	9°25'47"	S85°14'28"E	16.44'
C596	30.00'	47.12'	90°00'00"	S45°02'38"W	42.43'
C597	35.00'	54.97'	89°59'23"	S44°57'40"E	48.49'
C599	345.00'	541.86'	89°59'23"	S44°57'40"E	487.86'
C600	345.00'	329.10'	54°39'19"	S62°37'42"E	316.76'
C749	119.00'	41.50'	19°58'49"	N80°03'14"E	41.29'
C750	119.00'	1.28'	0°37'03"	N69°45'18"E	1.28'

No.	Bearing	Length
L219	S00°02'38"W	55.00'
L220	S00°02'38"W	55.00'
L246	S00°02'38"W	40.00'
L247	S89°57'22"E	45.00'
L248	N00°02'38"E	47.16'

LEGEND:

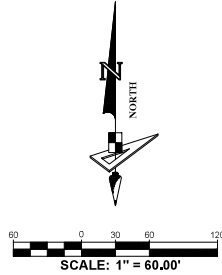
- C.C.R. ----- CERTIFIED CORNER RECORDS
- U.E. ----- UTILITY EASEMENT
- D.E. ----- DRAINAGE EASEMENT
- PC ----- POINT OF CURVATURE
- PT ----- POINT OF TANGENCY
- PRC ----- POINT OF REVERSE CURVATURE
- PCC ----- POINT OF COMPOUND CURVATURE
- LS ----- LICENSE SURVEYOR
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- O.R. ----- OFFICIAL RECORDS BOOK
- ----- LOT CORNER OR CHANGE OF DIRECTION
- ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7788" UNLESS OTHERWISE NOTED
- ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7788"



TWISTED OAKS

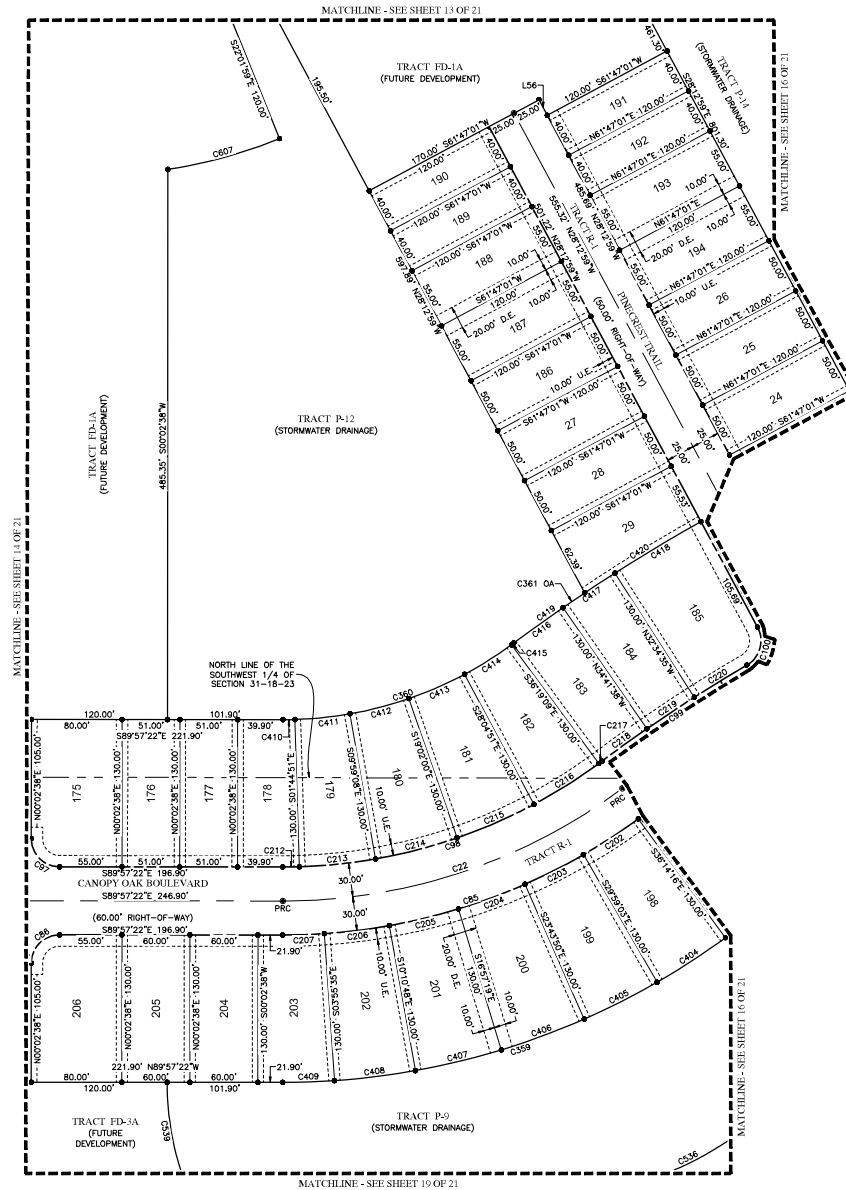
LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 15 OF 21 SHEETS



No.	Radius	Arc	Δ	Bearing	Chord
C22	500.00'	321.11'	36°47'47"	N71°38'45"E	315.62'
C85	530.00'	340.38'	36°47'47"	N71°38'45"E	334.56'
C86	25.00'	39.27'	90°00'00"	S45°02'38"W	35.36'
C97	25.00'	39.27'	90°00'00"	S44°57'22"E	35.36'
C98	470.00'	301.84'	36°47'47"	N71°38'45"E	296.68'
C99	1360.00'	153.51'	6°28'02"	S56°28'52"W	153.43'
C100	25.00'	38.37'	87°55'52"	N15°44'57"E	34.71'
C202	530.00'	57.85'	6°15'13"	N56°53'21"E	57.82'
C203	530.00'	57.85'	6°15'13"	N63°08'34"E	57.82'
C204	530.00'	62.67'	6°46'31"	N69°39'25"E	62.64'
C205	530.00'	62.67'	6°46'31"	N76°25'56"E	62.64'
C206	530.00'	57.85'	6°15'13"	N82°56'48"E	57.82'
C207	530.00'	36.73'	3°58'13"	N88°03'31"E	36.72'
C212	470.00'	14.69'	1°47'29"	N89°08'54"E	14.69'
C213	470.00'	67.58'	8°14'18"	N84°08'00"E	67.52'
C214	470.00'	74.22'	9°02'51"	N79°29'26"E	74.14'
C215	470.00'	74.22'	9°02'51"	N66°26'34"E	74.14'
C216	470.00'	67.58'	8°14'18"	N57°48'00"E	67.52'
C217	470.00'	3.55'	0°26'00"	N53°27'51"E	3.55'
C218	1360.00'	48.86'	2°03'31"	S54°16'37"W	48.86'
C219	1360.00'	50.26'	2°07'03"	S56°21'54"W	50.26'
C220	1360.00'	54.38'	2°17'28"	S58°34'09"W	54.38'
C359	660.00'	423.86'	36°47'47"	N71°38'45"E	416.62'
C360	340.00'	218.35'	36°47'47"	N71°38'45"E	214.62'
C361	1490.00'	196.98'	7°34'29"	S57°02'06"W	196.84'
C404	660.00'	72.04'	6°15'13"	N56°53'21"E	72.00'
C405	660.00'	72.04'	6°15'13"	N63°08'34"E	72.00'
C406	660.00'	78.05'	8°46'31"	N69°39'25"E	78.00'
C407	660.00'	78.05'	8°46'31"	N76°25'56"E	78.00'
C408	660.00'	72.04'	6°15'13"	N82°56'48"E	72.00'
C409	660.00'	45.74'	3°58'13"	N88°03'31"E	45.73'
C410	340.00'	10.63'	1°47'29"	N89°08'54"E	10.63'
C411	340.00'	48.89'	8°14'18"	N84°08'00"E	48.85'
C412	340.00'	53.69'	9°02'51"	N79°29'26"E	53.63'
C413	340.00'	53.69'	9°02'51"	N66°26'34"E	53.63'
C414	340.00'	48.89'	8°14'18"	N57°48'00"E	48.85'
C415	340.00'	2.57'	0°26'00"	N53°27'51"E	2.57'
C416	1490.00'	53.53'	2°03'31"	S54°16'37"W	53.53'
C417	1490.00'	55.07'	2°07'03"	S56°21'54"W	55.07'
C418	1490.00'	88.38'	3°23'55"	S59°07'23"W	88.37'
C419	1490.00'	76.75'	2°57'05"	S54°43'24"W	76.75'
C420	1490.00'	120.23'	4°37'24"	S58°30'38"W	120.20'
C536	300.00'	147.17'	28°06'27"	N63°11'29"E	145.70'
C539	285.00'	121.69'	27°20'33"	S13°37'38"E	120.54'
C607	445.00'	102.39'	13°11'00"	N74°33'31"E	102.17'

C.C.R. -----	CERTIFIED CORNER RECORDS
U.E. -----	UTILITY EASEMENT
D.E. -----	DRAINAGE EASEMENT
PC -----	POINT OF CURVATURE
PT -----	POINT OF TANGENCY
PRC -----	POINT OF REVERSE CURVATURE
PCC -----	POINT OF COMPOUND CURVATURE
LS -----	LICENSE SURVEYOR
LB -----	LICENSE BUSINESS
O.R. -----	OFFICIAL RECORDS BOOK
OA -----	OVERALL DISTANCE
• -----	LOT CORNER OR CHANGE OF DIRECTION
■ -----	INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
● -----	INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



No.	Bearing	Length
L56	N28°12'59"W	15.53'

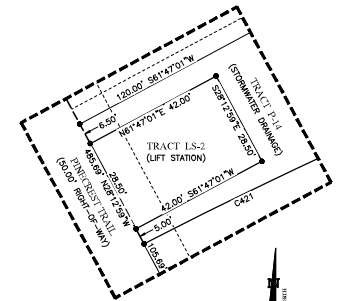
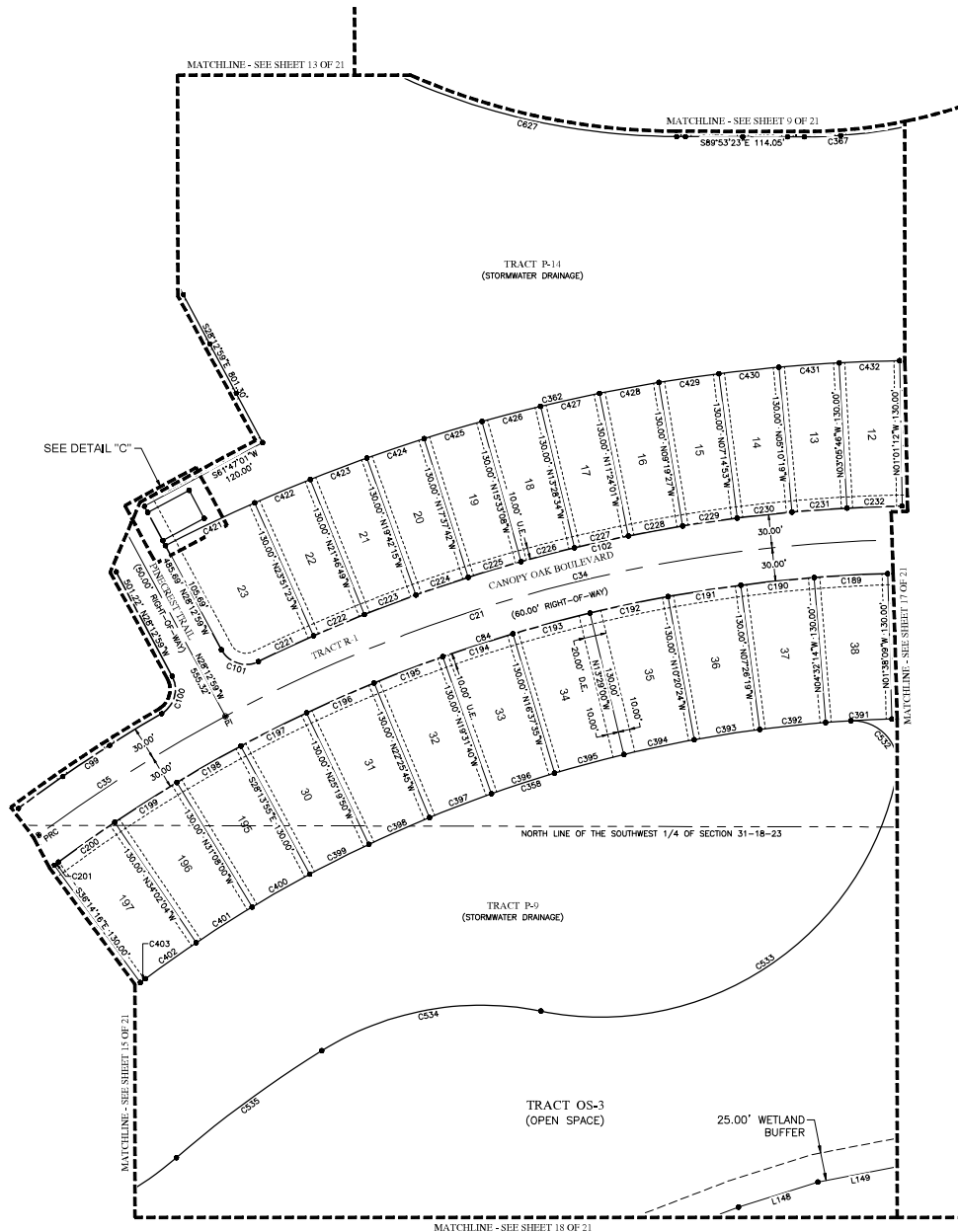
TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 16 OF 21 SHEETS

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C21	1330.00'	881.12'	37°57'29"	S72°13'36"W	865.08'
C34	1330.00'	682.97'	29°25'19"	S76°29'41"W	675.49'
C35	1330.00'	198.15'	8°32'10"	S57°30'56"W	197.96'
C84	1300.00'	861.24'	37°57'29"	S72°13'36"W	845.58'
C99	1360.00'	153.51'	8°28'02"	S56°28'52"W	153.43'
C100	25.00'	38.37'	87°55'52"	N15°44'57"E	34.71'
C101	25.00'	38.37'	87°55'52"	S72°10'55"E	34.71'
C102	1360.00'	649.27'	27°21'11"	S77°31'45"W	643.12'
C189	1300.00'	65.83'	2°54'05"	S86°54'48"W	65.82'
C190	1300.00'	65.83'	2°54'05"	S84°00'43"W	65.82'
C191	1300.00'	65.83'	2°54'05"	S81°06'38"W	65.82'
C192	1300.00'	71.32'	3°08'36"	S78°05'18"W	71.31'
C193	1300.00'	71.32'	3°08'36"	S74°56'43"W	71.31'
C194	1300.00'	65.83'	2°54'05"	S71°55'23"W	65.82'
C195	1300.00'	65.83'	2°54'05"	S69°01'18"W	65.82'
C196	1300.00'	65.83'	2°54'05"	S66°07'13"W	65.82'
C197	1300.00'	65.83'	2°54'05"	S63°13'08"W	65.82'
C198	1300.00'	65.83'	2°54'05"	S60°19'03"W	65.82'
C199	1300.00'	65.83'	2°54'05"	S57°24'58"W	65.82'
C200	1300.00'	61.67'	2°43'04"	S54°36'23"W	61.66'
C201	930.00'	4.76'	0°30'53"	N53°30'18"E	4.76'
C221	1360.00'	54.38'	2°17'28"	S64°59'53"W	54.38'
C222	1360.00'	49.28'	2°04'34"	S67°10'54"W	49.28'
C223	1360.00'	49.28'	2°04'34"	S69°15'28"W	49.28'
C224	1360.00'	49.28'	2°04'34"	S71°20'01"W	49.28'
C225	1360.00'	49.28'	2°04'34"	S73°24'35"W	49.28'
C226	1360.00'	49.28'	2°04'34"	S75°29'09"W	49.28'
C227	1360.00'	49.28'	2°04'34"	S77°33'43"W	49.27'
C228	1360.00'	49.28'	2°04'34"	S79°38'16"W	49.28'
C229	1360.00'	49.28'	2°04'34"	S81°42'50"W	49.28'
C230	1360.00'	49.28'	2°04'34"	S83°47'24"W	49.28'
C231	1360.00'	49.28'	2°04'34"	S85°51'58"W	49.28'
C232	1360.00'	49.28'	2°04'34"	S87°56'31"W	49.28'
C358	1170.00'	775.12'	37°57'29"	S72°13'36"W	761.02'
C362	1490.00'	740.13'	28°27'38"	S86°58'31"W	732.55'
C391	1170.00'	59.25'	2°54'05"	S86°54'48"W	59.24'
C392	1170.00'	59.25'	2°54'05"	S84°00'43"W	59.24'
C393	1170.00'	59.25'	2°54'05"	S81°06'38"W	59.24'
C394	1170.00'	64.19'	3°08'36"	S78°05'18"W	64.18'
C395	1170.00'	64.19'	3°08'36"	S74°56'43"W	64.18'
C396	1170.00'	59.25'	2°54'05"	S71°55'23"W	59.24'
C397	1170.00'	59.25'	2°54'05"	S69°01'18"W	59.24'
C398	1170.00'	59.25'	2°54'05"	S66°07'13"W	59.24'
C399	1170.00'	59.25'	2°54'05"	S63°13'08"W	59.24'
C400	1170.00'	59.25'	2°54'05"	S60°19'03"W	59.24'
C401	1170.00'	59.25'	2°54'05"	S57°24'58"W	59.24'
C402	1170.00'	55.50'	2°43'04"	S54°36'23"W	55.49'
C403	660.00'	5.93'	0°30'53"	N53°30'18"E	5.93'
C421	1490.00'	86.38'	3°23'55"	S64°26'40"W	86.37'
C422	1490.00'	53.99'	2°04'34"	S67°10'54"W	53.99'
C423	1490.00'	53.99'	2°04'34"	S69°15'28"W	53.99'
C424	1490.00'	53.99'	2°04'34"	S71°20'01"W	53.99'
C425	1490.00'	53.99'	2°04'34"	S73°24'35"W	53.99'
C426	1490.00'	53.99'	2°04'34"	S75°29'09"W	53.99'
C427	1490.00'	53.99'	2°04'34"	S77°33'43"W	53.98'
C428	1490.00'	53.99'	2°04'34"	S79°38'16"W	53.99'
C429	1490.00'	53.99'	2°04'34"	S81°42'50"W	53.99'
C430	1490.00'	53.99'	2°04'34"	S83°47'24"W	53.99'
C431	1490.00'	53.99'	2°04'34"	S85°51'58"W	53.99'
C432	1490.00'	53.99'	2°04'34"	S87°56'31"W	53.99'
C532	40.00'	73.16'	104°48'02"	N41°03'33"W	63.38'
C533	270.00'	424.25'	90°01'45"	N56°21'21"E	361.93'
C534	270.00'	203.74'	43°14'05"	S78°45'11"W	198.94'
C535	1028.00'	161.44'	8°59'53"	S53°38'12"W	161.28'

LEGEND:
 C.C.R. ----- CERTIFIED CORNER RECORDS
 U.E. ----- UTILITY EASEMENT
 D.E. ----- DRAINAGE EASEMENT
 PC ----- POINT OF CURVATURE
 PT ----- POINT OF TANGENCY
 PRC ----- POINT OF REVERSE CURVATURE
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 LS ----- LICENSE SURVEYOR
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 ● ----- LOT CORNER OR CHANGE OF DIRECTION
 ■ ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ● ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



Line Data Table		
No.	Bearing	Length
L148	N72°26'27"E	74.34'
L149	N79°02'55"E	80.55'

GeoPoint
Surveying, Inc.

528 Northlake Blvd, Ste 1040 Phone: (321) 270-0440
 Altamonte Springs, Florida 32701 Fax: (813) 248-2266
 www.geopointsurvey.com Licensed Business Number LB 7768

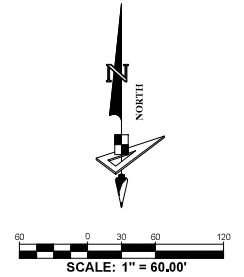
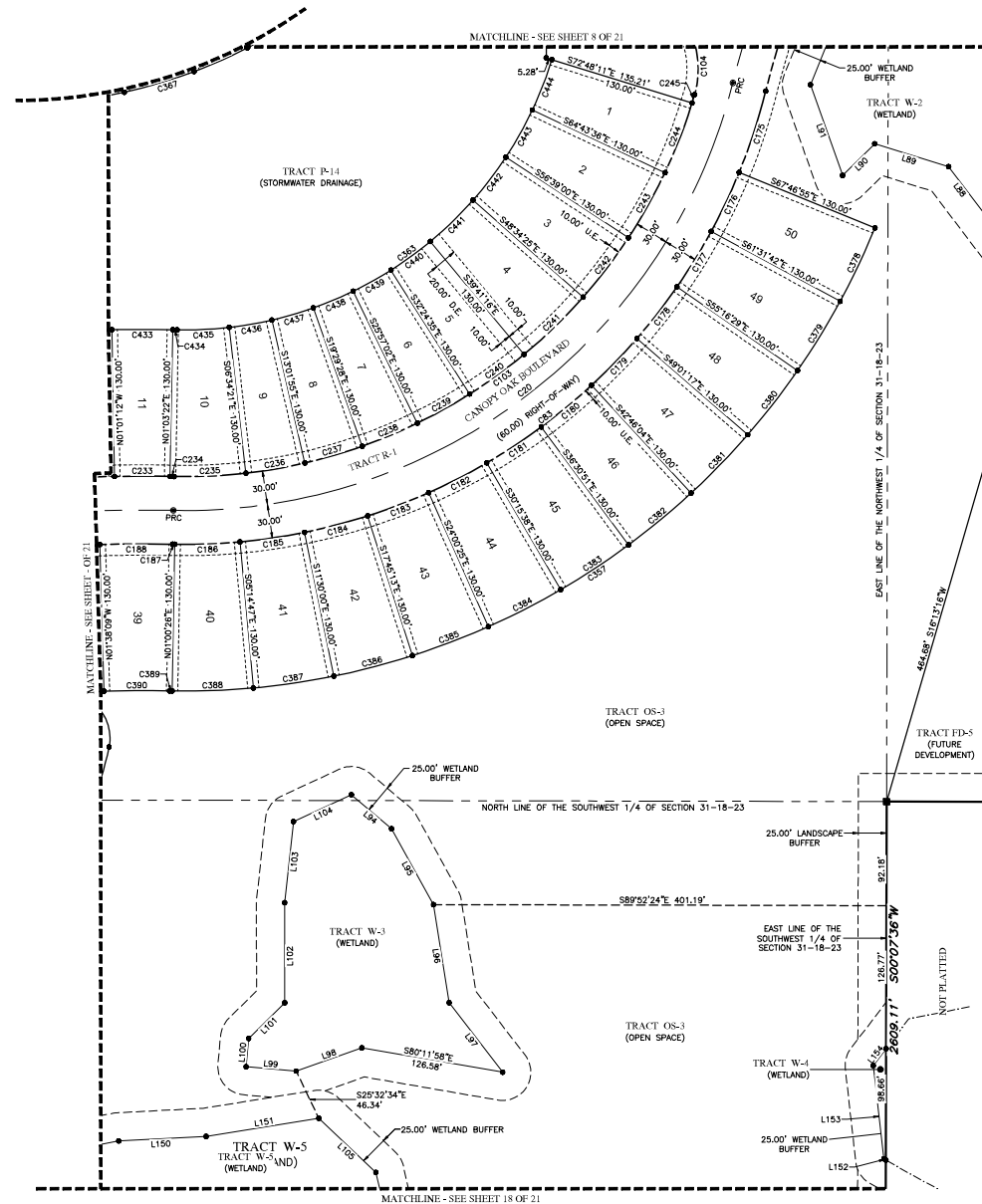
TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 17 OF 21 SHEETS

No.	Radius	Arc	Δ	Bearing	Chord
C20	500.00'	673.52'	77°10'48"	N52°36'56"E	623.74'
C83	530.00'	713.94'	77°10'48"	N52°36'56"E	661.17'
C103	470.00'	614.88'	74°57'28"	N53°43'36"E	571.96'
C104	81.00'	50.96'	36°02'39"	N01°46'27"W	50.12'
C175	530.00'	75.78'	8°11'33"	N18°07'19"E	75.72'
C176	530.00'	57.85'	6°15'13"	N25°20'41"E	57.82'
C177	530.00'	57.85'	6°15'13"	N31°35'54"E	57.82'
C178	530.00'	57.85'	6°15'13"	N37°51'07"E	57.82'
C179	530.00'	57.85'	6°15'13"	N44°06'20"E	57.82'
C180	530.00'	57.85'	6°15'13"	N50°21'33"E	57.82'
C181	530.00'	57.85'	6°15'13"	N56°36'45"E	57.82'
C182	530.00'	57.85'	6°15'13"	N62°51'58"E	57.82'
C183	530.00'	57.85'	6°15'13"	N69°07'11"E	57.82'
C184	530.00'	57.85'	6°15'13"	N75°22'24"E	57.82'
C185	530.00'	57.85'	6°15'13"	N81°37'36"E	57.82'
C186	530.00'	57.85'	6°15'13"	N87°52'49"E	57.82'
C187	530.00'	1.84'	0°11'55"	S88°53'37"E	1.84'
C188	1300.00'	64.47'	2°50'30"	S89°47'06"W	64.47'
C233	1360.00'	49.28'	2°04'34"	N89°58'55"W	49.28'
C234	1360.00'	3.55'	0°08'59"	N88°52'09"W	3.55'
C235	470.00'	63.81'	7°46'42"	N87°19'00"E	63.76'
C236	470.00'	52.99'	6°27'33"	N80°11'52"E	52.96'
C237	470.00'	52.99'	6°27'33"	N73°44'19"E	52.96'
C238	470.00'	52.99'	6°27'33"	N67°16'45"E	52.96'
C239	470.00'	52.99'	6°27'33"	N60°49'12"E	52.96'
C240	470.00'	59.70'	7°16'41"	N53°57'04"E	59.68'
C241	470.00'	72.88'	8°53'09"	N45°52'10"E	72.82'
C242	470.00'	66.25'	8°04'35"	N37°23'18"E	66.20'
C243	470.00'	66.25'	8°04'35"	N29°18'42"E	66.20'
C244	470.00'	66.25'	8°04'35"	N21°14'07"E	66.20'
C245	470.00'	7.79'	0°56'57"	N16°43'21"E	7.79'
C357	660.00'	794.68'	68°59'16"	N56°42'43"E	747.54'
C363	340.00'	439.18'	74°00'32"	N54°12'05"E	409.28'
C378	660.00'	72.04'	6°15'13"	N25°20'41"E	72.00'
C379	660.00'	72.04'	6°15'13"	N31°35'54"E	72.00'
C380	660.00'	72.04'	6°15'13"	N37°51'07"E	72.00'
C381	660.00'	72.04'	6°15'13"	N44°06'20"E	72.00'
C382	660.00'	72.04'	6°15'13"	N50°21'33"E	72.00'
C383	660.00'	72.04'	6°15'13"	N56°36'45"E	72.00'
C384	660.00'	72.04'	6°15'13"	N62°51'58"E	72.00'
C385	660.00'	72.04'	6°15'13"	N69°07'11"E	72.00'
C386	660.00'	72.04'	6°15'13"	N75°22'24"E	72.00'
C387	660.00'	72.04'	6°15'13"	N81°37'36"E	72.00'
C388	660.00'	72.04'	6°15'13"	N87°52'49"E	72.00'
C389	660.00'	2.29'	0°11'55"	S88°53'37"E	2.29'
C390	1170.00'	58.03'	2°50'30"	S89°47'06"W	58.02'
C433	1490.00'	53.99'	2°04'34"	N89°58'55"W	53.99'
C434	1490.00'	3.89'	0°08'59"	N88°52'09"W	3.89'
C435	340.00'	46.16'	7°46'42"	N87°19'00"E	46.12'
C436	340.00'	38.33'	6°27'33"	N80°11'52"E	38.31'
C437	340.00'	38.33'	6°27'33"	N73°44'19"E	38.31'
C438	340.00'	38.33'	6°27'33"	N67°16'45"E	38.31'
C439	340.00'	38.33'	6°27'33"	N60°49'12"E	38.31'
C440	340.00'	43.19'	7°16'41"	N53°57'04"E	43.16'
C441	340.00'	52.73'	8°53'09"	N45°52'10"E	52.68'
C442	340.00'	47.93'	8°04'35"	N37°23'18"E	47.89'
C443	340.00'	47.93'	8°04'35"	N29°18'42"E	47.89'
C444	340.00'	47.93'	8°04'35"	N21°14'07"E	47.89'

LEGEND:
 C.C.R. ----- CERTIFIED CORNER RECORDS
 U.E. ----- UTILITY EASEMENT
 D.E. ----- DRAINAGE EASEMENT
 PC ----- POINT OF CURVATURE
 PT ----- POINT OF TANGENCY
 PRC ----- POINT OF REVERSE CURVATURE
 PCC ----- POINT OF COMPOUND CURVATURE
 LS ----- LICENSE SURVEYOR
 LB ----- LICENSE BUSINESS
 O.R. ----- OFFICIAL RECORDS BOOK
 ● ----- LOT CORNER OR CHANGE OF DIRECTION
 ■ ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 ● ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

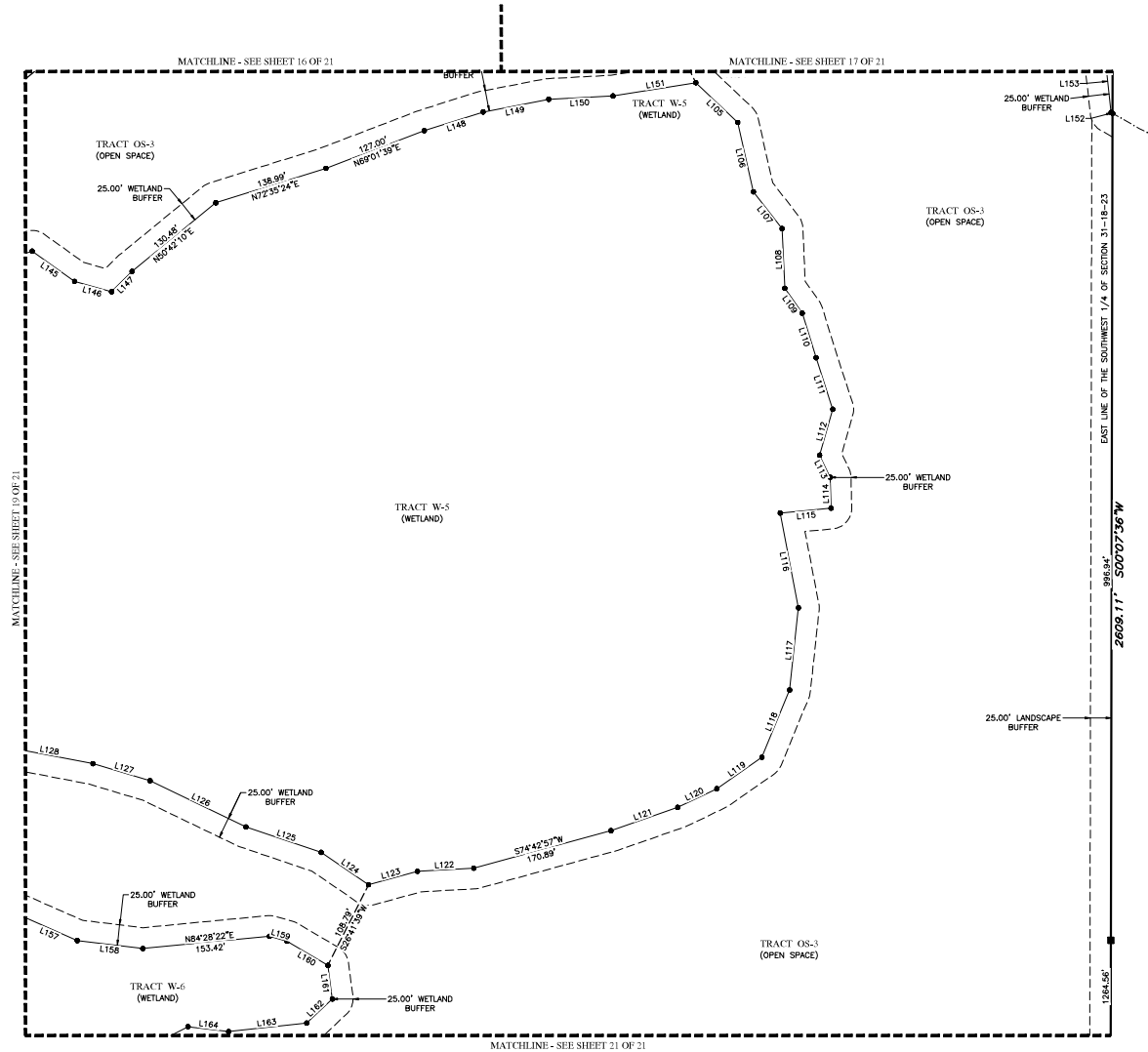
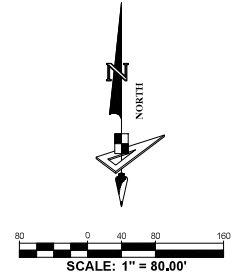


No.	Bearing	Length
L88	N37°07'51"W	109.45'
L89	N72°47'55"W	68.48'
L90	S45°28'06"W	39.98'
L91	N19°28'22"W	85.21'
L94	N49°40'46"W	46.60'
L95	N28°55'15"W	76.80'
L96	N09°04'27"W	88.02'
L97	N37°34'54"W	77.67'
L98	N70°29'46"E	61.66'
L99	S84°57'48"E	44.58'
L100	S06°15'11"W	25.15'
L101	S49°23'07"W	44.91'
L102	S00°04'51"E	88.68'
L103	S06°14'27"W	72.31'
L104	S65°06'09"W	56.58'
L105	S46°32'40"E	69.68'
L150	N87°00'36"E	77.54'
L151	N80°52'29"E	101.04'
L152	N60°19'42"W	2.13'
L153	N06°23'59"W	83.17'
L154	N37°12'16"E	18.76'

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 18 OF 21 SHEETS



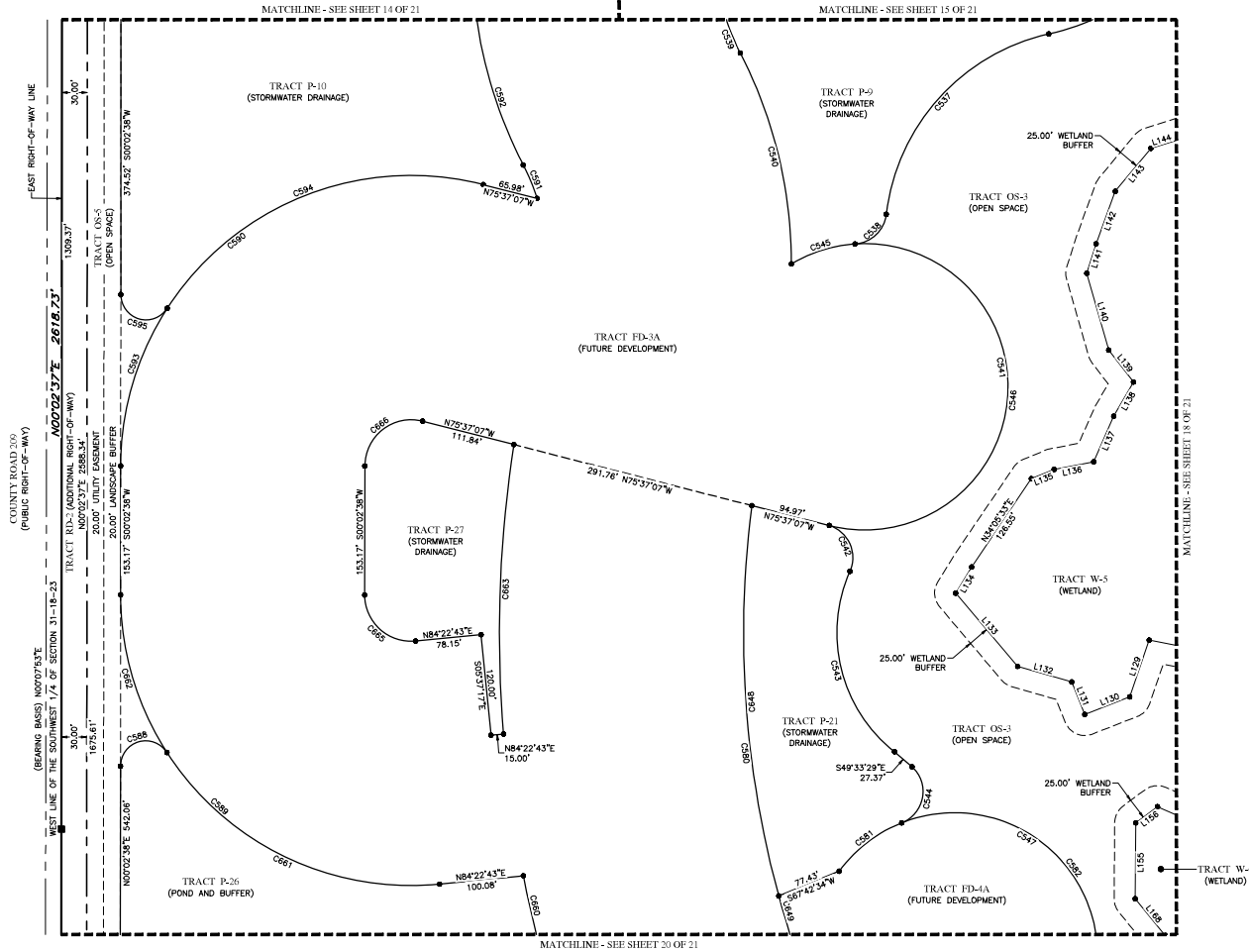
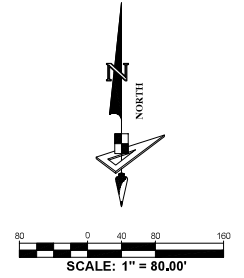
Line Data Table		
No.	Bearing	Length
L105	S46°32'40"E	69.68'
L106	S12°42'53"E	85.78'
L107	S37°57'55"E	56.20'
L108	S02°31'31"E	72.04'
L109	S35°04'41"E	36.74'
L110	S17°11'38"E	56.18'
L111	S18°01'34"E	65.42'
L112	S16°02'13"W	57.58'
L113	S25°28'47"E	29.58'
L114	S01°32'53"E	37.09'
L115	S84°34'01"W	61.49'
L116	S10°53'31"E	116.44'
L117	S06°07'28"W	99.57'
L118	S22°24'49"W	87.90'
L119	S55°09'48"W	66.20'
L120	S64°25'10"W	52.17'
L121	S70°46'19"W	85.16'
L122	S86°50'53"W	68.00'
L123	S74°36'48"W	61.21'
L124	N55°39'13"W	69.13'
L125	N71°16'50"W	95.72'
L126	N64°15'07"W	128.13'
L127	N73°19'30"W	71.85'
L128	N79°11'00"W	115.74'
L145	S54°27'30"E	62.72'
L146	S74°20'55"E	46.35'
L147	N45°07'27"E	34.88'
L148	N72°26'27"E	74.34'
L149	N79°02'55"E	80.55'
L150	N87°00'38"E	77.54'
L151	N80°52'29"E	101.04'
L152	N60°19'42"W	2.13'
L153	N06°23'59"W	83.17'
L157	S66°16'29"E	92.70'
L158	S83°04'59"E	79.50'
L159	S74°03'27"E	21.91'
L160	S59°34'12"E	57.30'
L161	S07°22'44"E	40.87'
L162	S46°40'09"W	42.28'
L163	S83°44'13"W	94.78'
L164	N83°04'53"W	49.22'

- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - PC ----- POINT OF CURVATURE
 - PT ----- POINT OF TANGENCY
 - PRC ----- POINT OF REVERSE CURVATURE
 - PCC ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 19 OF 21 SHEETS



- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - P.R.C. ----- POINT OF REVERSE CURVATURE
 - P.C.C. ----- POINT OF COMPOUND CURVATURE
 - LS ----- LICENSE SURVEYOR
 - LB ----- LICENSE BUSINESS
 - O.R. ----- OFFICIAL RECORDS BOOK
 - ----- LOT CORNER OR CHANGE OF DIRECTION
 - ----- INDICATES (P,R,M) PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
 - ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C537	250.00'	307.39'	70°28'52"	S42°01'16"W	288.39'
C538	40.00'	55.35'	79°17'23"	N46°26'32"E	51.04'
C539	255.00'	121.69'	27°20'33"	S13°37'38"E	120.54'
C540	545.00'	260.28'	27°21'46"	N13°37'01"W	257.81'
C541	170.00'	688.39'	225°16'09"	N08°15'11"W	313.81'
C542	40.08'	67.42'	96°22'10"	N24°17'36"W	59.75'
C543	180.00'	237.62'	75°38'14"	S13°52'15"E	220.74'
C544	40.00'	80.82'	115°45'38"	N10°27'13"E	67.76'
C545	170.00'	80.04'	26°58'29"	S72°35'59"W	79.30'
C546	170.00'	588.35'	198°17'40"	N05°14'03"E	335.68'
C547	170.00'	720.80'	242°56'02"	N22°17'26"W	290.00'
C580	1185.00'	588.09'	28°26'05"	S06°51'51"E	582.07'
C581	170.00'	95.22'	32°05'29"	S52°17'18"W	93.98'
C582	170.00'	596.17'	200°55'51"	N11°12'02"W	334.34'
C588	30.00'	77.04'	14°08'24"	S73°36'50"W	57.55'
C589	345.00'	576.04'	93°39'55"	S47°47'19"E	511.42'
C590	345.00'	628.26'	104°20'15"	S52°12'46"W	544.98'
C591	255.00'	43.08'	9°40'47"	N22°27'31"W	43.03'
C592	545.00'	260.08'	27°20'33"	S13°37'38"E	257.62'
C593	345.00'	197.86'	32°51'36"	S16°28'26"W	195.16'
C594	345.00'	430.39'	71°28'40"	S68°38'54"W	403.02'
C595	30.00'	77.04'	14°08'24"	S73°31'34"E	57.55'
C648	1185.00'	467.73'	22°36'54"	S03°57'16"E	464.70'
C649	1185.00'	120.36'	5°49'11"	S18°10'18"E	120.31'
C660	1475.00'	258.89'	10°03'23"	S16°17'28"E	258.56'
C661	345.00'	378.18'	62°48'19"	S64°13'07"E	359.52'
C662	345.00'	197.86'	32°51'36"	S16°23'10"E	195.16'
C663	1475.00'	344.71'	13°23'24"	S02°02'42"W	343.92'
C665	55.00'	91.83'	95°39'55"	S47°47'19"E	81.53'
C666	55.00'	100.16'	104°20'15"	S52°12'46"W	86.88'

Line Data Table		
No.	Bearing	Length
L129	S18°56'38"W	71.20'
L130	S68°40'32"W	57.31'
L131	N21°53'15"W	41.49'
L132	N73°54'43"W	67.04'
L133	N40°12'26"W	113.91'
L134	N31°31'56"E	36.35'
L135	N67°40'14"E	29.16'
L136	N79°03'08"E	47.87'
L137	N23°48'12"E	58.95'
L138	N30°00'15"E	47.04'

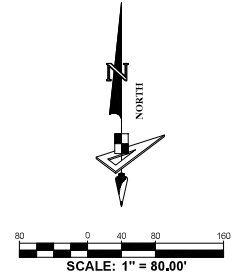
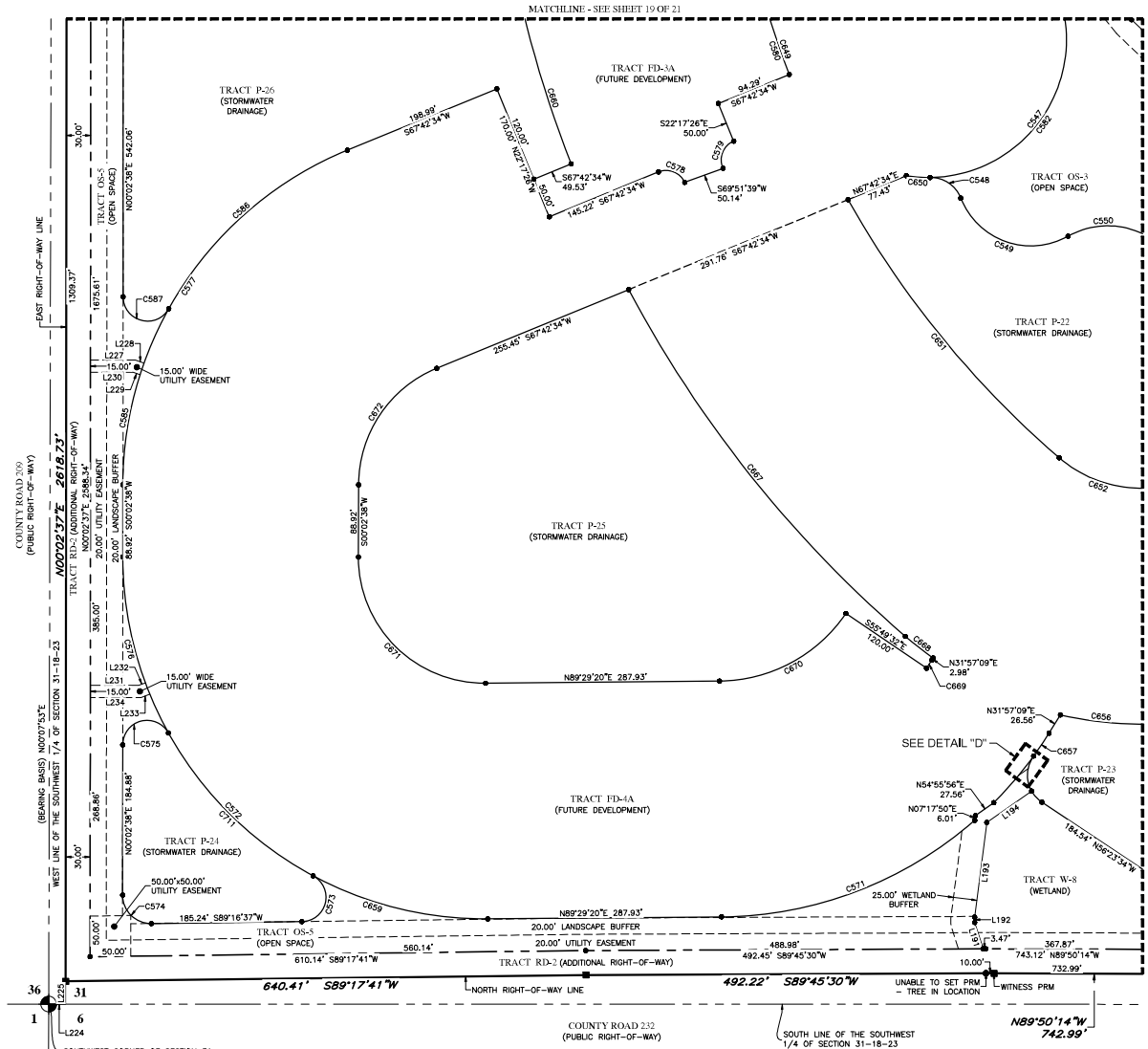
Line Data Table		
No.	Bearing	Length
L139	N37°45'35"W	47.94'
L140	N15°58'21"W	94.87'
L141	N17°33'41"E	36.65'
L142	N20°03'59"E	66.51'
L143	N39°37'22"E	66.28'
L144	N72°37'21"E	40.18'
L155	N00°26'42"E	90.15'
L156	N53°21'58"E	32.13'
L168	N39°08'05"W	56.36'

TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

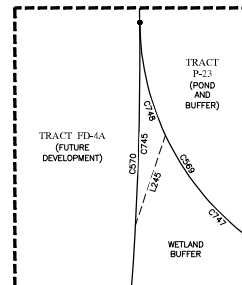
PLAT BOOK _____ PAGE _____
SHEET 20 OF 21 SHEETS

Line Data Table		
No.	Bearing	Length
L191	S17°34'44"E	34.18'
L192	S00°00'00"E	6.46'
L193	S07°17'50"W	117.41'
L194	S54°55'56"W	67.27'
L224	N89°59'19"W	20.85'
L225	S00°00'41"W	27.98'
L227	N89°57'22"W	55.18'
L228	N71°11'05"W	11.30'
L229	N71°17'05"W	8.83'
L230	N89°57'22"W	52.71'
L231	S89°57'22"E	59.72'
L232	N68°43'32"E	8.65'
L233	N68°43'32"E	11.47'
L234	S89°57'22"E	62.55'
L245	S5°55'56"W	13.99'



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C547	170.00'	720.80'	242°56'02"	N22°17'26"W	290.00'
C548	40.00'	48.29'	69°10'09"	N56°09'02"W	45.41'
C549	93.00'	158.62'	97°43'29"	S70°25'42"E	140.08'
C550	100.00'	135.49'	77°37'54"	N80°28'30"W	125.36'
C569	40.00'	64.51'	92°23'53"	S10°11'37"E	57.74'
C570	480.00'	109.56'	130°4'39"	N38°29'29"E	109.32'
C571	480.00'	340.53'	40°38'51"	N69°09'54"E	333.43'
C572	445.00'	703.32'	90°33'18"	S45°14'01"E	632.37'
C573	30.00'	79.06'	150°59'58"	N13°46'38"E	58.09'
C574	35.00'	55.45'	90°46'01"	S45°20'22"E	49.83'
C575	30.00'	79.01'	150°53'23"	S75°29'19"W	58.07'
C576	445.00'	226.09'	29°06'37"	S14°30'41"E	223.67'
C577	445.00'	525.54'	67°39'56"	S33°52'36"W	495.53'
C578	25.00'	38.36'	87°55'25"	N68°19'43"W	34.71'
C579	25.00'	40.25'	92°14'19"	S21°35'25"W	36.04'
C580	1185.00'	588.09'	28°26'05"	S06°51'51"E	582.07'
C581	1185.00'	588.09'	28°26'05"	S06°51'51"E	582.07'
C582	170.00'	596.17'	200°55'51"	N11°12'02"W	334.34'
C583	445.00'	226.09'	29°06'37"	S14°35'57"W	223.67'
C584	445.00'	299.45'	38°33'19"	S48°25'55"W	293.83'
C587	30.00'	79.01'	150°53'23"	S75°24'03"E	58.07'
C589	1185.00'	120.36'	5°49'11"	S18°10'18"E	120.31'
C590	170.00'	29.41'	9°54'42"	S85°46'46"E	29.37'
C591	1185.00'	412.36'	19°56'16"	S39°17'16"E	410.28'
C592	155.00'	221.70'	81°57'04"	N89°46'03"E	203.28'
C593	445.00'	420.52'	54°08'39"	N75°51'50"E	405.05'
C594	480.00'	33.95'	4°03'10"	N33°58'44"E	33.95'
C595	480.00'	45.74'	5°27'37"	N42°18'00"E	45.73'
C596	445.00'	223.59'	28°47'19"	S76°07'01"E	221.25'
C597	1475.00'	258.89'	10°03'23"	S16°17'28"E	258.56'
C598	1475.00'	548.98'	21°19'29"	S38°35'40"E	545.81'
C599	445.00'	43.26'	5°34'12"	S52°02'31"E	43.24'
C600	310.00'	12.02'	2°13'19"	N33°03'49"E	12.02'
C601	190.00'	183.43'	50°18'52"	N61°49'54"E	176.39'
C602	155.00'	244.97'	90°33'18"	S45°14'01"E	220.26'
C603	155.00'	183.05'	67°39'56"	S33°52'36"W	172.60'
C604	445.00'	253.63'	32°39'22"	S45°23'40"E	250.21'
C605	480.00'	29.86'	3°33'52"	N37°47'15"E	29.86'
C606	40.00'	28.45'	40°45'10"	S08°54'01"E	27.85'
C607	40.00'	17.12'	24°31'45"	S23°44'27"W	16.99'

- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - P.C. ----- POINT OF CURVATURE
 - P.T. ----- POINT OF TANGENCY
 - P.R.C. ----- POINT OF REVERSE CURVATURE
 - P.C.C. ----- POINT OF COMPOUND CURVATURE
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 - LB ----- LICENSE BUSINESS
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 - ----- INDICATES (P,C,P) PERMANENT CONTROL POINT STAMPED "PCP LB7788"



DETAIL "D"
(SCALE 1" = 10.00')

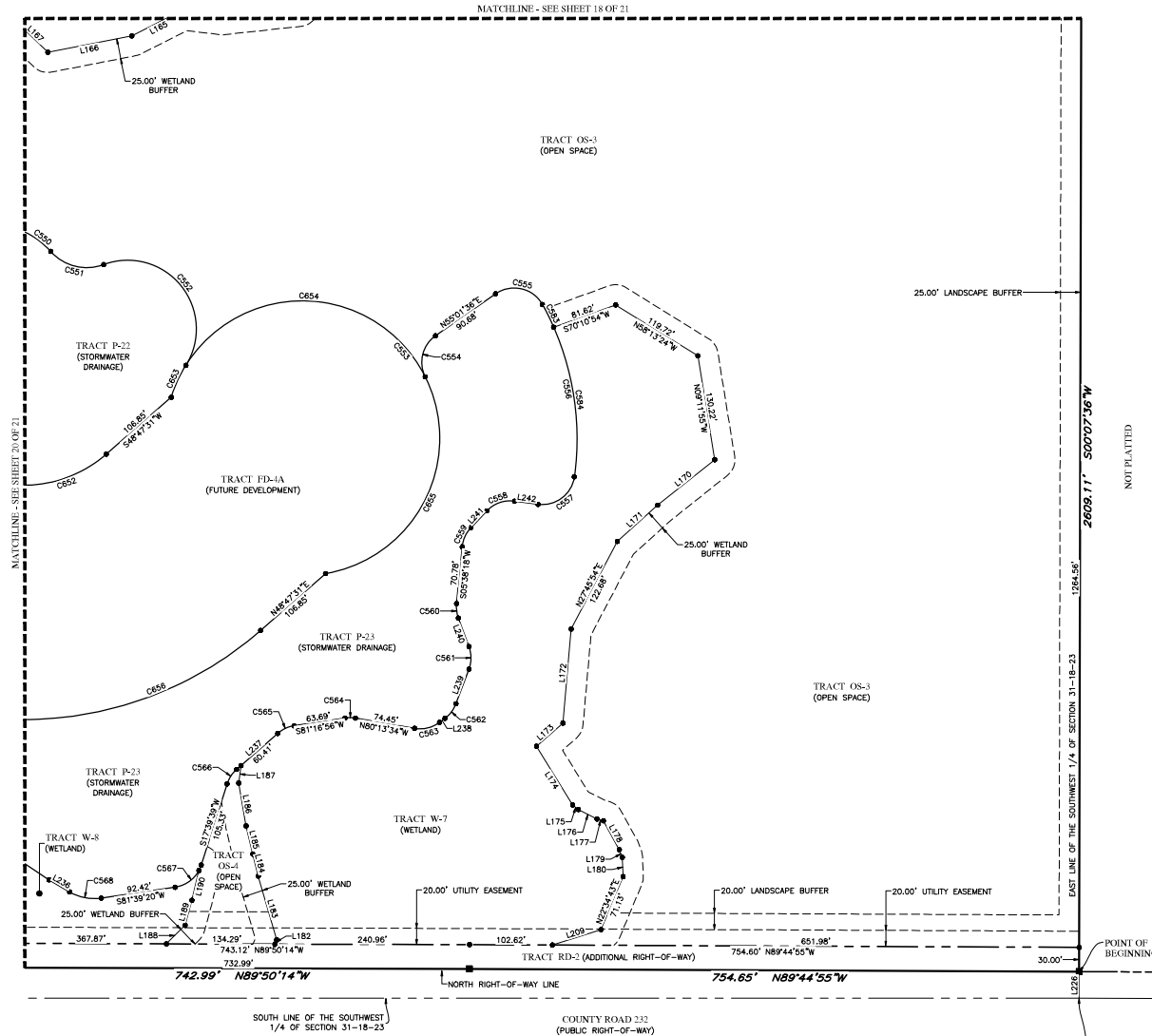
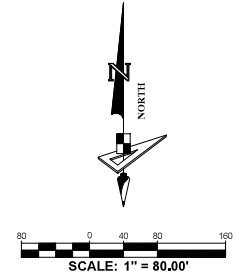
GeoPoint
Surveying, Inc.

528 Northlake Blvd, Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
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TWISTED OAKS

LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 21 OF 21 SHEETS



- LEGEND:**
- C.C.R. ----- CERTIFIED CORNER RECORDS
 - U.E. ----- UTILITY EASEMENT
 - D.E. ----- DRAINAGE EASEMENT
 - P.C. ----- POINT OF CURVATURE
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No.	Radius	Arc	Δ	Bearing	Chord
C550	100.00'	135.49'	77°37'54"	N80°28'30"W	125.36'
C551	60.00'	71.92'	68°40'35"	S75°59'00"E	67.69'
C552	85.00'	211.15'	142°19'53"	N39°10'11"W	160.90'
C553	170.00'	720.80'	242°56'02"	N41°12'28"W	290.00'
C554	40.00'	56.96'	81°35'42"	S14°13'45"W	52.27'
C555	40.00'	66.93'	95°52'22"	N77°02'13"W	59.39'
C556	340.00'	220.68'	37°11'20"	N10°30'23"W	216.83'
C557	40.00'	62.49'	89°30'31"	N52°50'32"E	56.33'
C558	40.00'	37.65'	53°55'48"	S70°37'55"W	36.28'
C559	40.00'	26.55'	38°01'44"	S24°39'10"W	26.06'
C560	40.00'	18.17'	26°01'13"	S07°22'18"E	18.01'
C561	40.00'	28.64'	41°01'30"	N00°07'51"E	28.03'
C562	40.00'	22.91'	32°49'03"	N37°03'07"E	22.60'
C563	40.00'	32.33'	46°18'47"	N76°37'03"E	31.46'
C564	40.00'	12.91'	18°29'30"	N89°28'10"W	12.85'
C565	40.00'	22.68'	32°29'25"	S65°02'14"W	22.38'
C566	40.00'	21.73'	31°07'52"	S33°13'35"W	21.47'
C567	40.00'	44.68'	63°59'41"	N49°39'29"E	42.39'
C568	60.00'	40.69'	38°51'33"	S78°54'54"E	39.92'
C583	340.00'	31.33'	5°16'46"	N26°27'40"W	31.32'
C584	340.00'	189.35'	31°54'33"	N07°52'00"W	186.92'
C652	155.00'	221.70'	81°57'04"	N89°46'03"E	203.28'
C653	170.00'	43.53'	14°40'16"	S24°39'38"W	43.41'
C654	170.00'	360.31'	121°26'09"	N87°17'11"W	286.56'
C655	170.00'	316.96'	106°49'39"	N26°50'43"E	273.01'
C656	445.00'	420.52'	54°08'39"	N75°51'50"E	405.05'

No.	Bearing	Length
L165	S67°03'17"W	71.15'
L166	S78°56'53"W	105.90'
L167	N45°55'16"W	58.37'
L170	N51°29'20"E	90.38'
L171	N47°58'14"E	66.97'
L172	N05°02'24"E	116.82'
L173	N48°44'47"E	43.62'
L174	N31°43'02"W	85.19'
L175	N51°25'17"W	9.11'
L176	N62°57'17"W	25.97'
L177	N74°17'41"W	8.18'
L178	N28°53'31"W	40.74'
L179	N21°02'30"W	10.28'
L180	N02°21'43"W	23.88'
L182	S22°38'52"W	5.70'
L183	S16°04'07"E	82.22'

No.	Bearing	Length
L184	S14°06'53"E	27.98'
L185	S13°12'29"E	35.88'
L186	S09°53'19"E	53.85'
L187	S07°42'59"W	21.80'
L188	N45°21'44"E	32.69'
L189	N15°11'00"E	32.10'
L190	N13°16'45"E	37.90'
L209	N72°27'59"E	63.05'
L226	N00°07'36"E	33.03'
L236	N59°29'08"W	29.57'
L237	S48°47'31"W	67.74'
L238	S53°27'39"W	8.54'
L239	S20°38'36"W	45.62'
L240	S20°22'54"E	37.63'
L241	S43°40'02"W	28.58'
L242	N82°24'12"W	29.36'

GeoPoint
Surveying, Inc.

528 Northlake Blvd, Ste 1040 Phone: (321) 270-0440
Altamonte Springs, Florida 32701 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7788

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, February 6, 2024, by the Special Magistrate. The applicant is seeking a favorable recommendation for a final plat from the City of Wildwood Planning and Zoning Board/Special Magistrate for Twisted Oaks Phase 1 & 2 Final Plat, consisting of 215 single-family lots with associated infrastructure, on 404.167 acres, MOL. The subject property is generally located east along CR 209, with portions north along W Clarke St, south along E C 462, and west along N US 301.

Case Number: PLAT 2308-004 Twisted Oaks Phase 1 & 2 Final Plat

Applicant(s): James P. Harvey – Kolter Group

Owner(s): KL Twisted Oaks, LLC

Parcel(s): D31-002, D31-003, D31-004, D31-006, D31-007, D31-008, D31-016, D31-029, D31-030, D31-036, & D31-039

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed final plats.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 5.6, the Special Magistrate recommends approval contingent on the resolution of all outstanding comments.

Dated: February 6, 2024



Lindsay C. T. Holt

Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2305-002 Premier Psychological Services

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2305-002 Premier Psychological Services
Owner/Applicant(s)	Brad Palermo - With Leah's Love, LLC
Acreage	0.63 +/-
Property Location	The subject property is generally located southeast along S Main St, approximately 0.45 miles north of E SR 44 and approximately 0.25 miles south of C 44A.
Parcel(s)	G07D085

The applicant is seeking approval from the City Commission for the construction of a 2,000 SF professional office building with associated infrastructure, per the attached plans.

SP 2305-002 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, objectives and policies within the 2050 Comprehensive Plan.

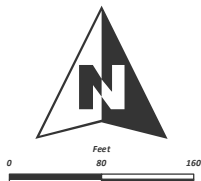


DATED: 03/05/2024
Amanda Bondi
Planner II, Development Services



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



SP 2305-002

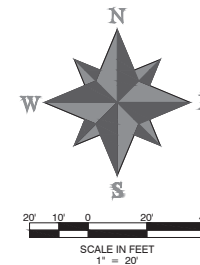
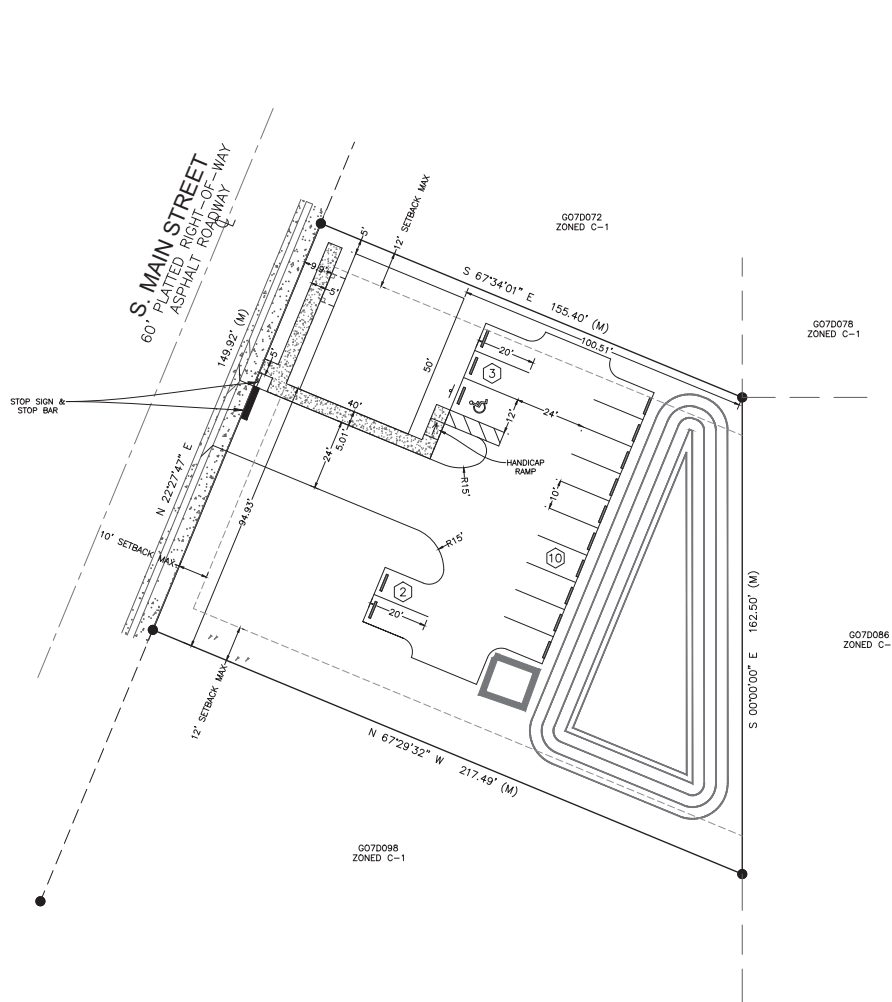
PREMIER PSYCHOLOGICAL SERVICES

PARCEL G07D085

MAP 1B

**LOCATION
MAP**

**AUGUST
2023**



SITE DATA

- TOTAL ACRES = ±0.63 ACRES (27,433sf)
- PARCEL # = G07D086
- ZONING = C-1
- PROJECT ADDRESS = 526 S. MAIN STREET
- BUILDING TYPE = BLOCK
- BUILDING(ALL) HEIGHT = 20'
- PARKING SPACES:
SPACES REQUIRED = 8 SPACES (1/250sf) MEDICAL
PROVIDED = 15 SPACES
- HANDICAP PARKING SPACES:
HANDICAP SPACES REQUIRED = 1
HANDICAP SPACES PROVIDED = 1
- OWNER/DEVELOPER = BRAD PALERMO - MANAGER
WITH LEAH'S LOVE, LLC
322 BEARSS AVENUE
WILLOWOOD, FL 34785
(786) 683-8866
- ENGINEER = ABSHIER ENGINEERING, INC.
ED. ABSHIER, P.E.
P.O. BOX 2770
BELLEVUE, FL 34421-2770
(352) 245-8592
- SOIL TYPE = SPARR
- PERMITTING AGENCIES:
-CITY OF WILLOWOOD
-F.D.E.P.
-FDOT
- WATER AND SANITARY PROVIDED BY CITY OF WILLOWOOD.
- ELECTRICAL TRANSMISSION SYSTEM PROVIDED BY DUKE ENERGY.
- LOCATED IN SECTION 7, TOWNSHIP 19S, RANGE 23E, WILLOWOOD, FL.
- AREAS FOR TOTAL SITE:
PROPOSED BUILDING AREA = 2,000sf
PROPOSED OTHER IMPERVIOUS = 8,862sf
TOTAL IMPERVIOUS AREA = 10,862sf (39.6%)
DRA AREA = 6,468sf
OPEN AREA = 17,113sf (60.4%)
OPEN AREA WITH DRA OUT = 10,644sf (28.8%)
F.A.R. = 0.073
I.S.R. = 0.396
- INTENDED USE FOR SITE = PROFESSIONAL OFFICE
- THIS SITE IS NOT LOCATED IN A 100 YEAR FLOOD PLANE.
- NUMBER OF EMPLOYEES = ESTIMATED AT 6.

NOTES:

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL RADII SHOWN ARE TO EDGE OF PAVEMENT.
- ALL PARKING LOT STRIPING TO BE 6" PAINT.
- ALL DISTURBED AREA TO BE SOODED.
- ALL SIDEWALKS ARE TO HAVE A MAXIMUM CROSS SLOPE OF 2.00%.
- ALL SIGNAGE SHALL CONFORM TO MUTCD STANDARDS.
- IF CONDITIONS WARRANT HANDICAP SIGN MAY BE MOUNTED ON BUILDING.



THIS ITEM HAS BEEN INITIALLY SIGNED AND
SEALED BY EDWARD ABSHIER P.E. ON THE DATE
ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

DATE	BY	REVISIONS
	R.E.A.	

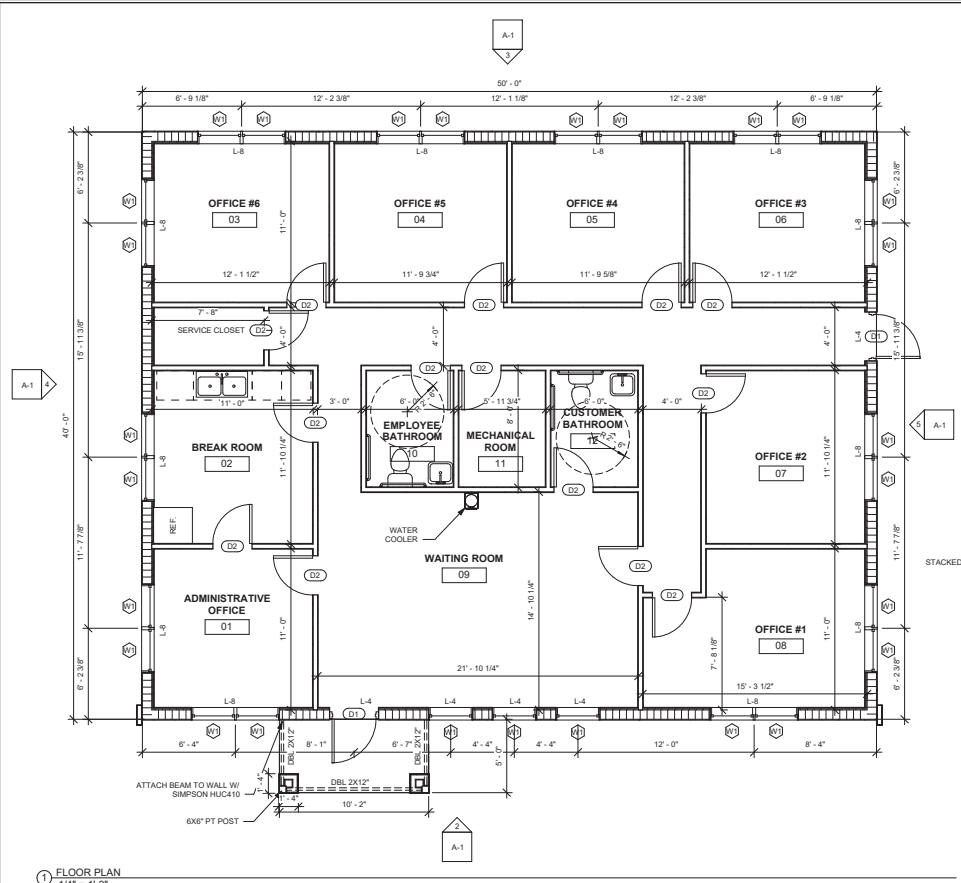
ABSHIER ENGINEERING, INC.
5614 SE 11TH STREET, BELLEVUE, FLORIDA
CA# 9930
P.O. BOX 2770
BELLEVUE, FL 34421-2770
PHONE: (352) 245-8592
FAX: (352) 245-8597

SITE PLAN
PREMIER PSYCHOLOGICAL SERVICES
WILLOWOOD, FLORIDA

DATE 3/25/23
DRAWN BY R.E.A.
CHKD BY R.E.A.

EDWARD ABSHIER, P.E. #53961
DATE: January 03, 2024

SHT. 2 OF 6



1 FLOOR PLAN
1/4" = 1'-0"

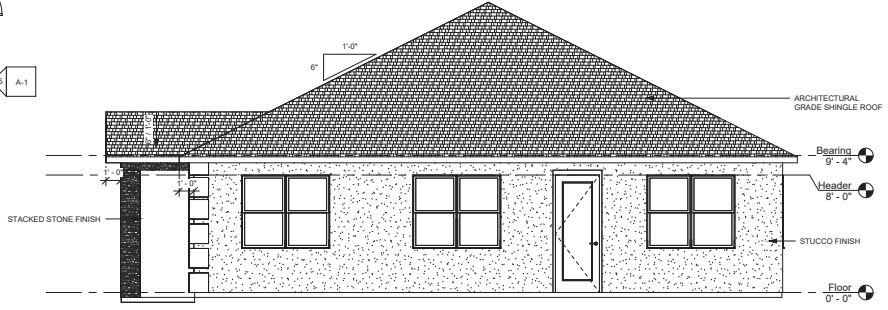
ATTIC VENT CALCULATION	
TOTAL ATTIC AREA: 2,000 SQFT	2,000/150(SQIN/100SQFT)=13.33SQFT
1,056 SQINCH (REQUIRED)	
EXHAUST = 7 VENTS X 80SQIN = 560 SQINCH	
INTAKE = 14 VENTS X 40SQIN = 560 SQINCH	
TOTAL PROPOSED: 1,120 SQINCH	

FINISH SCHEDULE	
Main Building	Behr Whitewater Bay # PPU11-10
Trim	Behr Gallery White # PPU12-12
Stacked Stone	Color: Vanilla Bean

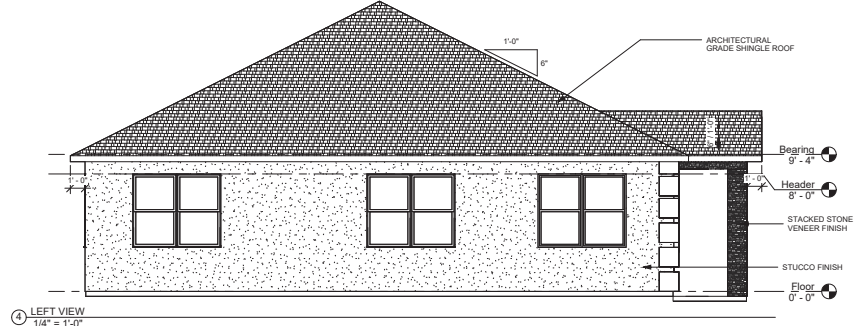
Door Schedule					
Count	Type Mark	Family	Width	Height	Function
2	D1	SINGLE FULL LITE EXTERIOR	3'-0"	8'-0"	Exterior
14	D2	SINGLE INTERIOR	2'-8"	6'-8"	Interior

Window Schedule				
Count	Type Mark	Family	Width	Height
27	W1	Single Hung	3'-0"	5'-0"

AREA	
Name	Area
PROPOSED LIVING AREA	2000 SF
	2000 SF



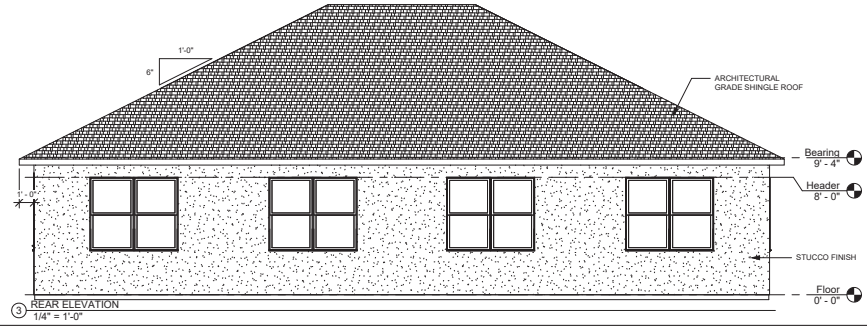
5 RIGHT ELEVATION
1/4" = 1'-0"



4 LEFT VIEW
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



3 REAR ELEVATION
1/4" = 1'-0"



Digitally signed
by James L Smith
Date: 2023.12.29
16:12:09 -05'00'

TOOLBOX
DRAFTING SERVICES
TOOLBOXDRAFTING.COM

PROJECT NO.	DATE
052	12/20/2023

LEE SMITH
ENGINEERING SERVICES
GROUP LLC
Professional Engineer
State of Florida
Registration # 34073
391 W. Alhambra St. CA8886
Tavares, FL 32778
Ph: (352) 388-7325

SIGN/SEAL

DATE

PROJECT INFORMATION

Project: MEDICAL HEALTH SERVICES

Address: 1000 LANTANA AVE, APT 200A, FL

FLOOR PLAN
ELEVATIONS

PERMIT SET
SHEET
A-1

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 2,000 square foot professional office building with associated infrastructure on 0.63 acres, MOL. The subject property is generally located southeast along S Main St, approximately 0.45 miles north of E SR 44 and approximately 0.25 miles south of C 44A.

Case Number: SP 2305-002 Premier Psychological Services

Applicant(s): Brad Palermo - With Leah's Love, LLC

Owner(s): Brad Palermo - With Leah's Love, LLC

Parcel(s): GO?D085

Under Land Development Regulation (LOR)§ 1.7(8)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LOR § 4.4, the Special Magistrate recommends approval.

Dated: March 5, 2024



Lindsay C.T. Holt
Special Magistrate, City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **SP 2306-007 Trailwinds Village - The Wilds Phase 3**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:	Vendor/Entity:
Effective Date:	Termination Date:
Managing Division/Department:	

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2306-007 Trailwinds Village - The Wilds Phase 3
Parcel Number:	G04LRI-002
Acreage:	21.02 +/- (Lot RI-2 of the Trailwinds Village Replat One Subdivision)
Property Location:	Generally located approximately 0.3 miles north of C 466A and approximately 0.5 miles east of E C 462
Owner:	Wilds Apartments, LLC
Applicant:	Nick Herring, with the Framework Group, LLC

The applicant is seeking approval from the City of Wildwood City Commission for the construction of Phase 3 of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units featuring:

- Four (4) 1-bedroom detached units
- Four (4) 2-bedroom attached units
- Two (2) 2-bedroom detached units,
- Four (4) 3-bedroom attached units
- Two (2) 3-bedroom detached units
- Two (2) 4-bedroom detached units
- And 48 parking spaces, landscaping buffers, and associated utilities and drainage infrastructure on 10.66 acres MOL, as per the attached plans.

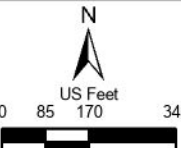
SP 2306-007 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 3/5/2024

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 85 170 340	SPM 2402-001 TRAILWINDS VILLAGE - THE WILDS - PHASE 3 PARCEL G04LRI-002	MAP 1B LOCATION MAP FEB 2024
---	--	---	---	--

GENERAL DEVELOPMENT NOTES

1. **TITLE:** TRAILWINDS VILLAGE - THE WILDS - PHASE 3
2. **LAND OWNER:** WILDS APARTMENTS, LLC
2300 GULFVIEW ROAD, SUITE 100
PALM HARBOR, FL 34683
PHONE: (801) 243-0897
3. **APPLICANT:** FRAMEWORK GROUP, LLC
1211 N W SHORE BLVD STE 801
TAMPA, FL 33607
PHONE: (801) 243-0897
4. **ENGINEER:** J.BROWN PROFESSIONAL GROUP INC.
CHRISTOPHER A. POTTS, P.E.
3530 NW 43RD STREET GAINESVILLE, FL 32606
(352) 375-8999
5. **SURVEYOR:** CLYMER FARNER BARLEY INC.
KATE JAMISON, PROFESSIONAL SURVEYOR
4450 N.E. 53RD RD WILDMOOD, FL 34785
(352) 748-3126
6. **TAX PARCEL NO.:** 00491--002
7. **PROPERTY ADDRESS:** 7730 WILDS LOOP, WILDMOOD, FL 34785
SECTION: 4
TOWNSHIP: 19
RANGE: 23
8. **PRESENT ZONING:** PD
9. **FUTURE LAND USE:** OAU
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND ANY DISCREPANCIES BETWEEN THE SURVEY AND FIELD VERIFICATION ABOVE OR BELOW GRADING AND/OR UTILITIES (WHICH THEY SHALL VERIFY THE EXISTENCE OF RECORDS) IMMEDIATELY, THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTION TO AVOID DAMAGE TO ADJACENT PROPERTY AND WILL BE HELD SOLELY RESPONSIBLE FOR ANY THAT OCCURS.
11. JBPRO AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
12. ANY AND ALL WORK CONDUCTED WITHIN THE CITY OF WILDMOOD RIGHT OF WAY MUST BE IN ACCORDANCE WITH THE APPLICABLE LAND DEVELOPMENT CODES.
13. ELEVATIONS ARE BASED ON VILLAGES DATUM. ADD 2.55 FT TO CONVERT TO NORTH AMERICAN VERTICAL DATUM OF 1988.
14. THE PROPOSED INFRASTRUCTURE WILL BE OWNED AND MAINTAINED BY WILDS APARTMENTS LLC.
15. ALL PROPOSED STRUCTURES ARE ONE (1) STORY.
16. PROPOSED STRUCTURE MAX HEIGHT:
1 BEDROOM DETACHED UNIT: 20'-0"
2 BEDROOM ATTACHED UNIT: 20'-0"
2 BEDROOM DETACHED UNIT: 20'-0"
3 BEDROOM ATTACHED UNIT: 20'-0"
3 BEDROOM DETACHED UNIT: 20'-0"
4 BEDROOM DETACHED UNIT: 20'-0"

UTILITY PROVIDERS:

POWER:
SECO ENERGY - SUMTER COUNTY
330 E HIGHWAY 301
SUMTERVILLE, FL 33585-0301
PHONE: (352) 793-3601

WASTEWATER:
CITY OF WILDMOOD WATER DEPT.
100 N MAIN ST
WILDMOOD, FL 34785
PHONE: (352) 330-1349

GAS:
TECO PEOPLES GAS - OCALA
102 N FRANKLIN ST
PO BOX 2562
TAMPA, FL 33601-2562
PHONE: (813) 872-0111 / (877) 863-8747

WATER:
CITY OF WILDMOOD WATER DEPT.
100 N MAIN ST
WILDMOOD, FL 34785
PHONE: (352) 330-1346

TELEPHONE/CABLE:
CENTURILINK - OCALA
5002 SE BROWARD ST
OCALA, FL 34471-2128
PHONE: (352) 685-2285

EMPLOYEE INFORMATION:

THIS SINGLE-FAMILY / MULTI-FAMILY RESIDENTIAL DEVELOPMENT HAS ZERO (0) PROJECTED EMPLOYEES.

PARKING INFORMATION:

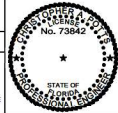
REQUIRED PARKING SPACES:
2 SPACES PER SINGLE FAMILY DETACHED / ATTACHED = 2 SPACES * 18 SINGLE FAMILY DETACHED / ATTACHED = 36 SPACES
PROVIDED PARKING SPACES: 48 SPACES
ADA PARKING SPACES REQUIRED: 0 SPACES
ADA PARKING SPACES PROVIDED: 0 SPACES

AGENCY	PERMIT #	SUBMITTED	STATUS
CITY OF WILDMOOD	SP 2306-007	1/18/2024	UNDER REVIEW
S.W.F.W.M.D.	878153	1/9/2024	UNDER REVIEW
F.D.E.P.			TO BE SUBMITTED

REVISIONS

NO.	DATE	DESCRIPTION	ORIGIN	APPROV

Christopher A. Potts
Professional Engineer
No. 73842
FLORIDA LICENSE NO. 73842
THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY CHRISTOPHER A. POTTS, P.E.
ON JANUARY 16, 2024 USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE
MAY BE VERIFIED BY ANY ELECTRONIC MEANS.



JBPro
CIVIL ENGINEERING | LAND PLANNING
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

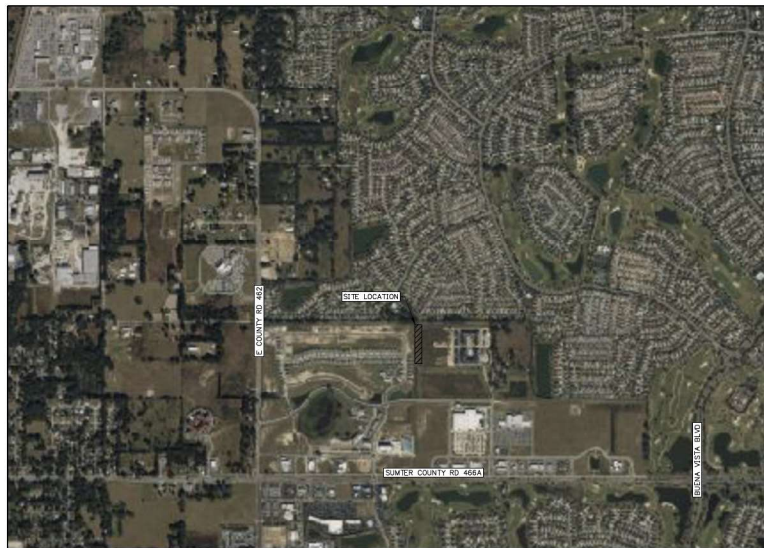
COVER SHEET

CLIENT: FRAMEWORK GROUP, LLC
TAMPA, FL

PROJECT: TRAILWINDS VILLAGE - THE
WILDS - PHASE 3

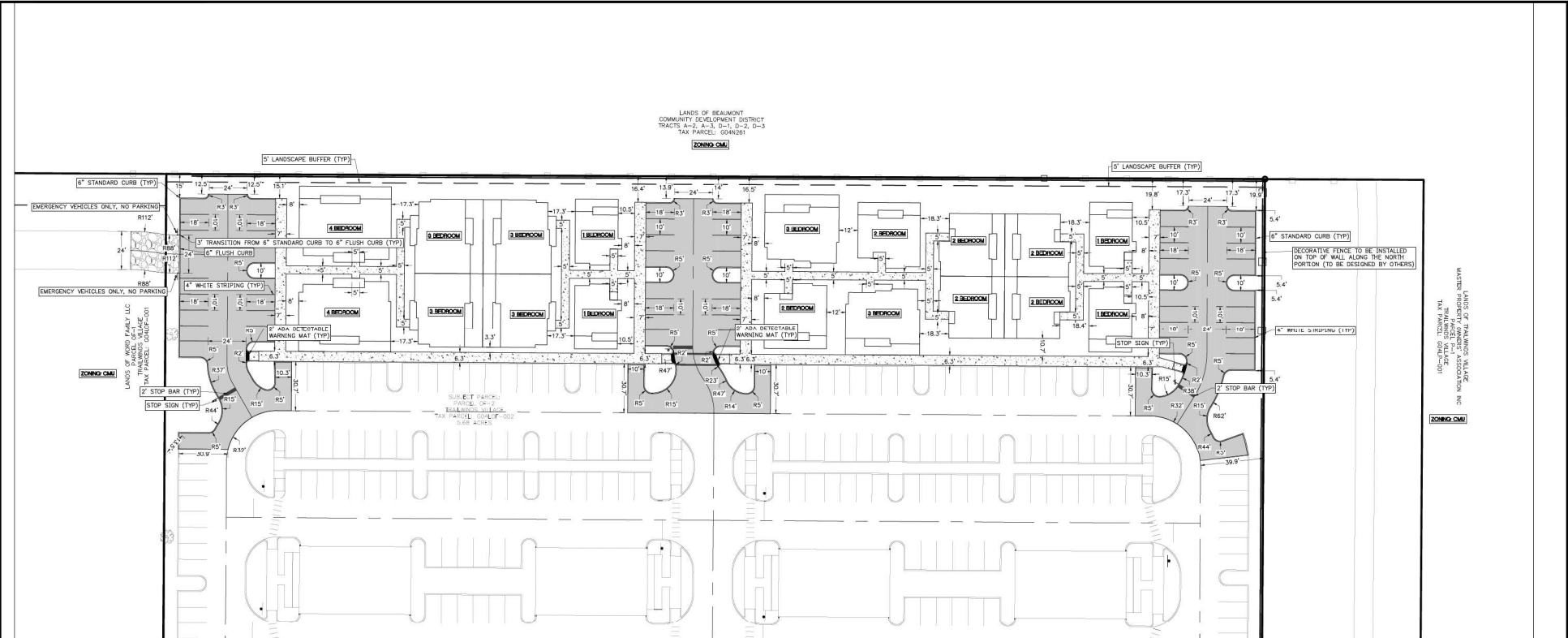
DATE: JANUARY 2024
PROJECT NO: 537-22-02
SHEET NO: C0.00

CONSTRUCTION DRAWINGS OF TRAILWINDS VILLAGE THE WILDS - PHASE 3 FOR FRAMEWORK GROUP, LLC



VICINITY MAP
1" = 1,000'

LEGAL DESCRIPTION:
PARCEL 86-2 OF TRAILWINDS VILLAGE REPLAT ONE,
AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17,
PAGE(S) 4A, 4A-4 THROUGH 4A-4H, INCLUSIVE, OF
THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA



EMPLOYEE INFORMATION:

THIS SINGLE-FAMILY / MULTI-FAMILY RESIDENTIAL DEVELOPMENT HAS ZERO (0) PROJECTED EMPLOYEES.

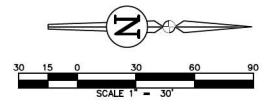
LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE SIDEWALK

--- SAWCUT LINE

DIMENSION NOTES:

1. BUILDING & SITE LAYOUT IS DESIGNED WITH A PARALLEL AXIS PERPENDICULAR TO THE NORTH PROPERTY LINE.
2. ALL PARKING SPACES SHALL BE 10' WIDE UNLESS SHOWN OTHERWISE.
3. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND RECORD DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
4. ARCHITECTURAL DRAWINGS SHALL BE REFERENCED FOR ALL BUILDING DIMENSIONS AND FOR ADDITIONAL INSTALLING OF SITE SPECIFIC FEATURES INCLUDING STAIRWAYS, RAMPS, HANDRAILS, OVERHANGS, CANOPIES, HANDSCAPE, AND ALL GROUND FLOOR SURFACE FEATURES UNDER THE BUILDING FOOT.
5. ALL PARKING & STRIPING SHALL MEET THE LATEST FDOT AND MUTCD STANDARDS.



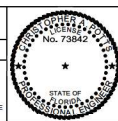
REVISIONS

NO.	DATE	DESCRIPTION	ORIGIN	APPROVED

ENGINEER
OF RECORD
CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842

THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY CHRISTOPHER A. POTTS, PE
ON JANUARY 16, 2024 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE
MAY NOT BE USED FOR ANY ELECTRONIC PURPOSES.



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SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32605
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

DIMENSION PLAN

CLIENT:
FRAMEWORK GROUP, LLC
TAMPA, FL

PROJECT:
**TRAILWINDS VILLAGE - THE
WILDS - PHASE 3**

DATE:
JANUARY 2024

PROJECT NO:
537-22-02

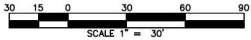
SHEET NO:
C2.00

LANDS OF TRAILWINDS VILLAGE
MASTER PROPERTY OWNERS ASSOCIATION INC.
PARCEL P-1
TRAILWINDS VILLAGE
TAX PARCEL: 004LP-001

LANDS OF BEAUMONT
COMMUNITY DEVELOPMENT DISTRICT
TRACTS A, B, A-2, D, V, D-2, D-3
TAX PARCEL: 0040501

LANDS OF LOWE'S HOME CENTERS LLC
PARCEL 001-10
TRAILWINDS VILLAGE
TAX PARCEL: 004LCO-019

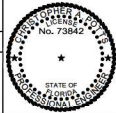
LANDS OF WOOD FAMILY LLC
PARCEL OF-1
TRAILWINDS VILLAGE
TAX PARCEL: 004LP-001



REVISIONS

NO.	DATE	DESCRIPTION	ORIGIN	APPROV.

ENGINEER
OF RECORD
CHRISTOPHER A. POTTS, P.E.
FLORIDA LICENSE NO. 73842
THIS DOCUMENT HAS BEEN ELECTRONICALLY
SIGNED AND SEALED BY CHRISTOPHER A. POTTS, PE
ON JANUARY 16, 2024 USING A DIGITAL SIGNATURE.
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Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

SHEET TITLE:

THE WILDS - OVERALL SITE PLAN

CLIENT:

FRAMEWORK GROUP, LLC
TAMPA, FL

PROJECT:

TRAILWINDS VILLAGE - THE
WILDS - PHASE 3

DATE:

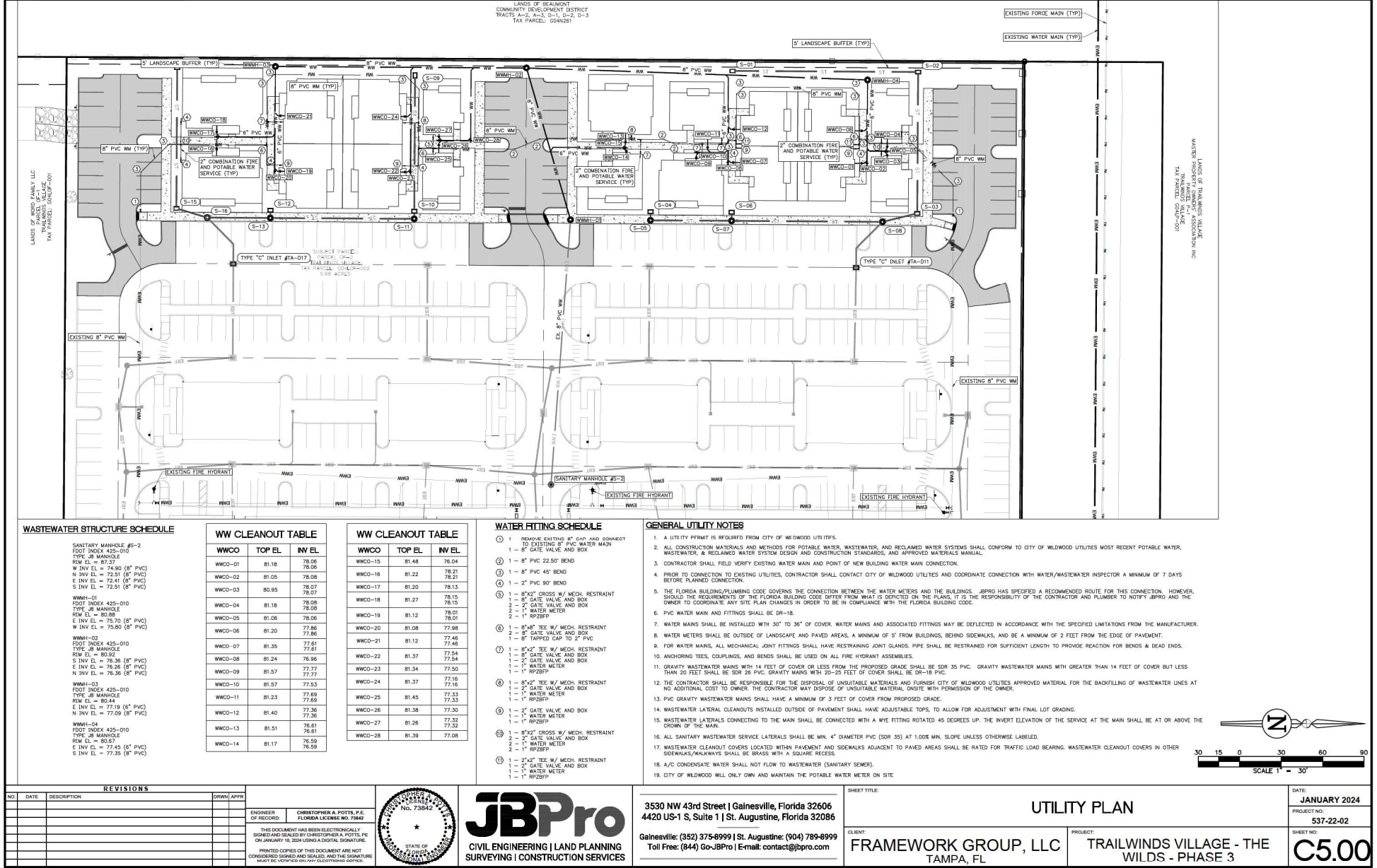
JANUARY 2024

PROJECT NO:

537-22-02

SHEET NO:

C2.01



City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of Phase 3 of a Single-Family/Multi-family Residential Development consisting of 18 dwelling units, 48 parking spaces, landscaping buffers, and associated utilities and drainage infrastructure on 21.02 acres MOL. The subject parcel is zoned CMU and it's generally located approximately 0.3 miles north of C 466A and approximately 0.5 miles east of E C 462. The application was heard at the February 13 Project Review Committee meeting.

Case: SP 2306-007 Trailwinds Village The Wilds Phase 3

Applicant(s): Nick Herring, with the Framework Group, LLC

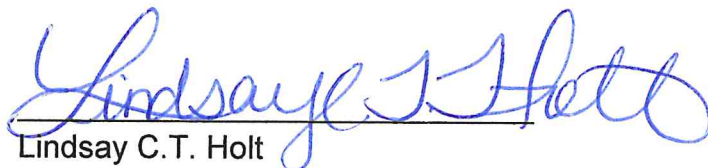
Owner(s): Wilds Apartments, LLC

Parcel(s): G04LRI-002

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval.

Dated: March 5, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2308-005 House of Hope

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2308-005 House of Hope

Parcel Number: D29B006

Acreage: 5.66 +/-

Property Location: Generally located approximately 0.2 miles east of the intersection of Hwy 301 and CR 126

Owner: City of Hope International, Inc.

Applicant: Mary Starkey, President of City of Hope International, Inc.

The applicant is seeking approval from the City of Wildwood City Commission for the construction of a Faith-based Recovery Facility consisting of a 5,408-square-foot Lodge/Dormitory Building, a 3,171-square-foot Administration Building, and a 2,700-square-foot Warehouse Building, providing four parking spaces including one (1) Florida ADA Accessible Parking Spaces, landscaping buffer, wet retention pond area, associated utilities and drainage infrastructure improvements on 5.66 acres MOL, as per the attached plans.

The applicant submitted waivers to be exempted from paving CR 126, to allow metal siding on a warehouse building, and to waive the requirement for paved parking and drive aisle areas due to the type of activity that will take place on site. Minimal traffic will be generated as a result of the operation. The waivers were approved at the February 13th PRC Meeting.

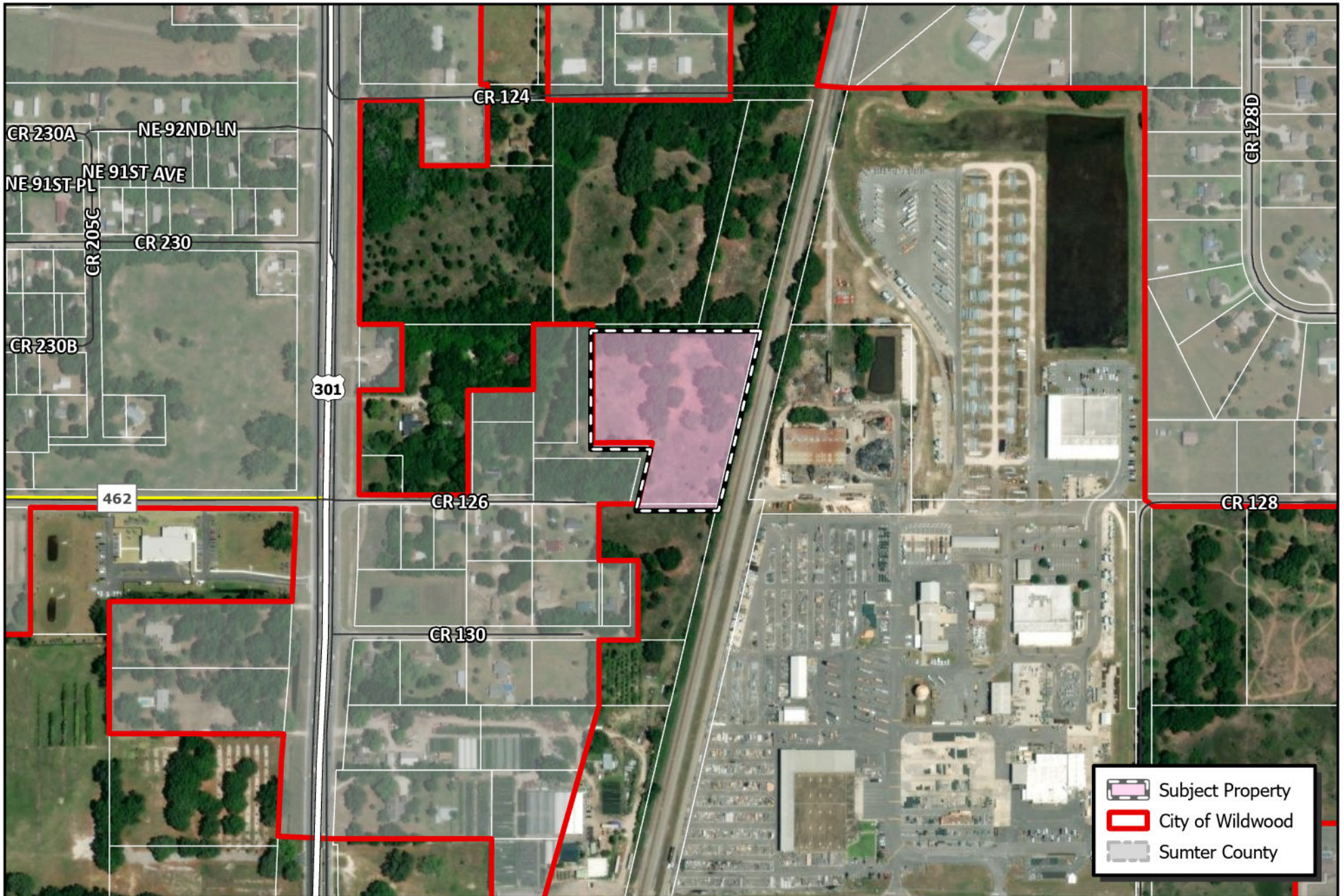
All outstanding items have been satisfied.

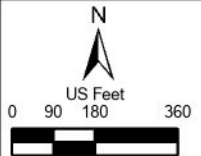
SP 2308-005 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 3/5/2024

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 90 180 360	SP 2308-05	MAP 1B
		HOUSE OF HOPE	LOCATION MAP
		PARCEL D29B006	FEB 2024

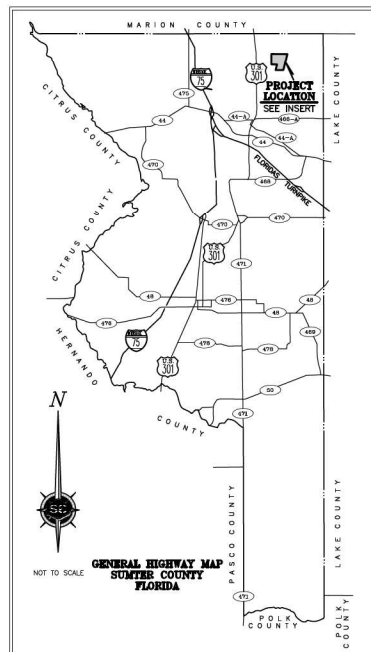
The engineer expressly reserves the exclusive common law copyright and property rights in these drawings which may not be reproduced, changed or copied in any form or manner, nor are they to be assigned to any party without the engineers written consent.

DEVELOPMENT PLANS FOR HOUSE of HOPE WILDWOOD CAMPUS

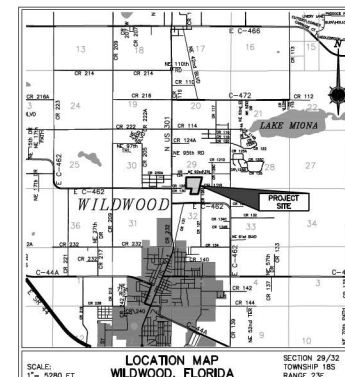
OWNER/DEVELOPER:
CITY OF HOPE INTERNATIONAL, INC.
dba HOUSE OF HOPE OF FLORIDA
MARY STARKY/GENE BARTON
4726 NE 49th BOULEVARD
WILDWOOD, FLORIDA 34785
PHONE: 852-334-1509

ENGINEER:
DAVID W. SPRINGSTEAD, P.E.
SPRINGSTEAD ENGINEERING, INC.
727 S. 14th STREET
LEESBURG, FLORIDA 34748
Ph: (352) 787-1414

SURVEYOR:
CLYMER, FARNER AND BARLEY SURVEYING
4450 NE 83rd RD WILDWOOD, FL 34785
OFFICE: (352) 748-3128



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BOUNDARY SURVEY FOR HOUSE OF HOPE	1 of 1	



Digitally signed
by David W
Springstead
Date: 2023.12.29
'16:26:59 -05'00



**Springstead
Engineering, Inc.**



Consulting Engineers
Planners
CA-0001723
LA-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: PTLR: DATE:
AS SHOWN N OF W CORNER 08/23
DESIGN: DRAWN: CHECKED:
DWS SKK

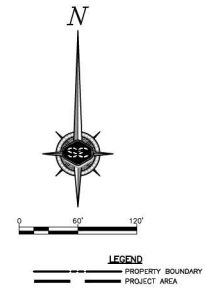
DRAWING:

COVER
CLIENT: HOUSE OF HOPE
WILDWOOD CAMPUS
JOB NO.: 1810018.001
SHEET: 1
OF: 19

CLIENT: HOUSE OF HOPE
PROJECT: WILDWOOD CAMPUS
DRAWING: COVER
1 of 19

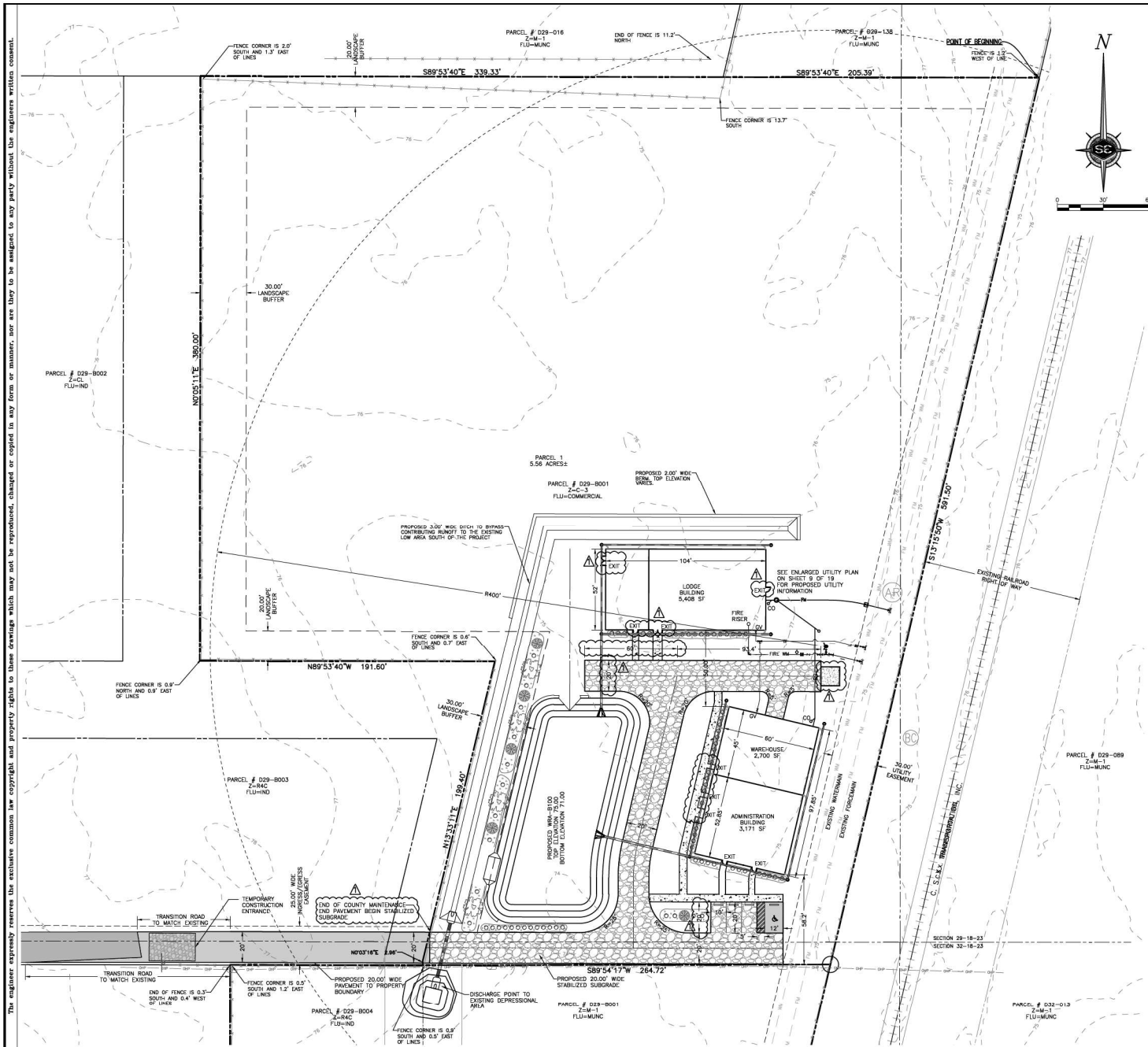
DATE: 9-28-23
DWS
REV. BY: DESCRIPTION
DATE: 9-28-23
SKK
DWS

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CLIENT: HOUSE OF HOPE		PROJECT: WILDWOOD CAMPUS		DRAWING: AERIAL		3 of 19	
DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229		DAVID J. SPRINGSTEAD, P.E. FLORIDA REGISTRATION NO. 48229	
Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.		Springstead Engineering, Inc.	
Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414		Consulting Engineers Planners CA-0001723 LA-0001723 727 South 14th Street Leesburg, FL 34748 (352) 787-1414	
SCALE: H of H Aerial	FILE: 08/23	DATE: 08/23	DESIGN: H of H Aerial	DRAWN: VKL/SKK	CHECKED: VKL/SKK	DATE: 08/23	DATE: 08/23
DRAWING: AERIAL		CLIENT: HOUSE OF HOPE WILDWOOD CAMPUS		JOB NO.: 1810018.001		SHEET: 3 of 19	
REV. BY: DWS		REV. BY: DWS		REV. BY: DWS		REV. BY: DWS	
DISCUSSION		DISCUSSION		DISCUSSION		DISCUSSION	
DATE: 9-28-23		DATE: 9-28-23		DATE: 9-28-23		DATE: 9-28-23	
DRAWN: VKL		DRAWN: VKL		DRAWN: VKL		DRAWN: VKL	

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LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
A PARCEL OF LAND IN THE WEST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND IN THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND LYING WESTERLY OF C.S.A. TRANSPORTATION, INC.'S WESTERLY RIGHT OF WAY LINE, SAID PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 29, SAID POINT BEING 50.00 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF C.S.A. TRANSPORTATION, INC.'S MAIN LINE TRACK, SAID POINT, RUN S17°15'50\"/>

SITE CALCULATIONS:

TOTAL PROPERTY AREA:	242,493 SF	5.56 AC	100.00%
IMPERVIOUS AREA:	23,117 SF	0.53 AC	9.53%
WATER RETENTION AREA:	7,482 SF	0.17 AC	3.08%
OPEN SPACE:	211,814 SF	4.86 AC	87.39%

FLOOR AREA RATIO:

TOTAL PROPERTY AREA:	242,493 SF	5.56 AC	100.00%
TOTAL FLOOR AREA:	11,279 SF	0.26 AC	4.65%
OPEN SPACE:	231,214 SF	5.30 AC	95.35%

PARKING CALCULATIONS:

USE	REQUIRED PARKING	REQUIRED SPACES
OFFICE/WAREHOUSE	3171/1000 SF	3.1 SPACES = 3
LOADING	5408 SF	0 SPACES
WAREHOUSE	2700/2000 SF	SPACE 1

TOTAL PARKING SPACES REQUIRED = 4
TOTAL ALL UNITS PARKING SPACES PROVIDED = 4
TOTAL H.C. ACCESSIBLE SPACES REQUIRED PER PERC = TOTAL H.C. 1
(INCL. IN TOTAL PARKING LOTS)
ACCESSIBLE SPACES PROVIDED = 1

NOTES:

- PROJECT INVOLVES PROPOSED BUILDINGS FOR USE AS A REHABILITATION FACILITY. THE PROPOSED PARKING & DRIVE WILL SERVE THE NEEDS OF THE NEW USE.
- SITE SOLS CLASSIFIED AS: (40)-MULCHER SAND, BOLDREY SUBSURFACE, 0 TO 5 PERCENT SLOPES.
- LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12119C-0068 D, DATED SEPTEMBER 27, 2013.
- SUBJECT PARCELS: 029-8001, 2-C-3, FLD-COMMERCIAL.
- SITE ADDRESS OF LOT 1: 112117E 199.40'
- ANTICIPATED NO. OF EMPLOYEES: (12)
- ANTICIPATED NO. OF PROGRAM PARTICIPANTS = (12)
- TRAFFIC IMPACTS NEGLIGIBLE - SEE ATTACHED ANALYSIS
- PROPOSED WATER & SEWER SERVICES PROVIDED BY THE CITY OF WILDMOOD.
- SITE LANDSCAPING SHALL BE IRRIGATED PER CITY OF WILDMOOD STANDARDS.
- LODGE BUILDING OCCUPANCY TYPE (LOADING)

PERMIT REQUIREMENTS:

AGENCY	PERMIT	STATUS
CITY OF WILDMOOD	MINOR SITE PLAN	PENDING
SWFWMD	Environmental Resource	PENDING

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY CENTERLINE
- BUILDING SETBACKS
- PRE-DEVELOPMENT CONTOUR
- PROPOSED WATERLINE
- PROPOSED FIRE WATERLINE
- PROPOSED FLOW DIRECTION
- PROPOSED SLOPES
- PROPOSED SANITARY SEWER
- SILT FENCE
- SHALE
- PROJECT AREA
- MATCH SLOPE LINE
- PROPOSED SPOT ELEVATION
- PROPOSED CHISEL CONTOUR
- SOL DIVIS
- EXISTING SPOT ELEVATION

CLIENT: HOUSE OF HOPE

PROJECT: WILDMOOD CAMPUS

DRAWING: SITE PLAN

DATE: 9-19-23

REV. BY: DWS

REV. DATE: 8/23

SCALE: 1" = 40'

AS SHOWN: 8/23

DESIGN: DWS

DRAWN: SKK/VKL

CHECKED: DWS

DRAWING: SITE PLAN

CLIENT: HOUSE OF HOPE

WILDMOOD CAMPUS

208 NO. 1810018.001

SHEET: 8

OF: 19

Springstead Engineering, Inc.

Consulting Engineers Planners

18-0001723

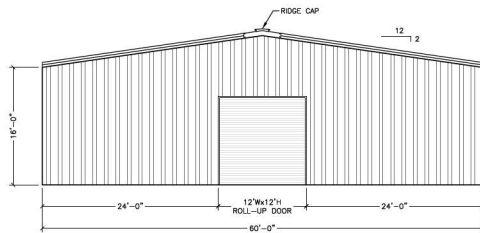
18-0001723

727 South 144th Street

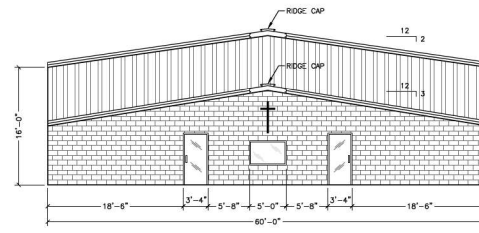
Leesburg, FL 34748

(352) 787-1414

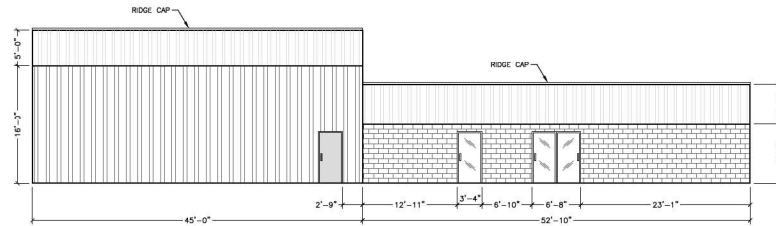
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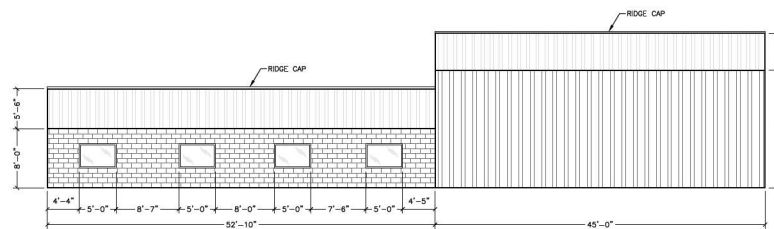
NORTH ELEVATION
SCALE: 1/8"=1'-0"



SOUTH ELEVATION
SCALE: 1/8"=1'-0"



WEST ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"

CLIENT: HOUSE OF HOPE

PROJECT: WILDWOOD CAMPUS

DRAWING: WAREHOUSE-ADMINISTRATION
BUILDING ELEVATIONS

1 OF 1



Springstead
Engineering, Inc.

Consulting Engineers
Planners
CA-0001723
LA-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: 1/8"=1'-0"
DATE: 08/23
AS SHOWN: 08/23
DESIGN: DWS
DRAWN: SKK
CHECKED: [Signature]

DRAWING: WAREHOUSE-ADMINISTRATION
BUILDING ELEVATIONS

CLIENT: HOUSE OF HOPE
WILDWOOD CAMPUS

JOB NO.: 1810018.001
SHEET: 1 OF 1

DATE: 08/23

1 OF 1



Project Review Committee Technical Standards Waiver Request

Project Name House of Hope - Wildwood

Project # SP 2308-005

1. Briefly describe your waiver request.

Request to allow existing access road (CR 126) without improvement.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

Section 6.5(A)(3)(a) Roads required to be constructed and paved to City specs

3. Please provide the justification for your waiver request.

HoH is a donation/grant supported facility without the means to improve the access roadway to the facility (see attached).

Name (Print) David Springstead

Date 2/13/2024

Signature 

(G) *Erosion protection.* Standard practices shall be used to prevent erosion and the depositing of soil off-site pursuant to the requirements of the FDEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.

(H) *Maintenance.*

- (1) A written operation and maintenance plan shall contain information per SWFWMD regulations as the minimum criteria that shall be accepted by the City.
- (2) The installed stormwater system shall be maintained by the legal entity responsible for maintenance. All permit applications shall contain documentation sufficient to demonstrate that the operation and maintenance entity is the legal entity empowered and obligated to perpetually maintain the stormwater management facilities.
- (3) The stormwater management system to be maintained by the legal entity shall have a minimum of twenty foot (20') wide access easement, in accordance with this Code, to permit the City to inspect and, if necessary, to take corrective action should the legal entity fail to maintain the system properly.

6.5. Roads and Sidewalks.

(A) *General.* Roads within a subdivision or other development are classified as either public roads or private roads.

(2) Private roads.

- (a) All private roads are required to be designed, constructed and paved to City specifications within dedicated, rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.
- (b) A Homeowner's Association or other quasi-governmental entity shall be created to perpetually own and maintain the road and drainage system.
- (c) The developer shall be required to design and construct to City specifications, at a minimum one (1) paved road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist.
- (d) Minimum right-of-way width for private roads shall be as outlined in Table 6-8. Inverted crown roadways are allowable on privately maintained roadways classified as local residential.

(3) Public roads.

- (a) As part of the review and approval of a public road subdivision, the City shall require that roads be designed, constructed and paved to City specifications within dedicated, unimproved public rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.
- (b) If a paved, public road on public right-of-way does not exist adjacent to the proposed subdivision, the developer shall construct a paved road within a public right-of-way, to the proposed subdivision.
- (c) Minimum right-of-way width for public roads shall be in accordance with Table 6-8.

(B) *Design standards.*

- (1) Cul-de-sac diameters to the right-of-way line shall not be less than 100 feet with a pavement radius of 40 feet.

Justification and Clarification for Waiver Chapter 6.5(A)(3)(a)

The project developer is requesting a waiver to allow the project to be served by the existing county road (CR 126) without improvement.

House of Hope is a christian-based not-for-profit alcohol and substance abuse addiction treatment program for men over 18. House of Hope is supported by donations and area churches. House of Hope worked from a private facility rent-free until the property was sold in 2019. Since then, they have been working to obtain a new self-owned permanent campus while housing and treating as many as possible in rented residential properties. Finding a suitable location and obtaining the proper zoning/special use approvals for a permanent site has been very difficult. Potential neighbors assume the worst when they hear "treatment facility". Potential neighbors tend to show up at zoning and commission hearings to talk down project approval. This has occurred for proposed county sites and City of Wildwood sites. The current site is fairly remote and has the surrounding neighbor's support. There is significant support from many elected officials. Several were at the groundbreaking ceremony which took place on October 29, 2023.

What there is not, is significant financial funds available to construct all the appurtenant features required by the City of Wildwood Land Development Code. The proposed plans have been assembled and designed to support the facility and the health safety and welfare of the program participants and instructors. As shown in the approved Transportation Impact Assessment, due to the fact that the participants do not have access to their own transportation, daily vehicle trips are limited to once or twice a week delivery, and daily administrator/instructor/counselor trips to and from the project site. The site is located at the end of CR 126. The CSX Railroad right-of way borders the east property line. There is no destination or land for future development beyond the west boundary of the project site, no through-traffic destination. The site plan provides ADA parking and sidewalks, and driveway circulation for deliveries, as well as emergency vehicles.

We ask the PRC committee's support to allow this waiver to the code requirement to improve CR 126 to City standards.



Project Review Committee Technical Standards Waiver Request

Project Name House of Hope - Wildwood

Project # SP 2308-005

1. Briefly describe your waiver request.

Request to allow metal siding mixed with block/stucco on admin/whse bldg

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

Design District Standards Chapter 1(F)(6) Materials

3. Please provide the justification for your waiver request.

HoH is located at the end of CR 126 with no road frontage. Site is surrounded by a thick tree buffer, only visible from the railway and the Duke facility.

Name (Print) David Springstead

Date 2/13/2024

Signature 

wall consistent with the primary building architecture, materials and colors.

Utilities for all new structures are to be located underground.

Utility boxes must be totally screened from view of principal streets, pedestrian walkways, and other public areas.

(6) Materials

Building exteriors shall be constructed from high quality, durable materials that reflect the City's desired 'traditional' character.

The use of brick, stone (cast and natural), split-faced concrete block, glass block, ceramic tile and fiber cement horizontal lap siding is encouraged.

The use of decorative coursing, water tables and quoins in masonry walls is encouraged.

When making a transition from one material to the next, it is recommended that the change occur at a hard edge or "bump out" in the façade.

Acceptable materials for sloped roofs include pre-finished (Kynar 500 or approved equal) metal standing seam, terracotta tile and laminated 'architectural' asphalt shingles.

The following materials are prohibited in visible locations:

- (a) Corrugated or beveled metal siding;
- (b) Corrugated fiberglass;
- (c) Vinyl siding;
- (d) Plywood, OSB or particleboard siding;
- (e) Unfinished smooth concrete block;
- (f) Dark tinted or mirrored glass (as a major building component)

(7) Lighting

Each building project will require the submission of an exterior Lighting Design Plan.

Exterior lighting of the building and site should be designed so that light is not directed off the site and the light source is to be shielded from direct offsite viewing.

All exterior light fixtures should be fully shielded or be designed with light angle cut-offs so as to eliminate spill light, trespass light and glare.

Exterior lighting should be architecturally compatible with the building style, material and colors.

Avoid excessive illumination of signage, building or site.

Down-lighting full building walls and roof lighting is prohibited.

Mounting height of fixtures in parking lots or service areas should not exceed twenty feet (20') with lower heights preferred.



Project Review Committee Technical Standards Waiver Request

Project Name House of Hope - Wildwood

Project # SP 2308-005

1. Briefly describe your waiver request.

Request to allow gravel drive and parking in lieu of paved parking/drive areas.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

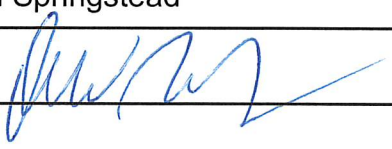
Chapter 6.6(E) (1), while (2) allows other means for private clubs/lodges

3. Please provide the justification for your waiver request.

HoH is a donation/grant supported facility without the need or means to improve the parking/drive areas surrounding the facilities (see attached).

Name (Print) David Springstead

Date 2/13/2024

Signature 

- (1) Each off-street parking space shall at a minimum measure ten feet (10') in width by twenty feet (20') in length. Parking space size may be reduced to increase internal landscaping and provide parking for compact cars as stated in the Design District Standards. Parking spaces for the physically handicapped shall comply with the requirements of the Florida Building Code. Parallel parking spaces shall at a minimum measure eight feet (8') in width from the face of the curb by twenty-two feet (22') in length and may not be eligible for reduction in size.
- (2) Pavement markings in parking lots shall be four inches (4") wide minimum.

(E) *Parking areas.*

- (1) All parking areas and access shall be paved, except as listed below. Alternative parking area improvement standards may be accepted, if the applicant demonstrates that such standards better reflect local and project conditions.
- (2) The following businesses shall provide paved parking for all employees and shall comply with the requirements of the American Disabilities Act, latest edition. All other vehicular parking may be on grass areas or grass pavement systems. The perimeter of a grass parking lot shall be delineated with railroad ties or wheel stops or, other means as may be approved by the City Engineer for:

Churches; private clubs or lodges or community centers; new and used motor vehicle sales and leasing including automobiles, trucks and commercial tractor/trailer units; sales and leasing of new and used motor homes and recreational vehicles; sales of new and used manufactured homes (mobile homes); sales of new and used farm tractors or equipment; or new and used construction equipment.

- (F) *Drive aisle width.* The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:

TABLE 6-10: PARKING STALL REQUIREMENTS

Parking Angle (degrees)	Aisle Width (feet)	Aisle Width* (feet)
30	12	22
45	13	22
60	18	22
90	24	24

Notes:

*Two-way traffic

- (G) *Number of spaces.*

TABLE 6-11 MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES

Housing Unit Type and Size	Off-Street Parking Requirements Per Unit
Single-family detached/attached	2.0
Apartment or condominium building	1.5

Justification and Clarification for Waiver Chapter 6.6 (1)

The project developer is requesting a waiver/variance to allow gravel parking and drive area at the initiation of project construction.

House of Hope is a christian-based not-for-profit alcohol and substance abuse addiction treatment program for men over 18. House of Hope is supported by donations and area churches. House of Hope worked from a private facility rent-free until the property was sold in 2019. Since then, they have been working to obtain a new self-owned permanent campus while housing and treating as many as possible in rented residential properties. Finding a suitable location and obtaining the proper zoning/special use approvals for a permanent site has been very difficult. Potential neighbors assume the worst when they hear "treatment facility". Potential neighbors tend to show up at zoning and commission hearings to talk down project approval. This has occurred for proposed county sites and City of Wildwood sites. The current site is fairly remote and has the surrounding neighbor's support. There is significant support from many elected officials. Several were at the groundbreaking ceremony which took place on October 29, 2023.

What there is not, is significant financial funds available to construct all the appurtenant features required by the City of Wildwood Land Development Code. The proposed plans have been assembled and designed to support the facility and the health safety and welfare of the program participants and instructors. As shown in the approved Transportation Impact Assessment, due to the fact that the participants do not have access to their own transportation, daily vehicle trips are limited to once or twice a week delivery, and daily administrator/instructor/counselor trips to and from the project site. The site is located at the end of CR 126. The CSX Railroad right-of way borders the east property line. There is no destination or land for future development beyond the west boundary of the project site, no through-traffic destination. The site plan provides ADA parking and sidewalks, and driveway circulation for deliveries, as well as emergency vehicles.

We ask the PRC committee's support to allow this waiver/variance for the gravel access road and driveways.

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Faith-based Recovery Facility consisting of a 5,408-square-foot Lodge/Dormitory Building, a 3,171-square-foot Administration Building, and a 2,700-square-foot Warehouse Building, providing four parking spaces including one (1) Florida ADA Accessible Parking Spaces, landscaping buffer, wet retention pond area, associated utilities and drainage infrastructure improvements on 5.66 acres MOL. The subject parcel is zoned C-3 and it's generally located approximately 0.2 miles east of the intersection of Hwy 301 and CR 126. The application was heard at the February 13 Project Review Committee meeting.

Case: SP 2308-005 House of Hope

Applicant(s): Mary Starkey, President of City of Hope International, Inc.

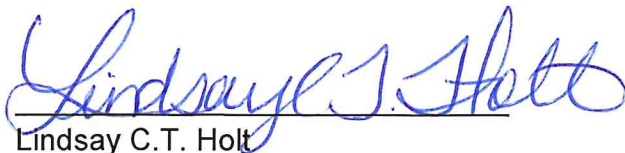
Owner(s): City of Hope International, Inc.

Parcel(s): D29B006

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval contingent on the resolution of all outstanding comments.

Dated: March 5, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Proclaim March 17-23, 2024, as Florida Surveyors and Mappers Week

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached proclamation requested by Clymer Farner Barley Surveying, LLC. Chris McLaughlin, PSM, of Clymer Farner Barley, will be in attendance at the meeting to accept the proclamation.



Proclamation

WHEREAS, surveyors and mappers are counted among the founding leaders of our country and are instrumental in the formation, retracement, and layout of land boundaries in the United States, thus allowing citizens the peaceable ownership of real property; and,

WHEREAS, George Washington, Thomas Jefferson, Abraham Lincoln, and other leaders of the United States served their fellow citizens as surveyors; and,

WHEREAS, the citizens of the City of Wildwood appreciate the valuable contributions of the surveying and mapping profession to the history, development, and quality of life in this city, the State of Florida, and the United States of America and continually rely on the knowledge and expertise of licensed surveyors and mappers to make important decisions to improve their day-to-day life; and,

WHEREAS, the surveying and mapping profession requires advanced education, specialized training, the knowledge of mathematics, understanding the related physical and applied sciences, and the application of common law principles to the hierarchy of conflicting evidence; and,

WHEREAS, surveyors and mappers are uniquely qualified and licensed to measure, determine, and describe land boundaries for the management of natural resources and protection of private and public property rights; and,

WHEREAS, the continued advancements in instrumentation have required the surveyor and mapper not only to understand and implement the methods of the past, but also to employ technology in finding solutions to future challenges.

NOW, THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood, Florida, that March 17-23, 2024, be, and is hereby proclaimed as

FLORIDA SURVEYORS AND MAPPERS WEEK

IN WITNESS WHEREOF, we have PASSED and DULY ADOPTED this 11th day of March 2024.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Swear in City Staff and Public Speakers

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Text Amendment to the City's Land Development Regulations

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's 2050 Comprehensive Plan.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On August 22, 2022, the East Central Florida Regional Planning Council (the Council) was awarded approval for the scope of services consisting of evaluating the City's Land Development Regulations (LDRs) to determine whether the regulations are in compliance with the City's adopted Comprehensive Plan and the Florida State Statutes. Upon review of the City's Land Development Regulations, the Council and staff determined that amendments to the LDRs were indeed necessary to comply with the City's 2050 Comprehensive Plan. The City Commission authorized the Council to continue their work for the City and awarded a contract to review and make the necessary amendments to the Land Development Regulations.

At this time, the amendments have been prepared for review and evaluation. Ordinance 2024-02 is ready for final consideration by the City of Wildwood City Commission. The amendments should be supported as they identify and address many discrepancies that hinder the interpretation, application and implementation of the provisions of the Code. The LDR amendments have been a work-in-progress via the efforts and collaboration of various staff members and consultants. Staff welcomes questions and/or input from the City Commission.

With the adoption of Ordinance O2024-2 which includes Exhibit "A" Chapters 1-8 and Exhibit "B" Amended Fee Schedule, former ordinance O2022-49, adopted on July 25, 2022, will be amended.

While all chapters had some form of update incorporated therein, major changes were made to the following chapters:

- *Chapter 2 - Definitions and Interpretations* – Adding several definitions that will help with the interpretation and application of the Land Development Regulations to its various chapters.
- *Chapter 3 - Zoning* – Updating the Special Exception Use Section (3.9), Revising language within the Mobile Home Parks Section (3.16), and revamping various tables that address density, lot standards, and allowable Principal Use Matrix.

- *Chapter 4 - Site Regulations* – Adding clarification on applicable requirements for residential and non-residential developments.
- *Chapter 5 - Subdivision Regulations* – Updates any requirements for compliance with the Comprehensive Plan and Florida Statutes.
- *Chapter 6 - Technical Standards* – Provides more language, details and examples to serve as guidelines on technical subjects.

Attached please find redline version of the changes to the Land Development Regulations along with a clean copy of Chapter 3 Zoning Tables for ease of reference.

Ordinance O2024-2 will become effective upon this second and final reading.

DATED: 3-5-2024

A handwritten signature in black ink, appearing to read 'Wendy Then', is positioned above the printed name.

Wendy Then, AICP, CFM
Assistant Director, Development Services

ORDINANCE NO. O2024-2

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
AMENDING THE LAND DEVELOPMENT REGULATIONS
OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR
CODIFICATION IN THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FINDINGS AND INTENT;
PROVIDING FOR CONFLICT AND SEVERABILITY;
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Wildwood (City) has identified several portions of the Land Development Regulations (LDRs) that need to be updated;

WHEREAS, the City most recently updated and amended its LDRs, made effective on July 25, 2022;

WHEREAS, the City wishes to update its LDRs, as amended July 25, 2022 to revise and update its standards;

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

SECTION 1. The amendments to the are shown in the attached “Exhibit A” with strikethrough for deletions and underline for additions.

SECTION 2. CODIFICATION. Codification of this Ordinance in the Code of Ordinances of the City of Wildwood is authorized and directed.

SECTION 3. CONFLICT. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 4. SEVERABILITY. If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

DONE AND ORDAINED this ____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

Chapter 1 Chapter 1 – General Provisions and Procedures

Chapter 2

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1.1. Statement of Intent.

- (A) The regulations and requirements contained herein have been made in accordance with the City of Wildwood ~~e~~Comprehensive ~~p~~Plan, with reasonable consideration, among other things, to the prevailing land uses, natural and historic resources, growth characteristics, and the character of the respective districts and their peculiar suitability for particular uses, and to encourage the most appropriate use of land throughout the City.
- (B) In their interpretation and application, the provisions of this Code shall be the requirements to:
- (1) Promote the public health, safety and general welfare;
 - (2) Protect the character and maintain the stability of residential, commercial, industrial, agricultural, educational, cultural, recreational, historical and environmental areas within the City;
 - (3) Provide densities needed to accommodate the projected population and to provide ~~nonresidential~~non-residential uses at intensities which meet the needs of City residents;
 - (4) Protect natural and environmentally significant resources;
 - (5) Provide adequate open spaces and recreation facilities which meet the needs of the residents;
 - (6) Promote transportation choices to reduce traffic congestion and to improve mobility;
 - (7) Define the powers and duties of the boards and appointed administrative officers;
 - (8) Provide adequate public facilities and services, and ensure that new development is served with necessary services and improvements without being a burden on the taxpayers of the City;
 - (9) Ensure that all future development approvals and permits for both new and existing projects comply with this Code.
- (C) It is not intended by this Code to interfere with or annul any existing lawful easements, covenants or other agreements between parties.

1.2. General Code Provisions.

(A) *Effective date.* This Code shall take effect upon adoption by the City Commission.

(B) *Enforcement and Penalties.*

- (1) A violation of this chapter shall, in addition to other legal remedies or appropriate sanctions, be enforced in accordance with the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances.
- (2) Penalties shall be in accordance with the requirements set forth in Section 1-7 and Chapter 2 of the Code of Ordinances.
- (2)(3) The Special Magistrate established under Article V. Special Magistrate Code Enforcement Procedure shall use the latest version of the International Property Management Association Code (IPMC) published by the International Code Council as the standard for the maintenance of rental properties within the City of Wildwood.

- (C) *Vested rights.* Notwithstanding any provision of this Code to the contrary, in order to be considered vested, a project must have been issued a development order. Projects which have received approval prior to the effective date may be developed and completed according to the pre-existing requirements; however, the approved development order shall not be substantially amended after the effective date except to conform to the regulations established herein. In cases where a Planned Unit Development approval has expired and has not been granted an extension by the City Commission, the project shall be required to conform to the regulations established herein. Any applicant or developer claiming vested rights must do so on a form provided by the Development Services Department. Failure to claim such vested rights at the time of any application wherein vesting might be an issue shall cause any vested rights which might otherwise be in existence to be waived.

Unlawful alteration. It shall be unlawful for any person to change or amend, by addition or deletion, or to insert or delete pages or portions thereof, or to alter or tamper with any part or portion of this Code in any manner whatsoever, which will cause the law of the City to be misrepresented thereby.

- (D) *Amendments.* This Code may be amended provided, however, that no amendments shall become effective until a public hearing has been held. Each proposed amendment shall be submitted to the Development Services Director for review by the Planning and Zoning Board. Amendments are subject to approval by City Commission. Public notice regarding the time, place and date of the hearing shall be published per the Florida Statutes.
- (E) *Supplemental documents.* Supplemental documents and manuals to this Code may be amended by City staff from time to time. Such amendments may occur without adhering to section 1.2 (D) above to allow for innovations in construction and land development practices and new technologies provided that the intent of the regulation, restriction or allowance does not contradict the intentions of this Code.
- (F) *Saving clause.* If any part or provision of this Code or application thereof to any person or circumstances are adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Code or the application thereof to other persons or circumstances. The City Commission hereby declares that it would have enacted the remainder of this Code even without any such part, provision or application.
- (G) *Officers', employees' liability.* No provision of this Code designating the duties of any City officer or employee shall be so construed as to make such officer or employee liable for any fine or penalty for failure to perform such duty.
- (H) *Statutory references.* Any statutory references, herein this Code, are the 2010 Florida Statutes, as amended.

1.3. General Development Provisions.

- (A) *Conformity with regulations.* Following, and upon adoption of, this Code:

- (1) The regulations contained within this Code shall be adhered to be all lands contained within the municipal limits of the City of Wildwood.
- (2) No building, structure, or land shall be used or occupied except in conformity with all of the regulations specified by this Code for the districts in which said building, structure, or land is located or is to be located.
- (3) No building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations specified by this Code for the district in which it is located.
- (4) No building or other structure shall be erected or altered in such a manner as to:
 - (a) Exceed the permitted density or intensity provisions;
 - (b) Occupy a greater portion of the lot area than allowed; or
 - (c) ~~Otherwise~~Be ~~is~~ contrary to the provisions of this Code.
- (5) In all development activities, the applicant is required to take measures to preserve all natural, archeological, and historic features which will add attractiveness and value to the remainder of the property and the City in general. These features include trees, water resources, environmentally significant lands, archeological and historic areas and structures, and similar community assets.

- (B) *Permit required.*

- (1) No site plan or subdivision shall be approved, no plat shall be recorded, nor shall any building permit, certificate of occupancy, or any other type of development order or permit be executed, unless the project meets all the requirements of, and has been approved in accordance with, this Code. The City Commission or any aggrieved person may have recourse to the remedies in law and equity necessary to ensure compliance with the provisions of this Code. The City shall have the authority to conduct inspections of any project undertaken under this Code.

- (2) Subdivisions and site plan review and approval shall be as specified in the individual Chapters of this Code.
- (3) A building permit is required as specified in section 1.4 of this Chapter.
- (C) *Certificate of occupancy required.*
 - (1) *Building occupancy.* No new building or addition shall be used or occupied in whole or in part, nor there be any change of occupancy, change in use, or change in nature of a use, until after the Building Services Director or the City designated building official issues an appropriate certificate of occupancy.
 - (2) *Contents of certificate of occupancy.* A certificate of occupancy shall contain the recognized street address of the subject property and the common name of the property. A certificate of occupancy shall also contain the nature of the occupancy, the number of occupants permitted, and the maximum floor loading when it is limited, if applicable.
 - (3) *Issuance.* Prior to issuance of a certificate of occupancy, the City shall require copies of all applicable permits from outside agencies such as the Florida Department of Environmental Protection (FDEP), the Southwest Florida Water Management District (SWFWMD), the Florida Department of Transportation (FDOT) and Sumter County. A certificate of occupancy shall be issued by the Building Services Director or the City designated building official.
- (D) *Concurrency review required.* Certain applications may be subject to concurrency reviews pursuant to Chapter 7. A determination will be made as to the environmental, technological and fiscal impacts of the proposal on public services and facilities and the measures necessary to offset any adverse impacts and to promote positive impacts as required by state law. The assessment of positive and negative impacts will use the best available information. The applicant is encouraged, and in some cases required, to provide information that will assist in accurately assessing impacts. The City may require additional analyses as needed.

1.4. Building and Demolition Permits.

- (A) *Permit requirements.* No building or other structure shall be erected, moved, added to, structurally altered, demolished or otherwise significantly changed without a building permit which was lawfully issued by the Building Services Director or City designated building official.
- (B) *Requirements for issuance of building permits.*
 - (1) No building shall be erected on a lot or parcel of land subject to regulation of this Code, nor shall any building permit be issued, unless one or more of the following conditions exists:
 - (a) The lot or parcel is within a subdivision for which a final plat has been approved by the City Commission, and the required improvements have been installed and accepted by the City;
 - (b) The lot or parcel is within a subdivision for which a final plat has been approved by the City Commission, a surety for construction improvements has been posted to guarantee performance and maintenance, and there is ongoing construction of the required improvements;
 - (c) The lot or parcel abuts a public street which has been dedicated to the City and accepted by the City Commission, or the street is shown on a legally recorded subdivision plat, or unless a waiver has been obtained by the Development Services Director allowing such construction and the parcel otherwise meets City Codes; or
 - (d) A variance has been granted pursuant to the provisions within this Code.
 - (2) The following requirements must be met prior to issuance of a building, demolition, or renovation permit for building, moving, adding to, structurally altering or otherwise significantly changing any building:
 - (a) Necessary improvements must be provided and paid for by applicant;
 - (b) All exaction and impact fees for water, sewer, etc. must be paid and appropriate agreements must be approved. Proof of payment of all applicable County impact fees shall be provided;
 - (c) Building permits shall be refused if stormwater management site characteristics or other standards are not met; and
 - (d) Any surety to guarantee performance or other bonds required by law must be posted.
- (C) *Application for a building, renovation or demolition permit.* All applications for building, renovation or demolition permits, along with the appropriate fee shall contain plans drawn to scale showing the following:
 - (1) Actual dimensions and shape(s) of the lot(s) to be built upon;
 - (2) The exact sizes, dimensions, shapes, and locations of buildings already located on the lot;
 - (3) The locations, shapes, sizes, and dimensions of the proposed buildings or alterations to be furnished in duplicate at 1/4" = 1-foot scale; and
 - (4) Other information which the Building Department deems necessary to determine conformance with, and provide for the enforcement of, this Code, the City Building Code(s) and Florida Statutes.

- (D) *Permits from other agencies.* All owners of buildings or structures, both public and private, shall comply with any and all federal, state, and local ordinance, laws regulation, rules or other requirements.
- (E) *Asbestos abatement.*
 - (1) No person may conduct an asbestos survey, develop an operation maintenance plan, or monitor and evaluate the asbestos abatement unless trained and licensed as an asbestos consultant as required by state law. All contractors or owners applying for demolition or renovation permits of public or private buildings or structures shall comply with all applicable codes and ordinances, to include asbestos regulations as required by F.S. Chapter 469.
 - (2) No person may prepare an asbestos abatement specification unless trained and licensed as an asbestos consultant as required by Florida statute.
 - (3) No person may conduct asbestos abatement work unless licensed by the Department of Business and Professional Regulation or such other agency as designated by Florida statute as the licensing agency for asbestos contractors.

1.5. Development Services Director and Buildings Services Director.

- (A) The manager of the Development Services Department is hereby appointed as the Development Services Director and shall be responsible for the coordination and enforcement of certain provisions of this Code.
- (B) The duties and responsibilities of the Development Services Director shall include:
 - (1) Receiving development applications, reviewing the same for completeness and presenting them to applicable members of the review boards or committees;
 - (2) Processing all development applications to ensure compliance with the Code and approval of acting on all applications that do not require approval of a review committee or the City Commission. Development Services Director approvals are limited to minor site plans, minor lot splits, and temporary use permits, provided, however that the Development Services Director has the power to determine if a minor site plan should be approved by the Project Review Committee;
 - (3) Issuing those development permits that have been approved by the City Commission, Planning and Zoning Board, or Board of Adjustment;
 - (4) Present staff recommendations and act as the liaison between the City Commission and the Planning and Zoning Board;
 - (5) Serve as the Project Review Committee Coordinator;
 - (6) Interpreting the Land Development Regulations- when conflicts or lack of clarity occur; and
 - (5)(7) Determining the applicable provision which is applicable when conflicts occur between the LDRs and the Design District Standards.
- (C) The manager of the Building Services Department is hereby appointed as the Building Services Director and shall be responsible for the coordination and enforcement of certain provisions of this Code. However, the City Commission may designate the powers of the Building Services Director to another building official or department such as the Sumter County Building Department.
- (D) The duties and responsibilities of the Building Services Director shall include:
 - (1) Receiving permit applications, reviewing the same for completeness and presenting them to applicable members of the review boards or committees;
 - (2) Issue building permits and certificates of occupancy;
 - (3) Receiving, investigating and processing any complaints submitted regarding violations of this Code;
 - (4) Giving notice, in writing, to such violators and the owners of the parcel of land on which the violation occurred, indicating the nature of the violation, stating what action needs to be taken to remedy the violation, and informing the violator of the penalties for continuing to violate the Code;
 - (5) Notifying the Board of Adjustment and the City Commission of any violation and providing the members with copies of any pertinent correspondence; and
 - (6) Act as the liaison between the Board of Adjustment and the City Commission.
- (E) Should the City Commission designate the powers of the Building Services Director to another building official or department, the City Commission may delegate some or all of the responsibilities listed in section 1.5(D) to the Development Services Director.

1.6. Project Review Committee (PRC)

- (A) *Purpose.* The purpose of the Project Review Committee (PRC) is to gather information to aid staff in presenting projects, to serve in an advisory capacity to the Planning and Zoning Board regarding certain proposed projects, to approve certain proposed projects, and grant waivers of certain technical requirements of the LDRs subject to the approval authority outlined in subsection 1.6(B), below. Meetings of the PRC are not public hearings but are

open to the public and are held for the purpose of reviewing a proposed project's compliance with the technical requirements of the Code and granting relief where appropriate.

- (B) *Duties and responsibilities.* The Project Review Committee shall be responsible for reviewing certain applications with respect to their conformance to the rules and regulations as established in this Code. After review, the PRC may determine substantial changes are necessary to meet the regulations of this Code. In such cases the applicant shall resubmit the application to the office of Development Services Director. Upon determination the project is in conformance with this Code, the PRC shall recommend the Planning and Zoning Board hear the project, along with conditions if necessary. Recommendations, conditions and plans will be forwarded to the Planning and Zoning Board. The PRC shall review and make recommendations to the Planning and Zoning Board on the following applications:

- (1) Planned developments;
- (2) Site plans;
- (3) Improvement plans; and
- (4) Final plats.

The PRC shall have the authority to approve minor lot splits, subdivision preliminary plans, and minor site plans in conformance with section 1.14 of this Code.

From time to time, the Project Review Committee (PRC) shall have the authority (but not the obligation) under this section to waive certain technical requirements of the Land Development Regulations (LDRs).

Waivers shall not constitute a revision to the LDRs. The burden shall be on the applicant to provide documentation and substantial support in favor of a waiver request for their project.

Any such waiver shall be made by motion and majority vote of the PRC voting membership and noted in the minutes of the meeting. All waivers shall be put into writing for execution by the PRC Coordinator.

Decisions of the Project Review Committee may be appealed to the Board of Adjustment in accordance with section 1.11 of the LDRs.

- (C) *Project Review Committee Coordinator.* The Development Services Director shall be the liaison between the PRC and the Planning and Zoning Board and shall act as the Project Review Committee Coordinator. The PRC Coordinator shall have the following duties:

- (1) Receive all applicable applications and review each application for sufficiency;
- (2) Process all applicable applications to ensure compliance with this Code. The application shall be forwarded to the appropriate members of the PRC for their review;
- (3) Record and make available to the public meeting minutes of the PRC;
- (4) Present the recommendations of the PRC to the Planning and Zoning Board; and
- (5) Approve, approve with conditions, or deny minor lot splits, subdivision preliminary plans, and minor site plans.

Decisions of the Project Review Committee Coordinator may be appealed to the Board of Adjustment in accordance with section 1.11.

- (D) *Membership.*

- (1) *Voting Members.* Voting members review, comment, recommend, and vote. The following positions comprise the voting membership of the PRC:

- (a) City Manager;
- (b) Development Services Director – PRC Coordinator;
- (c) Police Chief;
- (d) Public Works Director; and
- (e) Public Works Assistant Director ~~Utilities Director~~.

(e) For purposes of this section, the position of a voting member shall be interpreted to include any individual filling the position on an interim basis or based on an equivalent position/title established by a revised organizational chart adopted by the City Commission.

- (2) *Advisory Members.* Advisory members may provide input and recommendations but do not vote. Attendance of advisory members at PRC meetings is on an as-needed basis as determined by the PRC Coordinator. The following positions and entities comprise the advisory membership of the PRC:

- (a) City consulting engineer;
- (b) City Attorney;

City of Wildwood

Land Development Regulations

- (c) Building Services Director;
 - (d) Sumter County Fire Chief / Villages Public Safety;
 - (e) Representative of the applicable utility providers (electric, gas, etc.);
 - (f) Representative from Sumter County; and
 - (g) Representative from the Sumter County School Board.
- (3) *Other members.* The PRC Coordinator may request the attendance of other entities to represent areas of expertise and concern not represented by voting or advisory members. This may include, but not be limited to, the following:
- (a) Lake-Sumter Metropolitan Planning Organization (LSMPO);
 - (b) Southwest Florida Water Management District (SWFWMD);
 - (c) Florida Department of Transportation (FDOT); and
 - (d) Florida Department of Environmental Protection (FDEP).
- (4) The PRC shall meet at least once a month provided the need is present to hold such meetings. An attempt should be made to have those persons present who have expertise necessary to determine issues concerning the project.
- (5) *Quorum.* A quorum of the PRC shall consist of three (3) voting members.
- (6) Members of the PRC are required provide review comments in writing to the Project Review Committee Coordinator five days in advance of the meeting.

1.7. Planning and Zoning Board.

- (A) *Establishment.* A Planning and Zoning Board is hereby established for the City of Wildwood. The Planning and Zoning Board shall be appointed by the City Commission. No member of the Planning and Zoning Board shall be a paid or elected official or an employee of the City of Wildwood.
- (B) *Duties.* The Planning and Zoning Board shall be responsible for the following duties and responsibilities:
- (1) Hear and make recommendations to the City Commission on site plans, improvement plans, and final plats in accordance with the standards and procedures required by this Code;
 - (2) Hear and make recommendations to the City Commission on all proposed zoning amendments and conditional use permits;
 - (3) Make the final determination on requests for variances and special exceptions; and
 - (4) The City Commission may, by resolution, designate members of the Planning and Zoning Board to perform the functions of the Board of Adjustment. If the City Commission so elects, the term of office of the member of the Planning and Zoning Board shall run concurrently with said member's term of office on the Board of Adjustment.
- (C) *Local Planning Agency.* In addition to its other duties listed above, the Planning and Zoning Board shall serve as the Local Planning Agency for comprehensive planning and other land use issues as required by Florida statute.
- (D) *Comprehensive plan amendments.* The Local Planning Agency shall review all proposed comprehensive plan amendments and make recommendations to the City Commission based on the following being presented at the hearing:
- (1) Justification of the proposed amendment has been adequately presented;
 - (2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;
 - (3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;
 - (4) The proposed amendment will not have an adverse effect on environmentally sensitive systems; and
 - (5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

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- (E) *Special Magistrate*. In lieu of a Planning and Zoning Board, the duties of the Planning and Zoning Board may be conferred by the City Commission to a Special Magistrate.

1.8. Board of Adjustment.

- (A) *Establishment and purpose*. A Board of Adjustment is hereby established for the City of Wildwood for the purpose of acting as a board to review and decide appeals and Code Enforcement cases. This Board shall be appointed by the City Commission. The Board shall be appointed for three (3) years.
- (B) *Powers and duties*. The Board of Adjustment shall have the following duties and responsibilities:
- (1) To hear and decide appeals in cases where it is alleged that there is an error in any order, requirement, decision, or determination made by an authorized City official while enforcing the City development codes and standards. Appeals shall be made in accordance with the provisions of this Code. The Board may modify, affirm, or reverse the official's action; and
 - (2) To hear and take action on Code Enforcement cases.
- (C) *Hearing schedule*. Board of Adjustment hearings will be held as needed.
- (D) *Special Magistrate*. In lieu of a Board of Adjustment, the duties of the Board of Adjustment may be conferred by the City Commission to a Special Magistrate.

1.9. Annexation.

- (A) *Purpose and intent*. The intent of this section is to provide for proper procedures to be adhered to for property owners desiring to be incorporated into the jurisdictional limits of the City of Wildwood.
- (B) *Application procedure*. Petitioners seeking to be annexed shall submit an application to the office of the Development Services Director. The Development Services Director shall review the application and make a recommendation to the City Commission in the form of a staff report.
- (C) *Voluntary Annexation*. The City shall follow the procedures for voluntary annexations set forth by Chapter 171 Florida Statutes.
- (D) *Involuntary annexation*. Should the City determine to initiate the annexation of a parcel of land that is contiguous and compact without a submitted application from the property owner, the City shall follow the procedures set forth by Chapter 171 Florida Statutes.

1.10. Plat or Lot Vacation and Right-of-Way Abandonment.

- (A) *Purpose and intent*. The intent of this section is to provide formal procedures for proper abandonment of land dedicated to the public or recorded as official plats in the public records of Sumter County.
- (B) *Application procedure*.
- (1) The appropriate application shall be submitted to the office of the Development Services Director. Petitions shall be accepted only if required information has been submitted and appropriate fees paid. In the case of a right-of-way abandonment, each adjoining property owner must submit a petition and fee, unless the abandonment is initiated by the City. Should any adjoining property owner not agree with the abandonment request, the other petitioners may still request it from the City Commission, which has sole authority to decide on abandonment. If the request is for the vacating of a plat or lot, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company that the property is owned fee simple by the person(s) making application and certificates showing that all state and local taxes have been paid must be submitted.
 - (2) The Development Services Director shall review the application to verify the request is within the City's jurisdiction as outlined in applicable state law or interlocal agreements and schedule it for consideration by the City Commission.
 - (3) Public notice shall be given prior to the hearing and the immediate adjoining property owners as shown on the latest Sumter County tax roll shall be given notice by mail. Public notice shall also be placed in the legal section of the local newspaper as required in F.S. § 177.101(4).
 - (a) The City Commission will conduct a public hearing on the request to determine the advisability of said vacation or abandonment. If approved, the Commission shall adopt a resolution stating such approval.

- (b) The City shall file the resolution with the Clerk of the Court in Sumter County for recording in the Official Records of Sumter County. The proof of publication of public notice shall also be recorded. A certified copy of said resolution shall be forwarded to the Sumter County Board of County Commissioners as required by F.S. § 177.101.

1.11. Appeals.

- (A) Any decision of the Development Services Director, Building Services Director, a Building Inspector, a Code Inspector, or the Project Review Committee may be appealed to the Board of Adjustment within 30 days of the date of the decision.
- (B) Any person, department, board, or bureau of the City, City taxpayer, business, or other body or individual aggrieved by any decision of the Board of Adjustment, Planning and Zoning Board, or City Commission, which was made pursuant to this Code, may seek review and relief from a court of record in the manner provided by the laws of the State of Florida and the United States government. Such an appeal must set forth that the subject decision of the board or Commission (whichever is applicable) is illegal, in whole or in part, specify the grounds of the illegality, and be filed in the appropriate court within 30 days after the board's or Commission's decision which is being appealed.

1.12. Fees, Charges and Expenses.

The City Commission shall establish a fee schedule, charges and expenses and a collection procedure for development applications, appeals, variances, conditional uses, special exceptions, and other permits and matters pertaining to these Land Development Regulations. This fee schedule, charges, and expenses shall be included as an Appendix of this Code and posted in the offices of the Development Services Director and Building Services Director. The schedule may be altered or amended, only by resolution of the City Commission. Until all applicable fees, charges, and expenses have been paid in full, no action shall be taken on any application or appeal. All fees and charges are non-refundable, and such statement shall be placed on any and all applicants for action submitted to the City.

1.13. Quasi-Judicial Proceedings.

- (A) The following rules for conduct shall be utilized for all quasi-judicial proceedings within the City of Wildwood:
 - (1) Oral and written communications between staff and members of the public shall be permitted and encouraged.
 - (2) The following standards shall apply:
 - (a) All oral and written communications concerning the case, between Board members on the one hand, and the applicant or the public on the other hand, are prohibited by Florida law, unless made at the hearing on the case.
 - (b) The staff report on the case shall be sent to the Board members and be available to the general public at least five (5) days prior to the hearing on the case.
 - (c) Workshop meetings at which staff and the board discuss quasi-judicial cases shall be prohibited.
 - (d) All oral or written communications between staff and the Board members, other than the written staff report, are prohibited. Attorneys for the Board may render legal opinions when requested by the Board members but shall not engage in factual determinations or advocate one party's position over another, except to the extent necessary to respond fully to a purely legal question.
 - (e) All written communications received by Board members concerning a pending case shall be immediately turned over to staff and should not be read further once identified as pertaining to a pending case. All such communications shall be included in the file maintained by staff and available for public inspection but shall not be included in the staff report. The staff report, any petitions or other submissions from the public, and all other documents pertaining to the case shall also be kept in the file and available for public inspection. During its presentation, staff shall offer all such written communications into evidence, and they shall be received by the board as evidence, subject to any objections interposed by participants in the hearing.
 - (f) All decisions by the Board shall be based on the evidence actually presented to the board at the hearing on the case, which shall include the staff report, testimony of all witnesses, and other evidence presented. Strict rules of evidence shall not apply, but evidence must be relevant to the issues before the Board, and hearsay should be avoided whenever possible.
 - (g) All testimony shall be taken under oath or affirmation. Each witness may be cross examined after testifying by the applicant, staff, or other interested parties. Board members may interpose

questions at any time during the examination or cross-examination of the witness. At the conclusion of all testimony and legal argument, the case is closed to the public and discussion is reserved to the board.

- (h) Any motion upon which the Board votes in deciding the case shall contain specific findings of fact and conclusions of law indicating the factual and legal basis for the motion. These findings of fact and conclusions of law shall thereafter be incorporated into a written document stating the decision of the board on the case.
- (i) All evidence admitted at the hearing, and the original document setting forth the decision of the board, shall be maintained in a separate file constituting the record of the case. Upon approval thereof by the Board, the minutes of that portion of the meeting concerning the case shall be placed in the record. The record shall be kept in the custody of the clerk of the board at all times during the pendency of the case, and where there are multiple hearings on a single case, custody of the record should not be given to any board member, party or member of the public, until the case is fully concluded, except that any member of the public may examine the file in the office of the clerk at all reasonable times. Board members should not view the record until their particular board has issued a final decision on the case. Any member of the public may receive copies of the file upon payment of the appropriate fee.
- (j) These rules shall apply to all quasi-judicial proceedings.

1.14. Project Approval Process.

- (A) *Pre-application conference.* Pre-application conferences with City staff may be required. However, instances in which pre-application conferences are not required, they are strongly recommended to familiarize applicants with the development process and this Code. Any applicant seeking a pre-application conference shall notify the office of the Development Services Director.
- (B) *General approval process.* The general approval processes for various types of project approvals are as follows:
 - (1) Annexation (Chapter 1):
 - (a) City Commission (First Reading); and
 - (b) City Commission (Public Hearing)
 - (2) Comprehensive Plan Amendment (CPA) (Chapter 1):
 - (a) Local Planning Agency (Planning & Zoning Board);
 - (b) City Commission (Transmittal Hearing for Large Scale, First Reading for Small Scale);
 - (c) State agency review (30 Days Required for the State to Review); and
 - (d) City Commission (Adoption Hearing).
 - (3) Rezoning (Chapter 3):
 - (a) Project Review Committee (~~Planned Developments only~~);
 - (b) Planning & Zoning Board;
 - (c) City Commission (First Reading); and
 - (d) City Commission (Adoption Hearing).
 - (4) Conditional Use permit (Chapter 3):
 - (a) Project Review Committee;
 - (b) Planning & Zoning Board; and
 - (c) City Commission.
 - (5) Temporary Use Permit (Chapter 3)
 - (a) Development Services Director.
 - (6) Variance or special exception use (Chapter 3):
 - (a) Planning & Zoning Board.
 - (7) Site Plans (Chapter 4):
 - (a) Project Review Committee (Minor Site Plans may only require PRC);
 - (b) Planning and Zoning Board; and
 - (c) City Commission.
 - (8) Minor Site Plan (Chapter 4 if applicable):
 - (a) Project Review Committee (at the discretion of the Development Services Director).

(9) Subdivisions (Chapter 5):

(a) Preliminary Plan (may be combined with (b) Improvement Plan at applicant's risk):

(i) Project Review Committee.

(b) Improvement Plan:

(i) Project Review Committee;

(ii) Planning & Zoning Board; and

(iii) City Commission.

(c) Final Plat:

(i) Project Review Committee;

(ii) Planning & Zoning Board; and

(ii) City Commission.

(d) Re-Plat:

(i) Project Review Committee; and

(ii) City Commission.

(e) Minor Lot Split:

(i) Project Review Committee.

(10) Planned Development (Chapter 8):

(a) Project Review Committee;

(b) Planning & Zoning Board;

(c) City Commission (First Reading);

(d.) City Commission (Adoption Hearing).

(C) *Chapter 163 Agreement*. Projects which are subject to an executed Chapter 163 Agreement pursuant to and consistent with the procedure outlined in F.S. § 163.3220-163.33243 and which have obtained master development plan approval may only require Project Review Committee review and approval, unless otherwise required by law or statute.

1.15. Application Review.

The Development Services Department shall review all applications for sufficiency ~~as expeditiously as possible~~ and will scheduled applications for ~~the next available~~ public hearings as appropriate based on the type of application and the requirements of Section 1.14. Applications requiring the approval of the Development Services Director shall be processed and reviewed ~~as expeditiously as possible~~ in accordance with the regulations in this Code.

1.16. Supplemental Regulations.

(A) In addition to the requirements in this Code, all development shall meet all applicable requirements of other regulatory agencies and of other City ordinances.

(B) *Water, sewer and reuse services*. The developer shall be required to connect to the City of Wildwood water, sewer and reuse system, when deemed available by the City Manager. All such lines shall be of the size and other specifications as required by the City.

(C) *Closeout procedures*.

(1) Prior to the acceptance of any privately or publicly maintained improvements, a registered professional engineer must certify in writing that the improvements were completed in accordance with the approved Improvement Plans and construction specifications. The City will provide the required forms and closeout checklists through the PRC Coordinator.

(2) The developer shall submit the required engineer's certification and all items on the closeout checklist prior to acceptance of the improvements by the City. The City's representative will, at the City's option, perform a site inspection, review all record survey drawings and test reports, and verify that all other development approval requirements, fees, etc. have been satisfied. If deficiencies are noted in the closeout documents, the City will provide a written letter listing items that need to be corrected. Once all items have been satisfied the City will accept the constructed improvements.

(3) The closeout procedures outlined above are required to be completed prior to the issuance of any certificate of occupancy for buildings associated with a development plan approval, the use of any constructed improvements by the general public, or the commencement of any warranty period required by the City.

1.17. Traffic Impact Statement/Analysis.

- (A) *Introduction and purpose.* A traffic impact statement/analysis is an important tool in the overall development planning process. It provides information which allows the City to evaluate the impact of a development, with respect to the need for roadway/intersection capacity, operational and safety improvements. It also helps establish mitigation measures for the impacts of a proposed development.
- (B) *Traffic impact statement/analysis required.* The City of Wildwood eliminated transportation concurrency as a requirement for development approval, in accordance with Chapter 163.3180(1) F.S. However, the City recognizes the need to evaluate the impacts of proposed development to be able to demonstrate that the levels of service adopted can be reasonably met as required by the law. Accordingly, the City has chosen to continue to require a traffic impact statement or analysis as part of the development application process. The document must be prepared by a certified planner, licensed engineer or a qualified individual who has demonstrable knowledge and experience in transportation planning and engineering. ~~A traffic impact statement (TIS) is required, pursuant to the requirements of this section, for comprehensive plan amendment applications and rezoning applications. A traffic impact analysis (TIA) may be required.~~ A traffic impact analysis (TIA) shall be required for comprehensive plan amendment applications, rezoning applications, planned development applications, site plan applications and improvement plan applications. A traffic impact statement may be allowed under certain limited circumstances, but in no event shall be allowed in lieu of a required traffic impact analysis.
- (C) *Levels.* The level of analysis is determined by the application. The traffic impact statement is a one-page statement that shows details of the trip generation analysis. The traffic impact analysis is a full study that follows the requirements of the *Sumter County Traffic Impact Analysis Guidelines*.

Chapter 2 – Definitions and Interpretations

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2.1. Interpretations.

(A) The terminology and words within this Code shall be interpreted as follows:

- (1) The singular includes the plural and vice versa.
- (2) The masculine includes the feminine and neuter and vice versa.
- (3) The present tense includes the future.
- (4) The word "shall" is mandatory and the word "may" is permissive.
- (5) The word "person" includes an individual, child, firm, association, joint venture, partnership, estate, trust, syndicate, fiduciary, corporation, and all other groups or combinations.
- (6) The word "writing" includes handwriting, printing, word processed and all other methods and means of forming letters and characters upon paper.
- (7) The word "land" includes the words water, marsh, swamp, gross land area, and gross acre of land.
- (8) All words defined in this Code shall carry their customary meaning as found in ~~Merriam-Webster's latest published edition unabridged~~ Merriam-Webster's latest published edition unabridged dictionary. In the event a word is unavailable or meanings are not acceptable in Merriam-Webster's latest published edition, the definitions of other widely-accepted dictionaries can be applied at the discretion of the Development Services Director or City Attorney.

(B) Unless otherwise specified at the outset of a Chapter, the definitions listed in section 2.2 shall apply within this Code.

(C) Any abbreviations or acronyms used within this Code are identified after the definition in parenthesis after the term below.

2.2. Definitions.

Abandoned sign: means a sign that is not operated or maintained for a period of ninety (90) calendar days or longer. The following conditions shall be considered as the failure to operate or maintain a sign: (1) the sign displays advertising for a product or service which is no longer available, (2) the sign displays advertising for a business which is no longer licensed registered, or (3) the sign is blank. An abandoned sign includes a sign on which is advertised a business that no longer has a certificate of occupancy or that is no longer doing business on the parcel where the sign is located. An abandoned sign includes a sign for a purpose for which the purpose has lapsed.

Abandonment: means a building or land use which has an intentional or absolute relinquishment and cessation of use for a period of six (6) months or more. Evidence of abandonment shall include, but not be limited to, removal of business signage; lack of access to a business by customers; or termination of utilities or garbage collection.

Accessory structure or use: means a structure or use that is located on the same parcel of property as the principal structure or use and the use of which is incidental to the use of the principal structure. Accessory structures, with the exception of family cottages, may not be used for human habitation. Examples of accessory structures include, but are not limited to, detached garages, carports, or storage sheds.

Administrator: ~~M~~means the City Manager or his designee.

Addition (to an existing building): ~~M~~means any walled and/or roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall. Any walled and/or roofed addition which is connected by a fire wall or is separated by independent perimeter load-bearing walls is new construction.

~~Highest adjacent grade, highest:~~ ~~M~~means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Adjacent grade, lowest: means the lowest natural elevation of the ground surface, prior to the start of construction, next to the proposed wall of a structure.

Adult congregate care facility: ~~See:~~ see "assisted living facility."

Adult day care: means ~~A~~any place, operated by a person, society, agency, corporation, institution, organization or any other group, which is compensated for housing adults over 18 years of age for group care, without

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a transfer of legal custody, and such care is for less than 24 hours per day and is provided on a regularly scheduled basis.

A-frame sign: means a temporary, portable sign not attached to the ground, with two (2) or more faces each joined at the top along the straight-line edge, so as to allow the sign to stand in an upright position.

Age Restricted Development: means A-a community/development project where the land is planned and developed to provide a community for persons 55 years or older and Community Support Districts. Community Support Districts are distinct mixed-use areas with non-age restricted dwelling units within close proximity to age restricted dwelling units.

Alley: means A-a private or public paved passageway between buildings or a passageway permitting access from a street to a garage or storage area or from a street to multiple lots.

Alteration of building: means A-any change in the supporting members of a building (such as load bearing walls, beams, columns and girders), any addition to a building or any change in a building resulting from the movement of the building from one location to another.

Alternative support structure: shall means any manmade structure, except towers, including but not limited to buildings, power poles, light poles, clock towers, bell towers, steeples, water towers and the like, which allow for the attachment of antennas.

Amenity: means a feature which lends a "sense of place" in either a development or existing neighborhood. Amenities may include, but are not limited to, parks, picnic/barbeque areas, playgrounds, community buildings, pedestrian plazas or courtyards, community gardens, nature trail systems, multi-modal paved paths, or water features.

Animated sign: means a sign which includes action, motion, or color changes, or the optical illusion of action, motion, or color changes, including signs using electronic ink, signs set in motion by movement of the atmosphere, or made up of a series of sections that turn, including any type of screen using animated or scrolling displays, such as an LED (light emitting diode) screen or any other type of video display.

Antenna: shall means a device for radiating or receiving radio waves, including but not limited to all antennas integrated and used as a single unit, such as an antenna array.

Apartment or condominium building (ACB): means a structure or group of structures containing multiple dwelling units ~~in which other dwelling units are located above or below it~~, and which any architectural feature integral to its design is connected with at least two one (1) or more adjacent similar dwelling units.

Appeal: Mmeans a request for a review of any decision or of the interpretation of any provision of ~~this~~ these Code Regulations.

Applicant: means A-a person who has submitted an application to the City.

Archaeological site: means a property or location within the City which has yielded or may yield information on the City's history or pre-history. Archaeological sites are evidenced by the presence of artifacts and features below the ground surface indicating the past use of a location by people.

Architect: Mmeans an architect licensed to do business by the State of Florida.

Area of shallow flooding: means a designated AO or AH Zone on the Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard: means the land in the floodplain within the City subject to a one-percent (1%) or greater chance of flooding in any given year. This term is synonymous with the phrase "special flood hazard area."

Arterial street: means Aa street or roadway which is used primarily for fast or heavy volume traffic.

As-built plans: means Tthe final plans amended to include all locations, dimensions, elevations, capacities, capabilities and materials, as actually constructed and installed, as certified by a surveyor.

Assessed value: means the dollar value of an asset assigned by the Sumter County Property Appraiser for the purposes of taxation.

Assisted living facility (ALF): means a facility where residents live in private units and receive assistance with limited aspects of personal care, such as: taking medication, bathing, or dressing. Units do not contain private kitchens, and meals are provided from a common dining area. Staff is on duty 24 hours per day. This definition does not include nursing homes, convalescent centers, community residential homes, or independent living facilities.

Attached sign: means any sign attached to, on, or supported by any part of a building (e.g., walls, awning, windows, or canopy), which encloses or covers useable space.

Average finished grade: means the lower of (a) the lowest elevation where the base of the sign meets ground level; or (b) the top of the curb of the nearest public street adjoining the property upon which the sign is erected, or (c) the grade of the land at the principal entrance to the lot on which the sign is located.

Awning: means any secondary covering attached to the exterior wall of a building. It is typically composed of canvas woven of acrylic, cotton or polyester yarn, or vinyl laminated to polyester fabric that is stretched tightly over a light structure of aluminum, iron or steel, or wood.

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Awning sign or canopy sign: means any sign that is a part of or printed, stamped, stitched or otherwise applied onto a protective awning, canopy, or other fabric, plastic, or structural protective cover over a door, entrance, window, or outdoor service area. A marquee is not a canopy.

Bandit sign: means the same as a snipe sign. See "Snipe sign".

Banner: ~~shall mean~~ a temporary sign made of wind and weather resistant cloth or other lightweight material, intended to hang either with or without frames or in some other manner as not to be wind activated, and possessing characters, letters, illustrations, or ornamentations applied to paper, plastic or fabric of any kind. Flags shall not be considered banners for the purpose of this definition.

Base flood: means the flood having a one percent chance of being equaled or exceeded in any given year (also called the "100-year flood" and the "regulatory flood").

Base flood elevation (BFE): means the water-surface elevation associated with the base flood.

Basement: means any portion of a building having its floor sub-grade (below ground level) on all sides.

Beacon sign: means a stationary or revolving light which flashes or projects illumination, single color or multicolored, in any manner which has the effect of attracting or diverting attention, except, however, this term does not include any kind of lighting device which is required or necessary under the safety regulations of the Federal Aviation Administration or other similar governmental agency. This definition does not apply to any similar type of lighting device contained entirely within a structure and which does not project light to the exterior of the structure. This definition shall exclude temporary holiday lights.

Bed and breakfast: means a residential structure with no more than six (6) sleeping rooms contained within and accessed from within the primary structure, which has been constructed or modified to serve as a short-term public lodging establishment. A bed and breakfast provides personalized accommodations and meal services to guests only.

Big box: means a retail store in which the building footprint exceeds 50,000 square feet on a single story.

Billboard: means an off-site commercial sign that directs attention to a business, commodity, service, entertainment, or attraction that is sold, offered or existing elsewhere than upon the lot where such sign is displayed.

Block: ~~means A~~ a piece or parcel of land which is usually surrounded by streets or possibly easements.

Block perimeter: means the distance in feet around a block. Block perimeters are measured by the amount (in feet) of parcel frontage on a street or easement.

Board of Adjustment: The City of Wildwood Board of Adjustment as provided for within this Code. The Planning and Zoning Board/Special Magistrate have been designated by the City Commission to serve the function of the Board of Adjustment.

Buffer: ~~means A~~ a natural or landscaped area which acts as a separation area between two or more land uses, parcels, buildings, stormwater management areas or paved areas. Existing trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Required buffers must be maintained.

Building: ~~means A~~ any structure having a roof supported by columns or walls that is used or intended to be used for the enclosure, housing or shelter of animals, persons or property (see structure).

Building, alteration of: ~~S~~see "alteration of building."

Building, front line of: ~~S~~see "front line of building."

Building height: ~~means T~~ the vertical distance from the mean elevation of the finished grade of a building to the highest point of the roof surface. Building height shall be stated in feet.

Building Inspector: ~~means T~~ the Official designated by the Wildwood City Commission responsible for enforcing the City building Code.

Building line: means the line representing the minimum distance from a property line required as a setback from a building or structure.

Building line, front: means the line perpendicular to the side lot lines representing the minimum setback distance required from the front property line to a building or structure.

Building, main or principal: ~~S~~see "main or principal building."

Building permit: ~~means A~~ formal notice of authorization required to be obtained from the City of Wildwood before any new construction or major alteration or expansion of existing structures is allowed.

Building separation: ~~means T~~ the distance maintained between two principal buildings on a particular site.

Building Services Director: ~~F~~ means the manager of the building services department, the City building official, or the designated City building official by the City Commission.

Building setback: ~~-see "Setback, building" .The distance between a given lot line, normal water line, right-of-way line and any portion or part of any structure. This setback distance will vary depending upon the zoning district and the particular side (front, rear or side) of the structure relative to the lot line, water body, or right-of-way line.~~

Building setback line: ~~means A~~ line which represents the required building setback for a given building on a given lot in a given zoning district.

Building site: ~~means A~~ parcel of land upon which a building or structure has been, or is intended to be, constructed.

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Business or technology park: means ~~Aa~~ parcel, multiple parcel site, or area of land specifically designated and landscaped to accommodate business offices, warehouses and light industrial uses where only non-hazardous storage of materials is permitted. Light industrial uses can include but are not limited to printing, commercial laundry, film processing, building maintenance shops, limited metal work, millwork, and cabinetry work designed to accommodate businesses and light industry in which different companies and businesses are grouped together and may include support uses such as hotels, restaurants, and convention centers.

Bypass lane: Also referred to as pass-through lane, means a lane allowing motor vehicle traffic to enter and exit the site without using the drive-through lane. Bypass lanes are required in drive-through establishments and shall have a minimum width of then (10) feet and shall be striped or marked.

Cabinet sign: means a sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be illuminated.

Canopy: means an overhead roof or structure that is able to provide shade or shelter.

Canopy tree: means a tree species having an average mature height of at least 40 feet (Referred to as Large Trees in Table 6-13).

Cemetery: means ~~Aa~~ an area or parcel of ground set aside for, and/or used for, burial of tombs or graves.

Center line: means ~~Aa~~ an imaginary or real line which represents the middle of a street, road, highway or alley and is parallel to the edges of said street, road, highway or alley.

Changeable copy sign: means a sign with the capability of content change by means of manual or remote input, including the following types:

(1) Manually activated. Changeable sign whose message copy can be changed manually on a display surface.

~~(2)~~ Electronically activated. Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices or may be from an external light source designed to reflect off of the changeable component display. See also "Electronic message sign"; "LED display sign"; and "Animated sign".

(2)

Child care facilities: means any place, operated by a person, society, agency, corporation, institution, organization or any other group, which is compensated for housing children under 18 years of age for group care, without a transfer of legal custody, and such care is for less than 24 hours per day and is provided on a regularly scheduled basis.

City: means the City of Wildwood, Florida.

City Commission: means ~~Tt~~ the governing body of the City of Wildwood officially known as the Wildwood City Commission, including the mayor and other Commission members.

Clinic: means ~~Aa~~ health facility or portion of a health facility where patients are not lodged overnight but are examined and/or treated by licensed dentists, physicians and/or other health care personnel.

Club, private: ~~S~~see "private club."

Code: means ~~Tt~~ the City of Wildwood Land Development Regulations (LDRs).

Code of Ordinances: means ~~Tt~~ the Code of Ordinances of the City Wildwood, Florida.

Collector street: means ~~Aa~~ street which carries traffic from local streets to the arterial streets in residential and business areas. Such streets serve as linkages between land access and mobility. Traffic volumes and speeds are usually moderate.

Commercial message: means any sign wording, copy, logo, or other representation or image that directly or indirectly names, advertises, or calls attention to a product, commodity, service, sale, sales event, activity, entertainment or other commercial activity.

Commission, City: ~~S~~see "City Commission."

Communications tower: means a structure, greater than thirty-five feet (35') in height (including any antennas attached thereto), which supports one (1) or more antennas. Amateur radio operators' antennas as licensed for that purpose by the Federal Communications Commission, as well as microcell structure, shall not be included in this definition.

Community residential home: means ~~Aa~~ dwelling unit licensed by the State to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for either 6 or fewer or 7 or more unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the

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physical, emotional and social needs of the residents. Community residential home of six or fewer residents meeting state requirements shall be considered a valid residential use for zoning purposes.

Comprehensive plan: means ~~T~~^e the City of Wildwood ~~e~~^p Plan adopted by the City Commission and amendments thereto in compliance with the requirements of Florida statute.

Concurrency: means ^{Aa} finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impact of development.

Condominium: See "Apartment or condominium building." means a form of ownership of real property created pursuant to Chapter 718 Florida Statutes (F.S.), which is comprised entirely of units that may be owned by one or more persons, and in which there are, appurtenant to each unit, an undivided share in common elements.

Conforming lot: means ^{Aa} any lawful lot which complies with the provisions of this Code and other applicable City ordinances.

Conservation easement: means ^{Aa} right or interest in real property which is appropriate to retaining land or water areas predominately in their natural, scenic, open or wooded condition, retaining such areas as suitable habitat for fish, plants, or wildlife, or maintaining existing land uses; and which prohibits or limits the activities as described in Florida statute.

Construction: Shall means the building, assembling, expansion, modification, or alteration of the existing contours of the site, the erection of buildings or other structures, or any part thereof, or land clearing.

Construction, start of: means ~~T~~^e the placing of construction materials in permanent position and fastened in a permanent manner, except that when demolition, excavation, or removal of an existing structure has been substantially begun preparatory to new construction, such excavation, demolition, or removal shall be deemed to be the start of construction provided that work shall be continuously carried on until the completion of the new construction involved. Start of construction shall include only work begun under a valid development permit. The phrase start of construction shall include the term erected.

Convenience store: means ^{Aa} small one-story retail store containing less than five thousand (5,000) square feet of gross floor area that is designed and stocked to sell primarily food, beverages, gasoline and other personal and household supplies.

Copy: means the linguistic or graphic content of a sign.

Corner lot: means ^{Aa} lot or parcel of land which is located at the intersection of, and abutting on, at least two (2) streets.

County: means Sumter County, Florida.

Cultural facility: means a building or structure that is used for programs or activities involving arts or other endeavors that encourage the refinement or development of the mind.

Cul-de-sac: means ^{Aa} local, dead-end street which has a turn-around at the closed end and is used primarily for access to the abutting properties.

Day care: see "adult day care" and "child care facilities."

Datum: A reference surface used to ensure that all elevation records are properly related. The current national datum is the National Geodetic Vertical Datum of 1929, which is expressed in relation to mean sea level, or the North American Vertical Datum of 1988. Datum: see Vertical datum.

Density: means the maximum amount of dwelling units allowed on a project site. This relationship is identified on a unit per gross developable acre basis.

Developable land: means all lands not designated as Conservation on the Future Land Use Map of the Comprehensive Plan.

Developer: means ^{Aa} any person who engages in or proposes to engage in development either as the owner or as the agent of an owner of property.

Development: means any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials and other equipment.

Development of Regional Impact (DRI): means ^{Aa} large development which meets the criteria set forth in Florida statute.

Development order: ~~M~~^m means any order, permit or other official action of the City granting, or granting with conditions, an application for development.

Diameter at breast height (DBH): means the diameter of a tree measured at four and one-half feet (4 ½') above grade.

Disabled ~~Handicapped~~ person: means ^{Aa} any person who, due to physical or severe mental disabilities, has difficulty in obtaining access to a building.

Discontinued sign: means a sign that is not operated or maintained for a period of ninety (90) calendar days or longer, and the intent of the owner of the sign shall not be a consideration in whether or not the sign is a discontinued sign. The following conditions shall be conclusively considered as the failure to operate or maintain a sign: (1) a sign displays advertising for a product or service which is no longer available, or (2) a sign displays advertising for a business

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which is no longer licensed registered, or (3) the sign is blank. A discontinued sign includes a sign advertising a business that no longer has a certificate of occupancy or that no longer does business at the location at which the sign is located.

District: means Aa territorial division of the City for which the zoning regulations administered by the City (as established by this Code) governing the use of buildings and land.

Ditch: An artificial waterway for irrigation or stormwater conveyance.

Donation trailer: shall means semi-trailers that are owned and operated by registered non-profit organizations and are intended for the collection of donated goods.

Double-faced sign: means a sign which has two display surfaces backed against the same background, one face of which is designed to be seen from one direction and the other from the opposite direction, every point on which face being either in contact with the other face or in contact with the same background.

Double frontage lot: means Aa an interior lot having frontage on more than one street or a corner lot having frontage on more than two streets. Upon development of the lot, the front lot line shall be defined as the lot line the lot's driveway faces. In the event a driveway or driveways connect to multiple streets, the front line shall be the street which the front façade of the house faces.

Drainage facility: means Aa any component of the stormwater management system.

Drive-through establishment: means any business establishment which engages in the retail sale of products through a drive-through window or other device to motorists in their vehicles. Please refer to the City's Design District Standards for Drive-Through Establishments regulations.

Drive-through lane sign: shall means a sign oriented to vehicles utilizing a drive-through lane at an establishment which allows a customer to view a menu from which they may order. All drive-through lanes shall have a minimum of ten (10) feet and shall be striped or marked. A minimum of five (5) stacking spaces per drive-through lane shall be required.

Drought tolerant: means Vv various plant species that survive on natural rainfall without the need for supplemental irrigation after establishment.

Duplex: means a structure or group of structures containing two (2) dwelling units and which any architectural feature integral to its design is connected with both units. A duplex is considered to be a single-family attached home.

Dwelling: means Aa any building, or portion thereof, which is designed to be used, or is actually used, as living quarters for one or more persons, families, or households. Such a building must be supported by, at a minimum, walls which are complete from the bottom floor to roof.

Dwelling, group: Ssee "group home."

Dwelling, single family detached: Ssee "single family detached dwelling."

Dwelling, single family attached: Ssee "single family attached dwelling."

Dwelling, mobile home: Ssee "mobile home."

Dwelling, apartment or condominium: See "apartment/condominium building."

Dwelling unit: means Aa room or group of rooms which is equipped for independent housekeeping and is occupied, or is intended to be occupied, by not more than one person, household or family.

Easement: means Aa grant by the property owner to the public, a corporation, person or other legal entity, of the use of a specific portion of land for a specific purpose.

Electronic Game Equipment: means any electronic or mechanical device provided by or on behalf of the operator that is used or adapted for use to conduct game play or to reveal the results of a drawing by chance conducted in connection with the sale of a consumer product or service, sweepstakes, or game promotions that display results by simulating a game or games ordinarily played on a slot machine or associated with gambling. For any server based or internet based electronic game, each player station shall be deemed a separate electronic game equipment device.

Electronic message sign: means an electronically activated changeable copy sign whose variable message capability can be electronically programmed.

Elevated building: means a non-basement building built to have the lowest floor elevated above the ground level by foundation walls, posts, piers, columns, pilings, or shear walls.

Enclosed use: means Aa use which is located entirely within a structure.

Encroachment (floodplain): means the advancement or infringement of uses, plant growth, fill, excavations, buildings, permanent structures, or development into a floodplain and/or floodway which may impede or alter the flow capacity of a floodplain and/or floodway.

Endangered and threatened species: means Ff flora and fauna as identified by the United States Fish and Wildlife Service's "List of Endangered and Threatened Wildlife and Plants" in 50 CFR 17.11-12; and fauna identified by the state game and fresh water fish Commission in section 39-27.003-004, Florida Administrative Code. Endangered species are so designated due to manmade or natural factors which have placed them in imminent danger of extinction while threatened species are so designated due to a rapid decline in number and/or habitat such that they may likely become endangered without corrective action.

Engineer or registered professional engineer: means Aa professional engineer who is licensed to practice in the State of Florida.

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Excavation: means ~~the~~ reducing or lowering of the natural level of ground through removal of dirt, sand, peat or clay, for purposes other than that incidental to and on the same parcel as approved construction of any amount of dirt, sand, peat or clay and of less than 50,000 cubic yards of lime rock or other minerals as long as blasting and lowering of groundwater in order to extract lime rock are not involved.

Existing construction: means, for the purpose of floodplain management, structures for which the “start of construction” commenced before July 25, 2011. Existing construction means for the purpose of determining rate structures for which the “start of construction” commenced before January 1, 1975. This term may also be referred to as “existing structures”.

Existing manufactured home park or subdivision: means in terms of floodplain management, a manufactured home park or subdivision for which the construction of facilities for serving the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before July 25, 2011.

Family: means ~~A~~any number of individuals living and cooking together as a single housekeeping unit whether related to each other or not.

Family cottage: means an accessory use in accordance with section 3.7(B)(2)(a).

Family day care home: means an occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under the age of 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. Family day care homes are limited to certain numbers of children by age group as listed under F.S. Section 402.302(8). Family day care homes registered or licensed by the Florida Department of Children and Families are recognized as constituting a valid residential use for purposes of any local zoning regulation.

Feather sign: means a type of banner sign only supported by one (1) pole.

Fence: means an artificially constructed barrier made of wood, masonry, stone, wire, or other manufactured material or combination of materials, either opaque or non-opaque, which is erected to enclose, screen, provide security, or separate lots, parcels, or other areas. Hedges, shrubs, trees, or natural growth are not considered to be a fence.

Flag: means a sign consisting of a piece of cloth, fabric or other non-rigid material mounted on a flagpole.

Flagpole: means a pole on which to raise a flag.

Flashing sign means any illuminated sign, on which the artificial source of light is not maintained stationary or constant in intensity and color at all times when such sign is illuminated. For the purposes of this definition, any moving illuminated sign affected by intermittent lighting shall be deemed a flashing sign. Some beacon signs with flashing lights can meet this definition, and are considered synonymous.

Flood or flooding: means:

(1) A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a) The overflow of inland or tidal waters;
- (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(2)—The collapse or subsidence of land along a shore of a lake or other body of water as the result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (1)(a) of this definition.

(2)

Flood Boundary and Floodway Map (FBFM): means the official map of the City on which the Federal Emergency Management Agency (FEMA) has delineated the areas of special flood hazard and regulatory floodways.

Flood Hazard Boundary Map (FHBM): means an official map of the City, issued by FEMA, where the boundaries of the areas of special flood hazard have been identified as only Approximate Zone A.

Flood insurance rate map (FIRM): means an official map of the City on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones applicable to the City. 1

Flood Insurance Study (FIS): means the official hydrology and hydraulics report provided by FEMA. The study contains an examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water

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surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and other flood-related erosion hazards. The study may also contain flood profiles, as well as the FIRM, FHBM (where applicable), and other related data and information.

Floodplain: means any land area susceptible to being inundated by water from any source (see definition of "flooding").

Floodplain management: means the operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

Floodplain management regulations: mean Sec. 6.8 and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose section and other actions of police power which control development in flood-prone areas. This term describes Federal, State or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss or damage.

Floodplain Administrator: means the individual appointed to administer and enforce the floodplain management regulations of the City. The Floodplain Administrator of the City of Wildwood is the Development Services Director.

Floodproofing: means any combination of structural and non-structural additions, changes, or adjustments to structures, which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodway: means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Floodway fringe: means that area of the one percent (base or 100-year) floodplain on either side of the regulatory floodway.

Floor, lowest: means the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles, or storing possessions.

Floor area: means the gross horizontal area of all the floors in a building (including attics, basements and penthouses). It is measured from the exterior faces or columns of the exterior walls of a building.

Floor area ratio (FAR): means the ratio of a building's gross floor area to the area of the lot on which the building is located. For example, a floor area ratio of 1.0 applied to a 20,000 square foot piece of property would permit a single-story building of 20,000 square feet ($20K/20K=1$) or a building of any number of floors whose cumulative square footage does not exceed 20,000 square feet.

Freeboard: means the additional height, usually expressed as a factor of safety in feet, above a flood level for purposes of floodplain management. Freeboard tends to compensate for many unknown factors, such as wave action, blockage of bridge or culvert openings, and hydrological effect of urbanization of the watershed, which could contribute to flood heights greater than the heights, calculated for a selected frequency flood and floodway conditions.

Free of obstruction: means any type of lower area enclosure or other construction element which will not obstruct the flow of velocity water and wave action beneath the lowest horizontal structural member of the lowest floor of an elevated building during a base flood event. This requirement applies to the structures in the velocity zones (v-zones).

Freestanding commercial canopy: means an overhead canopy not supported by another structure or building which has been constructed for the purpose of permitting a commercial business' customers to use or obtain the services of the business while under the shelter of the canopy.

Frontage or building frontage: means the maximum width of a building measured in a straight line parallel with the abutting street, public parking lot, or pedestrian walkway.

Front building line: see "building line, front".

Front lot line: see "lot line, front".

Front of a building: means the side of building that faces the primary street and contains the principal entrance.

Front setback: see "Setback, front".

Functionally dependent use: means a use that cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as docking or port facilities necessary for the loading or unloading of cargo, passengers, ship building, or ship repair. This term does not include long-term storage, manufacturing, sales, or service facilities.

Future Land Use Map (FLUM): means the map within the future land use element of the comprehensive plan that delineates the City's future land use designations pursuant to Florida Statute.

Garage: means an attached area of a building or an detached accessory building primarily used for the parking of one or more motor vehicle. Attached buildings shall not be considered as accessory buildings or uses.

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Garage apartment: ~~S~~see "family cottages."

Geographic information system (GIS): ~~is~~ means a system of hardware and software used for storage, retrieval, mapping, and analysis of geographic data.

Governing authority: means ~~T~~the mayor and City Commission of Wildwood, Florida.

Government sign: ~~shall m~~Means any temporary or permanent sign erected by or on the order of a public official or quasi-public entity at the federal, state or local government level in the performance of any duty including, but not limited to, ~~noncommercial~~non-commercial signs identifying a government building or service, traffic control signs, street name signs, street address signs, warning signs, safety signs, informational signs, traffic or other directional signs, public notices of events, public notice of government actions, proposed changes of land use, any proposed rezoning, or any other government speech.

Grade: means ~~T~~the elevation of the ground surface.

Grade, highest: means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Grade, lowest: means the lowest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Green infrastructure: means infrastructure including a range of structural and non-structural retention and detention measures that infiltrate, evaporate, detain, filter, or store stormwater closer to the source.

Guest house: ~~S~~see "family cottages."

Hardship or unnecessary hardship: means ~~S~~special and unique conditions of a property that distinguishes it from other properties in the City.

Hazard mitigation: means ~~A~~any activity which reduces the potential damage to a structure, property or person resulting from a man-made or natural disaster (for example, fire or hurricane).

Hazardous Material: means any material or mixture of materials that requires special management techniques because of its acute or chronic effect on air or water quality, fish, wildlife or other biota, or on the health and welfare of the public. Such material may exhibit but is not limited to the following characteristics: reactivity, corrosivity, explosiveness, flammability, toxicity and infectiousness, and includes any material defined, listed, characterized, or classified as a hazardous material, hazardous substance, hazardous waste, or toxic substance according to any of the following State or Federal codes or regulations:

a) Chapter 38F-41, Florida Administrative Code (Florida Substance List), or as amended.

b) Title 40 Code of Federal Regulation part 261 (Identification and Listing of Hazardous Wastes), or as amended.

c) Title 40 Code of Federal Regulations part 302.4 (Designation of Hazardous Substances), or as amended.

d) Title 40 Code of Federal Regulations part 355, Appendices A and B (List of Extremely Hazardous Substances), or as amended.

e) Title 49 Code of Federal Regulations parts 172.101 and 172.102 (Hazardous Materials Tables), or as amended.

The term includes, but is not limited to, explosives, radioactive materials, petroleum products, gases, poisons, biologic agents, flammables and corrosives.

Heritage tree: means ~~A~~any tree, except undesirable, noxious or invasive ones, with a diameter breast height (DBH) of thirty-six inches or larger.

~~*Highest adjacent grade:* Means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.~~ *Highest adjacent grade:* see "*Adjacent grade, highest*."

~~*H*~~*historic structure:* means any structure that is:

(A) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(B) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(C) Individually listed on the Florida inventory of historic places, which has been approved by the Secretary of the Interior; or

(D) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either the Florida program as determined by the Secretary of State, or directly by the Secretary of the Interior.

Home, mobile: ~~S~~see "mobile home."

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Homeowner's association or property owner's association (HOA)(POA): means Aa an organization in a subdivision, condominium, or other similar development that makes and enforces rules for the properties in its jurisdiction.

Hookah lounge: means a business or commercial establishment, whether enclosed-, indoors or outdoors, designated specifically for the use of hookahs, or flavored tobacco.

Hotel: means a building, group of buildings, or portion of a building, containing sleeping units which have no cooking facilities or other amenities for separate and independent housekeeping purposes and are occupied on a daily or short-term basis. A hotel may include living quarters containing independent cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the sleeping units shall be through an inside lobby.

Household: means Oo one or more persons, not necessarily related by blood, marriage or other legal action, who occupy a single dwelling unit and live as a single non-profit housekeeping unit.

Illuminated sign: means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light (including but not limited to plasma or laser), whether or not the source of light is directly affixed as part of the sign, and shall also include signs with reflectors that depend upon sunlight or automobile headlights for an image. See illustration. This definition shall not include temporary holiday lights.

Impervious: means those areas of a development that are not porous, through which water may not be absorbed.

Impervious surface ratio (ISR): means the complete area of a development that is impermeable to water to the development area as a whole, expressed in the form of a ratio or percentage. This includes both open space and the permeable/impermeable areas of privately owned or developed lots.

Independent living facility (ILF): means Aa living arrangement in which people with special needs, especially seniors with disabilities, reside in independent living units which contain a private kitchen. The facility may provide help with everyday tasks such as bathing, dressing, and taking medication. This definition does not include assisted living facilities, nursing homes, or community residential homes.

Industrial: means land utilized in connection with manufacturing, processing, or raw materials storage at facilities, which includes but is not limited to manufacturing plants, public utilities, mining, distribution of goods or services, administration of business activities, research and development facilities, warehousing, shipping, transporting, remanufacturing, stockpiling of raw materials, storage, repair and maintenance of commercial machinery or equipment, waste management, factories, metal foundries, wood treatment facilities, mines, refineries, hydroelectric dams, metal, smelters, automotive assembly plants, rail car or locomotive maintenance facilities.

Institution: means Tt the structure or land occupied by a group, cooperative, board, agency, or organization created for the purpose of carrying on functions of a public or semi-public nature. Examples of an institution include a hospital, health clinic, school, church, fraternal order, civic club and orphanage.

Intensity: means the maximum amount of building square footage allowed on a project site. This relationship is identified in FAR.

Interior lot: means Aa lot bounded by a street on only one side.

Internally illuminated sign: means any sign which has the source of light not visible to the eye and entirely enclosed within the sign.

International Property Management Code (IPMC): means the latest version of the code created and adopted by the International Code Council and accessible by the City which provides minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and improvement provisions.

Internet Cafecafé: means a location, site, principal structure or establishment at which simulated gambling devices or electronic game equipment, e.g., "fish games," "internet cafecafés," or "sweepstakes café," are made accessible for use by a person for entertainment, amusement or prize giveaways, except those places specifically exempted ~~from~~ under Section 3.26.

Junk: means Aa any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged, and without further reconditioning, can be used for its original purpose as readily as when new shall not be considered junk.

Junk yard: means a Pp place, structure or tract where junk, waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, used lumber yards, house-wrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of usable second-hand cars, stoves, refrigerators or similar household goods and appliances, nor shall it apply to the processing of used, discarded or salvaged materials as part of manufacturing operations.

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Karst features: means physical features in limestone such as sinkholes, depressions, ~~and~~ solution tubes, ~~caves and seeps~~ that act as conduits reducing the travel time of water through limestone as compared to soil or to limestone lacking karst features.

Landscaping: ~~means~~ Living plant material and non-living durable material used in outdoor environmental design that enhances the appearance of land.

LED display sign: means any sign or portion thereof that uses light emitting diode technology or other similar semiconductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro luminescence (OEL), or any similar technology.

Legal Description: ~~means, for subdivided properties, a description of property by lot/track, block, and addition, or for non-subdivided properties or properties being annexed.~~ Aa courses and distances legal description, often referred to as a metes and bounds legal description, which maps the desired property when transferred to GIS mapping software.

Legally non-conforming billboard: ~~means any billboard that was legally erected prior to February 13, 2017 (the effective date of Wildwood Ordinance No. 2017-03), pursuant to a permit issued by the City; or, ii. Any billboard sign that was legally erected before a permit was required by the City for off-site signs; but which billboard sign complies completely with the City of Wildwood off-site sign regulations; or iii., Any billboard erected after February 13, 2017 (the effective date of Ordinance No. 2017-03), that is the subject of, and is erected in strict accordance with an active permit issued by the City prior to February 13, 2017. No permit shall be issued for the erection of a billboard after February 13, 2017 (the effective date of Ordinance No. 2017-03) except as otherwise provided in these Regulations. Any billboard which does not constitute a non-conforming sign, as described above and in these Regulations, shall be deemed either a prohibited sign or abandoned sign and shall be removed on or before February 16, 2020. Non-conforming billboard signs shall be allowed to remain so long as the sign conforms with the regulations set forth in Chapter 3. The term "Legally existing billboard" shall be synonymous with this term.~~

Level of Service (LOS) standards: ~~means~~ The number of units of capacity ~~of a public service or facility~~ per unit of demand adopted by the City in the ~~e~~Comprehensive ~~p~~Plan.

Loading area or loading zone: ~~means~~ Aa space logically and conveniently located for bulk pickups and deliveries. Such areas may be off-street or on-street depending upon the City ordinances and the requirements of this Code.

Local Planning Agency: ~~Means~~ The City board designated by the City Commission as being responsible for preparing and administering the City's ~~e~~Comprehensive ~~p~~Plan.

Local street: ~~means~~ Aa street which connects properties to collector streets. These roads provide service which is of low average traffic volume and of high land access for abutting properties.

Lodges: ~~S~~see "private club."

Lot: ~~Means~~ Aa any tract or parcel being the least fractional part of a subdivision having limited fixed boundaries. A lot may be identified by an assigned number. Furthermore, a lot is capable of being lawfully occupied and utilized for a structure and/or use as defined in this Code.

Lot, corner: ~~S~~see "corner lot."

Lot coverage: ~~means the amount of a privately-owned lot which is developed with improvements which are impervious to water. Similar to the term impervious surface ratio, which is applicable to the entire development rather than individual lots.~~

Lot depth: ~~means~~ The horizontal distance (excluding surface or ground depressions) between the front lot line and the rear lot line. In some zoning districts this will be measured as the shortest such distance while in other districts it may be measured as the average such distance.

Lot, double frontage: ~~S~~see "double frontage lot."

Lot frontage: ~~means~~ That linear measurement of the lot line of a lot abutting on a street.

Lot, interior: ~~S~~see "interior lot."

Lot lines: ~~means~~ The lines bounding a lot as defined in this Code.

Lot line, front: ~~means the lot line running perpendicular to and between the side lot lines and which separates the lot from the road right-of-way.~~

Lot line, rear: ~~means the lot line running parallel to the front lot line and perpendicular to and between the side lot lines, and which separates the lot from an adjacent lot, parcel, tract, or road right-of-way.~~

Lot line, side: ~~means the lot lines running perpendicular to and between the front and rear lot lines, and which separate a lot from either another lot, parcel, tract -or a road right-of-way.~~

Lot, ~~nonconforming~~non-conforming: ~~S~~see "~~nonconforming~~non-conforming lot."

Lot of record: ~~means~~ Aa lot which has been recorded in the office of the Sumter County ~~e~~Clerk. This includes lots which are part of a subdivision which has been so recorded. Lots created after July 25, 2011 that are not part of an approved development are not considered lots of record for the enforcement of this Code.

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Lot line, front: means the line running the entire width of the property between the side lot lines, and which separates the property from a road right-of-way.

Lot line, rear: means the line running the entire width of the property between the side lot lines, and which separates the property from an adjoining property(s).

Lot line, side: means the lot lines running the entire depth of the property between the front and rear property lines, and which separate the property from either adjoining property(s) or road right-of-ways.

Lot width: means ~~T~~the distance between the side lot lines, measured at ~~point where~~ the front ~~setback is taken~~ building line.

Main or principal building: means ~~T~~the building in which the principal use of the lot is conducted.

Maintenance: means ~~T~~the action taken to restore or preserve the functional design or intent of any facility, system, or structure.

Major Collector Roadway: means ~~Aa~~ roadway that collects and distributes traffic between local roadways, minor collector roadways, and arterial roadways. A major collector roadway has a moderate average traffic volume and trip length.

Manufactured home: ~~S~~see "Mobile home."

Manufactured home park or subdivision: ~~S~~see "Mobile home park" or "Mobile home subdivision."

Manufacturing: means a premises, or portion of a premises, occupied by an establishment primarily engaged in the processing, fabrication, assembly and treating of materials, products or personal property for sale, resale or other processing charge, normally for the wholesale market, for inter-establishment transfer, or to order for other processors, rather than for direct sale to the domestic consumer. Processing refers to the mechanical or chemical transformation of inorganic or organic substances into new products and usually includes the use of power driven machines and material handling equipment. The term manufacturing does not include the incidental and accessory minor processing operations performed by retail sale, service and repair establishments and other domestic consumer and business operation customer establishments.

Manufacturing, craftsman shop: A trade type of establishment where products are made based on a specific manual skill or art, and may include, but not limited to, cabinetmaking, fireworks, painting, pottery, stained glass, upholstery and woodworking.

Manufacturing, fabrication: An establishment engaged in the making of a finished product by means of the assembly of standard parts or sections, and may include, but not be limited to, audio/video equipment, boxes, fiberglass materials, hardware, home furnishings, robots, septic tanks, and telephone equipment and supplies.

Manufacturing, processing: An establishment engaged in the making of a finished product by means of changing materials into a different form through a series of actions and may include, but be not limited to, chemical production, fish cleaning and preparation, food products (packaging, canning, bottling, or processing), paint production and tire production.

Market value: means the building value, which is the property value excluding the land value and that of the detached accessory structures and other improvements on site (as agreed to between a willing buyer and seller) as established by what the local real estate market will bear. Market value can be established by an independent certified appraisal (other than a limited or curbside appraisal, or one based on income approach), Actual Cash Value (replacement cost depreciated for age and quality of construction of building), or adjusted tax-assessed values.

Master plan: means a drawing or a set of drawings prepared by a registered professional engineer associated with site plan or subdivision approval in conformance with this Code.

Maximum buildout potential: means the maximum amount of residential units and/or ~~nonresidentialnon-residential~~ square footage allowed within a development.

Mean sea level: ~~M~~means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations.

Mean high water: means, per F.S. Subsection 177.27(14), the average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the results to the equivalent of a mean 19-year value.

Mean high water line: means, per F.S. Subsection 177.27(15), the intersection of the tidal plane of mean high water with the shore.

Medical cannabis: means the same as the definition provided by Section 391.986(1)(a) F.S. The sale of medical cannabis is not permitted in the City of Wildwood. The terms marijuana and cannabis shall be synonymous.

Medical marijuana cultivation facility: means the same thing as a "cultivation facility" as provided by Rule 64-4.001(11)(a) F.A.C., and includes any areas approved by the Florida Department of Health for the cultivation of medical cannabis. Medical marijuana cultivation facilities are not permitted in the City of Wildwood.

Medical marijuana dispensary: means a "dispensing facility", as provided for at Rule 64-4.001(11)(c), F.A.C., and includes any building or structure approved by the Florida Department of Health for the dispensation of medical cannabis. Medical marijuana dispensaries are not permitted in the City of Wildwood.

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Medical marijuana processing facility: means a “processing facility” as defined under Rule 64-4.000(11)(b) F.A.C., and includes any area approved by the Florida Department of Health for the processing of medical marijuana. Medical marijuana processing facilities are not permitted in the City of Wildwood.

Medical office: means Aa building used, or designed to be used, principally to provide health care treatment and services to the public.

Memorandum of Understanding or Agreement (MOU)(MOA): means Aa project specific agreement between a developer or institution and the City Commission.

Microcell structure: means a cell in a mobile phone network served by a low power cellular -base station covering a limited area such as a mall, hotel, transportation hub, downtown, public gathering area, or neighborhood. Microcells shall not be considered tower, and shall be allowed in any zoning district.

Mine: means Aa an area of land on which mining activities have been conducted, are being conducted, or are planned to be conducted, as the term is commonly used in the trade.

Mining: means T the reducing or lowering the natural level of ground through removal of limerock and overburden or minerals with the exception of dirt, sand, peat or clay, for purposes other than that incidental to and on the same parcel as approved construction of in excess of 50,000 cubic yards of limerock or other minerals. Blasting and lowering of ground water in order to extract limerock are mining activities.

Mining activities: means the extraction of minerals, ore, or other naturally occurring materials from the earth by whatever method, including the removal of overburden for the purpose of extracting and removing from site such underlying deposits, and all associated clearing, grading, construction, processing, transportation, and reclamation on the mine property, and includes the term "pre-mining activity", but shall not be deemed to include activity associated with site surveying, environmental monitoring, mineral exploration, or the sinking or operation of test wells and similar activities.

Minor Collector Roadway: means Aa roadway that connects local roadways with the collector and arterial roadway network and provides interconnection between neighborhoods. A minor collector roadway has a moderate average traffic volume and trip length.

Mixed-use Mixed-use *building:* means a building which includes two or more use categories, one of which should be residential.

Mobile food dispensing vehicle: As defined by Florida Statute Section 509.102.

Mobile home: means Aa movable dwelling unit constructed in a manufacturing facility designed and constructed to be towed on its own chassis and readily connected to utilities and is designed to be occupied year-round. It may contain one or more components that can be retracted or separated for towing on their own chassis and subsequently expanded or reconnected to provide additional capacity. When used in this Code, the term mobile home shall also include manufactured homes. Mobile homes older than 20 years at the date of proposed installation constructed prior to 1981 are not permitted in any zoning district in the City. Mobile homes moved from one location within the city limits of the City of Wildwood to another location within the City are exempt from the 20 year requirement above, provided they meet all other standards and are certified for soundness and habitable living conditions.

Prior to being moved to the parcel, mobile home pad, or mobile home lot for which permitting is sought, the mobile home shall be inspected and certified for soundness and habitable living conditions based on all applicable codes. The inspection and certification shall be performed by either: a mobile home dealer licensed in Florida; engineer, architect, residential, building, or general contractor, holding the appropriate certification or registration by the State of Florida; building inspector certified by the State of Florida; or the Building Official. Any repairs that are required in order to meet the requirements for certification of soundness and habitable living conditions but be made, and the certification received, prior to being moved to the parcel, mobile home pad, or mobile home lot for which certification is sought.

Mobile home pad or stand space: means Aa foundation or fixed area for locating a single mobile home. This term shall be synonymous with the terms mobile home pad or mobile home stand. As opposed to lots within a mobile home subdivision which are owned by the resident, mobile home spaces occur when a mobile home park is owned by a person(s) in its entirety, with individual spaces rented out to renters parking their mobile homes on the space and being provided with basic services.

Mobile home lot: refers to a parcel in a mobile home subdivision which is owned by the individual with their mobile home on the lot or owned by an individual renting the lot to another for their placement of a mobile home as a tenant.

Mobile home park: means Aa parcel of land under single ownership which has been planned, designed and developed for the placement of two or more mobile homes, appurtenant structures (or fixtures), and/or additions.

Mobile home subdivision: means Aa parcel of land which has been planned as a subdivision exclusively for mobile homes or similar types of dwelling units (such as modular homes). Each dwelling unit's lot is designed to be individually owned.

Mobile pick-up lane: means a fully dedicated lane in the drive-thru for guests who place their order ahead in a restaurant using its mobile application. The drive-through lanes shall have a minimum of ten (10) feet and shall be striped or marked. A minimum of five stacking spaces per lane shall be required.

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Modular home: means Aa dwelling which is similar to a mobile home but is designed to be transported from the manufacturing facility to a permanent site and occupied as a conventional single-family dwelling unit. New construction of Modular homes requires permanent foundation with stem wall.

Modular building: means Aa building which is designed to be transported from the manufacturing facility to a permanent site and used as an office or other ~~nonresidential~~non-residential use. New construction of modular buildings requires a permanent foundation with stem wall.

Monument sign: means a type of sign that is not supported by a pole structure. A monument sign is placed upon the ground independent of support from the face of a building, is constructed of a solid material such as wood or masonry and is supported by an integrated, solid base greater than the width of the sign.

Motel: means a building, group of buildings, or portion of a building, containing sleeping units which may or may not have cooking facilities and are normally occupied on a daily or short-term basis. A motel may include living quarters containing individual cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the individual units is from the exterior of the building.

Multi-family unit: Refers means ~~to~~ an individual dwelling unit contained within an apartment, residential condominium, or mixed-use building.

Multi-modal infrastructure: means T transportation infrastructure that accommodates multiple modes such as sidewalks, bicycle lanes, bicycle parking facilities, path, streets, transit stops, transit lanes, and other similar features.

Multi-prism or tri-vision sign: means a sign made with a series of triangular sections that rotate and stop, or index, to show multiple images or messages in the same area at different times.

Mural: means a painting, graphic, mosaic, fresco, or other artwork attached or applied directly to the exterior of a structure. Murals are prohibited from the front of buildings. Murals containing commercial messages of any kind (e.g., brands, names, trademarks, logos, slogans, corporate mascots or advertising messages) are considered signs and will be subject to regulation as such.

National Flood Insurance Program (NFIP): means the program of flood insurance coverage and floodplain management administered under the Act and applicable federal regulations promulgated in Title 44 of the Code of Federal Regulations, Subchapter B.

Native vegetation: means self-supporting, indigenous species of plants, reasonably capable of growing and surviving in the climatological areas of the City.

Net density: means a measure of density ~~shall be~~ calculated by excluding right-of-way, wetlands, stormwater management areas, environmental preservation areas, and common areas. Environmental preservation areas shall only be excluded if the land is designated as Conservation of the Future Land Use Map or dedicated to the City or other public agency through a conservation easement. Common areas such as parks, buffers, and landscaped areas shall only be excluded if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, Florida Statutes.

New construction: ~~means~~ structures for which the "start of construction" commenced on or after the effective date of this Code.

Non-commercial message: means any message which is not a commercial message.

~~Nonconforming~~Non-conforming lot: means Aa lot which does not conform to the provisions of this Code and/or other applicable City ordinances.

~~Nonconforming~~Non-conforming sign: means any sign that was validly installed under laws or ordinances in effect prior to the effective date of the LDR or subsequent amendments, but which is in conflict with the current provisions of the LDR.

~~Nonconforming~~Non-conforming use: means T the use of any building, group of buildings, lot, or group of lots which was lawful at the time this Code was passed but does not conform with the regulations of the district in which it is located.

Non-hazardous: means any material or mixture of materials that requires special management techniques because of its acute or chronic effect on air or water quality, fish, wildlife or other biota, or on the health and welfare of the public. Such material may exhibit but is not limited to the following characteristics: reactivity, corrosivity, explosiveness, flammability, toxicity and infectiousness.

~~Nonresidential~~Non-residential building (NRB): means any structure not containing a residential dwelling unit or residential use.

Nursery: means an establishment or area for the propagation, breeding, and early cultivation of plants which may be sold commercially.

Nursing home: means Aa facility for patients who are recovering health and strength after illness or injury, or receiving long-term care for chronic conditions, disabilities, or terminal illnesses. Facilities provide 24-hour supervised nursing care and feature extended treatment that is administered by a skilled nursing staff. The residents do not live in private units and the residents typically do not leave the facility until well enough to do so. The facilities provide personal care, room, board, laundry service, and organized activities. This definition does not include community

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residential homes, assisted living facilities, or independent living facilities. This definition does include convalescent centers and skilled nursing facilities.

Office: means Aa building, room or space where clerical, professional or administrative activities are performed. Such a building, room or space may be the principal structure, a portion of the principal structure, an accessory structure or a portion of an accessory structure on a lot.

Off-site commercial sign: means a billboard or sign that directs attention to a business, commodity, service, entertainment, or attraction that is sold, offered or existing elsewhere than upon the lot where such sign is displayed.

Open space: ~~shall include~~ means areas containing wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space. For purposes of meeting open space requirements of this Code, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the total open space requirement. Open space shall not include areas within a right-of-way or areas which are private property.

Owner: means Tthe person in who is vested the fee ownership, dominion, or title of property (i.e., the proprietor). This term may also include a tenant, if chargeable under his lease for the maintenance of the property, and any agent of the owner or tenant including a developer.

Parcel or parcel of land: means Aa contiguous quantity of land in possession of, owned by, or recorded as property of the same claimant person in the public records of Sumter County, Florida, as of July 25, 2011 or as may be subsequently recorded pursuant to the Code.

Parking area or parking lot: means an area used for the temporary storage of vehicles. The owners or users of said vehicles may be charged fees for permitting their storage, but no vehicles are to be equipped, repaired, rented or sold in this area.

Parking space: means Aa portion of a parking area which is clearly marked as being intended for the storage of one vehicle.

Pass-through lane: Please refer to Bypass Lane.

Paved: means an area of ground covered with materials allowed for such purpose as allowed under these LDRs (ex. road standards different), including, as appropriate, but not limited to stone, brick, concrete, asphalt, or gravel, or similar materials which are intended to create making a firm, smooth, level surface.

Pennant: means any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, which will flutter or swing in the wind.

Permanent sign: means any sign which is intended to be and is so constructed as to be of lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear and tear) and position and in a permanent manner affixed to the ground, wall or building. Unless otherwise provided for herein, a sign other than a temporary sign shall be deemed a permanent sign unless otherwise indicated elsewhere in these Land Development Regulations.

Permitted use: means a use which is lawful under the terms of this Code.

Person: means Aany and all persons including any individual, firm, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Pervious: means areas of a development which are permeable (porous) to the passage of water.

Place of worship: means Aa building or property used for conducting the services of a generally recognized ~~church~~ religious organization.

Planned development or planned unit development (PD)(PUD): means Aa development project where the land is planned and developed as a single unit or series of programmed stages rather than individual parcels. Portions of the final development product may be retained by the owner or sold to individual purchasers.

Planning and Zoning Board: means Tthe City of Wildwood Planning and Zoning Board as provided for in this Code.

Pole sign: means a ground sign that is supported by one or more poles and otherwise separated from the ground by air. A pole sign is not a monument sign, another type of ground sign.

Portable sign: means any sign, banner, or poster that is not permanently attached to the ground or to a structure that is attached to the ground or a sign capable of being transported, including, but not limited to, signs designed to be transported by means of wheels or carried by a person, and signs converted to an A-Frame sign or a T-frame sign. For purposes of this division, a natural or man-made air, inflatable sign shall be considered to be a portable sign.

Premises: means Aa parcel of land and any structures occupying the parcel of land.

Principal building: Ssee "main or principal building."

Principally above ground: means that at least 51 percent (51%) of the actual cash value of the structure is above ground.

Principal use: Means Tthe actual primary function for which a lot and buildings upon it are used.

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Private club: A means a building or portion thereof, owned and/or operated by a corporation, association, person, or group for a civic, educational, recreational, social or other public or semi-public purpose.

Program deficiency: means a defect in the City's floodplain management regulations or administrative procedures that impairs effective implementation of these LDR's floodplain management regulations or of the standards required by the National Flood Insurance Program.

Project: means improvements related to existing residential or ~~nonresidential~~ non-residential sites in which this Code requires a permit or application approval.

Projecting sign: means any sign affixed perpendicular, or at any angle to a building or wall in such a manner that its leading edge extends more than twelve (12) inches beyond the surface of such building or wall.

Property Owner: means the person(s) in whom is vested the title of real property.

Protected tree: means any tree, except undesirable, noxious, or invasive species, with a diameter breast height (DBH) of ten (10) inches or greater.

Recreational vehicle (RV): means Aa vehicle similar to, but smaller than, a mobile home designed to serve as a temporary dwelling. It may be equipped with restroom facilities. These vehicles may be towed or may have the necessary automotive equipment to operate independent of another vehicle. Generally, this classification includes "campers," "travel trailers," and similar vehicles.

Public safety and nuisance: means, in terms of floodplain regulations, anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin.

Rear lot line: see "Lot line, rear".

Rear setback: see "Setback, rear".

Rear yard: see "Yard, rear".

Reasonably safe from flooding: means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Recreational vehicle (RV) park: means Aa an area set aside primarily for temporary travel trailers, campers and other recreational vehicles. This facility is intended to provide temporary, non-permanent water, sewer, and electrical hook-ups for such vehicles in exchange for a specified rate of compensation.

Record drawings: The final plans amended by the engineer-of-record and the surveyor-of-record so as to include all locations, dimensions, elevations and materials as constructed and installed. The term record drawings does not denote any guarantee as to the above, only due diligence in the preparation of the documents.

Registered land surveyor: ~~M~~means a registered land surveyor licensed by the State of Florida.

Regulatory floodway: means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Remedy a deficiency or violations: means, in terms of floodplain regulations, to bring the regulation, procedure, structure or other development into conformance- compliance with State of Florida, Federal, or local floodplain management regulations; or if this is not possible, to reduce the impacts of non-compliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of these LDRs, or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

Residential facility: means Aa any residential facility licensed by HRS providing a family living environment including supervision and care necessary to meet the physical, emotional and social life needs of clients.

Rezoning: means Aa an official reclassification of the zoning district of a parcel of land in accordance with the procedures set forth in this Code.

Right-of-way (ROW): means Aa an area of land over which people and goods have the right to pass or travel. A public right-of-way grants passage to all and may grant the right to park registered vehicles in accordance with City parking restrictions. Public right-of-way is a form of easement dedicated to the City during subdivision or site plan for public use. Right-of-way is not part of the adjacent parcels; the right-of-way boundary usually coincides with adjacent parcel property lines.

Roadway: ~~S~~see "street."

Roof sign: means any sign which is mounted on the roof of a building or which extends above the top edge of the wall of a flat roofed building, the eave line of a building with a hip, gambrel, or gable roof.

Rotating sign or revolving sign: means an animated sign that revolves or turns or has external sign elements that revolve or turn. Such sign may be power-driven or propelled by the force of wind or air.

School: means Aa a building and/or property utilized for the purpose of providing formal primary, secondary and/or post-secondary education/training.

Semi-trailer: shall mean a trailer without motor power with a set or sets of wheels and /or axles at the rear only, designed to be supported by a truck, tractor, or towing vehicle.

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Semi-truck: shall mean any heavy automotive vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, used for transporting loads of any kind, including, but not limited to, gravel trucks, dump trucks, log trucks, or all trucks, tractors, or automotive towing vehicles that tow semi-trailers.

Semi-truck owner: means the person who is the owner of a semi-truck and/or trailer.

Semi-truck driver: means the operator of a semi-truck, whether or not they are the owner or lessee of said semi-truck.

Setback: means the minimum separation distance required between a property line and a building or structure.

Setback, building: means the distance between a given lot line, normal water line, right-of-way line and any portion or part of any structure. This setback distance will vary depending upon the zoning district and the particular side (front, rear or side) of the structure relative to the lot line, water body, or right-of-way line.

Setback, front: means the minimum separation distance required between the front property line and a building or structure.

Setback, rear: means the minimum separation distance required between the rear property line and a building or structure.

Setback, side: means the minimum separation distance required between the side property lines and a building or structure.

Service street: means Aa local street or alley used to provide rear-yard access to businesses, institutions and residences for the purpose of providing services (for example, garbage collection or delivery services).

Shallow flooding: see "area of shallow flooding."

Shipping Container: means a Ssteel intermodal container used to carry goods on trains, trucks or ships.

Shrub: a low, woody, perennial plant with one or more permanent woody stems dividing from the base that grows to a height of at least three (3) feet.

Side lot line: see "Lot line, side".

Side setback: see "Setback, side".

Side yard: see "Yard, side".

Sidewalk: means Aa concrete path constructed at a minimum of five (5) feet in width that is intended for pedestrians and non-motorized vehicles. Sidewalks may be located on private property or within a right-of-way.

Side yard: ~~The yard between the side of the principal building and the side lot line of the lot on which the building is situated.~~ see "Yard, side".

Sign: means any device, fixture, placard or structure, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person and which is to be viewed from any public street, road, highway, right-of-way or parking area (collectively referred to as a "public area"). For the purposes of these regulations, the term "sign" shall include all structural members. A sign shall be construed to be a display surface or device containing organized and related elements composed to form a single unit. In cases where matter is displayed in a random or unconnected manner without organized relationship of the components, each such component shall be considered to be a single sign.

Sign area: means the square foot area within a continuous perimeter enclosing the extreme limits of the sign display, including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of the actual surface area. In the case of painted wall signs composed of letters, shapes, or figures, or skeleton letters mounted without a border, the sign area shall be the area of the smallest rectangle or other geometric figure that would enclose all of the letters, shapes and figures. The calculation for a double-faced sign shall be the area of one face only provided the sign is parallel and no greater than 24" apart or angled more than 30 degrees. Double-faced signs shall be so constructed that the perimeter of both faces coincide and are parallel and not more than twenty-four (24) inches apart.

Sign height: means the vertical distance from the average finished grade of the ground below the sign excluding any filling, berming, mounding or excavating solely for the purposes of increasing the height of the sign, to the top edge of the highest portion of the sign. The base or structure erected to support or adorn a monument, pole or other freestanding sign is measured as part of the sign height.

Significant construction: means the installation of infrastructure on an approved project site such as roads, utility lines, or stormwater management areas. Surety posted to guarantee performance, as deemed appropriate by the City Attorney, is required in cases where infrastructure improvements have not been fully completed.

Sight triangle: means Aa triangle formed by measuring a distance of 25 feet from the point of intersection of the ingress/egress pavement line or public right of way and ~~the another~~ public right-of-way pavement line and connecting the points so established to form a triangle on the area of the lot adjacent to said intersections. Within such site triangle, no structures shall exist between 18 inches (18") and six feet (6') as measured from road grade. The term visibility triangle is synonymous.

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Simulated gambling device: means any device that, upon connection with an object, is available to play or operate a computer simulation of any game, where the play or operation of the device may deliver or entitle the person or persons playing or operating the device to a payoff directly or indirectly from the owner or operator of the device or that person's designee. The following rules of construction apply to this definition of "simulated gambling device":

- (a) The term device means any mechanical or electrical contrivance, computer, terminal, video or other equipment that may or may not be capable of downloading games from a central server system, machine, computer or other device or equipment. The term "device" also includes any associated equipment necessary to conduct the operation of the device.
- (b) The term upon connection with means insertion, swiping, passing in range, or any other technical means of physically or electromagnetically connecting an object to a device, including by the manual input by any person of characters, numbers, or any combination thereof, or other code for the purpose of accessing or activating a device, or any other mechanism or method by which the object provides access to the device.
- (c) The term object means a coin, bill, ticket, token, card, characters, numbers, or any combination thereof, other code, or any other tangible or intangible access mechanism or method, obtained directly or indirectly through payment of consideration, or obtained as a bonus or supplement to another transaction involving the payment of consideration.
- (d) The terms play or operate or play or operation includes the use of skill, the application of the element of chance, or both.
- (e) The term computer simulation includes simulations by means of a computer, computer system, video display, video system or any other form of electronic video presentation.
- (f) The term game includes slot machines, poker, bingo, craps, keno, "fish", any other type of game ordinarily played in a casino, a game involving the display of the results of a raffle, sweepstakes, drawing, contest or other promotion, lotto, sweepstakes, and any other game associated with gambling or which could be associated with gambling, but the term "game" does not necessarily imply gambling as that term may be defined elsewhere.
- (g) The term payoff means cash, monetary or other credit, billets, tickets, tokens, or electronic credits to be exchanged for cash or to receive merchandise or anything of value whatsoever, whether made automatically from the machine or manually.
- (h) The use of the word gambling in the term "simulated gambling device" is for convenience of reference only. The term "simulated gambling device" as used in this part is defined exclusively by this subsection and does not incorporate or imply any other legal definition or requirement applicable to gambling that may be found elsewhere.

~~(i)~~—For the purpose of determining the number of simulated gambling devices, each seat, terminal, or other interface at which a separate individual may use the device, shall be counted as a separate and distinct device, regardless of whether the device or any seat, terminal, or other interface is functional.

~~(i)~~

~~(i)~~—***Single family attached (SFA):*** means a dwelling unit connected to at least one, but not more than two (2) adjacent dwelling units (no more than three (3) total units) by any architectural feature integral to its design or the design of its garage, excluding fences, posts, utility screen walls, stoops, driveways, walkways and air conditioning pads.

~~(i)~~

Single family detached (SF): means a traditional stand-alone dwelling unit that houses a single family and shares no connection to another dwelling unit.

Site plan: means the drawing(s) which put forth an applicant's proposal for the development of a particular piece of land that is certified by a registered professional engineer.

Sketch: means a rough drawing or set of drawings which illustrates features of a site.

Smoke shop: means a business where 50 percent (50%) or more of its sellable inventory is tobacco and products for the use of tobacco and similar inhaled smokable products, including, but not limited to, vaping and electronic cigarettes. The term tobacco shop is synonymous with smoke shop.

Snipe sign: means a sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to or placed on public property such as but not limited to a public utility pole, a public street sign, a public utility box, a public fire hydrant, a public right-of way, public street furniture, or other public property; except for A-frame and T-frame signs that are temporarily placed on public property under such limitations and constraints as may be set forth in the Land Development Regulations

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Special exception: means Aa use that would not be appropriate generally or without restriction throughout a zoning district but may be permissible in a zoning district as a special exception if specific provisions for such special exception are made in this Code.

Special flood hazard area: see "area of special flood hazard."

Spring: means a point where underground water emerges onto the Earth's surface.

Springshed: means those areas within ground and surface water basins that contribute to the discharge of a spring.

Start of construction: ~~Includes substantial improvement, and~~ means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, ~~or~~ improvement, or substantial improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation for this definition, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Statutory sign: means a sign the city is required to erect by any statute of the State of Florida or the United States for safety, directional, or traffic control purposes.

Story: means T that portion of a building included between the surface of any floor and the surface of the next floor above it. In the event there is not a floor above the former, then the story is that portion of a building between the top floor and the ceiling above it. Generally, a story is no more than 15 feet high from bottom to top.

Street: means Aa public or private thoroughfare which affords the principal means of access to abutting property. Alleys shall not be considered streets.

Street, arterial: S see "arterial street."

Street, collector: S see "major or minor collector street."

Street line: means T the public right-of-way line of a street.

Street, local: S see "local street."

Street, service: S see "service street."

Street trees: means T trees, shrubs, bushes, and all other woody vegetation on rights-of-way on either side of all lanes, streets, avenues, or ways within the City.

Structure: means Aa man-made object having a relatively stationary location on or in land or water whether or not it is affixed to the land or on a permanent foundation. As it relates to floodplain management, a structure refers to a walled, roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Subdivider: means Aa any firm, corporation, partnership, person or other legal entity who, acting as a unit, voluntarily engages in or proposes to engage in, the division of a parcel (or parcels) of land into smaller parcels of land.

Subdivision: means:

- (A) The division of any parcel of land into three (3) or more contiguous lots for the purpose of building, development or transfer of ownership; or any division of a parcel of land requiring a new street or modification to an existing public street, or the provision of other public facilities or improvements, including but not limited to, drainage facilities and utilities. This term includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or area subdivided.
- (B) Subdivision shall not mean:
 - (1) The transfer of property by sale, gift, or testate or intestate succession from the property owner to his or her spouse or lineal descendants, provided that all required utilities are in place prior to the issuance of a development permit,

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- (2) The transfer of property between tenants in common or joint tenants for the purpose of dissolving the tenancy in common or joint tenancy,
- (3) The sale or exchange of parcels of land between owners of adjoining properties provided that additional lots are not thereby created and that the parcels remaining are not reduced below the minimum sizes required by the Code.

Substantial damage: means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. This term also includes "repetitive loss" structures as stated in section 6.8.

Substantial improvement: ~~M~~means any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during the life of a structure in which the cumulative costs equals or exceeds 50 percent of the market value of the structure. This term includes structures that have incurred substantial damage. The term, however, does not include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code violation, which have been identified by the local Code Enforcement Officer prior to the application for permit of improvements, and which are the minimum necessary to assure safe living conditions.
The market value of the structure should be:

~~(A)~~ The appraised value of the structure prior to the start of the initial repair or improvement, or;

~~(A)~~

~~(B)~~ In the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure..~~The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety Code specifications which are solely necessary to assure safe living conditions.~~

~~(B)~~ _____

T-sign: means a temporary single or double-faced sign which is supported by a base that rests on the ground and is not embedded into the ground. A t-frame sign resembled an inverted T, with the sign attached to the top of the inverted shape.

Temporary sign: means a sign intended for a use not permanent in nature. Unless otherwise provided for in these Regulations, a sign with an intended use for a period of time related to an event shall be deemed a temporary sign. A flag shall be deemed a temporary sign.

Tiny House: ~~shall be defined as~~means a principal, permanent residential dwelling unit in a Tiny House Community that has a total square footage (inclusive of any additional stories) of between 170 square feet and 1,100 square feet. The minimum width of a Tiny House in a Tiny House Community shall be 8.5 feet, with a maximum width of 25 feet. Tiny houses shall follow and comply with all other applicable building codes.

Tiny House on Wheels (THOW): ~~means -shall be defined as~~ a tiny house which is either built on a trailer or is towable by a bumper hitch, frame-towing hitch, or fifth wheel connection, and cannot move under its own power. Tiny House on Wheels shall not be permitted in the City of Wildwood.

Tiny House Pocket Neighborhood: ~~means -shall be defined as~~ a neighborhood of tiny houses that has a minimum square footage of 100 square feet and a maximum square footage of 550 square feet. Each pocket neighborhood shall have a minimum of 4 tiny houses and a maximum of 12 tiny houses and be located on a maximum of 5 acres.

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~~**Tower:** shall mean a structure, greater than thirty-five feet (35') in height (including any antennas attached thereto), which supports one or more antennas, not including however any amateur radio operator's antenna as licensed for that purpose by the Federal Communications Commission. Microcell structures shall not be included in this definition. see "Communications tower".~~

Transit ready: means a built environment that encourages and can accommodate transit and multi-modal opportunities.

Travel Center: means Aa one-story retail store containing greater than five thousand (5,000) square feet of gross floor area that is designed and stocked to sell food, beverages, gasoline and other items. Travel centers shall not include overnight parking facilities for semi-trucks or semi-trailers.

Travel trailer: ~~See~~ "recreational vehicle (RV)."

Tree: means a woody or fibrous perennial plant which is capable of growing within the USDA Hardiness Zones 9A or 9B, and normally grows with an upright trunk to an overall height of at least 15 feet and to a minimum DBH of at least four inches.

Tree condition: means a rating of the health of a tree on a scale of 1-100 based upon procedures contained in the current edition, and as amended, of the Council of Tree and Landscape Appraisers (CTLA) Guide for Plant Appraisal.

Tree risk: means the rating of the risk that a tree poses to the surrounding area according to ISA Tree Risk Assessment Protocols (TRAQ)

Truck stop: means Aa establishment primarily for fueling, servicing, repair, and short-term parking of semi-trucks, semi-trailers or similar heavy commercial vehicles, including but not limited to the sale of accessories and equipment for such vehicles. It may also include overnight accommodations, showers, and restaurant facilities primarily for the use of semi-truck or semi-trailer crews.

Understory Tree: means any tree species with a mature height of less than 20 feet (Referred to as Medium Trees in Table 6-3).

Unenclosed use: means Aa use which is not enclosed by a roof and at least three walls.

Unsafe sign: means a sign posing an immediate peril or reasonably foreseeable threat of injury or damage to persons or property.

Variance: means Aa grant of relief from the requirements of this Code, in the manner provided for variances in this Code (see section 3.12).

Vehicle sign: means a sign which covers more than twenty (20) square feet of the vehicle, which identifies a business, products, or services, and which is attached to, mounted, pasted, painted, or drawn on a motorized or drawn vehicle, and is parked and visible from the public right-of-way; unless said vehicle is used for transporting people or materials in the normal day to day operation of the business.

Vertical datum: means Aa reference surface used to ensure that all elevation records are properly related, relative to mean sea level. The current national datum is the ~~National Geodetic Vertical Datum of 1929~~North American Vertical Datum of 1988 (NAVD 88), which is expressed in relation to mean sea level, or the ~~North American Vertical Datum of 1988~~ although references to the former National Geodetic Vertical Datum of 1929 (NGVD 29) can still be found.

Vertical mix: means the percentage of a development's square footage devoted to multi-story buildings.

Viable tree: means any live tree meeting the definition of *protected tree* where the species is not listed as invasive exotic and the condition or risk rating meets the criteria of at least 50 as defined under *Tree Condition* on undeveloped properties. Or on developed properties, the arborist finds that the tree poses no more than Low Risk as defined under *Tree Risk*.

~~**Violation:** means the failure of a structure or other development to be fully compliant with the requirements of this section these Land Development Regulations. A structure or other development without thean elevation certificate, other certifications, or other evidence of compliance with the LDRs Floodplain Development Regulations provided in Section 6.8 is presumed to be in violation until such time as that documentation is provided.~~

Visibility triangle: see "Sight triangle".

Wall wrap sign: means a sign composed of fabric, plastic, vinyl, mylar or a similar material that drapes or hangs over the side of a building, wall or window.

Wall sign: means any sign attached parallel to, but within twelve (12) inches of a wall; painted on the wall surface of or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Warning sign or safety sign: means a sign which provides warning of a dangerous condition or situation that might not be readily apparent or that poses a threat of serious injury (e.g., gas line, high voltage, condemned building, etc.) or that provides warning of a violation of law (e.g., no trespassing, no hunting allowed, etc.).

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Watercourse: means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation: means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 or the North American Vertical Datum (NAVD) of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Wetlands: means ~~L~~lands which are identified by being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and noncontiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to, swamp hammocks, hardwood hybrid hammocks, riverine cypress, cypress ponds, bogs, wet prairies, and freshwater marshes.

Wind sign: means a sign which uses objects or material fastened in such a manner as to move upon being subjected to pressure by wind, and shall include, pennants, ribbons, spinners, streamers or captive balloons, however, the term wind sign shall not include flags.

Wireless communications services: ~~shall refer to means~~ pagers, cellular telephones, personal communication services, two-way radio, broadcast and similar technologies, which use antennas or towers to facilitate the transmission of signals from one (1) location to another for the purpose of allowing one-or two-way communication of voice or electronic messages where either the sending or receiving units, or both, are free standing and not connected to any system of wires or cables used to transmit such messages.

Yard, front: means the area of a property located between the front property line and the primary building which, except in certain exceptions for corner lots, runs the entire width of the lot between the side lot lines.

Yard, side: means the area of the property located between the side property lines and the primary building which, except in certain exceptions for corner lots, runs the entire width of the primary building.

Yard, rear: means the area of a property located between the rear property line and the primary building, running the entire width of the lot between the side lot lines.

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3.1. General.

- (A) *Establishment of zoning districts.* For the purpose of promoting the health, safety, morals, and general welfare of the citizens, residents, and businesses of the City of Wildwood, the following zoning districts are hereby established in TABLE 3-1.
- (B) *Permitted zoning districts.* TABLE 3-2 identifies the zoning districts which shall be allowed within the land use designations provided on the Future Land Use Map of the Comprehensive Plan. Planned developments are permitted pursuant to the regulations set forth in Chapter 8 of this Code.

3.2. Official Zoning Map.

- (A) *Zoning map.* The boundaries of the various zoning districts are shown on the official Zoning Map. The zoning map shall be maintained by the City through a GIS database and shall be made available to the public. All proposed changes to the district boundaries shall be heard by the Planning and Zoning Board and approved by the City Commission.
- (B) *Interpretation of zoning district boundaries.* Except as otherwise specifically provided, the abbreviations shown within district boundaries on the official Zoning Map indicates that district's regulations pertaining to the district extent throughout the whole area surrounded by the boundary line. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning Map, the provisions and rules below shall apply.
- (1) Boundaries indicated as approximately following the center line of a street, highway, or alley shall be construed to follow such center line.
 - (2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 - (3) Boundaries indicated as approximately following the City limits line shall be construed as following such a line.
 - (4) Boundaries indicated as following shorelines shall be construed as following the mean high-water line.

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- (5) Distances concerning boundary lines not relative to street center lines or lot lines specifically indicated on the official zoning map, shall be determined by the Board of Adjustment.
- (C) *Boundary line disputes.* In any instance where the boundary line of a zoning district is in dispute, the Development Services Director shall notify the Board of Adjustment. When notifying the Board, the Director shall request a public meeting to resolve the dispute and shall inform the Board of the reason they are unable to resolve the dispute. Upon receipt of a notice from the board of the day, time, and place of the meeting, the director shall notify the parties to the dispute, in writing, of the day, time, place and purpose of the public meeting. At this meeting, all parties will be given a proper amount of time to present their point of view on the dispute.
- (D) *Zoning overlay map.* A zoning overlay map is hereby established. The zoning overlay map shall be maintained by the City and shall delineate existing planned unit developments at time the Code was adopted. The zoning overlay map shall be amended to include all planned developments approved after the adoption of this Code as well delineate all mixed-use centers pursuant to section 3.5(D). The zoning overlay map shall be made available to the public.

3.3. Rezoning.

The regulations, restrictions, procedures, official zoning maps, and other material set out in these zoning regulations may from time to time be amended, supplemented, changed, or repealed.

(A) *Application.*

- (1) A zoning amendment may be proposed by the City Commission, the Planning and Zoning Board, ~~the~~ the Board of Adjustment, any other department or board of the City of Wildwood, or any other person provided, however, that no such person shall propose an amendment for the rezoning of property which they do not own fee simple, except as agent, petitioner or attorney for an owner. Proof of such shall be in the form of a notarized authorization letter.
- (2) All proposals for zoning amendments shall be made by submitting an application for rezoning to the office of the Development Services Director. If the application is from anyone other than a City Official or Board, the payment of such fees as have been established by the City Commission shall be submitted.

- (B) *Hearing notice.* All public notices shall adhere to Florida State Statutes procedures for adoption of ordinances and resolutions (F.S. 166.041). Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to **adjoining** **abutting** property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway adjacent to the subject property in a location visible to the general public.

(C) *Review process.*

- (1) *Project Review Committee.* The Project Review Committee shall review all planned development applications in accordance with Chapter 1, section 1.6 prior to the zoning amendment be heard by the Planning and Zoning Board. All other zoning amendments are exempt from mandatory review by the Project Review Committee.
- (2) *Development Services Director review.* The Development Services Director shall review all proposed rezonings and make recommendations to the Planning and Zoning Board in the form of a staff report. For planned developments, the findings of the Project Review Committee shall be included in the staff report. A copy of this report shall be available at the Development Services Department of the City of Wildwood five (5) days before the public hearing.
- (3) *Planning and Zoning Board.* All proposed zoning amendments shall be heard by the Planning and Zoning Board. Before making a recommendation concerning the proposed zoning amendment, the Planning and Zoning Board shall hold a public hearing to consider the proposed zoning amendment. The Planning and Zoning Board shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to parties involved. Public notice shall adhere to Florida statute. At the hearing, any party may appear in person or by agent or attorney. Within a reasonable time after a proposed zoning amendment is officially received by the Planning and Zoning Board, the Board shall submit its report and recommendation concerning the proposed amendment to the City Commission. The report and recommendations shall make note of staff's recommendation. The Board's report and recommendations are advisory only and shall not be binding upon the City Commission.
- (4) *Report requirements--rezoning.* When pertaining to the rezoning of land, the report and recommendations shall show that the Board has studied and considered the proposed amendment in relation to the following, where applicable:
 - (a) Whether the proposed change is consistent with the comprehensive plan;

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- (b) The existing land use pattern of the surrounding area;
 - (c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;
 - (d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
 - (e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety; and
 - (f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property.
- (5) *City Commission*. The City Commission shall hold a public hearing to consider the proposed zoning amendment. The City Commission shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to the parties involved. At the hearing any person may appear in person or by agent or attorney. The City Commission shall take final action on the proposed zoning amendment by either approving or denying the proposed amendment. The zoning amendment shall be adopted by ordinance. Appeals from the decision of the City Commission shall be filed in the court having jurisdiction over such matters.

3.4. Zoning District Standards.

- (A) *Applicability*. Unless otherwise specified in this Code, the rules outlined below shall be used in applying the zoning district regulations. Upon annexation of a parcel of land into the City, the City shall begin the process of amending the Comprehensive Plan in accordance with Florida statute and include the annexed parcel on the Future Land Use Map and official Zoning Map. However, in the interim between the time when the area is annexed, and the City Commission completes the comprehensive plan amendment and rezoning process the annexed parcel will retain the County land use and zoning designations until otherwise classified by the City.
- ~~(A)~~ *Mix of housing types*. All developments are encouraged to contain a mix of housing types to provide a variety of housing options within the City of Wildwood. All developments containing 500 or more single-family detached residential units are required to contain one (1) or more additional housing types. Housing types are inclusive of the following four categories:
- (B)
- ~~(1)~~ Single family attached;
 - ~~(1)~~
 - ~~(2)~~ Apartment or condominium building; or
 - ~~(2)~~
 - ~~(3)~~ Dwelling units within a mixed-use building.
 - ~~(3)~~
- ~~(B)~~ *Blending*. Within a development's internal boundary, the amalgamation of land uses (i.e., commercial, residential, etc.), densities or intensities may be allowed regardless of where the geographic zoning boundary line is located provided that the development's overall maximum buildout potential pursuant to section 3.5(C) are not exceeded. This provision may be allowed only within developments that proceed through the zoning process as planned developments.
- ~~(C)~~
- ~~(C)(D)~~ *Density, intensity, and lot standards*. TABLE 3-4A through TABLE 3-4D identifies district densities, intensities, and standards per zoning district.

3.5. ~~Mixed-Use~~Mixed-use Zoning District Criteria.

- (A) *General*. Properties contained in a mixed-use zoning district may be subject to the standards listed within this section. Developments greater than 10 acres in a mixed-use zoning district, with the exception of Residential/Institutional/Office ~~and Residential Mixed-Use~~, are required to proceed through the development process as a planned development pursuant to Chapter 8 of this Code.
- (A) *Use percentages*. Developments greater than 10 acres in a mixed-use zoning district shall adhere to the requirements contained in TABLE 3-5. The percentages depicted in TABLE 3-5 relate to the percentage of the development's acreage devoted to each use category. Developments less than 10 acres in a mixed-use zoning district may develop as a mixed-use or single-use project which do not meet the requirements of TABLE 3-5.
- (B) *Determination of maximum buildout scenario*. The City shall review ~~mixed-use~~mixed-use developments in accordance with this section. The maximum buildout scenario is determined by first deducting the intended acreage devoted to residential. The applicable density is then applied to the residential acreage to determine the

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amount of dwelling units allowed. The acreage devoted to residential is deducted prior to assessing the amount of non-residential square footage. Applying the applicable intensity from the resulting remaining acreage will provide the maximum amount of ~~nonresidentialnon-residential~~ square footage allowed. While the intended percentages may vary, the percentage of residential and ~~nonresidentialnon-residential~~ uses must equal 100%. The amount of residential square footage contained within ~~mixed-usemixed-use~~ buildings does not count against the maximum allowable ~~nonresidentialnon-residential~~ building square footage.

For example:

100 acres of Residential ~~Mixed-UseMixed-use~~ in which 35% residential is sought

$$\begin{array}{ll} (100) \times (.35) \times (10) = & 350 \text{ dwelling units} \\ (100) \times (.65) \times (.3) \times (43560) = & 849,420 \text{ square feet of } \del{nonresidentialnon-residential} \text{ uses} \end{array}$$

3.6. Principal Uses.

(A) *Uses established.* The principal or main use(s) and associated structures of a property shall be allowed as one of the following:

- (1) *Permitted use.* This use is hereby established as the general use(s) in the various zoning districts, as specified in TABLE 3-6, and is a use of right when in compliance with the requirements of this Code. For instances where the intended use of the property is not specifically listed in TABLE 3-6, the Development Services Director may make a determination as to whether or not the intended use is permitted in a particular zoning district.
- (2) *Conditional use.* This use is hereby established to conditionally allow specified uses as specified in TABLE 3-6. Because of their unique characteristics, these uses are not permitted as a matter of right, special use or otherwise allowed by this Code. Process information and regulations are contained in section 3.8 of this Chapter.
- (3) *Special exception use.* This use is hereby established to allow uses not normally permitted in the various zoning districts. A special use is not a use of right and there is no presumption that it will be granted. Process information and regulations are contained in section 3.9 of this Chapter.

(B) The use regulations specified in this Code shall be considered as specific regulations governing the use of parcels and structures located on the parcels.

3.7. Accessory Uses and Structures.

(A) *General.* This use is hereby established to allow activities which are customarily incidental to the principal use, provided it meets the following general requirements:

- (1) An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure;
- (2) Accessory uses must comply with standards pertaining to the principal use unless specified otherwise in this Chapter;
- (3) Unless specified otherwise herein, accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the parcel on which they are located and not for use by the general public.
- (4) Accessory uses may encroach into the side and rear setbacks established in TABLE 3-4. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line, unless the accessory use is located along property lines adjacent to a roadway. If the accessory use is located along property lines adjacent to a roadway, then the setbacks shall conform to those established in TABLE 3-4.

(5) Accessory structures may be required to meet the requirements of Design District Standards (DDS) Chapter 2, (G)(1)-(5).

(B) *Specified accessory uses and structures.* The following uses and structures, provided they satisfy the general criteria set forth above, are specifically presumed to be accessory:

- (1) *All zoning districts.* The following accessory uses are allowable in all zoning districts:
 - (a) Detached or attached storage or utility buildings such as garages and sheds; such a shed less than 100 square feet shall not require a b

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- (a)(b) Building permit on a lot less than one acre; such a shed less than 200 square feet shall not require a building permit on a lot greater than one acre;
 - (b)(c) In-ground and above ground swimming pools/spas and screen enclosures for the same;
 - (c)(d) Greenhouses (~~noncommercial~~non-commercial);
 - (d)(e) On site utilities which serve only the development which they are located;
 - (e)(f) Photovoltaic systems and solar thermal arrays provided they are intended to serve the principal structure solely;
 - (f)(g) Satellite dishes or antenna for private use; and
- (2) *Residential zoning districts.* The following uses are allowable in all residential zoning districts:
- (a) Family cottages provided the following are met:
 - (i) No more than one family cottage may be allowed as an accessory dwelling unit to a lot containing a single family detached dwelling;
 - (ii) Accessory family cottage may be attached to the principal structure or may be detached;
 - (iii) The living area of a family cottage shall be at least 400 square feet in size. A family cottage may be a maximum of 40% of the gross floor area of the principal structure not to exceed 1,200 square feet;
 - (iv) Both the principal structure and the accessory family cottage must be conventionally constructed (site built) structures each with individual full bathrooms;
 - (v) The accessory family cottage must be designed and located to be compatible with the appearance of the principal structure;
 - (vi) The construction of an accessory family cottage must not create a parking or drainage problem, and must conform to all setback provisions of this Code;
 - (vii) The principal structure and the accessory family cottage shall share the same access point or drive;
 - (viii) The accessory family cottages shall not be sold, transferred, or conveyed as a residential unit separate and apart from the principal dwelling unit;
 - (ix) There shall be one address to the main structure only; and
 - (x) There shall be one electric utility service meter; one water meter; one sewer connection and one trash pickup account for the site.
 - (b) Temporary real estate offices associated with subdivisions.
 - (c) Private laundry, maintenance and mail distribution facilities; private community recreational and business office facilities associated with residential developments.
- (3) *Institutional, commercial, or industrial zoning districts.* The following uses are allowable in all institutional, commercial and industrial zoning districts:
- (a) One residential unit (conventional construction or Class A or Class B mobile home) for caretaker, security or maintenance facilities, which may be detached, connected to, or built above the business; and
 - (b) Dining rooms, ~~cafes~~cafeterias, snack shops, day care and employee fitness centers for the exclusive use of employees, clients and guests, and not open to the general public.

3.8. Conditional Uses.

- (A) *In general.* This use conditionally allows specified uses that, because of their unique characteristics, are not permitted as a matter of right, special exception or otherwise allowed by this Code. Such conditional uses, unless properly controlled, pose potentially serious health, safety or welfare concerns to the community. Therefore, it is the intent of the City Commission to ensure, through available and reasonable methods, that the location, construction, operation, and maintenance of a conditional use produces minimal adverse effect on the environment and public health, safety, and welfare, and to fully balance the need for such conditional use with the broad interests of the public. A conditional use is not a use of right and there is no presumption that such a use will be granted. Principal uses only allowed as conditional uses are specified in TABLE 3-6 and may be approved for a period of time as specified by the City Commission.
- (B) *Application procedure.* Written application shall be made to the City for a conditional use permit. In addition, the applicant shall provide the following information:
- (1) A site plan in accordance with Chapter 4; and
 - (2) A written statement specifically addressing the general requirements set forth in subsection 3.8(e) below.

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- (C) *Hearing notice.* All public notices shall adhere to Florida State Statutes procedures for adoption of ordinances and resolutions (F.S. 166.041). Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.
- (D) *Hearing procedure.* The procedure for review and approval of a conditional use permit request shall be in accordance with section 4.2 of this Code.
- (E) *General requirements and conditions.*
- (1) *Conditions and safeguards.* In granting any conditional use permit, the Planning and Zoning Board may recommend, and the City Commission may prescribe appropriate conditions and safeguards to ensure the public health, safety and welfare as well as compliance with the requirements of this Chapter and the Code in general. Such conditions may include time limits for the initiation and duration of the conditional use, specific minimum or maximum limits to regular Code requirements, or any other conditions reasonably related to the requirements and criteria of this Code.
 - (2) *Review criteria.* When reviewing an application for a conditional use permit, the Planning and Zoning Board and City Commission shall consider the following requirements and criteria:
 - (a) The proposed use must comply with the Comprehensive Plan;
 - (b) Allowance of the conditional use will not be detrimental to the public health, safety or general welfare;
 - (c) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished;
 - (d) The site plan illustrates environmental safeguards, adequate parking, loading and services areas which are located such that there is no adverse impact on adjoining properties;
 - (e) Significant measures such as increased buffering, screening, or landscaping have been incorporated into the site plan to protect the adjoining property owners from adverse impacts such as visual, noise, odor, dust, and particulates; and
 - (f) Alternative properties are not available in which a conditional use permit would not be necessary.
- (F) *Transfer or abandonment of a conditional use.*
- (1) Conditional use permits may run with the owner or with the property. The City Commission shall, at the time of approval, specify whether the conditional use runs with the owner or the property. If it runs with the owner, ownership of a conditional use cannot be transferred to another party.
 - (2) A conditional use permit that is not initiated within one (1) year of being granted shall not be established without a new application and public hearing in accordance with the procedures for such. A conditional use that is abandoned for a period of six (6) months or more shall not be reestablished without filing a new application with subsequent public hearing in accordance with the procedures for such.

3.9 Special Exceptions.

- (A) *General.* A special exception is a use that would not be appropriate without restriction, but which, if controlled as to number, area, location or relation to the surrounding area, would promote the public health, safety and general welfare. Principal uses only allowed as special exceptions are specified in TABLE 3-6.
- (B) *Procedure.* The following actions must be taken before the Planning and Zoning Board may grant a special exception:
- (1) *Application.* A completed application form must be submitted to the Development Services Department. Before the application is processed the Development Services Department must verify the application is complete. Non-refundable fees are to be submitted with the completed application.
 - (2) *Narrative.* A narrative and site plan or sketch shall be included with the application describing and detailing the following:
 - (a) Explanation of the proposed use on the property;
 - (b) Explanation of proposed structures and their location;
 - (c) Provision for ingress and egress;
 - (d) Provision for off-street parking and loading areas;
 - (e) Provision for refuse and service areas;

- (f) Provision for utilities;
- (g) Provision for screening and buffering of dissimilar uses;
- (h) Provision for signs and exterior lighting;
- (i) Provision for required yards and green space;
- (j) Provision for compatibility with adjacent properties; or.
- ~~(k)~~ Provision for meeting any special requirements.

~~(+)(k)~~

- (3) *Parking of Semi-Trailers and/or trucks*. An application for parking of semi-trailers and/or trucks shall provide the following information:

- (a) The number of trucks and/or trailers expected;
- (b) The length of time the trucks and/or trailers will be expected to remain on the property;
- (c) The hours at which the trucks and/or trailer(s) may be taken to and from the property; and
- ~~(d)~~ Other supplementary information as deemed appropriate to show conformance with the requirements of Sec. 3.22(D)(1)-(6).

~~(e)(d)~~

- (4) *Hearing notice*. Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.

- (5) *Review process*. The Planning and Zoning Board shall have the power to hear and approve special exceptions as specifically authorized under the terms of these zoning regulations, to grant special exceptions with appropriate conditions and safeguards, or to deny special exceptions when not in harmony with the purpose and intent of these zoning regulations. In granting any special exception, the Board may prescribe appropriate conditions and safeguards to ensure compliance with the requirements of this Chapter and the Code in general. Such conditions may include time limits for the initiation of the special exception use, specific minimum or maximum limits, or any other conditions reasonably related to the requirements and criteria of this Code.

- (C) *Review criteria*. When reviewing an application for a special exception, the board shall consider the following requirements and criteria:

- (1) The proposed use must comply with the Comprehensive Plan;
- (2) The overall character of the neighboring properties must be maintained;
- (3) Justification has been presented as to why the special exception should be granted;
- (4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished; and ~~and~~
- (5) Consideration has been given to surrounding property values.

- (D) *Expiration or revocation of special exceptions*.

- (1) Special exceptions may run with the property or may be granted to a specific owner of the property as determined by the Development Services Director.
- (2) A special exception use that is not initiated within one (1) year of being granted shall not be established without a new public hearing in accordance with requirements of this Chapter.
- (3) A special exception use that is abandoned for a period of six (6) months or more shall not be reestablished without a new public hearing in accordance with the requirements of this Chapter.
- (4) A reasonable time limit may be recommended and imposed for the special exception. A time limit may dictate when the special exception should be initiated and/or discontinued, or may set forth a specific time period for termination.
- (5) A special exception approval may be revoked by the Board upon non-compliance and/or violation of any condition attached to the special exception, after notice and a public hearing.

- (E) *Special requirements*. For those special exception uses listed below, the following additional special requirements shall apply:

- (1) *Assisted living facility*. (Allowed in R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, C-1, C-2, C-2A, C-3). A special exception may be granted under the following conditions:

~~(a)~~ (a) The proposed site shall front an arterial or collector road.

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- (b) The proposed site shall utilize the lot requirements for the IN zoning district.
 - (c) Proof of licensing by the appropriate jurisdictional agency will be required.
 - (d) The facility shall be compatible with the adjacent area.
 - (e) Additional buffering or screening may be required, when deemed necessary.
 - (f) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects lead to a reduction in roadway LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.
 - (g) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.
- (2) *Auto Dealership, golf cart and similar sales.* (Allowed in C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, ~~CDT~~, ~~SWCMU~~). A special exception may be granted under the following conditions:
- (a) The use and all associated activities must be in completely enclosed buildings; and
 - ~~(a)~~ Additional buffering and screening may be required, when deemed necessary.
 - (b)
- (3.) *Bed and Breakfast.* (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, RIO). A special exception may be granted under the following conditions:
- (a) The exterior appearance shall retain a single-family residential appearance.
 - (b) The proposed use shall be compatible with the adjacent area.
 - (c) Additional buffering and screening may be required.
 - (d) The owner, operator, or resident manager shall be required to reside on the premises.
 - (e) Kitchen facilities shall be limited to one central kitchen to serve overnight guests and residents only. Cooking facilities shall not be permitted in guest rooms;
 - (f) Exterior lighting shall be compatible with lighting in the neighborhood.
 - (g) One parking space per guest room and two parking spaces for owner/occupant is required;.
 - (h) Additional conditions, including, but not limited to signage, may be deemed necessary to protect the character of the neighborhood.
 - (i) Guest stays shall be limited to thirty (30) consecutive days and no more than sixty (60) days in any one-year period.
- (4) *Car wash and auto detailing facilities, full or self-service.* (Allowed in C-1, C-2, C-2A, NMU-7, CMU; ~~SWCMU~~). A special exception may be granted under the following conditions:
- (a) The proposed facility must use an approved oil/water separator.
 - (b) The proposed facility must use the recycled water system established within the facility.
 - ~~(b) c)~~ The proposed facility shall be compatible with adjacent development.
 - (c) Additional buffering and screening may be required for accessory structures and uses, including, but not limited to, vacuum and tire air pump areas.
 - (d) All accessory structures, including, but not limited to vacuuming and tire air pump areas, shall be designed with colors and materials compatible with the primary structure.
 - ~~(g) All accessory structures, including, but not limited to vacuuming and tire air pump areas, shall be designed with colors and materials compatible with the primary structure.~~
- (1)(5) *Cemeteries and mausoleums.* (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, RIO) A special exception may be granted under the following conditions:
- (a) The proposed site shall be a minimum of one acre.
 - (b) Additional buffering or screening may be required.
- (2)(6) *Childcare facility, day care, or adult day care* ~~-(excluding family day care homes as defined under Chapter 402 of the Florida Statutes).~~ (Allowed in R-1, R-2, R-3, R-4, R-5, MHP, CDT). A special exception may be granted under the following conditions:
- (a) The proposed site shall be a minimum of 15,000 square feet with a minimum lot width of 100 feet.
 - ~~(a)-(b)~~ Proof of licensing by the appropriate jurisdictional agency will be required.

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~~Proof of licensing by the appropriate jurisdictional agency will be required.~~

(c) ~~n~~Additional buffering and screening may be required.

(3)(7) *Churches and places of worship.* (Allowed in AG-10, AG-5, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10) A special exception may be granted provided the proposed site utilize the lot details for the IN zoning district.

(4)(8) *Community residential home.* (Allowed in IN, C-1, C-2, C-2A, C-3, CDT) A special exception for a community residential home with 7 or more unrelated residents may be granted under the following conditions:

(a) The proposed site shall not be located within a radius of 1,000 feet of another existing community residential home.

(b) The requirements of F.S. 419.001 shall be met, if applicable.

(5)(9) *Golf courses and driving ranges.* (Allowed in RR, ER, R-1, R-2, R-3, R-4, R-5). A special exception may be granted provided the golf course or driving range is a component of a residential subdivision.

(6)(10) *Hospital.* (Allowed in ~~IN~~, C-1, C-3, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, ~~SWCMU~~, 466/301). A special exception may be granted under the following conditions:

(a) ~~(a)~~ The proposed site shall front an arterial or collector road unless it is an allowed use in an approved Planned Development.

~~(b)~~ The proposed site shall utilize the lot requirements for the IN zoning district unless it is an allowed use in an approved Planned Development.

(b) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects will lead to a reduction in LOS standards below the adopted level, non-road expansion mobility strategies shall be encouraged.

(c) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(d) The facility shall be compatible with the adjacent area.

(e) Additional buffering or screening may be required.

(7)(11) *Independent living facility.* (Allowed in R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, C-1, C-2, C-2A, ~~C-~~

3). A special exception may be granted under the following conditions:

(a) ~~(a)~~ The proposed site shall front an arterial or collector road.

~~(b)~~ The proposed site shall utilize the lot requirements for the IN zoning district.

(b) Proof of licensing by the appropriate jurisdictional agency will be required.

(c) The facility shall be compatible with the adjacent area.

(d) Additional buffering or screening may be required.

(e) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects will lead to a reduction in LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.

(f) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(8)(12) *Kennels, animal rescue facilities.* (Allowed in AG-10 and AG-5). A special exception may be granted provided the proposed site shall not abut a residential or mixed-use zoning district.

(9)(13) *Nursing home.* (Allowed in C-1, C-2, C-2A, C-3, CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall front an arterial or collector road.

(a) ~~(b)~~ The proposed site shall be developed in accordance with the lot details for the IN zoning district.

~~(c)~~ Proof of licensing by the appropriate jurisdictional agency will be required.

~~(d)~~ The facility shall be compatible with the adjacent area.

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- (e) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where the project will lead to a reduction in LOS below the adopted standards, non-road expansion mobility strategies shall be encouraged.
- (f) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.
- ~~(10)~~(14) *Outdoor storage facilities for RVs, boats, campers, vehicles, machinery, equipment, or other similar items.* (Allowed in AG-5, C-2, C-3, 466-301). A special exception may be granted under the following conditions:
- The area of the property utilized for outdoor storage must be enclosed by a wall, fence, or opaque landscape buffer so that the items in storage are not visible from any street or surrounding property.
 - Additional buffering and screening may be required.
- ~~(14)~~(15) *Parking of Semi-Trailers donation trailer.* (Allowed in AG-5, AG-10, C-3).
- A special exception may be granted under the following conditions:
 - The semi-trailer must be a donation trailer.~~The semi-trailer must be a donation trailer;~~
 - The property shall not be adjacent to a residential or institutional property;.
 - Minimum parking standards shall be maintained;.
 - The area where semi- donation trailer parking is to occur must be paved;.
 - The area where the semi- donation trailer parking is to occur must be buffered through a combination of the use of landscaping, screening, and fencing as required by the City; and
 - The applicant can demonstrate that the semi- donation trailer parking will not create a nuisance or otherwise be a threat the public's health, safety, and welfare.

Any other documentation necessary to shown compliance with Sec. 3.22(E)(1)-(5) has been provided.
- ~~(h)~~(g) _____
- ~~(16)~~ *Private and nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories.* (Allowed in RIO, IN, C-1, C-2, C-2A, C-3, CDT). A special exception may be granted under the following conditions:
- The proposed site shall not be located within a radius of 1,000 feet of another existing facility providing similar services.
 - ~~(b)~~ Additional buffering and screening may be required.
- ~~(e)~~(b) _____
- ~~(17)~~ *Private clubs and lodges.* (Allowed in RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, RIO) A special exception may be granted under the following conditions:
- The proposed site shall utilize the lot details for the ~~CN- IN~~ zoning district.
 - The facility shall be compatible with adjacent neighborhoods.
- ~~(18)~~ *Public buildings owned, operated, and used by a government entity.* (Allowed in AG-10, AG-5, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, ~~C-1, C-2, C-2A, C-3~~) A special exception may be granted under the following conditions:
- The facility shall be compatible with adjacent development.
 - The proposed site shall be developed in accordance with the lot details for the PEU zoning district.
- ~~(19)~~ *Recreational Vehicle Park (Allowed in C-3).* A special exception may be granted under the following conditions:
- The proposed site shall front an arterial or collector road.
 - The RV Park shall be compatible with adjacent development.
 - A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where a project will result in a

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reduction of LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.

(d) Additional buffering and screening may be required.

(e) Additional requirements are listed in Section 3.17.

(20) ~~Ret~~Retail and wholesale commercial establishments for ~~lumber~~, building and landscaping supplies, equipment, and other similar uses with potential outside storage. (Allowed in C-2, C-2A, C-3, NMU-4, NMU-7, ECNMU-7, CMU, CC, ~~SWCMU~~). A special exception may be granted under the following conditions:

(a) Any outdoor storage of goods must be:

(i) Located contiguous either behind or flanking the principal structure

(ii) Be enclosed by a screen or other similar material

(iii) Be architecturally compatible with the principal structure

(iv) Additional buffering and screening may be required

(21) ~~(24)~~ Restaurant and Café w/o Alcohol consumption with drive-through (Allowed in RMU, RMU-10, C-1 and CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall front on an arterial or collector roadway

(b) Additional landscaping buffering and screening may be required

~~(a)~~(c) Front setback shall adhere to the Land Development Regulations minimum requirements

(d) The proposed use shall be compatible with the adjacent area

(e) Exterior lighting shall be compatible with lighting in the neighborhood

(f) Additional conditions, including, but not limited to signage, may be deemed necessary to protect the character of the neighborhood.

(22) Service and repair shops for automobiles, small engines, and other similar uses. (Allowed in C-1, C-2, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, ~~SWCMU~~). A special exception may be granted under the following conditions:

~~(a)~~ (a) The use and all associated activities must be in completely enclosed buildings, excluding the short-term parking of vehicles prior to repair and after repairs before customer pick-up.

(b) Additional buffering and screening may be required.

(2223) Storage facilities (indoor, multiple-story). (Allowed in NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, ~~SWCMU~~ C-1, C-2A, and C3). A special exception may be granted under the following conditions:

(a) The use and all associated activities must be in completely enclosed buildings.

(b) Additional buffering and screening may be required.

(2324) Street and highway department garage or maintenance facility. (Allowed in AG-10, AG-5, RIO, C-1, C-2, C-2A, C-3) A special exception may be granted. However, additional buffering and screening may be required.

(2425) Tower or wireless communication services. (Allowed in AG-10, AG-5, PEU, C-3, M-1, M-2, ARD) A special exception use may be granted under the following conditions:

(a) A chain link fence, concrete wall or other fence or wall not less than six (6) feet in height from finished grade, shall be constructed around each tower.

(b) Towers shall be set back from any residential zoning district a minimum of three (3) times the height of the installed tower.

(c) Adequate buffering shall be required.

(d) Any tower visible from a residential or mixed-use zoning district should be disguised so as to not be recognizable as a telecommunications tower when viewed from the residential district.

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- (e) Towers shall be so situated upon the site upon which they are erected to be no closer than the height of the tower from any boundary of the site. For example, a 100-foot tower must be surrounded by at least 100 feet of property in all directions, as measured from the base of the tower, which property shall be owned by the same owner as the property upon which the tower situated.
- (f) Any tower upon which use has been abandoned for more than 180 days shall be removed upon 60 days' notice by the City unless usage resumes within the 60-day period.
- (g) No signage of any type shall be allowed upon any tower erected, unless required by the Federal Aviation Administration.
- (h) Any lighting must be shielded to fall within the confines of the property, unless otherwise required by the Federal Aviation Administration.
- (i) All towers shall be designed and constructed in such a way as to permit and accommodate at least one (1) other provider of wireless communications services. Providers are required, before filing for a special exception for a tower or placement of an antenna on an alternative support structure, to investigate the possibility of co-locating such facility on a tower or alternative support structure already in use by one (1) or more other providers of service. Each applicant for a tower or placement of an antenna on an alternative support structure, shall be required to certify in writing, as part of the application process, that it has investigated the possibility of co-location and that there are no towers or alternative support structures reasonably available on which the applicant could co-locate its antenna and reasonably meet its technical and service requirements.

(2526) Travel Centers (Allowed in C-3). A special exception use may be granted under the following:

- (a) The proposed site shall front on an arterial or collector roadway
- (b) The proposed site shall be at least two (2) acres in size
- (c) Additional landscaping buffering and screening may be required
- (d) Outdoor storage shall be screened with a six (6) foot high opaque fence or wall
- (e) Canopies must maintain a fifty (50) setback from arterial or collector roadway
- (f) The facility shall be compatible with the adjacent area.

(27) Truck Stop. --(Allowed in M-1 and M-2) A special exception use may be granted under the following conditions:

- (a) Must be located with 0.5 miles of an I-75 interstate interchange.
- (b) The proposed site shall front an arterial road.
- (c) The facility shall be compatible with the adjacent area.
- (d) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where a project will lead to a reduction in LOS below the adopted level, non-road expansion mobility standards shall be encouraged.

3.10. Temporary Uses.

- (a) *General.* Use established to allow temporary uses and activities not normally permitted in the various zoning categories or activities for which a permanent use is not desired. A temporary use is not a use of right and there is no presumption that it will be granted. No temporary use shall commence prior to the issuance of a temporary use permit.
 - (b) *Application procedure.* Written application shall be made to the Development Services Department for a temporary use permit. In addition, the applicant may be required to provide a concurrency determination. All applicable fees shall be paid.
 - (c) *Decision.* Staff shall review a temporary use permit request and the Development Services Director shall approve, approve with conditions or deny the request.
 - (d) *Uses allowed and requirements.*
- (1) *Medical hardship.* A second principal residence on one (1) parcel of record may be allowed in cases of extreme medical hardship, such as where a temporary residence, which may be an RV or mobile home, is needed to house a caregiver or care receiver for a relatively short period of time.

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- (a) The maximum period for which approval may be given is three (3) years. Multiple renewals of the temporary residence for additional terms not to exceed three years each may be approved, approved with conditions or denied by the Development Services Director. The second principal residence must be removed from the property within the time set forth in the temporary use permit as approved, but in no event later than ninety days of the expiration of the temporary use permit, or not later than ninety days after recovery or relocation of the person receiving care, whichever occurs first.
 - (b) The caregiver and care receiver must reside on the property on a full-time basis during the period prescribed herein. Occupants of the second principal residence shall be restricted to the caregiver or care receiver, the caregiver's or care receiver's spouse or partner, and the minor children of the caregiver or care receiver's spouse or partner.
 - (c) A signed letter from a Florida licensed medical doctor or doctor of osteopathy, which shall include his or her license number, stating the requirement for continuous necessary medical care and oversight of the care receiver must accompany the application for recognition of hardship under this section.
 - (d) The caregiver's residence shall be connected to City water, wastewater, and reuse where available.
 - (e) A site plan including existing and proposed improvements shall be submitted along with a completed application and concurrency determination/reservation application.
- (2) *On-site security.* An accessory residence on a ~~nonresidential~~non-residential property in need of on-site security or after- hours monitoring may be allowed.
 - (a) The maximum period for which approval may be given is two (2) years. Each renewal shall be approved, approved with conditions or denied by the Development Services Director.
 - (b) The residence shall be required to connect to City water, wastewater, and reuse where available.
 - (c) A written statement from the applicant stating the requirement for after-hours monitoring must accompany the application for temporary use.
- (3) *Emergency situations.* A temporary second principal residence (such as an RV or mobile home) on one (1) parcel of record may be allowed in cases where the primary principal residence is determined to be uninhabitable due to excessive damage, destruction, or health conditions. Due to the extreme nature of these cases, the review and approval process for the temporary use permit may be waived by the Development Services Director.
 - (a) The maximum period for which approval may be given is six (6) months. Each renewal be approved, approved with conditions or denied by the Development Services Director. In order to be eligible for an extension of the temporary use, the resident shall provide documentation and irrefutable proof that steps are being taken to improve the conditions on the primary principal residence.
 - (b) The residence shall be required to connect to City water, wastewater, and reuse where available.
 - (c) The temporary use permit shall only be issued under these circumstances if the conditions of the primary principal residence are determined to result in an unnecessary and undue hardship upon the owner and the conditions are not determined to be self-created.
- (4) *Temporary structures or facilities due to construction or reconstruction.* Temporary structures or facilities to be used as a residence, or office for public use, during construction, repair or renovation of principal structure, including the use of mobile homes.
 - (a) No temporary use shall commence unless and until a valid building permit has been obtained to construct, repair or renovate the principal structure on the property where the temporary structure is to be placed.
 - (b) The maximum period for which approval may be given is one (1) year. Renewals shall only be approved as is reasonably necessary to allow the proposed occupants of the principal structure to complete the construction, repair or renovation work necessary to make such building habitable.
 - (c) The temporary structure or facility must be located on the same parcel as the structure under construction and occupied by the residents of the primary structure.
 - (d) The temporary structure shall be required to connect to City water, wastewater, and reuse where available.

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- (e) Any permits required for the installation of temporary structures or facilities shall be obtained prior to commencement of the use.
- (f) The temporary structure or facility must be removed from the property within thirty (30) days of the expiration of the temporary use permit, or not later than thirty (30) days after occupancy of the principal structure. A temporary use permit will be considered terminated if at any time the principal structure building permit becomes invalid.
- (g) Temporary use permits for the temporary use of mobile homes, trailers or recreational vehicles utilized due to construction activities shall be approved by the Development Services Director.

3.11. RESERVED.

3.12. Variances.

(A) *Conditions.* A variance may only be granted where, owing to special conditions as outlined below in this section, a strict literal enforcement of the provisions will, in an individual case, result in unnecessary and undue hardship upon the owner of the subject property or structure or upon the applicant for the variance. To warrant a variance, the specific property or building must exhibit one or more of the special features identified below which are not generally characteristic of properties or structures in the zoning district:

- (1) Substantial and exceptional narrowness, shallowness, geometry or small size of the property or buildings on said parcel of property inhibits the property from meeting the specifications set forth in this Code.
- (2) Substantial and exceptional topographical conditions.
- (3) Other substantial, extraordinary or exceptional situation(s) or condition(s) which are not generally prevalent in the zoning district as deemed appropriate by the Planning and Zoning Board.
- (3)(4) The need for the variance is not due to self-created conditions by the current or previous property owners.

(B) *Procedure.* Before the Planning and Zoning Board may grant a variance, the following actions must be taken.

- (1) *Application.* A completed application must be submitted to the Development Services Department. Before the application is processed, the Development Services Department must verify that the application is complete. This application must also provide a discussion of why a variance is necessary and appropriate.
- (2) *Hearing notice.* Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.
- (3) *Review process.*
 - (a) A written staff report is to be prepared by the Development Services Director and submitted to the Planning and Zoning Board. This report shall contain a determination regarding the completeness of the application and any recommendation regarding the variance. A copy of this report shall be available at the Development Services Department of the City of Wildwood within five (5) days of the public hearing.
 - (b) The Planning and Zoning Board is to conduct a public hearing on the variance application in a public place as specified by the Board. Any person may attend this hearing and provide reasonable and pertinent comments pertaining to the variance.
 - (c) The Planning and Zoning Board must make a determination that a variance is appropriate and that the granting of the variance will not adversely affect the public interest. If the board determines that a variance is not appropriate, it must state its reasons.
 - (d) The Planning and Zoning Board must provide written findings certifying that the board has complied with the specific rules governing individual variances and that satisfactory provisions and arrangements have been made concerning the following items (where applicable):

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- (i) Egress and ingress to the property and proposed structures thereon, including automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- (ii) Parking and loading areas with particular reference to the factors mentioned above.
- (iii) The location, availability, and compatibility of utilities (i.e., sewer, water, reuse, electricity, gas, and telephone).
- (iv) Screening, buffering, open space and landscaping with reference to the type, dimensions, and character of the proposed lot(s), structure(s), and use(s).
- (v) The economic, fiscal, noise, odor, pollution, erosion, drainage, and public safety impacts of the variance upon adjoining properties, properties generally in the same zoning district, the community as a whole, and historic resources.
- (vi) General compatibility with adjacent properties and structures, other properties and structures in the district, and other properties and structures in the surrounding area and community at large.

3.13. Density Bonuses.

- (A) *General.* Density bonuses, at the discretion of the City Commission, may be awarded as incentives for developers to provide certain aspects that benefit the community. Applicants seeking a density bonus shall notify the Development Services Director.
- (B) *Affordable housing density bonus.* Developments may achieve up to a 25% increase in the maximum allowable density in the respective zoning district in exchange for the construction of affordable housing units. Affordable housing is defined as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income. The City Commission may award a density bonus provided the following criteria are met:
 - (1) The development proceeds as a planned development.
 - (2) The planned development agreement shall reserve at least 20% of the total housing units, not including the bonus units, for affordable housing.
 - (3) The site plan clearly identifies the location of those units accounting for the affordable housing bonus.
 - (4) The development is located within a zoning district which allows a density of four (4) units per acre or greater.
 - (5) Building size and massing, site layout and design, architectural characteristics, and landscaping features of the development are compatible with or enhance the surrounding land use character.
 - (6) The development is not considered a Development of Regional Impact.
- (C) *LEED Silver rating.* Developments may achieve up to a 25% increase in the maximum allowable density or intensity in the respective zoning district in exchange for the development of Green Buildings. Green Buildings shall achieve LEED Silver rating or higher as defined by the United States Green Building Council (USGBC). The City Commission may award a density bonus provided the following criteria are met:
 - (1) The developer has submitted a letter of intent that communicates their commitment to achieve a LEED Silver rating or higher.
 - (2) The development must provide documentation demonstrating the achievement of the rating prior to issuance of a certificate of occupancy.
 - (3) Building size and massing, site layout and design, architectural characteristics, and landscaping features of the development are compatible with or enhance the surrounding land use character.
 - (4) The development is not considered a Development of Regional Impact.

3.14. Community Residential Homes.

- (A) *State requirements.* The requirements and standards of F.S. 419.001 shall be met, if applicable.
- (B) *Permitted.* Community residential homes shall be allowed in zoning districts pursuant to TABLE 3-6.
- (C) *Distance requirements.* Community residential homes of six or fewer residents shall not be located within a radius of 1,000 feet of another existing such home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home with 7 or more residents as measured from the nearest point of the existing home to the nearest point of the proposed home. Any community residential home that is located within a planned development is not subject to these proximity requirements.

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3.15. Home-based Businesses.

- (A) *Purpose.* It is the purpose of this section to provide for the orderly conduct of a limited commercial activity on property otherwise zoned for residential purposes.
- (B) Unless otherwise expressly permitted by applicable statutes or residential zoning regulations, including, but not limited to, mixed-used development plans and agreements for planned unit development, only commercial activity meeting the definition of a home-based businesses, as defined in § 559.955, Florida Statutes, is permitted on property zoned for residential use.
- (C) All home-based businesses located on property zoned for residential purposes must operate subject to the following provisions, conditions and restrictions:
- ~~(1)~~—The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may reside at the business. The business may have additional remote employees that do not work at the residential dwelling.
 - (1)
 - (2) Parking related to the business activities of the home-based business must comply with the zoning requirements applicable to other residential properties within the same zoning classification, and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Home-based businesses must comply with any regulations pertaining to the operation or parking of vehicles and trailers to residences where no home business is conducted. Any vehicles or trailers used in connection with the home-based business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces of the residence.
 - (3) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood.
 - (4) No heavy equipment, defined herein as commercial, industrial, or agricultural vehicles, equipment, or machinery, may be parked or stored such that it is visible from the street or a neighboring residential property.
 - (5) The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
 - (6) The activities of the home-based business must be secondary to the property's use as a residential dwelling.
 - (7) The business activities conducted at the residence must comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors as such regulations apply to other residences where no business is conducted.
 - ~~(8)~~—All business activities conducted at the residence must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids as such regulations would apply to a residence where no business is conducted.
 - ~~(9)~~(8)
- (D) *Code Enforcement.* The City's Code Inspector shall enforce the requirements and standards of F.S. 559.955 and this Section 3.15. Anyone or any entity operating a home-based business in a manner inconsistent with F.S. 559.955 and this section is in violation of this code, and the city may enforce these provisions by any legal remedy available or as otherwise directed by general law, including, but not limited to, code enforcement proceedings or an action to enjoin any violations of this section.
- (E) Nothing herein may be deemed to excuse or exempt the owner or operator of a home-based business from paying any taxes, including business tax receipts, that may be due and owing in connection with the operation or establishment of any such business or complying with any federal or state occupational or licensure requirements.
- (F) *Intent.* It is the intent of this code provision to be interpreted in harmony with general law pertaining to home-based businesses, and in the event of any conflict with such general law, general law will govern and control the interpretation and application of this Section 3.15.

3.16. Mobile Home Parks.

- (A) In addition to standards and requirements set forth elsewhere in this Code, no mobile home park shall be permitted unless the project conforms to the standards provided in this section. Mobile home park subdivisions shall follow the approval process outlined in the Chapter 5, while rental parks will follow the procedures for site plan approval outlined in Chapter 4.
- (B) Any mobile home park subdivision developer who desires to sell lots within a park's confines shall construct all streets and utilities to City specifications and shall in all other respects, comply fully with the City subdivision regulations while being allowed to follow lot sizes, setbacks, etc., as set forth in this Chapter. Mobile home rental parks that wish for the City to take over and maintain their streets, drainage system, etc. must also follow the requirements within the subdivision regulations.
- (C) The following requirements are for mobile home parks having a common real property ownership and renting ~~lots~~ spaces to individual tenants. Mobile home parks that execute private ownership agreements must also follow these requirements.
- (1) ~~Mobile home-stand space.~~
 - (a) Each mobile home shall be located on a ~~stand- space~~ that will permit each unit to be sufficiently supported and anchored as in compliance with the state standards for anchoring mobile homes.
 - (b) Each approved mobile home ~~stand- space~~ shall be clearly defined by stakes or other markers which physically delineate the location of each ~~stand-space~~ within the mobile home park.
 - (c) A skirt or apron shall surround each mobile home between the bottom of the unit and the ground. This skirt or apron shall be continually and properly maintained.
 - (2) *Street or driveway improvements.* All street or driveway improvements shall meet the requirements stipulated in the section of this Code addressing such improvements.
 - (3) *Street lighting.* All streets shall be lighted illuminated at night or other periods of darkness in accordance with City standards.
 - (4) *Open space.* A minimum of 15 percent of the land area within the mobile home park shall be designed for recreation and open space purposes.
 - (5) *Drainage.* All mobile home parks must meet the drainage design and construction provisions specified in Chapter 6 of this Code.
 - (6) *Mobile Home Park Perimeter Setbacks.* In addition to the individual lot setbacks required in Table 3-4: Density, Intensity, and ~~Lot- space~~ Standards, Mobile home parks shall have the following park perimeter setbacks:
 - (a) Front: 35 feet.
 - (b) Side: 25 feet each side.
 - (c) Rear: 25 feet.
 - (e)(d) Mobile home space setback measurement: In the event mobile home spaces are not platted or formally marked, Table 3-4 setbacks shall be measured from the adjoining mobile home.
 - (7) *Parking and signs.*
 - (a) No parking areas or signs shall be permitted except in accordance with this Code.
 - (b) No parking shall be allowed on any mobile home park access or circulation driveway.
 - (8) *Expansion of existing mobile home parks.* Whenever the owner or operator of a mobile home park proposes to expand the existing mobile home park, the plans for such expansion shall be submitted and approved in the same manner as plans for a new mobile home park.
 - (9) *Replacement mobile homes.* Any mobile home ~~constructed prior to 1984~~ older than 20 years at the date of proposed installation shall not be allowed as a replacement home. In the event a mobile home on a lot or space zoned MHP or PD is damaged beyond 50 percent (50%) of the structure's value before damage by fire, collapse, explosion, or acts of God, it may be replaced by a tiny home as defined by Chapter 2, Section 2.2.

3.17. Recreational Vehicle (RV) Parks.

- (A) *Purpose.* The purpose of this section, applying to recreational vehicle parks, travel trailer parks, and campgrounds, is to provide an environment in which recreational vehicles may be located to enhance the enjoyment of leisure

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time activities on a temporary basis, and to provide a means whereby the use occurring upon the land will be made more compatible with surrounding properties. The following provisions shall apply to RV parks permitted by this Code.

- (B) A campground or RV park shall include a parcel of land under unified management which has been planned, designed and constructed for the placement of recreational vehicles for temporary occupancy of spaces for recreational purposes. In no case shall a recreational vehicle be occupied as a living quarter for more than six months out of any 12-month period. During the time that the recreational vehicle is not occupied as temporary or seasonal quarters, it may be stored and tied down on the recreational vehicle site. The affixing of a recreational vehicle to the ground by way of tie downs or other removable fasteners, and the attachment of additions by way of removable attaching devices, shall not render the recreational vehicle a permanent part of the recreational vehicle site.
- (C) A recreational vehicle shall include:
- (1) *Travel trailer.* A vehicular, portable structure built on a chassis, designed as temporary living quarters for travel, recreation and vacation, having a body width of no more than 8 ½ feet and an overall body length not exceeding 40 feet when factory equipped for the road.
 - (2) *Pickup coach.* A structure designed to be mounted on a truck chassis for use as temporary living quarters for travel, recreation and vacation.
 - (3) *Motor home.* Portable temporary living quarters to be used for travel, recreation and vacation constructed as an integral part of the self-propelled vehicle.
 - (4) *Camping trailer.* A canvas or other collapsible folding structure, mounted on wheels, designed as temporary living quarters for travel, recreation and vacation use.
 - (5) *Park trailer.* A transportable unit which has a body width not exceeding 14 feet which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Units constructed to ANAI A-19.5 shall not exceed 400 square feet. Units constructed to the U.S. Department of Housing and Urban Development standard shall not exceed 500 square feet. All measurements are to be taken along the exterior when in a setup mode. All "park trailers" must be set up and anchored as established by the Florida Building Codes.
- (D) *Master park plan permit.*
- (1) A master park plan permit is required prior to any construction, extension, alteration or disturbance of the land or its natural features and vegetation. All proposed master park plans shall be reviewed in accordance with the Chapter 4.
 - (2) Prior to the issuance of a master park plan permit, the plan must be approved by the City Commission.
 - (3) No building permit shall be issued prior to the review and approval of the master park plan.
- (E) *General provisions.*
- (1) RV parks shall be a permitted use in MHP and a special exception in C-3 pursuant to TABLE 3-6.
 - (2) As a condition of the master park plan approval, the following accessory uses may be permitted: Commercial and non-commercial, low intensity recreation facilities, park offices, maintenance facilities, dumping stations, toilets, showers, laundry facilities, tourist-oriented retail developments, such as retail sales establishments, personal service establishments, food service establishments, child care centers, RV model units, or sales and service establishments, mobile home, single family detached dwelling or single family attached dwelling, with a limit of two dwelling units maximum, for the exclusive use of the park management or caretaker, enclosed storage structures and storage garage facilities, with use limited to park residents only. No such structures shall be located within any required yard setback, any required perimeter buffer of the RV park, or any utility or drainage easement.
 - (3) All permitted accessory uses are subject to the following limitations:
 - (a) Such uses shall be conducted solely for the convenience of the occupants and guests of the park, if the park is not zoned C-3~~2~~.
 - (b) Such retail establishments shall be oriented to the interior of the park unless the park is located in C-3~~2~~ and
 - (c) Such uses and the parking areas primarily related to their operations shall not occupy more than five percent (5%) of the acreage of the park, except for non-commercial, outdoor recreation facilities, unless the park is located in a commercial district.
- (F) *Specific provisions.* All campgrounds and RV parks are subject to the following additional provisions:
- (1) All such parks shall contain a minimum of ten (10) acres~~2~~.

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- (2) There shall be a building setback of 150 feet from any road right-of-way for any commercial building or accessory building, unless the park is located in a commercial district.
- (3) Property adjacent to federal, state, or County highways shall maintain a minimum building setback of 50 feet from the highway right-of-way for any structure or RV. The minimum building setback for property adjacent to interior roads shall be 20 feet.
- (4) All RVs and additions must maintain a five (5) foot side setback and an eight (8) foot setback rear setback.
- (5) In parks allowing the use of "park trailers" or "park models" that were established prior to 1990, there shall be an area established for such "park trailers" or "park models" and for other trailers, RV's, and motor homes that are not used in a transient manner, but are placed in the RV park or campground for a period of three (3) months or more, separate from the area established for recreational units that are to remain placed in the park for less than three (3) months, so as to prevent intermingling of transient and non-transient structures and vehicles.
- (6) In parks allowing the use of "park trailers" or "park models" that were established after 1990, there shall be an area established for such "park trailers" or "park models" separate from the area established for other types of recreational units so as to prevent intermingling.
- (7) A well-maintained, landscaped buffer of a least ~~five (5)~~ 15 feet (15') meeting Regulation requirements is required around the perimeter of the park.
- (8) Each space shall contain a minimum of 2,400 square feet in area. The density of existing and future RV parks will not exceed ten (10) spaces per acre of land.
- (9) Each space shall abut at least 20 feet on a paved roadway or street, which shall have an unobstructed width of 20 feet for two-way drives and 12 feet for one-way drives.
- (10) Adequate trash disposal facilities shall be provided with easy access from each site.
- ~~(11)~~ (11) Each space shall be identified by a marker clearly visible at a minimum distance of 20 feet.
- (12) All additions and attachments located on individual spaces must be constructed to meet standard building codes. Such additions or attachments shall include carports, storage sheds, cabanas, screen rooms, pull-out or tip-out units, skirting and awnings, and shall be permitted in accordance with the requirements applicable to mobile home dwellings, except as qualified below:
 - (a) No such structure shall be attached to any RV having a vehicular body length less than 21 feet.
 - (b) Such structures shall be designed to be removable. They may be attached to the RV and parking or patio pad.
 - (c) No such structure shall be located within any required yard setback, any required perimeter buffer of the RV park, or any utility or drainage easement, and shall have no sewer or water connections.
 - (d) No such structure shall be more than 10 feet wide, nor extended lengthwise beyond the front or rear of the RV. However, attachments may extend beyond the RV on units with a rear opening or irregular shaped lot where the placement of the attachment alongside the RV would result in an encroachment into the setback area.
 - (e) In parks established prior to 1990, no such structure shall be allowed in the area of the park designated for transient vehicles; ~~and~~
 - (f) All structures in any park shall be properly permitted as required by state and local law.
- (13) All "park trailers" or "park models" shall be required to obtain permits prior to set-up or connection to utilities.

3.18. Non-conforming Lots, Structures, and Uses.

- (A) Non-conforming lot size or structure size alone, when same was in lawful existence prior to the adoption of this Code, shall not constitute such a non-conforming use as to cause any of the provisions set forth herein to apply.
- (B) A non-conforming structure may be maintained, and repairs and alterations may be made; however, in a building which is non-conforming as to use, no structural alterations shall be made except those required by law. Repairs, such as plumbing, the changing of partitions or other interior alterations, are permitted. The expense of any such work shall not exceed 50 percent of the assessed value of the building or structure.
- (C) Nothing in this Code shall prevent the reconstruction, repairing, rebuilding, and continued use of any non-conforming structure which existed before the adoption date of this Code and was damaged by fire, collapse,

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explosion, or acts of God wherein the expense of such work does not exceed 50 percent of the assessed value of the structure at the time such damage occurred.

- (D) A non-conforming use of land or structure shall not be extended or enlarged to occupy a greater area of land or structure than was occupied as of the date of adoption of this Code.
- (E) When a ~~nonconformingnon-conforming~~ use of land or structure has been abandoned for 180 days or longer, its future use shall revert to the uses permitted in the district in which said land is located. A ~~nonconformingnon-conforming~~ use shall be considered abandoned:
 - (1) When the intent of the owner to discontinue the use is apparent~~, or;~~
 - (2) When the characteristic equipment and furnishings of the non-conforming use have been removed from the premises and have not been replaced by similar equipment, unless other facts show intention to resume the ~~nonconformingnon-conforming~~ use~~, or;~~
 - (3) When it has been replaced by a conforming use~~, or;~~ or,
 - (4) A business registration expiring and not being renewed within 180 days of its expiration.
 - ~~(3)~~
- (F) No ~~nonconformingnon-conforming~~ structure or land use shall be changed to another ~~nonconformingnon-conforming~~ use.

3.19. The Villages of Wildwood DRI Zoning District.

- (A) *Intent.* The purpose and intent of the Villages of Wildwood DRI zoning district (referred to in this section as "Zoning District") is to create a customized district to reflect the unique characteristics of the Villages of Wildwood DRI. The Zoning District applies only to the Villages of Wildwood DRI, which is only a portion of and supports the larger Villages of Sumter DRI within Sumter County. The Zoning District is planned for a town center, office, commercial, institutional and other uses providing mostly non-residential land uses which support the larger residential portion of the Villages of Sumter DRI. The Villages is a mature project with most of the residential units, street system, parks, recreation and amenities in place to serve its residents. For these reasons, the Wildwood portion needs to maintain continuity with the remainder of The Villages of Sumter DRI while also recognizing the Zoning District is a support to the much larger portions within Sumter County. Thus, any requirements must consider the Villages as a whole and not simply the portion within the City. For these reasons, these specified zoning provisions are needed to provide clarity and continuity for the future development of The Villages of Wildwood DRI. This Zoning District implements The Villages of Wildwood DRI future land use map category on the Comprehensive Plan Future Land Use Map. This Zoning District also supports the coherent, flexible and creative concepts of site planning displayed within The Villages which:
 - (1) Accomplish a more desirable community and environment than would be possible through the strict application of traditional zoning requirements.
 - (2) Provide a stable community and environmental character compatible with surrounding areas and the character of the site.
 - (3) Create functional and attractive developments.
 - (4) Preserve the natural amenities of the land by providing scenic, functional and interconnected open areas.
 - (5) Provide for an efficient use of land resulting in an optimum network of utilities and streets and thereby minimizing infrastructure, development and costs.
- (B) *Design standards.* The Villages of Wildwood DRI will be developed consistent with the design standards contained in The Villages of Wildwood DRI Development Order adopted by resolution on November 10, 2008 (the DRI Development Order), the Memorandum of Agreement between the City of Wildwood, The Villages of Lake-Sumter, Inc., and Acorn Investments, LLC, (MOA) and/or the Conceptual Master plan. The density, intensity, land uses, and land use mix are provided in the DRI Development Order and Master plan. Lot size, setback requirements, right-of-way widths and other design standards are contained in the MOA with the City. These design standards provide the parameters that assure this development promotes compatibility with surrounding land uses, assure appropriate supporting infrastructure while minimizing public infrastructure costs, preserve and enhance the natural amenities of the land, conserve natural resources, and provide open spaces appropriate to the type of development proposed. It is the intent of this section to allow dialogue and flexibility of design standards within the master planning process between the developer and the approving authorities.
- (C) *Code of ordinances.* The Villages of Wildwood DRI will be developed and operate consistent with the general and permanent Ordinances of the City of Wildwood adopted on October 12, 1992 and effective on October 12, 1992. The following City of Wildwood Codes will not apply to The Villages of Wildwood DRI:
ARTICLE VII. PLANNING AND ZONING.

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Section 7-3.	Plats required for subdivisions.
Chapter 3	Advertising
ARTICLE I.	IN GENERAL
Section 3-1.	Sound trucks and sound amplifying devices.
Section 3-2.	Posting bills, etc.
Section 3-3.	Placing banners, etc., across streets.
Section 3-4.	Sign placement; visual standards.
Chapter 4	ALCOHOLIC BEVERAGES
ARTICLE I.	IN GENERAL
Section 4-2(a)	Consumption and use in public places and on private property.
Sec. 4-5. (a)	Sale prohibited near church or school.
Sec. 4-8. (b)	Business hours.
Chapter 9	HEALTH AND SANITATION
Sec. 9-13.	Location of trailers used for human occupation, entertainment or preparing meals.
Chapter 11	LICENSES AND BUSINESS REGULATIONS
ARTICLE VI.	PEDDLERS AND SOLICITORS
Sec. 11-218.	Transient merchants prohibited.
Sec. 11-223.	Time limitation for stops for vending.
Chapter 12	MOTOR VEHICLES AND TRAFFIC
ARTICLE III.	OPERATION OF VEHICLES
Sec. 12-57.	Parades, processions; permits required; exception.
Chapter 13	OFFENSES AND MISCELLANEOUS PROVISIONS
ARTICLE IV.	PUBLIC NUISANCES INFRINGING UPON RIGHT OF OTHERS TO QUIET ENJOYMENT OF HOMES, BUSINESSES, OR OTHER PROPERTY
Sec. 13-102. (4) a.	DEFINITIONS
Chapter 15	SOLID WASTE AND WEEDS
ARTICLE II.	REFUSE SERVICES
Chapter 16	STREETS AND SIDEWALKS
Sec. 16-1.	Excavations in streets - - Permit required.
Sec. 16-10.	Prohibited uses within road right-of-way; permits; temporary road closings. (a)(1), (a)(2), (a)(5), (b), (c)
Chapter 18	TREES
ARTICLE II.	TREES ON PUBLIC PROPERTY
DIVISION I.	GENERALLY
Sec. 18-27.	Street tree species to be planted.
Sec. 18-28.	Spacing.
Sec. 18-29.	Distance from curb and sidewalk.
Sec. 18-32.	Public tree care.
Sec. 18-37.	Arborist's permit and insurance.
Chapter 19	UTILITIES
ARTICLE II.	USE OF WATER AND SEWER SERVICES GENERALLY
Sec. 19-26.	Connections with waterworks system required.
Sec. 19-27.	Connections with sewer required.
ARTICLE III.	WATER
DIVISION 3.	RECLAIMED WATER
Together with such amendments thereto or subsequent adopted codes addressing the same or substantially similar issues.	

(D) *Layout.* The Villages of Wildwood MOA will establish the minimum lot widths and size, building setbacks, impervious surface ratios and other design details consistent with the conceptual master plan. The design of The Villages of Wildwood DRI as adopted by the DRI Development Order provides for the needed roadway connections to both the remainder of The Villages of Sumter DRI and the City of Wildwood.

(E) *Implementation, maintenance, and enforcement.* The Villages of Wildwood DRI shall be developed consistent with the following requirements:

- (1) An approved conceptual master plan and design standards as specified in the MOA detailing specific layout and design features that deviate from the standards contained in the City's Land Development Regulations.

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- (2) A MOA between the developer and the City specifying the details of the responsibility for the provision of infrastructure and its maintenance.
 - (3) Any areas within The Villages of Wildwood DRI designated as preservation areas for habitat enhancement, wetland enhancement, or as an expansion of an existing wildlife corridor, must be subject to a conservation easement as defined in F.S. § 704.06 and, if applicable, as required by a Water Management District Environmental Resource Permit or as required by a Wildlife Habitat Management Plan for a DRI with a third-party entity approved by the City Commission. The third-party entity may be a public entity or a non-profit agency with long term experience in maintenance of conservation areas.
 - (4) Plans for habitat enhancement, wildlife management programs, and wetlands enhancements must be designed by a certified biologist, must use best management practices, and meet the approval of the state agency with general or specific authority, jurisdiction and permitting over the usage.
 - (5) A Community Development District (CDD) may be established and maintained with the duty and authority to implement and maintain the common areas, infrastructure, easements, contracts and agreements as required to comply with the approved master plan of development. Until the CDD is established, the developer/owner or property owner's association established to assure such responsibilities shall be responsible for all implementation and maintenance necessary to comply with the approved master plan of development.
 - (6) Failure of such parties to maintain the provisions of the approved master plan of development shall be a violation of this section and subject to Code compliance action.
- (F) *Open space.* Open space requirements are waived within The Villages of Wildwood DRI Zoning District due to the project envisioned within the Zoning District and the level of open space provided overall within the larger The Villages of Sumter DRI. However, the Zoning District will include open space and public gathering areas consistent with the character of the other town centers within The Villages. While open space may be used for stormwater management, the primary goal is to foster natural areas, provide an opportunity to maintain or restore native habitats and to enhance the experience visitors and residents have of the area.
- (G) *Design standards.* The design standards for the Zoning District will be as established within the MOA with the City. The MOA may include a description of all design features that deviate from the standards contained in the City's land development regulations and/or an alternate design manual that may be used in lieu of the City's land development regulations for this project. Should the development requirements of a particular phase deviate from the standards in the MOA, then the developer may submit a request to modify the development standards for that particular phase. If approved, these design standard modifications shall be incorporated into the MOA approved with the site plan and/or plat for that phase of development as directed in the MOA. All of the design and development standards that deviate from the City's land development regulations shall be incorporated into the MOA between the City and the developer that must be submitted and approved with the approval of the site plan and/or plat approval as directed in the MOA.

3.20. Excavation and Mining.

- (A) *Purpose and intent.* Excavation and mining are permissible pursuant to TABLE 3-6. It is the intent of this section to provide for such use in a manner which will have the least possible adverse impact to the community. As such, the City shall limit the potential location of such uses to the lands south of the Florida Turnpike
- (B) *Permittee.* Excavation and mining permits are issued jointly to the property owner and excavator designated therein. A change in owner or excavator shall be reported to the City Commission, in writing, by certified mail, within 30 days of such change by the new owner or excavator. For mining projects that require blasting, the property owner must own a minimum of 1,000 contiguous acres where the proposed mining is to occur. The permitting process for mining will follow the site plan process.
- (C) *Improper activity.*
 - (1) *Circumvention.* Subdivision of property for the purpose of circumventing the intent of the excavation limit requirements of this Chapter is specifically prohibited.
 - (2) *Dumping.* Dumping of debris, trash, garbage, hazardous or contaminated materials is prohibited in any excavation not permitted for such under local and state laws and said dumping shall be cause for suspension or revocation of the conditional use permit.
- (D) *Blasting.* Blasting shall be regulated by the Florida Department of Financial Services, Division of State Fire Marshal and Chapter 69A-2, Florida Administrative Code.
- (E) *Pumping.* Pumping shall be regulated by FDEP and or SWFWMD as applicable.
- (F) *Development standards for excavation.* The development standards for excavation are as follows:

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- (1) *Buffers and screening.* No excavation shall occur within 100 feet of adjoining property owned by others or the right-of-way of any public road or street, except no setback is required where a hill or elevation is removed to bring the level of the property into conformity with the natural elevations of the surrounding area.
 - (2) *Side slopes.* The area being lowered shall be sloped at a rate of not more than 1 foot vertically to 3 feet horizontally (1':3') above the water table. The area being lowered may be sloped at a rate of 1 foot vertically to 1 foot horizontally (1'1') below the water table.
 - (3) *Reclamation.* Upon completion each excavation shall be reclaimed so as to permit use of the land in conformity with the existing land use zone and usage of the surrounding area.
 - ii. At a minimum, excavation activities, including location of pits, depths, cubic yards excavated, and time constraints shall conform with any applicable FDEP Reclamation Plan.
- (G) *Development standards for mining.* The development standards for excavation are as follows:
- (1) *Buffers and screening.* The development standards for buffers and screening are as follows:
 - (a) Except for monitoring wells and wildlife relocation activities, all mining activities shall maintain an activity separation as follows:
 - (i) For limerock mining 100 feet from any public right-of-way or public or private easement for drainage, utility or road purposes; 200 feet from churches, schools, parks, hospitals, and/or similar public uses; and 100 feet from all other property lines.
 - (ii) For other materials 100 feet from any public right-of-way, or public or private easement for drainage, utility or road purposes, 200 feet from churches, schools, parks, hospitals, and/or similar public uses; and ~~50~~ 100 feet from all other property lines.
 - (b) Separations established by the approved site plan shall be marked in a manner acceptable to the City prior to initiation of any active phase of mining. Such markers shall remain until mining activities are concluded.
 - (c) Mining activities conducted within 1,000 feet of a public road shall be screened from view from that road by an earth berm or other suitable device, installed by the mine operator, sufficient to provide 100 percent opacity to a minimum height of ten (10) feet.
 - (d) When earth berms are used, the toe of slope nearest the public road shall be at least 25 feet from the edge of said road right-of-way.
 - (e) Earth berms within 300 feet of a public road shall be constructed with slopes gentle enough to permanently support ground cover without any noticeable erosion. Promptly after construction, berms shall be permanently vegetated to present an attractive appearance and prevent soil erosion. Berms will be maintained in such condition for the duration of the mining activity.
 - (2) *Aquifer drawdown.* When dewatering is proposed it shall be regulated by SWFWMD as applicable
 - (3) *Surface water management.* Surface water management shall be regulated by FDEP and/or SWFWMD as applicable.
 - (4) *Traffic circulation.* Traffic circulation shall adhere to the following:
 - (a) Adequate ingress and egress areas shall be provided on-site so that loading operations, etc. do not require standing or stopping on public road rights-of-way;
 - (b) Any haul road connection to any public road is to be constructed and maintained to the satisfaction of the applicable governing agency.
 - (c) Interior devices or procedures shall be used to reduce the accumulation of limerock material and water on public roads, to the satisfaction of the applicable governing agency. Whenever, upon notice from the applicable governing agency, an accumulation of material or water from the mining operation renders the condition of a public road unacceptable, the operator shall promptly correct such condition, at his expense, in a manner acceptable to the applicable governing agency.
 - (5) *Air pollution.* Mining equipment shall be properly maintained and operated, and mining operations shall be conducted, to minimize air pollution.
 - (6) *Reclamation.* Reclamation shall be regulated by FDEP and/or SWFWMD as applicable.

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3.21. ~~Mixed-Use~~Mixed-use Centers.

- (A) *Intent.* ~~Mixed-use~~Mixed-use centers are intended to promote and allow for compact and walkable development and redevelopment in suitable locations throughout the City. Developments within a mixed-use center are permitted to, but are not required to, exceed the maximum density and intensity of the underlying zoning district. Developments which exceed the maximum density or intensity shall proceed through the planned development approval pursuant to Chapter 8 of this Code.
- (B) *Boundary and expansion.* ~~Mixed-use~~Mixed-use centers shall be delineated on the zoning overlay map. The City may allow a development containing a parcel that encroaches within a mixed-use center to expand the boundary of the mixed-use center within said development site.
- (C) *Types.*
- (1) *Employment ~~mixed-use~~mixed-use centers.* Developments within employment ~~mixed-use~~mixed-use centers are encouraged to contain minimum densities of 12 units per acre and minimum ~~nonresidential~~non-residential intensities of 0.5 FAR. The planned development agreement shall establish the maximum allowable dwelling units and ~~nonresidential~~non-residential square footage permissible within the development.
 - (2) *Neighborhood ~~mixed-use~~mixed-use centers.* Developments within neighborhood ~~mixed-use~~mixed-use centers are encouraged to contain minimum densities of 10 units per acre and minimum ~~nonresidential~~non-residential intensities of 0.25 FAR. The planned development agreement shall establish the maximum allowable dwelling units and ~~nonresidential~~non-residential square footage permissible within the development.
- (D) *Performance standards within ~~mixed-use~~mixed-use centers.* Developments within ~~mixed-use~~mixed-use centers which opt to exceed the maximum density or intensity of the underlying zoning district are intended to be transit ready, contain multi-modal infrastructure, and utilize land, energy, and resources efficiently. The planned development agreement shall outline specific performance standards for developments contained within a mixed-use center. At a minimum these standards shall include the following:
- ____(1) Streets are to be designed in a grid network with walkable block perimeters. ~~This exception to Design District Standards, Chapter 2, Residential Design Standards.~~
 - ~~(2)Sec.-(C)(1) regarding allowing curvilinear streets shall only apply to- Mixed-Use Centers.~~
 - (1)____;
 - (2) Incorporation of pedestrian and bicycle facilities.
 - (3) Demonstration that the development is transit ready;.
 - (4) Unified architectural design;.
 - (5) Utilization of shared infrastructure including parking, loading and stormwater facilities;
 - (6) Urban design features which create a vibrant civic and social environment such as trails, paths, parks, pedestrian plazas, public art, social gathering areas and other similar features; and
 - (7) Methods to reduce water and energy consumption.

3.22. Parking of Semi-Trucks and Semi-Trailers.

- (A) *Purpose.* The purpose of this Section is to regulate the parking of semi-trucks and semi-trailers anywhere within the City limits, including any parking upon streets, rights-of-way, public property, and private property.
- (B) *Definitions.* The following terms shall be defined for purposes of this Section as follows:
- (1) *Donation trailers* shall mean semi-trailers that are owned and operated by registered non-profit organizations and are intended for the collection of donated goods.
 - (2) *Property owner* shall mean the owner of real property.
 - (3) *Semi-trailer* shall mean a trailer without motor power with a set or sets of wheels and/or axles at the rear only, designed to be supported by a truck, tractor, or towing vehicle.
 - (4) *Semi-truck* shall mean any heavy automotive vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, used for transporting loads of any kind, including, but not limited to, gravel trucks, dump trucks, log trucks, all trucks, tractors, or automotive towing vehicles that tow semi-trailers.
 - (5) *Semi-truck owner* shall mean the person who is the owner of a semi-truck and/or semi-trailer.

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- (C) *Parking of semi-trucks and semi-trailers on private property.* Parking of semi-trucks and semi-trailers on private property is prohibited in the City unless the property is located within the PEU, M-1, or M-2 zoning district, or a Special Exception has been granted allowing such parking in accordance with Section 3.9.
- (D) *Parking of semi-trucks and semi-trailers upon public streets, rights-of-way, and other public property.*
- (1) Semi-trucks shall not be parked upon public streets, rights-of-way, or any other publicly owned property in the City, except for purposes of pick-up or delivery, unless the property is located within the PEU, M-1, or M-2 zoning district.
 - (2) Semi-trucks or semi-trailers may be parked for up to 30 minutes for pick-up or delivery in all circumstances except where the pick-up or delivery involves complete relocation of the contents of a building such as when a person, family, or entity is relocating to a new home or office.
 - (3) When a person is relocating the contents of a building, pick-up or delivery by a semi-truck may continue for up to twenty-four (24) hours.
 - (4) Semi-trailers not connected to semi-trucks shall not be parked on public streets, rights-of-way, or other publicly owned property for any purpose within the City unless the property is zoned PEU, M-1, or M-2 or a Special Exception has been granted.
 - (5) The parking or placement of donation trailers is prohibited on public streets or any other public property.
 - (6) Enforcement against semi-truck drivers and semi-truck owners shall be in accordance with subsection (G) of this Section.
- (E) *Permit Required for Donation Trailers.*
- (1) Any person or entity wishing to place a donation trailer on private property must obtain a permit from the Development Services Department.
 - (2) Only entities or organizations that have a tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, as amended, may apply for and obtain a permit. Proof of such tax status must accompany an application for a permit.
 - (3) A donation trailer that is subject to the provisions of this Section must have clearly identified, in writing, on its face the entity or organization that is maintaining the donation trailer. A phone number and address for such entity must also be written on the donation trailer.
 - (4) The donation trailer shall be located in an area on the property that will not impede traffic circulation, loading areas, or occupy parking spaces necessary to meet the minimum parking standards on the subject property.
 - (5) The donation trailer must be ancillary to the principal use of the property. The application for the permit must be signed by the property owner.
- (F) *Enforcement procedures against property owners.*
- (1) Violation of this Section by property owners shall be as in any Code Enforcement action. All provisions in the City's ordinances and statutes related to Code Enforcement shall apply. Fines shall be determined in the same manner as in any Code Enforcement action.
 - (2) In any Code Enforcement action brought against a property owner who has had in place and in use in a semi-truck trailer on property owned prior to November 25, 2013, and used as part of a business, a period of six (6) months from the date of the notice of violation shall be provided for the removal of such semi-truck trailer.
 - (3) One extension of no more than 90 days shall be allowed upon a written request being submitted to the Development Services Department.
- (G) *Enforcement procedures against semi-truck and semi-trailer owners and drivers.*
- (1) Failure to park semi-trucks or semi-trailers in compliance with this Section may result in enforcement against either or both the semi-truck or semi-trailer owner and driver.
 - (2) Enforcement shall be by any City Code Inspector.
 - (3) A police officer may take up, or cause to be taken up or removed to a place designated, any semi-truck or semi-trailer parked in violation of any of the provisions of the parking ordinances of the City, including this section, and is authorized and empowered to keep same in such place so designated until all fines and charges assessed for moving and storage against the owner and the semi-truck or semi-trailer have been paid or satisfactory bond arranged. If a police officer is required, in order to enforce the ordinances of the City to impound an illegally parked semi-truck or semi-trailer, all costs of impoundment shall be paid by the semi-truck owner and/or semi-truck driver before the vehicle is released to any person.

- (4) Any person, firm, or corporation violating any provision of this Section shall be fined according to a schedule set by separate resolution.

3.23. Dog Friendly Dining

(A) *Local exemption authorized.* There is hereby established a local exemption procedure to certain provisions of the Food and Drug Administration Food Code, as currently adopted by the state division of hotels and restaurants, in order to allow patrons' dogs within certain designated outdoor portions of public food service establishments.

(B) *Limitations on exemption; permit requirements.*

- (1) This exemption shall only provide a variance to those portions of the currently adopted Food and Drug Administration Food Code in order to allow patrons' dogs within certain designated outdoor portions of public food service establishments.
- (2) In order to protect the health, safety, and general welfare of the public, participating public food service establishments shall apply for and receive a permit from the City's Development Services Department (the "department") before allowing patrons' dogs on their premises. The department may establish a fee schedule for such permits. The application for the permit shall include the following information:
 - (a) The name, location, and mailing address of the public food service establishment.
 - (b) The name, mailing address, and telephone contact information of the permit applicant.
 - (c) A diagram and description of the outdoor area to be designated as available to patrons' dogs, including dimensions of the designated area; a depiction of the number and placement of tables, chairs, and restaurant equipment, if any; the entryways and exits to the designated outdoor area; the boundaries of the designated area and of other areas of outdoor dining not available for patrons' dogs; any fences or other barriers; surrounding property lines and public rights-of-way, including sidewalks and common pathways; and such other information reasonably required by the City. The diagram or plan should be accurate and to scale but need not be prepared by a licensed design professional.
 - (d) A description of the days of the week and hours of operation that patrons' dogs will be permitted in the designated outdoor area.
- (3) In order to protect the health, safety, and general welfare of the public, the following regulations and limitations shall apply to establishments which obtain such a permit:
 - (a) Employees shall be prohibited from touching, petting, or otherwise handling dogs while serving food or beverages or handling tableware or before entering other parts of the public food service establishment. Upon accidentally or otherwise having physical contact with a dog as described above, All public food service establishment employees shall promptly wash their hands. ~~promptly after touching, petting, or otherwise handling dogs.~~
 - (b) Patrons in a designated outdoor area shall be advised that they should wash their hands before eating. Waterless hand sanitizer shall be provided at all tables in the designated outdoor area.
 - (c) Employees and patrons shall be instructed that they shall not allow dogs to come into contact with serving dishes, utensils, tableware, linens, paper products, or any other items involved in food service operations.
 - (d) Patrons shall keep their dogs on a leash at all times and shall keep their dogs under reasonable control. All dogs shall have all required licensing.
 - (e) Dogs shall not be allowed on chairs, tables, or other furnishings.
 - (f) All table and chair surfaces shall be cleaned and sanitized with an approved product between seating of patrons. Spilled food and drink shall be removed from the floor or ground between seating of patrons.
 - (g) Accidents involving dog waste shall be cleaned immediately and the area sanitized with an approved product in accordance with section 4-501.114 of the 2005 FDA Food Code. A kit with the appropriate materials for this purpose shall be kept near the designated outdoor area.
 - (h) A sign or signs reminding employees of the applicable rules shall be posted on premises in a manner and place as determined by the local permitting authority.
 - (i) A sign or signs reminding patrons of the applicable rules shall be posted on premises in a manner and place as determined by the local permitting authority.

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- (j) A sign or signs shall be posted in a manner and place as determined by the local permitting authority that places the public on notice that the designated outdoor area is available for the use of patrons and patron's dogs.
 - (k) Dogs shall not be permitted to travel through indoor or non-designated outdoor portions of the public food service establishment, and ingress and egress to the designated outdoor portions of the public food service establishment must not require entrance into or passage through any indoor area of the food establishment.
- (4) A permit issued pursuant to this section shall not be transferred to a subsequent owner upon the sale of a public food service establishment but shall expire automatically upon the sale of the establishment. The subsequent owner shall be required to reapply for a permit pursuant to this section if the subsequent owner wishes to continue to accommodate patrons' dogs.
- (B) *Violations.* A violation of any of the permit requirements may result in suspension or revocation of the permit.
- (C) *Location.*
 - (1) Dog Friendly Dining may be permitted in the following areas:
 - (a) Private property; privately owned and maintained sidewalks and rights-of-way.
 - (b) County or State maintained sidewalks or rights-of-way with proof of authorization of the appropriate jurisdiction.
 - (2) Dog Friendly Dining may not be permitted in the following areas:
 - (a) City-maintained sidewalks or rights-of-way.
- (D) *Indemnification Required.* All applicants shall be required to acknowledge, at the time of application, that approval is conditioned on the applicant indemnifying and holding the City harmless for any loss or damage as a result of offering Dog Friendly Dining to their patrons. Such statement shall appear on the face of the Dog Friendly Dining application in bold, 14 pt. font.

3.24. Sign Standards

~~(A)~~ ~~(A)~~ *Purpose and Intent.* It is the purpose of this section to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards and to protect the character of the City. Therefore, the display of signs should be appropriate to the land, building or use to which they are applied. It is intended that signs placed on land or on a building for the purpose of message display, identification or for advertising a use shall be deemed accessory and incidental to the land, building or use where the sign is located.

~~(B)~~ *Exemptions.* The following are exempt from this section:

- (1) A sign, other than a window sign, located entirely inside the premises of a building or enclosed space.
- (2) A sign on a car, other than a prohibited vehicle sign or signs.
- (3) A statutory sign.
- (4) A government sign.
- (5) A traffic control device sign.
- (6) A sign lawfully erected that is repainted or is having ordinary and customary repairs performed, including replacement of plastic or glass panels, without an increase in the size or number of sign faces.
- (7) Any sign not visible from a public street, sidewalk or right-of-way or from a navigable waterway or body of water; except that the foregoing does not exempt a sign for a commercial use that is visible from an abutting residential use.
- (8) A Master Planned Community or Project subject to a Developer's Agreement or Planned Development Agreement which has entered into an agreement with the City exempting such Community or Project from the provisions of this section. Such agreements shall provide sign standards for the Project as a whole, maintaining or improving upon minimum standards as required by this ordinance. Any provisions of this ordinance not covered in any such agreement shall remain enforceable.

~~(C)~~

~~(D)~~

~~(E)~~ *Prohibited Signs.* The signs and sign types listed below are prohibited within the city limits unless specified and shall not be erected, operated or placed on any property. Any lawfully existing permanent sign structure or sign type that is among the prohibited signs and sign types listed below shall be deemed a nonconformingnon-conforming sign.

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- (1) Abandoned or discontinued signs.
- (2) —Animated signs within the Downtown Design District.
- (3) —Attached signs that are taller than the wall of the building to which the sign is attached.
- (4) —Attached signs that exceed two hundred fifty (250) square feet in sign area.
- (5) —Bandit signs and snipe signs.
- (6) —Billboards and off-site commercial signs.
- (7) —Bus bench and bus shelter advertising signs.
- (8) —Flashing signs.
- (9) —Floodlights and beacon signs, except when required by the Federal Aviation Administration.
- (10) —Flutter signs, streamers, balloons, wind signs, wind activated banners, natural or man-made air inflatables, pennants and other fixed aerial signage used for commercial advertising.
- (11) ~~FF~~ Freestanding or ground signs which are higher than (16) feet including any ground mounted monument signs, which are higher than sixteen (16) feet.
- (12) Freestanding or ground signs that exceed two hundred (200) square feet in sign area.
- (13) Holographic display signs.
- (14) Moving, twirling, or swinging signs, including multi-prism and tri-vision signs.
- (15) Murals containing commercial messages.
- (16) Neon signs.
- (17) Parking space signs that carry a commercial message.
- (18) Pavement markings, except for official traffic control markings and building address markings required by law.
- (19) Permanent pole signs.
- (20) Portable signs, except for A-Frame and T-Frame signs as allowed herein.
- (21) Revolving signs and rotating signs.
- (22) Roof signs.
- (23) Signs within a sight visibility triangle, obstructing a clear view of pedestrian or vehicular traffic, as defined in Design District Standards, Chapter 1, Section (G)(6).
- (24) Signs attached to a seawall, dock, buoy, tie pole or pier; other than warning signs and safety signs.
- (25) Signs in, on, or over the public right-of-way; other than fixed projecting signs in the Central ~~Mixed Use~~~~Mixed-use~~ (CMU), Downtown ~~Mixed Use~~~~Mixed-use~~ (CDT), and Community Commercial ~~Mixed Use~~~~Mixed-use~~ (CC) districts, traffic control device signs, bus stop informational signs, warning signs; safety signs, vertical streetlight banners, A-Frame signs, T-Frame signs, and awning or attached canopy signs over a public right-of-way as allowed in this division.
- (26) Signs in or upon any body of water, whether natural or man-made, within the limits of the city; except government regulatory signs, warning signs, and safety signs.
- (27) Signs located on real property without the permission of the property owner.
- (28) Signs nailed, fastened, affixed to, or painted on any tree or part thereof (living or dead), or other vegetation.
- (29) Signs, other than traffic control device signs, that use the word "stop" or "danger," or present or imply the need or requirement of stopping or the existence of danger, or which are a copy or imitation of traffic control device signs and which are adjacent to the right-of-way of any road, street, or highway.
- (30) Signs that are not effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled public rights-of-way thereby creating a potential traffic or pedestrian hazard or a nuisance to inhabitants of an adjacent neighborhood. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures an official traffic sign, device, or signal.
- (31) Signs that contain any food or other substance that attracts large numbers of birds or other animals and causes them to congregate on or near the sign or create a health or sanitary nuisance.
- (32) Signs that emit sound, vapor, smoke, odor, or gaseous matter.
- (33) Signs that obstruct, conceal, hide or otherwise obscure from view any traffic control device sign or official traffic signal.
- (34) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.
- (35) Signs that interfere with any opening required for ventilation.
- (36) Signs that are attached to standpipes, gutters, drains, fire escapes or impair access to a roof.
- (37) Vehicle sign or signs with a total sign area in excess of twenty (20) square feet on any vehicle, and:

(a) ~~(a)~~ The vehicle is not "regularly used in the conduct of the business" ~~,"~~ and

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~~(b)–(b)~~ The vehicle is visible from a street right-of-way within fifty (50) feet of the vehicle, ~~and~~.

~~(e)–(c)~~ The vehicle is parked for more than two (2) consecutive hours in any twenty-four (24) hour period within fifty (50) feet of any street right-of-way, ~~and~~.

~~(d)~~ A vehicle shall not be considered "regularly used in the conduct of the business" if the vehicle is used primarily for advertising, ~~and~~.

~~(d)–(e)~~ This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle operating during the normal hours of business; and which is currently licensed, insured and operable; provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on such vehicle primarily for the purpose of advertising a business establishment or firm or calling attention to the location of a business establishment or firm.

(38) Wall wrap signs.

(39) Lit Border Signs: Signs made of lights, which white or colored, flashing or stationary, which border the entire area of a building, a business unit, windows and/or doors for the sole purpose of attracting attention to the business(es) therein. Temporary lights to celebrate holidays shall not be included in this definition, and are permitted (see Illustration)

(D) *General Requirements.* The following general requirements shall apply unless otherwise indicated.

- (1) *Support Requirements.* The supporting members of all signs shall be free of any external bracing such as guy wires or cables. All supporting columns shall be designed as integral or architectural features of the sign.
- (2) *Materials.* Paper or cardboard signs and cloth or plastic fabric banners may only be used in conjunction with a special event as provided herein. However, paper or cardboard signs may be used for indoor window or temporary signs, when such are allowed.
- (3) *Construction Standards.* All signs shall be installed and constructed in a professional and workmanlike manner; and shall be maintained in good and safe structural condition and good physical appearance. All exposed structural components shall be painted, coated, or made of rust inhibitive material.
- (4) *Manufactured Signs.* All manufactured signs shall have a permanent and visible weatherproof identification plate affixed to the sign exterior. The plate shall identify: (1) the name of the manufacturer; (2) the date of installation; (3) the sign permit number; and (4) the electric permit number (if any) with the input VA (Volt Amperes) at full load for electric.
- (5) *Change of use or change of occupancy.* Any business undergoing a change of use or change of occupancy must submit a sign permit application.
- (6) *Message Neutrality.* Notwithstanding anything in this section to the contrary, no sign or sign structure shall be subject to any limitation based upon the message contained on such sign or displayed on such sign structure.
- (7) *Substitution of ~~Noncommercial~~Non-commercial Speech for Commercial Speech.* Notwithstanding anything contained in this section to the contrary, any sign erected pursuant to the provisions of this division may, at the option of the owner, contain a ~~noncommercialnon-commercial~~ message in lieu of a commercial message and the ~~noncommercialnon-commercial~~ copy may be substituted at any time in place of the commercial copy. The ~~noncommercialnon-commercial~~ message (copy) may occupy the entire sign face or any portion thereof. The sign face may be changed from a commercial message to a ~~noncommercialnon-commercial~~ message or from one ~~noncommercialnon-commercial~~ message to

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another non-commercial message; provided, however, that there is no change in the size, height, setback or spacing criteria contained in this section.

- (8) *Consent of Legal Owner of Property.* No sign may be displayed without the signed and notarized consent of the legal owner of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and any party and person holding a present legal right to possession, control, or use of the property.
- (9) *Signs on Public ~~Property~~ Property.* Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be deemed illegal and shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the City shall have the right to recover from the owner or person placing such sign the cost of removal and disposal of such sign. The foregoing shall not apply to temporary A-Frame signs and T-Frame signs as allowed pursuant to the conditions and limitations set forth herein.
- (10) *Clearance from Utilities, Interference with Surface and Underground Water or Drainage.* Signs shall maintain a minimum distance of six (6) feet horizontal clearance and twelve (12) feet overhead clearance from electrical conductors and from all communications equipment or lines. Signs and their supporting structures shall maintain clearance from and non-interference with all surface and underground facilities and conduits for water, sewage, electricity, or communications equipment or lines. Sign placement shall not interfere with surface or underground water or with natural or artificial drainage.
- (11) *Nuisance Signs or Signs Presenting Immediate Peril to Public Health or Safety.* The building official, code inspector, or special magistrate may order the repair of signs declared a nuisance, and with or without notice may cause any structurally unsafe or structurally insecure sign to be immediately removed if in his or her professional judgment and professional opinion the sign presents an immediate peril to the public health or safety.

(E) Permanent Signs

- (1) *Permanent Signs Allowed in Zoning Districts.* A permanent sign shall require a sign permit. Within all zoning districts, the City shall allow permanent signs that meet the criteria and limitations set forth in the subsections below and in Table 3-9.
 - (a) Permanent sign on a parcel in residential use. A permanent sign located on a parcel in residential use in any zone may not be separately or specially illuminated, unless otherwise specified in this division.
 - (b) Permanent sign on a parcel in ~~nonresidential~~non-residential use. A permanent sign on a parcel in ~~nonresidential~~non-residential use may be illuminated by internal illumination, or lit by external indirect illumination, unless otherwise specified in this division. However, a permanent sign may not be illuminated in a manner that leaves the illumination device exposed to public view.
 - (c) Internal illumination. Outdoor internally illuminated signs, including but not limited to awning/canopy signs, cabinet signs (whether freestanding or building mounted), or changeable copy panels, shall be constructed with an opaque background and translucent letters or other graphical elements, or with a colored background and lighter letters or graphics.
 - (d) Indirect illumination. Indirectly lit signs are permitted to be illuminated only with steady, stationary, down directed and shielded light sources directed solely onto the sign. Light bulbs or tubes used for illuminating a sign, shall not be visible from the adjacent public rights-of-way or residential properties.
 - (e) Illumination of signs adjacent to single-family residential uses. No sign located within 50 feet of a property with a single-family use or zoned for a single-family use shall be internally illuminated.
 - (f) Any portion of the sign face or sign structure that is illuminated shall count as part of the total square footage of allowable sign area.
 - (g) Changeable copy signs shall not operate at brightness levels of more than 0.3-foot candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distances to measure the foot-candles is calculated using the following formula:

Measurement Distance = $\sqrt{\text{Area of Sign} \times 100}$

The measurement distance can be rounded to the nearest whole number.

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- (h) Changeable copy signs shall be sited in a manner that the intensity or brilliance does not interfere with the effectiveness of an official traffic sign, device or signal.

(F) Sign Permit Requirements

(1) *Application.* A sign permit application shall be prepared and submitted on forms available at the Development Services Department.

(2) *Site Plan.* A site plan shall be submitted as indicated on the sign permit application.

(3) *Fees.* Fees shall be submitted as indicated on the sign permit application.

(H) Sign Types Requiring a Permit

~~(4)~~ (1) *Monument Signs.*

(a) Monument signs for single-use developments, inclusive of one single occupant building, one tenant building, or one single use development with multiple buildings. One monument sign is allowed for each single-use development. The maximum size of a monument sign shall be the lesser of:

- (i) two hundred (200) square feet; or
- (ii) one and one half (1 ½) square feet of sign area for each one (1) linear foot of road frontage along the street toward which the monument sign is oriented. For purposes of this subsection, the frontage of only one (1) street shall be used in making the calculation described above.

The maximum height of the monument sign shall be ten (10) feet. Up to fifty (50) percent of the sign surface of the monument sign may consist of a changeable copy sign; provided, however, that the sign copy cannot be changed more frequently than once every eight (8) seconds. The monument sign may be illuminated. Landscaping to complement the single-use development should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6).

(b) Monument signs for multi-use developments, inclusive of multiple-building occupant developments, multiple-building tenant developments, and multiple-building shopping centers. One monument sign is allowed for each multi-use development or each single building within a multi-use development. The maximum size of the monument sign shall be the lesser of:

- (i) two hundred (200) square feet; or
- (ii) one (1) square foot of sign area for each one (1) linear foot of road frontage along the street toward which the monument sign is oriented for the first one hundred (100) feet of frontage plus one-fourth (1/4) square foot of sign area for each additional linear foot over 100 feet of the aforesaid road frontage. The maximum height of the monument sign shall be sixteen (16) feet. The monument sign may be illuminated. All tenant panels in a monument sign, including those added to an existing sign structure, shall be constructed of similar materials and illuminated by a similar method. Landscaping to complement the multi-use development should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6).

(c) Monument signs at entrances to residential developments. Two monument signs are allowed on opposite sides of each point of ingress or egress from or to a residential development.

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Neither sign shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The maximum size of a monument sign shall not exceed twenty-four (24) square feet in size and shall not exceed eight (8) feet in height. The twenty-four (24) square feet of sign area may be split equally between two monument signs located on each side of the entry or exit street. The monument sign shall be located on a landscaped island or lawn area protected from vehicular contact and shall not encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The sign may be internally or indirectly illuminated.

- (d) Monument sign for a parcel in educational, religious or public use. In addition to any monument sign allowed above, one (1) additional permanent monument sign may be allowed for a parcel in educational, religious or public use. The sign shall not exceed thirty-two (32) square feet in sign area and shall not exceed eight (8) feet in height. Landscaping to complement the use should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The sign may be illuminated. However, this additional monument sign shall not be allowed if there is an additional permanent wall sign on the same parcel.

~~(d)-(2)~~ Wall Signs. One (1) wall sign is allowed for each face of a building or part of a building that is occupied by a permitted or conditional non-residential use.

- (a) The size (area) of the wall sign for an occupant or a tenant shall be the lesser of the following:

- (i) two hundred fifty (250) square feet; or

- ~~(i) —or~~

- (ii) one and one half (1 ½) square feet per one (1) linear foot of building frontage for a single occupant building; or

- ~~(iii.)~~

- ~~(iv.)~~(iii.) one and one half (1 ½) square feet per one (1) linear foot of building frontage for the occupant or tenant space in a multi-tenant development, each as measured on the street toward which the wall sign is oriented. ~~-(b) A wall sign shall not extend higher than the building wall to which it is attached.~~

~~(13) A wall sign shall not extend higher than the building wall to which it is attached.~~

- ~~(b)~~ With the exception of projecting signs, wall signs shall not project more than twelve (12) inches from the wall. If the wall sign projects more than two and one-half (2 and 1/2) inches from the wall, the wall sign shall be mounted so that the bottom of the wall sign is at least nine (9) feet above ground at finished grade below the wall sign.

- ~~ii.~~ (c) ~~Up~~ Up to fifty percent (50%) of the wall sign surface may consist of a changeable copy sign; provided, however, that the sign copy of the changeable copy sign shall not change more than once every eight (8) seconds.

- ~~iii.~~ (d) With the exception of projecting signs, The wall signs shall not project more than twelve (12) inches from the wall. If the wall sign projects more than two and one-half (2 and 1/2) inches from the wall, the wall sign shall be mounted so that the bottom of the wall sign is at least nine (9) feet above ground at finished grade below the wall sign.

- ~~iv.~~ (e) The wall sign may be illuminated.

- ~~v.~~ (f) In addition to any wall sign allowed above, one (1) additional permanent wall sign may be allowed for a parcel in educational, religious or public use, where a permissible secondary use is occurring on the same parcel. The wall sign shall not exceed thirty-two (32) square feet in sign area and shall not exceed eight (8) feet in height. The wall sign may be illuminated. However,

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this additional permanent wall sign shall not be allowed if there is an additional monument sign on the same parcel.

~~vi.~~ ~~(g)~~ Large-scale anchors, which exceed seventy-five thousand (75,000) square feet in gross leasable area, may display one (1) major wall sign, not exceed the maximum square footage allowed in this section, and two (2) secondary signs on the main facade. The secondary signs shall not exceed thirty-two (32) square feet each.

~~vii.~~ ~~(h)~~ Wall signs shall not be installed to cover windows, doors, or other types of fenestrations.

~~viii.~~

(3) *Wall Signs for Walk-up Window or Entrance.* In addition to any other wall sign allowance, a business shall be allowed one (1) wall sign installed within thirty (30) feet of its main entrance if the business uses a separate window or entrance designed to allow customers to be served without entering the building. The wall sign shall be located near the walk-up window or entrance and shall not exceed six (6) square feet in area and shall not exceed six (6) feet in height. The wall sign may be illuminated.

(4) *Drive-Through Lane Signs.* For a drive-through establishment, an additional display sign is allowed for each drive-through lane provided that such sign does not exceed forty (40) square feet in size and does not exceed eight (8) feet in height. The additional display sign may be internally illuminated and may emit sound only as part of a business transaction. Any sounds emitted must comply with Chapter 13, Article IV of the Code of Ordinances of the City of Wildwood.

~~(16)~~ 5) *Umbrella Signs.* For each table in an outside seating area for a ~~licensed~~ registered business establishment, one (1) umbrella sign per umbrella is allowed. An umbrella sign shall not exceed three (3) square feet in area and shall not exceed eight (8) feet in height. An umbrella having an umbrella sign shall be mounted on or in the table or in an umbrella holder adjacent to the table. A sign permit is not required for an umbrella sign.

~~(e)~~ (6) *Awning Signs.* For each awning, one sign is allowed. The awning sign shall not exceed an area greater than twenty (20) percent of the surface area of the awning or canopy. The total square footage of the awning sign shall count toward the maximum square footage of the wall sign area allowed for a parcel or a tenant. An awning sign may be internally illuminated.

~~(f)~~ (7) *Canopy Signs.* For each building canopy (non-freestanding), one sign is allowed. Except for the sign area limitation for canopy signs at service station islands, a canopy sign shall not exceed an area greater than twenty (20) percent of the surface area of the canopy. The total square footage of the canopy sign shall count toward the maximum square footage of the wall sign area allowed for a parcel or a tenant. A canopy sign, other than those of fabric or similar materials, may be internally illuminated.

~~(g)~~ (8) *Signs for Freestanding Commercial Canopies.* ~~For freestanding commercial canopies, one (1) double-sided sign or two (2) single-sided signs are allowed per commercial canopy. Such signs shall not exceed four (4) square feet per side and shall not be mounted higher than eight (8) feet. Such signs shall not be mounted on any bollard or barrier designed to protect equipment from damage. Such signs may not be illuminated.~~ For freestanding commercial canopies, one (1) canopy sign may be installed for each canopy side facing a public street or driveway. A canopy sign shall not exceed ten (10) square feet and shall not be mounted higher than the top of the canopy itself. A canopy sign may be internally illuminated. The square footage of all canopy signs on a canopy shall be counted against the maximum square footage of allowed wall signage for any building wall sign on the same parcel.

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(9) *Changeable Copy Signs.* As part of a permitted monument sign or wall sign, a changeable copy sign, manual or electronic (LED), may be installed. The changeable copy sign shall not exceed fifty (50) percent of allowable area of the monument sign or wall sign. The changeable copy sign shall not exceed ten (10) feet in height when installed as a part of a monument sign for a single occupant or tenant building. The changeable copy sign shall not exceed sixteen (16) feet in height if part of the monument sign is for a multiple occupant or tenant building. A changeable copy sign that is a part of wall sign shall not be installed higher than the wall of the building. The sign copy on a changeable copy sign shall not be changed more than once every eight (8) seconds. Changeable copy signs may be internally illuminated.

(10) *Projecting Signs.* For buildings in the Central ~~Mixed-Use~~Mixed-use (CMU), Downtown ~~Mixed-Use~~Mixed-use (CDT), and Community Commercial ~~Mixed-Use~~Mixed-use (CC) districts, one (1) projecting sign is allowed for each ground floor occupant or tenant space. The projecting sign shall be attached to the building frontage on the street or driveway on which the sign is located. The maximum size of the projecting sign shall be the lesser of sixteen (16) square feet OR one (1) square foot per linear foot of occupant or tenant building frontage on the street or private driveway on which it is located; however, the square footage of a projecting sign shall count toward the maximum square footage of wall signage allowed for the building. The maximum thickness of the sign face of a projecting sign shall not exceed twenty-four (24) inches when such sign is of solid construction. A projecting sign shall have a minimum vertical clearance of nine (9) feet and shall not be mounted higher than the wall of the building. A projecting sign that extends over a sidewalk in the public right-of-way shall be limited to a projection distance not to exceed two-thirds (2/3) of the width of the sidewalk. A projecting sign may be illuminated.

(11) *Window Signs.* Window signs are permitted provided that the window sign may not cover more than twenty-five percent (25%) of the area of any window. Window signs may be internally illuminated. A sign permit is not required for a window sign.

(12) *Door Signs.* Door signs are permitted provided that the door sign may not cover more than twenty-five percent (25%) of the area of any door. Door signs shall not be illuminated. A sign permit is not required for a door sign.

(13) *Flagpoles and Flags; Flag Brackets, Flag Stanchions and Flags.* Flagpoles and Flags.

- (a) For each parcel and development site in residential use with one principal structure, one flagpole may be installed and two (2) flags may be displayed per flagpole. For each parcel and development site that is over one-half (1/2) acre in size and is in non-residential use, up to three flagpoles may be installed and up to two (2) flags may be displayed per flagpole. A flag shall not exceed twenty-four (24) square feet in size.
- (b) Flag Brackets, Flag Stanchions, and Flags. For each principal structure on a parcel, up to two flag brackets or stanchions may be attached or placed for the display of flags. A flag displayed from a flag bracket or a flag stanchion shall not exceed twenty-four (24) square feet in size.
- (c) For the purpose of determining the size of the flag, only one (1) side of the flag shall be counted as display surface.
- (d) Flags on parcels in non-residential use may be externally illuminated.

(14) Any lawfully erected sign that is structurally altered in any manner, including height, size or location.

(H) *Measurement of Sign Area.* The area of a sign is measured or calculated as follows:

- (1) *Background panel signs.* Sign copy that is mounted, affixed, or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangles, squares, triangles, parallelograms, circles or ellipses that will enclose both the sign copy and the background.
- (2) *Background surface signs.* The area of a sign consisting of copy mounted as individual letters or graphics against a wall, fascia, or parapet of a building surface or another surface, that has not been painted, textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest rectangles, squares, triangles, parallelograms, circles or ellipses that will enclose each word, graphic or discrete visual element in the total sign.
- (3) *Illuminated background signs.* The area of a sign with copy mounted, affixed, or painted on an illuminated surface or illuminated element or a building or structure, is measured as the entire illuminated surface or illuminated element which contains sign copy.

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- (4) *Double-faced signs.* If a sign has two display faces, and the interior angle between the two faces is thirty (30) degrees or less or parallel and 24" apart or less, then the sign area is considered one sign face only, for purposes of calculation; however, if the two faces are of different sizes or shapes, then the larger is used. If the sign has two display faces, and the interior angle between the two faces is greater than thirty (30) degrees or parallel and more than 24" apart, then the sign area is the sum of the areas of the two faces.
- (5) *Multi-faced signs.* If a sign has three or more faces, then the sign area is equal to fifty (50) percent of the aggregate area of all sign faces. The area of each face shall be determined according to subsection (a) or (b) of this section, as applicable.
- (6) *Sculptural and non-planar signs.* The area of a spherical, free form, sculptural or other nonplanar sign is fifty (50) percent of the sum of the areas, using only the four vertical sides of the smallest four-sided polyhedron which will completely enclose the entire sign structure.
- (7) *Measurement of Sign Height.* The height of a freestanding sign shall be measured as the vertical distance from the average finished grade of the ground below the sign excluding any filling, berming, mounding or excavating solely for the purposes of increasing the height of the sign, to the top edge of the highest portion of the sign. Monument sign structures may extend above the allowable height and/or permitted horizontal dimension for the purposes of architecturally embellishing and enhancing the appearance of the sign structure. Such extensions shall not exceed thirty-six (36) inches for the base, eighteen (18) inches at the top of the sign, or twelve (12) inches for each vertical side of the sign.
- (8) *Sign Setbacks.* All signs shall be set back at a minimum of ten (10) feet from the property line, except otherwise stated in this Section. Monument signs may be allowed in the C-1 Zoning District only if the ten-foot sign setback can be met.

(I) *Temporary Signs*

- (1) Temporary signs shall require a Temporary Sign Permit through Code Enforcement.
- (2) The City shall allow temporary signs that meet the criteria and limitations set forth in Table 3-7 and Table 3-8. In a residential zoning district where a non-residential use is allowed, the ~~nonresidentialnon-residential~~ use shall be treated as if it was located in a ~~nonresidentialnon-residential~~ zoning district.
- (3) ~~Signs advertising open houses and garage sales. Such sign(s) shall be limited to one (1) sign within the property per street frontage, and shall not exceed six (6) square feet in area.~~
- (4) In a ~~nonresidentialnon-residential~~ zoning district where a residential use is allowed, the residential use shall be treated as if it was located in a residential zoning district.
- (5) A temporary sign displayed on a window surface must be displayed on the inside of the window surface, shall cover no more than twenty-five (25%) of the window surface, and shall not be illuminated.
- (6) Temporary off-site signage shall only be permissible for subdivisions under construction. A temporary off-site sign shall be allowed in all zoning districts. Pole signs and monument signs shall be the only permissible sign types for an off-site temporary sign. The maximum allowable area (including copy area and base/ supports of the sign) shall be as follows:
 - (a) 1 square foot per linear foot of lot frontage on the major right of way.
 - (b) 100 square foot maximum.
 - (c) Eight (8) foot maximum height.
- (7) Temporary off-site signs must be set back fifteen (15) feet from the right-of-way. No other signage is permitted on the property associated with the temporary off-site sign permit. A temporary off-site sign permit shall only be valid for one (1) year. The applicant may seek up to two (2) extensions lasting no longer than six (6) months each. Under no condition shall the sign remain erect for more than two (2) years. It shall be the responsibility of the property owner, not the developer, to remove the sign. The City reserves the right to seek action against the property owner for any off-site sign which remains erect after the expiration of the permit.
- ~~(h) (8) Political signs as regulated under F.S. Sections 106.143 and 106.1435, shall be removed within fourteen (14) days after either the ending of a campaign or following the election.~~

- (J) ~~NonconformingNon-conforming~~ Signs. All signs that are lawfully in existence or are lawfully erected and that do not conform to the provisions of this division are declared ~~nonconformingnon-conforming~~ signs. It is the intent

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of this division to recognize that the eventual elimination of ~~nonconformingnon-conforming~~ signs as expeditiously and fairly as possible is as much a subject of health, safety, and welfare as is the prohibition of new signs that would violate the provisions of this division. It is also the intent of this division that any elimination of ~~nonconformingnon-conforming~~ signs shall be affected so as to avoid any unreasonable invasion of established property rights. Existing billboards shall be governed by Section (KJ).

(1) Legal ~~nonconformingnon-conforming~~ signs:

- (a) A legal ~~nonconformingnon-conforming~~ sign is a sign that lawfully existed at the time of the enactment of this division that does not conform to the regulations as specified in this division.
- (b) A legal ~~nonconformingnon-conforming~~ sign may continue to be utilized only in the manner and to the extent that it existed at the time of the adoption of this division or any amendment thereof.
- (c) A legal ~~nonconformingnon-conforming~~ sign may not be altered in any manner not in conformance with this division and shall not be structurally altered to prolong the life of the sign. This does not apply to reasonable repair and maintenance of the sign. Reasonable repair and maintenance of ~~nonconformingnon-conforming~~ signs, including change of copy, is permitted, as provided for herein. Reasonable repair and maintenance means the work necessary to keep the sign, including the sign structure, in a good state of repair, but does not include replacement of materials in the sign structure. Reasonable repair does not include:

(i) Any modification that changes the structure, or type of structure, ~~ss~~ such as conversion of a wooden sign structure to a metal sign structure; ~~;~~

(ii) Any modification, including the addition of embellishments, that changes the sign area or the height above ground level; ~~;~~

(iii) Any modification that enhances the visibility of the sign's copy, or the period of time that the copy is visible; ~~;~~

(iv) Any modification that adds changeable faces or electronic message signs; ~~or.~~

(v) Any modification that adds artificial lighting or changes the existing lighting such that illumination is increased.

- (d) Should a ~~nonconformingnon-conforming~~ sign become damaged, destroyed or deteriorated by any means to the extent that it requires more than reasonable repair and maintenance, as defined in subsection (c) above, then the sign shall not be reconstructed except in compliance with the sign code. In the event that a ~~nonconformingnon-conforming~~ sign was approved as part of a site plan zoning approval, then the ~~nonconformingnon-conforming~~ sign may be reconstructed in accordance with the site plan zoning approval.
- (e) Any building permit for an addition, alteration, or improvement valued at more than fifty (50) percent of the fair market value of the structure or building for work at locations where any ~~nonconformingnon-conforming~~ sign exists shall specify and require that such ~~nonconformingnon-conforming~~ signs located within the boundaries of the development site, and within the limits of the applicant's control, shall be brought into conformance with the provisions of this division, provided that if the ~~nonconformingnon-conforming~~ sign is a type of sign that is prohibited under section 3.24(D), Prohibited Signs in All Zoning Districts, it shall be removed.
- (f) Legal ~~nonconformingnon-conforming~~ signs that are located on a parcel of property that is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase or dedication may be relocated on the remaining parcel without extinguishing the legal ~~nonconformingnon-conforming~~ status of that sign provided that the ~~nonconformingnon-conforming~~ sign:

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- (i) Is not increased in area or height to exceed the limits of the zoning district in which it is located;
- (ii) Remains structurally unchanged except for reasonable repairs or alterations.
- (iii) Is placed in the most similar position on the remaining property that it occupied prior to the relocation. And
- (iv) Is relocated in a manner so as to comply with all applicable safety requirements.

After relocation pursuant to this subsection, the legal ~~nonconforming~~non-conforming sign shall be subject to all provisions of this section in its new location.

(2) Signs rendered ~~nonconforming~~non-conforming:

- (a) Except as provided in this section, a ~~nonconforming~~non-conforming sign may continue in the manner and to the extent that it existed at the time of the adoption, amendment or annexation of the division that rendered the sign ~~nonconforming~~non-conforming. This section shall not prohibit reasonable repairs and alterations to ~~nonconforming~~non-conforming signs.
- (b) A ~~nonconforming~~non-conforming sign shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this division. An existing monument sign that conforms to the size and height limitations set forth herein, but is otherwise ~~nonconforming~~non-conforming, may be relocated a single time to another location on the same parcel.

(3) Signs for a legal ~~nonconforming~~non-conforming use:

- (a) New or additional signs for a ~~nonconforming~~non-conforming use shall not be permitted.
- (b) A ~~nonconforming~~non-conforming sign for a ~~nonconforming~~non-conforming use that ceases to be used for a period of sixty (60) consecutive days or is replaced by a conforming use, shall be considered a prohibited sign and shall be removed or brought into conformance upon establishment of a conforming use.

(4) Signs discontinued:

- (a) The right to use a ~~nonconforming~~non-conforming sign shall be prohibited upon the occurrence of one or more of the following:
 - (i) A change of use of the parcel or structure;
 - (ii) A change in occupancy of the parcel or structure;
 - (iii) A change in business type at the location of the parcel or structure; or
 - (iv) The vacancy of a sign structure.
- (b) Sign structures that remain vacant, unoccupied or devoid of any message, or display a message pertaining to a time, event or purpose that no longer applies, for a period of ninety (90) days, shall be deemed to be discontinued.
- (c) A ~~nonconforming~~non-conforming sign deemed discontinued shall immediately terminate the right to maintain such sign.
- (d) After a sign structure has been deemed discontinued, it shall be the responsibility of the property owner or the property owner's authorized agent to remove the discontinued sign and to patch and conceal any and all damage to any other structure resulting from removal of the sign.
- (e) Removal of a discontinued ~~nonconforming~~non-conforming sign shall include all sign support components, angle irons, poles, and other remnants of the discontinued sign that are not currently in use or proposed for immediate reuse as evidenced by a sign permit application for a permitted sign.

(5) Unsafe signs:

- (a) If the building official determines any sign or sign structure to be in an unsafe condition, he/she shall immediately notify, in writing, the owner of such sign who shall correct such condition within forty-eight (48) hours.
- (b) If the correction has not been made within forty-eight (48) hours, the building official may have the sign removed if it creates a danger to the public safety or have any necessary repairs or maintenance performed at the expense of the sign owner or owner or lessee of the property upon which the sign is located.

(K)
Billboard signs.

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(1) Billboard signs are prohibited. After February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), the erection of billboard signs is prohibited for the purposes and reasons set forth in City of Wildwood Ordinance No. 2017-03.

(2) Definitions.

(a) Legally existing billboard signs defined. For purposes of this section, nonconforming billboard signs, defined as follows, are legally existing billboard signs.

(b) A nonconforming billboard sign is defined as:

(i) Any billboard sign that was legally erected prior to February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), pursuant to a permit issued by the City of Wildwood; or

(ii) Any billboard sign that was legally erected before a permit was required by the city for off-site signs; but which billboard sign complies completely with the City of Wildwood's off-site sign regulations; or

(iii) Any billboard sign erected after February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), that is the subject of, and is erected in strict accordance with an active permit issued by the city prior to February 13, 2017. No permits shall be issued for the erection of billboard signs after February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), except as otherwise provided for in this section.

Any billboard sign which does not constitute a nonconforming billboard sign, as described above, shall be deemed either a prohibited sign or an abandoned sign and shall be removed on or before February 16, 2020. Nonconforming billboard signs shall be allowed to remain so long as such signs conform with the regulations set forth in this section.

(3) Standards pertaining to legally existing billboard signs. Any legally existing billboard sign as described above shall be subject to the following standards:

(a) A legally existing billboard sign is allowed to contain ~~noncommercial~~non-commercial speech in lieu of any other speech.

(b) Substitution or interchangeing of letters, poster panels, painted boards, animation, changeable copy or demountable materials shall be permitted; provided that any such substitution or interchangeing shall not increase the size, shape, height or the number of sign faces of the sign, except as otherwise provided for in this section.

(c) Maintenance and Repair of Monopole and Non-Monopole Billboards:

(

i) ~~i)~~—Monopole billboards: ~~Nonconforming~~Non-conforming billboard signs which are constructed as monopole billboards may be maintained and repaired, but shall not be structurally or mechanically extended or altered except as required by the building official of the city in cases where it has been determined by said building official that there exists an imminent danger to the public safety; provided, however, no structural change shall be permitted which would increase the height, size, shape or intensity of lighting of a non-conforming billboard sign except as provided for in this section. For the purposes of this section, a monopole billboard is defined as a billboard constructed with a steel pole, I-beam or equivalent as primary support, with a catwalk, and a single display panel.

(ii) Non-Monopole Billboards: ~~Nonconforming~~Non-conforming billboard signs which are not monopole billboards may be maintained and repaired, but shall not be structurally or mechanically extended or altered, except as provided below, or as required by the building official of the city in cases where it has been determined by said building official that there exists an imminent danger to the public safety; provided, however, no structural change shall be permitted which would increase the height, size, shape or intensity of lighting of a ~~nonconforming~~non-conforming billboard sign except as provided for in this section. A non-monopole billboard may be upgraded to and replaced with a monopole billboard; provided, however, that the upgrade to a monopole

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billboard shall not increase the overall size of the single display panel of the non-monopole billboard.

- (d) Any ~~nonconformingnon-conforming~~ billboard sign which is destroyed to the extent of seventy-five (75) percent of its current appraised value (based on records of the Sumter County Property Appraiser) shall not be rebuilt or repaired unless:
 - (i) Within thirty (30) calendar days after the destruction of the ~~nonconformingnon-conforming~~ billboard sign, the owner of the sign files an application with the city clerk petitioning city council to allow the reconstruction and maintenance of the ~~nonconformingnon-conforming~~ billboard sign for a period not to exceed seven (7) years; and
 - (ii) The owner of the ~~nonconformingnon-conforming~~ billboard signs provides substantial and competent evidence to city council that: (i) the billboard sign was originally erected less than seven (7) years prior to the date on which the sign was destroyed; and (ii) the sign owner has failed to recoup the sign owner's investment in the ~~nonconformingnon-conforming~~ billboard sign as of the date of the sign's destruction. If such evidence is presented, the city Commission may allow the sign owner to rebuild or repair the ~~nonconformingnon-conforming~~ billboard sign and to maintain said sign for an additional period of time as determined by the ~~e~~City ~~e~~Council in order to allow the sign owner time to recoup his or her investment; provided, however, such a period of time shall not exceed seven (7) years. At the conclusion of said period, the billboard sign shall be removed.
 - (iii) If the ~~nonconformingnon-conforming~~ billboard sign cannot be rebuilt or repaired, then the owner of the sign shall be responsible for removing all remaining portions of the sign structure within sixty (60) calendar days after the date of destruction of the billboard sign.
 - (iv) Any ~~nonconformingnon-conforming~~ billboard sign which is removed or destroyed, either: (1) criminally or accidentally (e.g., vandalism, other criminal or tortious act) or (2) by a natural disaster (e.g., hurricane, tornado, or earthquake) may be repaired or replaced at its original location. Notwithstanding the foregoing, a ~~nonconformingnon-conforming~~ billboard sign may still be deemed an abandoned sign subject to section (e), below, where the owner takes no action to repair or replace the ~~nonconformingnon-conforming~~ billboard sign.
 - (e) Any ~~nonconformingnon-conforming~~ billboard sign which becomes an abandoned sign shall be removed.
 - (f) No ~~nonconformingnon-conforming~~ billboard sign shall be relocated except as provided in subsection (4). In the event a legally existing, ~~nonconformingnon-conforming~~ billboard sign is relocated, the relocation of the sign shall not result in any increase in the size, height or number of sign faces of the ~~nonconformingnon-conforming~~ billboard sign.
 - (g) All ~~nonconformingnon-conforming~~ billboard signs shall be the subject of an operating permit issued in accordance with subsection (d). Any ~~nonconformingnon-conforming~~ billboard sign which does not possess an annual operating permit in accordance with (d) shall be deemed to constitute an abandoned sign.
- (4) Relocation of ~~nonconformingnon-conforming~~ billboard signs. No ~~nonconformingnon-conforming~~ billboard sign may be relocated unless one (1) of the following conditions exist or will occur as a result of the relocation:
- (a) The relocation of the ~~nonconformingnon-conforming~~ billboard sign is expressly allowed by, and is made in accordance with, the terms of a variance granted by the city prior to the effective date of City of Wildwood Ordinance No. 2017-03; or

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(b) The ~~nonconforming~~ billboard sign is located on land which is being acquired for public right-of-way purposes as a part of a federal or state road, including, without limitation, the "federal-aid primary highway system," the "interstate highway system," and the "state highway system" as those terms are defined in Fla. Stat. § 479.01; and further provided that the sign owner, property owner, and the condemning authority elect in writing to relocate the ~~nonconforming~~ billboard sign in accordance with Fla. Stat. § 479.15, (2016). In such an event, the ~~nonconforming~~ billboard sign may be relocated in accordance with standards and requirements of Fla. Stat. § 479.15, (2016); provided, however, the applicant shall demonstrate to the city that the proposed relocation conforms completely with the requirements and standards contained in Fla. Stat. § 479.15, (2016). In the event that Fla. Stat. § 479.15, (2016), is later amended, revised, superseded or revoked, then the relocation of ~~nonconforming~~ billboard signs shall only be allowed or permitted in accordance with such amendments, revisions or superseding statutes enacted by the Florida Legislature.

In addition to satisfying one (1) of the foregoing conditions, no relocation shall occur until the ~~nonconforming~~ billboard sign being relocated has been removed.

(K)

Penalties. Penalties for violation of this Section 3.24 shall be as provided in Section 1-7 of the Code of Ordinances of the City of Wildwood; however, notwithstanding anything in the LDR or in the City of Wildwood Ordinance Code to the contrary, a penalty for a violation of this Section 3.24 shall be limited to civil penalties only and shall not extend to any criminal penalty including but not limited to incarceration. Upon observation of any violation of this Section 3.24, a City of Wildwood Code Inspector, as defined in Chapter 2 of the Code of Ordinances, reserves the right to enforce penalties including but not limited to the physical removal of any ~~nonconforming~~ or prohibited signs, in addition to the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances.

(L)

Severability.

- (1) Generally. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 3.24 is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section.
- (2) Severability where less speech results. Without diminishing or limiting in any way the declaration of severability set forth above in subsection (1), above, or elsewhere in this Section 3.24, the City of Wildwood Code of Ordinances, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or ~~eo~~ otherwise.
- (3) Severability of provisions pertaining to prohibited signs. Without diminishing or limiting in any way the declaration of severability set forth above in subsection (1), above, or elsewhere in this Section 3.24, the City of Wildwood Code of Ordinance, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section or any other law is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 3.24 that pertains to prohibited

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signs, including specifically those signs and sign types prohibited and not allowed under section 3.24(D), Prohibited Signs, of this Section 3.24. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 3.24(D) is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 3.24(D) thereby ensuring that as many prohibited sign types as may be constitutionally prohibited continue to be prohibited.

(4) Severability of prohibition on billboards. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section and/or any other Code provisions and/or laws are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the prohibition on billboards as contained in this Section 3.24 or in the City of Wildwood Code of Ordinances.

3.25. Tiny House Planned Developments

- (A) *Purpose.* The purpose of this Section is to establish regulations relating to the development of Tiny House Communities and Tiny House Pocket Neighborhoods within the City limits.
- (B) *Planned Development Required.* Each proposed tiny house community or pocket neighborhood shall be required to obtain a Planned Development overlay consistent with the requirements of Chapter 8 and its subsections. Tiny House Planned Development overlays shall be permitted in the following zoning districts: ARD, MHP, RMU, RMU-10, RIO, NMU-4, NMU-7, CMU, R-1, R-2, R-3, R-4, and R-5. Lot requirements should follow Table 3-4: Density, Intensity, and Lot Standards for the zoning district in which the Planned Development is proposed; however, due to the unique nature of tiny house communities and pocket neighborhoods, some requirements within Table 3-4, including minimum living area requirements, may not apply. Additional deviations from Table 3-4 may be approved at the sole discretion of the Development Services Director.
- (C) *Applicability of the Design District Standards.* Tiny House Planned Developments shall adhere to the Design District Standards. After the tiny house is delivered to the site, the trailer or bumper hitch, frame-towing hitch, and wheels shall be removed and the base of the house shall be permanently affixed to a foundation.

3.26. Internet Cafes

- (A) *Purpose and intent.* Internet Cafes are permissible as either a Permitted Use or Conditional Use where indicated by Table 3-6. In addition to the other provisions of this Chapter, it is the intent of this section to provide for such use in a manner that will have the least possible adverse impact to the community.
- (B) *Use Permittee.* Conditional use internet cafe permits are issued jointly to the property owner and internet cafe operator designated therein. A change in property owner or internet cafe operator shall be reported to the city, in writing, by certified mail, within 30 days of such change by the new property owner or internet cafe operator. A change in property owner or internet cafe operator with a conditional use permit shall require a new operating permit.
- (C) **Parcel Location Standards/Separation Requirements.** Internet Cafe businesses shall be allowed only in the zoning districts in which Internet Cafe is listed as either a Permitted Use or Conditional Use under Table 3-6. Regardless of whether the Internet Cafe is a Permitted Use or Conditional Use, the separation standards established in this Section shall require the separation of Internet Cafe businesses from any uses listed in this Section and located in the City. Any Internet Cafe business, established or expanded after February 28, 2022, in such a district shall be separated by at least the number of feet set forth as to the following uses:
 - (1) Residential property. The distance from this use shall be one thousand (1,000) feet. For purposes of this section only, "residential property" shall mean land that is:
 - (a) Located in a mixed-use zoning district or residential zoning district; and
 - (b) Designated as a mixed-use or residential future land use category on the adopted future land use map of the City or County or an exclusively residential planned development.
 - (2) Other uses. The distance from these uses shall be two thousand five hundred (2,500) feet:
 - (a) Public or Private Schools, child care or day care centers licensed as such by the State of Florida;
 - (b) Churches and places of worship; and

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- (c) Government-owned parks, playgrounds and libraries.
 - (d) A parcel shall be deemed to be used for any of the above purposes if a valid land use permit has been issued for such use and such use is either actively conducted on the property or there has been measurable, good faith progress in implementation of such use at that location in accordance with the permit.
- (3). Exemptions. No ~~Internet Cafecafé~~ business shall become ~~nonconformingnon-conforming~~ through subsequent establishment of the uses specified in subsection (C)2, nor shall a permit for an ~~Internet Cafecafé~~ business be denied based on the issuance of a land use permit for one (1) of the uses listed in subsection (C)2 if the application for such permit was filed after the filing of the application for the permit for the ~~Internet Cafecafé~~ business. No ~~Internet Ccaféé~~ lawfully operating as of February 28, 2022 shall be denied an operating permit solely on the basis that is a ~~nonconformingnon-conforming~~ use under the amended Allowable Principal Use Matrix or that its current site is ~~nonconformingnon-conforming~~ with the Parcel Location Standards/Separation Requirements of this subsection (C). No ~~Internet Ccaféé~~ business shall become ~~nonconformingnon-conforming~~ in the event the business closes due to the death of the owner, provided however, the ~~Internet Ccaféé~~ business must resume normal operations within ninety (90) days of its initial date of closure.
- (D) *Operating Permit Required.* Notwithstanding any provision of these Land Development Regulations that may be provided otherwise, an operating permit shall be required for any existing or new operator of an ~~Internet Cafecafé~~ to operate an ~~Internet Ccaféé~~ within the City; and any existing or new operator of an ~~Internet Ccaféé~~ must comply with the Site Standards of subsection (E) and Operating Standards of subsection (F) set forth in this Section. The following are exempt from the requirements of this subsection:
- (1) An individual's personal, recreational, and non-commercial ownership, possession, play, operation or use of a device that could be construed to be a simulated gambling device.
 - (2) A religious or charitable organization conducting a fund-raising activity involving gaming provided the religious or charitable organization conducts such activity in compliance with all applicable laws.
 - (3) Pari-mutuel facilities, operated by a holder of a pari-mutuel permit issued pursuant to F.S. Ch. 550, and Fla. Admin. Code 61D, or to any devices or games therein.
- (E) *Site Standards.* The site and principal structure on which an ~~Internet Ccaféé~~ business is operated shall comply with the following standards:
- (1) Exterior Premises Lighting. The exterior and parking area of the site or principal structure in which an internet caféé is operated shall contain the number and type of lighting fixtures necessary to produce a sufficient intensity of light so as to have no exterior or parking area of the site or principal structure that is dark, dim, shadowy or otherwise unlit.
 - (2) Signage. Exterior signage shall be limited to the advertisement of the consumer product or service sold on the premises, and the name of the ~~Internet Ccaféé~~. No signs shall be posted on the exterior of the premises that suggest gambling takes place on the premises or displays any image commonly associated with gambling. All signage shall be subject to any other applicable requirements of the City of Wildwood Code and Land Development Regulations.
- (F) *Operating Standards.* An ~~Internet Cafecaféé~~ business shall be operated to conform to the following standards:
- (1) Days/hours of operation. ~~Internet Ccaféés~~ shall not operate between the hours of 12:01 a.m. to 8:00 a.m.
 - (2) Safety and Security Requirements. The following safety and security standards devices and standards shall be maintained:
 - (a) A cash management policy and practice limiting cash on hand including the use of a drop safe or cash management device for restricted access to cash receipts;
 - (b) Height markers displaying height measures at all exits of principal structure;
 - (c) A silent alarm system capable of notifying law enforcement;
 - (d) During designated business operation hours as set forth in the permit, staff at least one licensed, armed security guard after 5:00 p.m. until closing; and,
 - (e) A security camera system during business hours capable of recording and retrieving an identifiable image for both the interior and exterior of the premises, including the parking area.
 - (3) Criminal Background Screening. Internet ~~Ccaféé~~ operators shall require and ensure that a criminal background check is conducted, within thirty (30) days of hire, for all employees working on site or in the principal structure and shall ensure that documentation of the criminal background check is maintained at the business location.
 - (4) Signs, Postings, and Disclosure Notices.
 - (a) Internet caféé operator shall post a notice at all public entrances to principal structure stating cash register contains limited amount of cash and that the personnel on site do not have access to the safe;
 - (b) Internet caféé operator shall post notice that the principal structure is under surveillance;

- (c) Internet café operator shall establish and maintain a written set of rules for the operation of the simulated gambling devices and electronic game equipment, and the participation in any contest, sweepstakes, or drawing and award of any prize. A complete copy of the rules, prizes, and odds of winning shall be made available upon request without cost;
 - (d) Internet café operator shall affix signage to each simulated gambling device or electronic game equipment, and shall conspicuously post signage in the principal structure, that includes the following language: "The video displays are for amusement and entertainment only. The video displays do not determine the result of your sweepstakes entries;"
 - (e) Internet café operator shall include in its rules and shall conspicuously post a sign containing the following language: "State and local law prohibits this establishment from requiring an entry fee, payment, or proof of purchase as a condition of participating. No donation or contribution is required. You may obtain free entries upon request from any employee on the premises;"
 - (f) Internet Café Operator shall conspicuously post the operating permit at the entrance or main counter; and
 - (g) Internet café operator shall also post the name of the internet café operator and permit holder, a description of all products and services sold with their corresponding price, and the complete rules for all drawings, sweepstakes or game promotions at the premises' front or main counter.
- (5) Additional Requirements and Limitations.
- (a) Entries that are available without purchase or financial donations shall be made available to customers on request. Internet Café Operators shall not impose any condition on the provision of such entries other than proof of identity by a government issued identification from any state. The Internet Café Operator shall not limit the number of such entries offered per day per individual to less than the equivalent number of entries that Internet Café Operator provides individuals who make a donation, or purchase of a product or service valued at least \$1.00.
 - (b) An Internet Café operator conducting a drawing by chance in connection with the sale of a consumer product or service, sweepstakes or game promotion shall be required to:
 - (i) Maintain a list of names and addresses of all persons who have won prizes which have a value of more than \$25 for one (1) year; and
 - (ii) Maintain a trust account or bond in an amount equal to the total announced value of the prizes offered or \$50,000 whichever is less.
 - (c) Internet Café operators shall not sell or permit any individual to consume or possess any alcoholic beverages on the premises.
 - (d) Internet Café operators shall not sell tobacco or vaping products on the premises.
 - (e) Internet Café operators shall not permit minor persons to enter the premises.
 - (f) *Inspection of Premises.* During operating hours, the City Code Inspector, or other authorized authority including the Wildwood Police Department, or their respective agents may enter the premises for purposes of inspecting all areas of the premises otherwise accessible to the general public to assess compliance with the provisions of this Section, the use and operating permits for the premises, or any other ordinances within their authority, including but not limited to the right to enter the premises and to select any electronic game equipment or simulated gambling device to inspect, test and have tested to determine compliance with this Section. An operator may be issued a show cause order requiring the production on premises of documents or data relating to its operations, electronic game equipment or simulated gambling device. Within three (3) days of receipt of a show cause order the operator shall produce all requested records and inventory. Production of records or inventory shall only be for inspection and review to determine compliance with this Section.

(G) Initial Operating Permits for Existing Operations. Within sixty (60) days of February 28, 2022, those Operators that have been operating an Internet Café as of February 28, 2022, at a site or principal structure, and which apply for, facially qualify for in accordance with the operating standards set forth herein, and pay required fees for an operating permit, shall be granted an operating permit for the Site and Principal Structure as provided for in this Section. Each such Operator shall, in addition to the requirements set forth herein as part of the application, to achieve the facially qualified status, provide proof satisfactory to the City that the Operator was lawfully operating an Internet Café as of February 28, 2022 which such evidence may include: a current and valid lease; rental agreement; purchase and sale contract; bill of sale or receipt indicating the purchase; lease or use of the site or principal structure for an Internet Café; or other certificate, permit, license/registration or receipt issued by the U.S. Federal government, State of Florida, or local government within the corporate limits of the City.

3.27. Design District Standards.

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(A) In addition to the standards of this Chapter 3, Zoning, new residential and commercial development is also subject to a separate document, the Design District Standards. In addition to these Zoning Standards, other Chapters may be impacted by separate requirements of this document related to design and development. Said document may be accessed on-line from the development services website, or may be viewed in person at the Development Services Department.

TABLE 3-1: Zoning Districts	
District Abbreviation	District Title
CON	Conservation
AG-5	Agricultural- 5
AG-10	Agricultural-10
ARD	Age Restricted Development Mixed-Use <u>Mixed-use</u>
RR	Rural Residential
ER	Estate Residential
R-1	Low Density Residential
R-2	Low-Medium Density Residential
R-3	Medium Density Residential
R-4	Medium-High Density Residential
R-5	High Density Residential
MHP	Mobile Home Park
RMU	Residential Mixed-Use <u>Mixed-use</u>
RMU-10	Residential Mixed-Use <u>Mixed-use</u> - 10
RIO	Residential/Institutional/Office

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IN	Institutional
PEU	Public, Educational, Utilities
C-1	General Commercial - Downtown
C-2	General Commercial - Neighborhood
C-2A	Commercial - Mixed-Use <u>Mixed-use</u>
C-3	General Commercial - Highway
NMU-4	Neighborhood Mixed-Use <u>Mixed-use</u> - 4
NMU-7	Neighborhood Mixed-Use <u>Mixed-use</u> - 7
ECNMU-7	Employment Center Neighborhood Mixed-Use <u>Mixed-use</u> - 7
CMU	Central Mixed-Use <u>Mixed-use</u>
CC	Community Commercial Mixed-Use <u>Mixed-use</u>
CDT	Downtown Mixed-Use <u>Mixed-use</u>
SWCMU	South Wildwood Commercial Mixed-Use <u>Mixed-use</u>
466-301	466-301 Mixed-Use <u>Mixed-use</u>
M-1	Industrial
M-2	Heavy Industrial
VIL-WW	The Villages of Wildwood DRI

Notes:

The Villages of Wildwood DRI zoning district is subject to unique standards (see section 3.19)

Wildwood Springs DRI will contain a PUD zoning consistent with their respective FLUM designation, Amended and Restated Development Order, and other agreements.

PUDs in existence prior to July 25, 2011 will retain their PUD zoning classification

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TABLE 3-2: Permitted Zoning Districts	
FLUM Designation	Permitted Zoning Districts (Abbreviation)
Conservation	CON
Agriculture	CON, AG-10, AG-5
Recreation	CON, AG-10, AG-5, PEU
Public Facilities	CON, AG-10, AG-5, PEU, IN
Rural Residential	CON, AG-10, AG-5, RR
Estate Residential	CON, AG-10, AG-5, RR, ER
Low Density Residential	CON, AG-10, AG-5, R-1
Medium Density Residential	CON, AG-10, AG-5, R-2, R-3
High Density Residential	CON, AG-10, AG-5, R-4, R-5
Mobile Home Park	CON, AG-10, AG-5, MHP
Residential Mixed Use Mixed-use	CON, AG-10, AG-5, RMU, NMU-7, RMU 10

General Commercial	CON, AG-10, AG-5, C-1, C-2, C-3
Industrial	CON, AG-10, AG-5, M-1, M-2
Neighborhood Commercial	CON, AG-10, AG-5, C-2A, RIO, NMU-4
High Density Mixed Use <u>Mixed-use</u>	CON, AG-10, AG-5, R-5, CMU, 466-301
Central Mixed Use <u>Mixed-use</u>	CON, AG-10, AG-5, CMU, CDT, CC, NMU-4, NMU-7, ECNMU-7
Age Restricted Development Mixed Use <u>Mixed-use</u>	CON, AG-10, AG-5, ARD
Wildwood Springs DRI	CON, AG-10, Wildwood Springs PD
The Villages of Wildwood DRI	The Villages of Wildwood DRI

Notes:

CON, AG-10, AG-5 districts allowed in all FLUM designations

The Villages of Wildwood DRI zoning district is subject to unique standards (see section 3.19)

Planned developments permitted in all zoning districts pursuant to Chapter 8

TABLE 3-4: Density, Intensity, and Lot Standards																		
A																		
Residential Zoning Districts																		
Zoning District:	AG-5	AG-10	RR	ER	R-1		R-2		R-3			R-4			R-5		MHP	
Maximum Density (units per acre)	5-Jan	10-Jan	1	2	4		6		9			12			15		10	
Minimum Open Space (%)	40	40	DDS	DDS	DDS		DDS		DDS			DDS			DDS		15	
-	-	-	-	-	-		-		-			-			-		-	
Dwelling Unit Type:	SFD	SFD	SFD	SFD	SFD	SFA	SFD	SFA	SFD	SFA	ACB	SFD	SFA	ACB	SFA	ACB	MH	SFD
-	-	-	-	-	-		-		-			-			-		-	
Minimum Living Area (Sq. ft)	750	750	750	750	750	750	750	750	750	600	600	750	600	600	600	600	-	750
Maximum Lot Coverage (%)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50	50
Minimum Lot Width (ft)	-	-	50	50	50	-	50	-	45	-	-	-	-	-	-	-	502	50
Minimum Setbacks (ft):	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Front	35	35	30	30	25	-	20	-	15	-	-	-	-	-	-	-	8	30
Rear	25	25	15	15	15	-	10	-	10	-	-	-	-	-	-	-	8	15
Side	20	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	10
Minimum Building Separation (ft) ¹	-	-	-	-	10	25	10	25	10	10	25	10	10	25	10	25	16	20

Abbreviations:

Notes:

SFD—Single Family Detached

1. Minimum building separation between two different unit types is 25 feet

SFA—Single Family Attached

2. This requirement shall not apply to existing mobile home parks.

ACB—Apartment/Condominium Building

MH—Mobile Home

Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

TABLE 3-4: Density, Intensity, and Lot Standards																		
A																		
Residential Zoning Districts																		
Zoning District:	AG-5	AG-10	RR	ER	R-1		R-2		R-3			R-4			R-5		MHP	
Maximum Density	5-Jan	10-Jan	1	2	4		6		9			12			15		10	

(units per acre)																	
Minimum Open Space (%)	40	40	DDS	DDS	DDS	DDS	DDS	DDS	DDS	DDS	DDS	DDS	DDS	DDS	DDS	15	
FAR	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	
Dwelling Unit Type:	SFD	SFD	SFD	SFD	SFD	SFA	SFD	SFA	SFD	SFA	ACB	SFD	SFA	ACB	SFA	ACB	MH SFD
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Minimum Living Area (Sq. ft)	750	750	750	750	750	750	750	750	750	600	600	750	600	600	600	600	- 750
Maximum Lot Coverage (%)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	50 50
Minimum Lot Width (ft)	-	-	50	50	50	-	50	-	45	-	-	-	-	-	-	-	502 50
Minimum Setbacks (ft):	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	- -
Front	35 ⁵	35 ⁵	30 ⁵	30 ⁵	25 ⁵	-	20 ⁵	-	15 ⁵	-	-	-	-	-	-	-	8 ⁵ 30 ⁵
Rear	25	25	15	15	15	-	10	-	10	-	-	-	-	-	-	-	8 15
Side	20	20	-	-	-	Note ³	-	Note ³	-	Note ³	Note ³	-	Note ³	Note ³	Note ³	Note ³	8 10
Minimum Building Separation (ft) ⁴	-	-	-	-	10	25	10	25	10	10	25	10	10	25	10	25	16 20
Abbreviations:	-				Notes:												
SFD – Single Family Detached					1Minimum building separation between two different unit types is 25 feet												
SFA – Single Family Attached					2This requirement shall not apply to existing mobile home parks.												
ACB – Apartment/Condominium Building					33 or less units, 0' interior where units meet, 7.5' exterior; 4 or more units, use building separation												
MH – Mobile Home					4Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.												
DDS – Design District Standards (Residential)					5The front setbacks for homes in new subdivisions shall vary on the same block per DDS Chapter 2, (D)(5).												
					6 For the full names of zoning districts (acronyms used), see Table 3-1												

TABLE 3-4: Density, Intensity, and Lot Standards										
A										
Residential Zoning Districts										
Zoning District:	AG -5*	AG- 10*	RR*	ER*	R-1*	R-2*	R-3*	R-4*	R-5*	MHP*
Maximum Density (units per acre)	5-Jan	10-Jan	1	2	4	6	9	12	15	10
Minimum Open Space (%)	40	40	DDS	DDS	DDS	DDS	DDS	DDS	DDS	15
FAR	0.2	0.2	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.3

Dwelling Unit Type:	SFD	SFD	SFD	SFD	SFD	SFA	SFD	SFA	SFD	SFA	ACB	SFD	SFA	ACB	SFA	ACB	MH	SFD
Minimum Living Area (Sq. ft)	750	750	750	750	750	750	750	750	750	600	600	750	600	600	600	600		750
Maximum Lot Coverage (%)	<u>40</u>	<u>40</u>	50	50	<u>40</u>	<u>35</u>	50 <u>40</u>	<u>35</u>	<u>40</u>	<u>35</u>	<u>60</u>	<u>40</u>	<u>36</u>	<u>60</u>	<u>35</u>	<u>60</u>	50	50
Minimum Lot Width (ft)	<u>500</u>	<u>250</u>	50	50	50	<u>40</u>	50	<u>40</u>	45	<u>35</u>	<u>35</u>	<u>45</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	50 2	50
Minimum Setbacks (ft):																		
Front	35 ⁵	35 ⁵	30 ⁵	30 ⁵	25 ⁵	<u>25⁵</u>	20 ⁵	<u>20⁵</u>	<u>15⁵</u>	<u>20⁵</u>	<u>30⁵</u>	<u>20⁵</u>	<u>20⁵</u>	<u>30⁵</u>	<u>20⁵</u>	<u>30⁵</u>	8 ⁵	30 ⁵
Rear	25	25	15	15	15	<u>25</u>	10	<u>10</u>	10	<u>10</u>	<u>15</u>	<u>10</u>	<u>10</u>	<u>15</u>	<u>10</u>	<u>15</u>	<u>8</u>	15
Side	20	20	<u>10</u>	<u>10</u>	<u>7.5</u>	<u>Note³</u>	<u>7.5</u>	<u>note³</u>	<u>7.5</u>	<u>Note³</u>	<u>Note³</u>	<u>7.5</u>	<u>Note³</u>	<u>Note³</u>	<u>Note³</u>	<u>Note³</u>	8	10
Minimum Building Separation (ft) ¹					10	25	10	25	10	10	25	10	10	25	10	25	16	20

Abbreviations:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MH - Mobile Home

DDS - Design District Standards (Residential)

*For full zoning district names, see Table 3-1

Notes:

1. Minimum building separation between two different unit types is 25 feet

2. This requirement shall not apply to existing mobile home parks.

3. 3 or less units, 0' interior where units meet, 7.5' exterior; 4 or more units, use building separation

4Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

5The front setbacks for homes in new subdivisions shall vary on the same block per DDS Chapter 2, (D)(5).

TABLE 3-4: Density, Intensity, and Lot Standards								
B								
Nonresidential Zoning Districts								
Zoning District:	C-1	C-2	C-3	IN	PEU	M-1	M-2	CON
-	-	-	-	-	-	-	-	-
Maximum FAR	0.5	0.5	0.5	0.6	0.6	0.5	0.5	-
Maximum ISR (%)	75	75	75	60	see Comprehensive Plan	70	70	see Comprehensive Plan
Minimum Open Space (%)	15	20	20	20	20	20	20	-
Minimum Setbacks (ft):	-	-	-	-	-	-	-	-
Front	-	25	25	25	25	25	25	-
Rear	-	15	15	15	15	15	15	-
Side	-	15	15	10	10	15	15	-
Maximum Setbacks (ft):	-	-	-	-	-	-	-	-
Front	10	-	-	-	-	-	-	-
Rear	-	-	-	-	-	-	-	-
Side	12	-	-	-	-	-	-	-
Maximum Building Separation (ft):	24	-	-	-	-	-	-	-

Notes:

- 1) No side or rear setback required if abutting a railroad right-of-way
- 2) Maximum front setback within C-1 district may be extended to 20 feet if a café, public courtyard, quasi-public or similar social gathering area is provided
- 3) Side setbacks within C-1 district may be modified if a public courtyard or similar gathering area is provided, vehicular access from main street is needed to access rear or side parking, or where right-of-way or alley exists
- 4) Setback requirements waived if developing under section 3.21
- 5) Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

TABLE 3-4: Density, Intensity, and Lot Standards
B

NonresidentialNon-residential Zoning Districts								
Zoning District:	C-1 ⁶	C-2 ⁶	C-3 ⁶	IN	PEU	M-1 ⁶	M-2 ⁶	CON
Maximum FAR	0.5	0.5	0.5	0.6	0.6	0.5	0.5	
Maximum ISR (%)	75	75	75	60	see Comprehensive Plan	70	70	see Comprehensive Plan
Minimum Open Space (%)	15	20	20	20	20	20	20	
Minimum Setbacks (ft):								
Front		25	25	25	25	25	25	
Rear		15	15	15	15	15	15	
Side		15	15	10	10	15	15	
Maximum Setbacks (ft):								
Front	10							
Rear								
Side	12							
Maximum Building Separation (ft):	24							
Notes:								
¹ No side or rear setback required if abutting a railroad right-of-way								
² Maximum front setback within C-1 district may be extended to 20 feet if a café, public courtyard, quasi-public or similar social gathering area is provided								
³ Side setbacks within C-1 district may be modified if a public courtyard or similar gathering area is provided, vehicular access from main street is needed to access rear or side parking, or where right-of-way or alley exists								
⁴ Setback requirements waived if developing under section 3.21								
⁵ Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.								
⁶ The lesser of ISR or FAR shall apply for properties zoned C-1,I C-2, C-3, M-1, or M-2 which have Commercial or Industrial future land uses								

TABLE 3-4: Density, Intensity, and Lot Standards
€
Mixed-Use Zoning Districts

Zoning-District:	RMU				RMU-10*					RIO				NMU-4					ECNMU-7					NMU-7					ARD				
Maximum-Density (units-per-acre)	5				10					15				4					7					7					15				
Minimum-Open-Space (%)	25				25					25				see-Comprehensive-Plan					25					25					20				
Maximum-FAR	-				0.3					0.6				see-Comprehensive-Plan					0.5					see-Comprehensive-Plan					0.5**				
Maximum-ISR (%)	-				60					80				see-Comprehensive-Plan					60					60					80				
Building-Type:	SFD	SFA	MH	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	AC B	MUB	NRB
Minimum-Living-Area (Sq.-ft)	750	750	750	-	750	750	600	-	-	750	750	600	-	750	750	600	-	-	750	750	600	-	-	750	750	600	-	-	750	750	600	-	-
Minimum-Lot-Width (ft)	75	75	75	-	40	-	-	-	-	75	75	-	-	40	-	-	-	-	40	-	-	-	-	40	-	-	-	-	40	-	-	-	-
Maximum-Lot-Coverage (%)	40	40	40	40	-	-	-	-	-	40	40	40	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80	80	80	-	-
Minimum-Setbacks (ft):	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Front	25	25	25	25	30	-	-	-	-	25	20	30	25	30	-	-	-	-	30	-	-	-	-	30	-	-	-	-	7.5	10	10	-	10
Rear	15	15	15	15	15	-	-	-	-	15	15	20	15	15	-	-	-	-	15	-	-	-	-	15	-	-	-	-	0	10	10	-	0
Side	10	10	10	10	5	-	-	-	-	10	10	15	10	5	-	-	-	-	5	-	-	-	-	5	-	-	-	-	0	0	0	-	0
Minimum-Building-Separation (ft)	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	-	-	-	10	-	-	-	-	10	-	-	-	-	10	10	10	-	10

Abbreviations:

- SFD – Single Family Detached
- SFA – Single Family Attached
- ACB – Apartment/Condominium Building
- MH – Mobile Home
- MUB – Mixed Use Building
- NRB – Nonresidential Building
- MUC – Mixed Use Center

Notes:

- 1) Setback requirements waived if developing under section 3.21
- 2) * – Density dependent upon distance to MUC – Extent of project within a 1/4 mile – 10 du/acre; within 1/2 mile – 7 du/acre; further than 1/2 mile – 5 du/acre
- 3) Minimum building separation between two different building types is 25 feet
- 4) **up to a 3.0 FAR may be used in a town center or similar use.
- 5) Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

Table 3-4: Density, Intensity, Lot Standards									
C									
Mixed-UseMixed-use Zoning Districts									
Zoning District:	RMU	RMU -10	RIO	NMU-4	ECNMU-7	NMU-7	ARD ¹¹		

Maximum Density (units per acre)	5			10	15	4			7			7			15																					
Minimum Open Space (%)	25			25	25	see Comprehensive Plan and Note ¹⁰			25			25			20																					
Maximum FAR				0.3 ⁷	0.6	see Comprehensive Plan and Note ¹⁰			0.5			see Comprehensive Plan			0.5**																					
Maximum ISR (%)				60	80	see Comprehensive Plan and Note ¹⁰			60			60			80																					
Building Type:	SFD	SFA	MH	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB			
Minimum Living Area (Sq. ft)	750	750	750		750	750	600			750	750	600		750	750	600			750	750	600			750	750	600			750	750	600					
Minimum Lot Width (ft)	75	75	75		40					75	75	40		40	40				40		40			40					40							
Maximum Lot Coverage (%)	40	40	40	40	40					40	40	40	40			40													80	80	80					
Minimum Setbacks (ft):																																				
Front	25 ⁸	25 ⁸	25 ⁸	25 ⁸	30 ⁸					25 ⁸	20 ⁸	30 ⁸	25 ⁸	30 ⁸					30 ⁸					30 ⁸					7.5 ⁸	10	10		10			
Rear	15	15	15	15	15					15	15	20	15	15					15					15					0	10	10		0			
Side	10	10	10	10						10	10	15	10	5					5					5					0	0	0		0			
Minimum Building Separation (ft)														10					10					10					10	10	10		10			
Abbreviations:														Notes:																						
SFD - Single Family Detached														¹ Setback requirements waived if developing under section 3.21																						
SFA - Single Family Attached														² - Density dependent upon distance to MUC- Extent of project within a 1/4 mile - 10 du/acre; within 1/2 mile - 7 du/acre; further than 1/2 mile - 5 du/acre																						
MH - Mobile Home														³ Minimum building separation between two different building types is 25 feet																						
MUB - Mixed-Use Mixed-use Building														⁴ **up to a 3.0 FAR may be used in a town center or similar use.																						
NRB - Nonresidential Non-residential Building														⁵ Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.																						
MUC - Mixed-Use Mixed-use Center														⁶ For SFA and ACB (Townhouse/condos) on single lots, interior side lot lines shall be 0'																						
CRA = Community Redevelopment area														⁷ Lesser of .3 or 10% of site.																						
														⁸ The front setback within homes on the same block in new subdivisions shall vary per DDS Chapter 2, (D)(5).																						
														⁹ For full names of zoning districts, see Table 3-1																						
														¹⁰ For properties with NMU-4, NMU-7 or ECNMU-7 zoning and a future land use of Central Mixed-Use Mixed-use, the FAR is the CRA is 2.0, while outside the CRM max. FAR is .75.																						
														¹¹ additional standards for ARD developments under FLU Element Policy 1.5.4 and policies 1.5.5 - 1.5.7.																						

TABLE 3-4: Density, Intensity, and Lot Standards					
D					
Mixed-Use Zoning Districts					
Zoning District:	C2-A	CC	CMU		CDT
Maximum	4	10	14		15

Density (units-per acre)											24 with HDRMU-FLU																			
Minimum Density (units-per acre)	-					-					-					-					-					-				
Minimum Open Space-%	25					25					15					10					-					-				
Maximum FAR	0.3					0.75					0.5					2					-					1				
Maximum ISR-(%)	60					70					80					90					-					80				
Building Type:	SFD	SFA	ACB	MUB	NRB	SFA	ACB	MUB	NRB	SFD	SFA		ACB	MUB	NRB	SFA	ACB	MUB	NRB	-	-	-	MUB	NRB	SFD	SFA	ACB	MUB	NRB	
-	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Minimum Living Area-(Sq- ft)	750	750	600	-	-	750	600	-	-	750	750		600	-	-	750	600	-	-	-	-	-	-	-	750	750	600	-	-	
Minimum Lot-Width (ft)	40	-	-	-	-	-	-	-	-	40	-		-	-	-	-	-	-	-	-	-	-	-	-	40	-	-	-	-	
Minimum Setbacks (ft):	-	-	-	-	-	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Front	30	30	-	-	-	-	-	-	-	30	-		-	-	-	-	-	-	-	-	-	-	-	-	30	-	-	-	-	
Rear	15	15	-	-	-	-	-	-	-	15	-		-	-	-	-	-	-	-	-	-	-	-	-	15	-	-	-	-	
Side	5	10	-	-	-	-	-	-	-	5	-		-	-	-	-	-	-	-	-	-	-	-	-	5	-	-	-	-	
Maximum Front Setback (ft)	-	-	-	-	-	-	-	-	-	-	-		-	-	-	15	15	15	15	-	-	-	-	-	-	-	-	-	-	
Minimum Building Separation (ft)	10	-	-	-	-	-	-	-	-	10	-		-	-	-	-	-	-	-	-	-	-	-	-	10	-	-	-	-	

Abbreviations:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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TABLE 3-4: Density, Intensity, and Lot Standards					
D					
Mixed-UseMixed-use Zoning Districts					
Zoning District:	C2-A	CC	CMU	CDT	SWCMU
Maximum	4	10	14	15	7

Density (units per acre)											24 with HDRMU FLU												
Minimum Density (units per acre)																				-			
Minimum Open Space %	25					25					15					10				20			
Maximum FAR	0.3					0.75					0.5 — .75 outside CRA, 2.0 inside CRA					2				0.75			
Maximum ISR (%)	60					70					80					90				70			
Building Type:	SFD	SFA	ACB	MUB	NRB	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	
																			-	-	-	-	
Minimum Living Area (Sq. ft)	750	750	600			750	600			750	750	600			750	600			750	750	600	-	
Minimum Lot Width (ft)	40									40									40	-	-	-	
Minimum Setbacks (ft):																			-	-	-	-	
Front	30	30								30									30	-	-	-	
Rear	15	15								15									15	-	-	-	
Side	5	10								5									5	-	-	-	
Maximum Front Setback (ft)															15	15	15	15	-	-	-	-	
Minimum Building Separation (ft)	10									10									10	-	-	-	

Abbreviations:

SFD - Single Family
Detached

SFA - Single Family
Attached

ACB - Apartment/Condominium Building

NRB - ~~Non-residential~~Non-residential
Building

MUC - ~~Mixed-Use~~Mixed-use
Center

- Notes:
- ¹Setback requirements waived if developing under section 3.21

² Minimum building separation between two different building types is 25 feet

³ Maximum front setback may be extended if a café, public courtyard, quasi-public or similar social gathering area is provided

⁴ Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

⁵ FAR of .75 outside CRA, 2.0 inside CRA

TABLE 3-5: Mixed Use Zoning District—Use Percentages							
Zoning District:	NMU-4	NMU-7	ECNMU-7	CMU	CC	SWCMU	ARD
<i>Use Category:</i>	-	-	-	-	-	-	-
<i>Residential:</i>	-	-	-	-	-	-	-
Minimum Percentage	35	35	35	20	20	10	20
Maximum Percentage	80	80	80	75	30	30	80
<i>Institutional, Government, and Tourism, Civic, and Recreational:</i>	-	-	-	-	-	-	-
Minimum Percentage	5	5	5	5	5	0	5
Maximum Percentage	30	30	30	10	30	20	30
<i>Commercial Office and Business Park:</i>	-	-	-	-	-	-	-
Minimum Percentage	0	0	0	0	25	20	2
Maximum Percentage	40	40	40	50	60	-	25

						60	
<i>Commercial Retail:</i>	-	-	-	-	-	-	-
Minimum Percentage	-5	5	5	15	10	20	2
Maximum Percentage	-40	40	40	50	30	70	25
<i>Medical Campus:</i>	-	-	-	-	-	-	-
Minimum Percentage	-	-	-	-	-	-	0
Maximum Percentage	-	-	-	-	-	-	30

Notes:

- 1) ~~Developments less than 10 acres may proceed as a single use and are not required to adhere to this Table~~
- 2) ~~Residential square footage within the CDT designation shall not exceed 30% of the total built square footage~~
- 3) ~~Nonresidential uses are permitted in RMU-10, but total acreage devoted to nonresidential uses shall not exceed 10% of the total acreage.~~
- 4) ~~There is no mixed use requirement within the C-2A district.~~
- 5) ~~There is no mixed use requirement for individual parcels in the 466-301 mixed use district. While mixed use is encouraged, it is the City's responsibility to ensure mixed use is achieved over the aggregate.~~

TABLE 3-5: Mixed Use <u>Mixed-use</u> Zoning District – Use Percentages								
Zoning District:	NMU-4	NMU-7	ECNMU-7	CMU	CC			ARD
<i>Use Category:</i>						-		
<i>Residential:</i>						-		
Minimum Percentage	35	35	35	20	20	10		20
Maximum Percentage	80	80	80	75	30	30		80
<i>Institutional, Government, and Tourism, Civic, and Recreational:</i>						-		
Minimum Percentage	5	5	5	5	5	-0		5
Maximum Percentage	30	30	30	10	30	-20		30

Commercial Office and Business Park:						-	
Minimum Percentage	0	0	0	0	25	20	2
Maximum Percentage	40	40	40	50	60	- 60	25
Commercial Retail:						-	
Minimum Percentage	5	5	5	15	10	20	2
Maximum Percentage	40	40	40	50	30	70	25
Medical Campus:						-	
Minimum Percentage						-	0
Maximum Percentage						-	30

Notes:

- 1) Developments less than 10 acres may proceed as a single use and are not required to adhere to this Table
- 2) Residential square footage within the CDT designation shall not exceed 30% of the total built square footage
- 3) ~~Nonresidential~~Non-residential uses are permitted in RMU-10, but total acreage devoted to ~~nonresidential~~non-residential uses shall not exceed 10% of the total acreage.
- 4) There is no mixed-use requirement within the C-2A district.
- 5) There is no mixed-use requirement for individual parcels in the 466-301 ~~mixed-use~~mixed-use district. While ~~mixed-use~~mixed-use is encouraged, it is the City's responsibility to ensure ~~mixed-use~~mixed-use is achieved over the aggregate.

<i>P: Permitted Use</i> <i>C: Conditional Use</i> <i>S: Special Exception Use</i>	TABLE 3-6: Allowable Principal Use Matrix																														
	-																														
<i>Conservation Uses</i>	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2
Wetlands, forested lands, pastures, environmental habitat, karst areas, open water, and lands set aside to be protected	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<i>Agricultural Uses</i>	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2
Citrus/ field crop production	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Keeping and/ or grazing of livestock	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-

Agricultural-product transfer station	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Silviculture	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-
Aquiculture	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horticulture, greenhouses and nurseries (commercial)	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-
Muck farms	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial hog farm, chicken ranches, cattle feed lots, fish farms, bait farms and other AG-related commercial type uses	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kennels for breeding purposes	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Animal rescue facility	-	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Exotic animals such as poisonous snakes, reptiles, primates, lions, tigers, bears, alligators and other potentially dangerous animals	-	E	E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2
Single family detached (SFD)	-	P	P	P	P	P	P	P	P	-	P	P	P	P	-	-	-	-	-P	-	P	P	P	P	P	-	-	P	P	-	-
Single family attached (SFA)	-	-	-	-	-	P	P	P	P	P	-	P	P	P	-	-	-	-	-P	-	P	P	P	P	P	-P	P	P	P	-	-
Apartment or condominium building (ACB)	-	-	-	-	-	-	-	P	P	P	-	-	-P	P	-	-	-	-	P	-	P	P	P	P	P	P	P	P	P	-	-

Dwelling unit located above the ground floor in a mixed-use building (MUB)	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	P	-	P	P	P	P	P	P	P	P	P	-	-
Community club house, pool or other amenities associated with residential projects	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	P	P	P	P	P	P	P	P	P	-	
Independent living facility (ILF)	-	-	-	-	-	S	S	S	S	S	-	S	S	P	P	-	S	S	S	S	P	P	P	P	P	P	P	P	P	-	-
Mobile home (MH)	-	P	P	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreational vehicle park (RV)	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	S	-	-	-	-	P	-	-	-	-	-	-	-
Shipping container home	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tiny House Planned Developments	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	P	P	-	P	P	-	-	-	-	-	-
Institutional, Governmental, Tourism, Civic and Recreational Uses	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	EDT	SWCMU	466-301	M-1	M-2
Public recreation facility or park	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Bed and breakfast	-	S	S	S	S	S	S	S	S	S	S	S	S	S	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Hotels and motels	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	P	P	P	P	P	P	P	-	-
Golf courses and driving ranges	-	-	-	S	S	S	S	S	S	S	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	P	P	-	-
Commercial recreation facility such as skating rinks, movie theatres and other similar uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Health clubs and fitness centers	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Community residential home with 6 or fewer residents	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	P	-	P	P	P	P	P	P	P	P	P	-	-

Community residential home with 7 or more residents	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	S	S	S	-	-	-	-	-	-	-	-	-	-
<i>Institutional, Governmental, Tourism, Civic and Recreational Uses (cont'd)</i>	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	GMU	ARD	CC	EDT	SWGMU	466-301	M-1	M-2
Assisted living facility (ALF)	-	-	-	-	-	S	S	S	S	S	-	S	S	P	P	-	S	S	S	S	P	P	P	P	P	P	P	P	P	-	-
Nursing home	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	S	S	S	S	P	P	P	P	P	P	S	P	P	-	-
Childcare facilities/ Day care	-	-	-	-	-	S	S	S	S	S	S	P	P	P	P	-	P	P	P	-	P	P	P	P	P	P	S	P	P	-	-
Professional, business and technical schools	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-
Public schools and private schools offering curricula similar to that of public schools	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Private or nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	S	S	S	-	-	-	-	-	-	S	-	-	-	-
Colleges and universities containing dormitories	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-
Churches and places of worship	-	S	S	S	S	S	S	S	S	S	S	S	S	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Museums and other cultural facilities	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Hospitals	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	S	S	S	S	S	S	S	P	S	S	S	S	-	-
Veterinary clinic or temporary pet boarding	-	P	P	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-

Cemeteries and mausoleums	-	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Funeral homes, crematories and other similar service establishments	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
Private clubs and lodges	-	-	-	S	S	S	S	S	S	S	S	S	S	S	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
Institutional, Governmental, Tourism, Civic and Recreational Uses (cont'd)	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2
Public buildings owned, operated, and used by a government entity such as city hall, city hall annexes, police and fire stations, libraries, post office, and other similar uses	-	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	S	S	P	P	P	P	P	P	P	P	P	-P	P
Street and highway department garage or maintenance facility	-	S	S	-	-	-	-	-	-	-	-	-	-	S	-	P	S	S	S	S	-	-	-	-	-	-	-	-	-	P	P
Utility facilities such as electric sub-stations, wastewater treatment plants, well sites, and other similar uses	-	P	P	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	-	-	-	-	-	P	P
Commercial Office and Business Park Uses	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2
Business or technology park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	-	P	P	P	P	P	P	P
Medical or dental office	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-

Professional-service establishments and offices	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Banks, credit unions, and financial institutions	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Commercial Retail Uses	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2	
Retail sales establishments such as department, electronic, office supply, grocery and other similar stores	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Restaurants and cafés (without alcohol consumption or sales)	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Mobile food dispensing vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	-	-	-	-	-	-	-	-	-	
Bar, tavern, restaurants or cafés serving alcohol (on-site consumption)	-	-	-	-	-	-	-	-	-	-	-	-	-P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Liquor Store (sales of hard alcohol for off-site consumption)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	
Copy centers	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
Commercial Retail Uses (continued)	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2	
Beauty shop, dry cleaning, pet grooming, and other similar personal service establishments	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	

Specialty shops such as antique shops, art showrooms, boutiques, and other similar shops	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Car wash and auto detailing facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	S	P	-	S	-	S	P	-	-	S	P	-	-
Service and repair shops for automobiles, small engines, and other similar uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	P	S	S	S	S	P	S	S	S	P	P	-
Retail and wholesale commercial establishments for lumber, building and landscaping supplies, farm equipment and other similar uses with potential outside storage of products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	S	S	S	S	P	S	-	S	P	P	-
Auto dealership, golf cart, and similar sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	S	P	S	S	S	S	P	S	S	S	P	-	-
Convenience store	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-
Travel Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-
Indoor Storage facilities—Multistory	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	P	P	P	S	S	S	S	P	S	S	S	P	-	-
Indoor Storage facilities—Single story	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	-

[illegible]

City of Wildwood
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[illegible]

P: Permitted Use C: Conditional Use S: Special Exception X: Prohibited, or cell left blank	TABLE 3- 6: Allowable Principal Use Matrix																															
Conservation Uses	CON	AG-5	AG-10		RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWGCU	466-301	M-1	M-2
Wetlands, forested lands, pastures, environmental habitat, karst areas, open water, and lands set aside to be protected	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Medical marijuana cultivation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricultural Uses	CON	AG-5	AG-10		RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWGCU	466-301	M-1	M-2

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Dwelling unit located above the ground floor in a mixed-use building (MUB)													P					P		P	P	P	P	P	P	P	P	P	P				
Community club house, pool or other amenities associated with residential projects or neighborhoods				P	P	P	P	P	P	P	P	P	P	P				P		P	P	P	P	P	P	P	P	P	P				
Independent living facility (ILF)						S	S	S	S	S		S	S	P	P		S	S	S	S	P	P	P	P	P	P	P	P	P				
Mobile home (MH)		P	P								P	P																	-				
Recreational vehicle park (RV)											P								S						P				-				
Shipping container home											P																		-				
Tiny House Planned Developments						P	P	P	P	P	P	P	P	P							P	P			P	P			-				
<i>Institutional, Governmental, Tourism, Civic and Recreational Uses</i>	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2		
Public recreation facility or park		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				
Bed and breakfast		S	S	S	S	S	S	S	S	S	S	S	S	S			P	P	P	P	P	P	P	P	P	P	P	P	P				
Hotels and motels																	P			P	P	P	P	P	P	P	P	P	P				
Golf courses and driving ranges				S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵							P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵		P	P ⁵			
Commercial recreation facility such as skating rinks, movie theatres and other similar uses																	P	P	P	P	P	P	P	P	P	P	P	P		P			
Health clubs and fitness centers												P	P				P	P	P	P	P	P	P	P	P	P	P	P		P			
Community residential home with 7 or more residents															S		S	S	S	S							S	-					
<i>Institutional, Governmental, Tourism, Civic and Recreational Uses (cont'd)</i>	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2		
Assisted living facility (ALF)						S	S	S _P	S _P	S _P		S	S _P	P	P		S	S	S	S	P	P	P	P	P	P	P	P		P			
Nursing home														P	P		S	S	S	S	P	P	P	P	P	P	S	P	P				

Childcare facilities/ Day care						S	S	S	S	S	S	P	P	P	P		P	P	P		P	P	P	P	P	P	S	P	P			
Professional, business and technical schools													P	P							P	P	P	P	P	P	P	P	P			
Public schools and private schools offering curricula similar to that of public schools			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Private or nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories, not limited to counseling and/or treatment facilities													P	S P			S	S	S	S				P			S	-				
Colleges and universities containing dormitories													P	P							P	P	P	P	P	P	P	P	P			
Churches and places of worship		S	S	S	S	S	S	S	S	S	S	S	S	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P			
Museums and other cultural facilities												P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
Hospitals														S P			S	S	S	S	S	S	S	S	S	S	P	S	S	S	S	
Veterinary clinic or temporary pet boarding		P	P									P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P			
Cemeteries and mausoleums		S	S	S	S	S	S	S	S	S	S	S	S	P	P														-			
Funeral homes, crematories and other similar service establishments												P		P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Private clubs and lodges				S	S	S	S	S	S	S	S	S	S	S			P	P	P	P	P	P	P	P	P	P	P	P	P			
<i>Institutional, Governmental, Tourism, Civic and Recreational Uses (cont'd)</i>	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2	

Public buildings owned, operated, and used by a government entity such as city hall, city hall annexes, police and fire stations, libraries, post office, and other similar uses		S	S	S	S	S	S	S	S	S	S	S	P	P	P	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	
Street and highway department garage or maintenance facility		S	S										S		P	S	S	S	S								-		P	P		
Utility facilities such as electric sub stations, wastewater treatment plants, well sites, and other similar uses		P	P												P								P				-		P	P		
Commercial Office and Business Park Uses	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2	
Business or technology park																	P	P	P	P			P		P	P	P	P	P	P	P	
Medical or dental office												P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Professional service establishments and offices												P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Banks, credit unions, and financial institutions												P- S	P- S				P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Commercial Retail Uses	CON	AG-5	AG-10	RR	ER	R-1	R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN	PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU	ARD	CC	CDT	SWCMU	466-301	M-1	M-2	
Retail sales establishments such as department, electronic, office supply, grocery and other similar stores												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P			
Restaurants and cafés (without alcohol consumption or sales), No Drive-Thru throughs												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P			
Restaurants and cafés (without alcohol consumption or sales), with												C	C				P		P	P	P	P	P	P	P	P	P	P	P			

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Land Development Regulations

Manufacturing of nonhazardous materials																													-		P	P
Manufacturing or warehousing of chemicals, fertilizers, hazardous, or biohazardous materials																													-		C	C
Explosives manufacturing or storage																													-		C	C
Paper and pulp manufacturing																													-		P C	P C
Petroleum refining																													-			C
Electric, gas, or energy generating facility																P	P												-		P	P
Solid waste transfer stations																													-		C	C
Landfills																													-		C	C
Tower and wireless communication services			S	S													S												-		S	S
Truck Stop																					S								-		S	S
Mining and excavation			C ¹	C ¹																									-		C ¹	C ¹
Medical marijuana cultivation	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Medical marijuana dispensary	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Hookah lounge	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Notes P=permitted, C=conditional use, S=special exception, X=not permitted																																
¹ Mining is not permitted in spring buffer areas or within surface drainage basins with direct surface water outlets to spring runs or spring heads, or in areas with karst features.																																
² Permitted by right when not within 1,000 ft. of another community residential home of 6 or fewer residents or within 1,200 ft. of one with greater than six (6) residents.																																
³ Subject to any conditions contained within this LDR and Florida Statutes (F.S.) Section 509.102																																
⁴ Permitted by right for bona fide agricultural properties with exemptions when agritourism using existing buildings also used in agricultural operations. Conditional use approval required for agritourism for all properties with agricultural zoning not meeting these standards.																																
⁵ Golf courses are to implement Florida Department of Environmental Protection (FDEP) best management practices.																																

TABLE 3-7

Criteria and Limitations for Temporary A-Frame and T-Frame Signs – CMU, CDT, and CC Districts	
Maximum Number of Signs	1 per business
Maximum Width	3 feet
Maximum Height	3.5 feet
Minimum Setback/Distance from Curb	1 foot
Maximum Width of Public Sidewalk that the Sign May Obstruct	No more than one-third of width of public sidewalk
Maximum Distance of Sign from Main Entrance to Business	10 feet
Duration Allowed	Only during hours while business is open
Allowed on Public Property and Right-of-Way	Yes
Allowed in a sight visibility triangle described in Design District Standards, Chapter 1, Section (G)(6).	No
Illumination Allowed	No

TABLE 3-8

Criteria and Limitations for All Other Temporary Signs in All Zoning Districts						
ZONING DISTRICT CATEGORY*	Agricultural	Residential	Mixed Use	Commercial	Industrial	Institutional
Maximum Number of Temporary Signs Per Parcel ¹	8	2	4	4	4	4
Maximum Sign Size (Area) for a Temporary Sign ²	4 sf.	4 sf.	16 sf.	16 sf.	16 sf.	16 sf.
Maximum Sign Height for a Temporary Freestanding Sign ³	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.	6 ft.
Maximum Sign Height for a Temporary Wall Sign (inclusive of a Window Sign)	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Minimum Sign Setback required to be maintained by a Temporary Ground Sign from any property line ⁴	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.

Minimum Sign Setback required to be maintained by a Temporary Ground Sign from the edge of any paved street or road	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Minimum Spacing that is required to be maintained by a Temporary Ground Sign from any other Temporary Ground Sign ⁵	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Maximum Aggregate Surface Area Allocated for All Temporary Signs on a Parcel ⁶	64 sf.	64 sf.	128 sf.	128 sf.	128 sf.	128 sf.
Whether Temporary Sign is Allowed on Public Property or Public Right-of-Way	No	No	No	No	No	No

Allowed in a sight visibility triangle described in Design District Standards, Chapter 1, Section (G)(6)	No	No	No	No	No	No
Direct Illumination of Surface of Temporary Sign Allowed	No	No	No	No	No	No
Duration Allowed After Event Ends	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days

*Zoning District Categories shall be defined as follows:
Agricultural — AG-5, AG-10, CON
Residential — RR, ER, R-1, R-2, R-3, R-4, R-5, MHP
Mixed Use — RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301
Commercial — C-1, C-2, C-3
Industrial — M-1, M-2
Institutional — PEU, IN

¹The number of temporary commercial signs per parcel shall be no more than four (4) signs; however, no more than one temporary commercial sign per parcel may be a banner sign and a temporary commercial banner sign is limited to a maximum duration of display of no more than thirty (30) days per calendar year per parcel, unless otherwise noted in a Temporary Sign Permit. Feather signs are limited to a maximum duration of display of no more than thirty (30) days per calendar year per parcel, unless otherwise noted in a Temporary Sign Permit.
²The square footage limitation is per side for a back-to-back sign. For example, a four (4) square foot limitation means that there is a limit of Four (4) square feet of surface area per side of a back-to-back sign, and an aggregate limit of eight (8) square feet is allowed if the sign is a back-to-back temporary sign.
³Not applicable to signs displayed on flagpoles.
⁴Minimum sign setbacks do not apply to wall signs. Except as set forth in Sec. 34-447.1 a for A-Frame Signs and T-Frame Signs, all Temporary Signs are prohibited on public property and from public rights-of-way.
⁵Not applicable to signs displayed on flagpoles.
⁶There is no limit to the number of separate messages that may appear on the allowable surface(s) of any Temporary Sign. The maximum aggregate surface area allowed is subject to circumstances that may reduce the maximum aggregate surface area allowable on some parcels.

TABLE 3-8 Criteria and Limitations for All Other Temporary Signs in All Zoning Districts						
ZONING DISTRICT CATEGORY*	Agricultural	Residential	Mixed UseMixed-use	Commercial	Industrial	Institutional

Maximum Number of Temporary Signs Per Parcel ¹	8-6	2	4	4	4	4
Maximum Sign Size (Area) for a Temporary Sign ²	4 sf.	4 sf.	16 sf.	16 sf.	16 sf.	16 sf.
Maximum Sign Height for a Temporary Freestanding Sign ³	6 ft.	6-3 ft.	6ft.	6 ft.	6 ft.	6 ft.
Maximum Sign Height for a Temporary Wall Sign (inclusive of a Window Sign)	15 ft.	15ft.	15ft.	15 ft.	15 ft.	15 ft.
Minimum Sign Setback required to be maintained by a Temporary Ground Sign from any property line ⁴	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Minimum Sign Setback required to be maintained by a Temporary Ground Sign from the edge of any paved street or road	3 ft.	3ft.	3 ft.	3 ft.	3 ft.	3 ft.
Minimum Spacing that is required to be maintained by a Temporary Ground Sign from any other Temporary Ground Sign ⁵	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Maximum Aggregate Surface Area Allocated for All Temporary Signs on a Parcel ⁶	64 sf.	64 sf.	128 sf.	128 sf.	128 sf.	128 sf.
Whether Temporary Sign is Allowed on Public Property	No	No	No	No	No	No

or Public Right-of-Way						
Allowed in a sight visibility triangle described in Design District Standards, Chapter 1, Section (G)(6)	No	No	No	No	No	No
Direct Illumination of Surface of Temporary Sign Allowed	No	No	No	No	No	No
Duration Allowed After Event Ends	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days

*Zoning district categories shall be defined as follows:

Agricultural - AG-5, AG-10, CON

Residential - RR, ER, R-1, R-2, R-3, R-4, R-5, MHP

~~Mixed-Use~~Mixed-use - RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301

Commercial - C-1, C-2, C-3

Industrial - M-1, M-2

Institutional - PIU, IN

¹The number of temporary commercial signs per parcel shall be no more than four (4) signs; however, no more than one (1) temporary commercial sign may be a banner sign and a temporary commercial banner sign is limited to a maximum duration of display of no more than thirty (30) days per calendar year per parcel, unless otherwise noted in a Temporary Sign Permit. Feather signs are limited to a maximum duration of display of no more than thirty (30) days per calendar days per calendar year per parcel, unless otherwise noted on a Temporary Sign Permit.

²The square footage limitation is per side for a back-to-back sign. For example, a four (4) square foot limitation means that there is a limited of four (4) square feet of surface area per side of a back-to-back sign, and an aggregate limit of eight (8) square feet is allowed if the sign is a back-to-back temporary sign

³Not applicable to signs displayed on flagpoles.

⁴Minimum sign setbacks do not apply to wall signs. Except as set forth in Sec. 34-447.1.a for A-Frame Signs and T Frame Signs, all Temporary Signs are prohibited on public property and from public rights-of-way.

⁵ Not applicable to signs displayed on flagpoles.

⁶ There is no limit to the number of separate messages that may appear on the allowable surface(s) of any Temporary Sign. The maximum aggregate surface area allowed is subject to circumstances that may reduce the maximum aggregate surface area allowable on some parcels.

TABLE 3-9: PERMANENT SIGNS ALLOWED IN ALL ZONING DISTRICTS						
ZONING DISTRICT CATEGORY*	Agricultural	Residential	Mixed Use	Commercial	Industrial	Institutional
Flagpoles	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Flag Brackets and Stanchions	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Signs at Service Station Islands	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Monument Signs	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Wall Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Restaurant Wall Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Drive-Through Lane Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Umbrella Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Awning Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Canopy Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Changeable Copy Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Projecting Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Not Allowed	Not Allowed	Not Allowed
Window Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Door Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24

~~*Zoning District Categories shall be defined as follows:~~
~~Agricultural—AG-5, AG-10, CON~~
~~Residential—RR, ER, R-1, R-2, R-3, R-4, R-5, MHP~~
~~Mixed Use—RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301~~
~~Commercial—C-1, C-2, C-3 Industrial—M-1, M-2~~
~~Institutional—PEU, IN~~
~~Abbreviations: P: Sign Permit Required~~
~~N/A: Sign Type Not Allowed in Zoning District~~

TABLE 3-9: PERMANENT SIGNS ALLOWED IN ALL ZONING DISTRICTS						
ZONING DISTRICT CATEGORY*	Agricultural	Residential	Mixed Use Mixed-use	Commercial	Industrial	Institutional
Flagpoles	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Flag Brackets and Stanchions	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Signs at Service Station Islands	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Monument Signs	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Wall Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Restaurant Wall Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Drive-Through Lane Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Umbrella Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Awning Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Canopy Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24

Changeable Copy Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Projecting Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Not Allowed	Not Allowed	Not Allowed
Window Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Door Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
*Zoning District Categories shall be defined as follows:						
Agricultural - AG-5, AG-19, CON						
Residential - RR, ER, R-1, R-2, R-3, R-4, R-5, MHP						
Mixed-Use Mixed-use - RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301						
Commercial - C-1, C-2, C-3						
Industrial - M-1, M-2						
Institutional - PIU, IN						
P: Sign Permit Required						
Notes:						
¹ Permitted only for purposes of subdivision and neighborhood entry signs						

TABLE 3-10: SIGN PERMIT REQUIREMENTS						
ZONING DISTRICT CATEGORY*	Agricultural	Residential	Mixed Use	Commercial	Industrial	Institutional
-	-	-	-	-	-	-
-	-	-	-	-	-	-
Flagpoles	P	P	P	P	P	P
-	-	-	-	-	-	-
-	-	-	-	-	-	-
Signs at Service Station Islands	N/A	N/A	P	P	P	P
Monument Signs	N/A	-	P	P	P	P
Wall Signs	N/A	N/A	P	P	P	P
Restaurant Wall Signs	N/A	N/A	P	P	P	P

Drive-Through Lane Signs	N/A	N/A	P	P	P	P
-	-	-	-	-	-	-
Awning Signs	N/A	N/A	P	P	P	P
Canopy Signs	N/A	N/A	P	P	P	P
Changeable Copy Signs	N/A	N/A	P	P	P	P
Projecting Signs	N/A	N/A	P	N/A	N/A	N/A

~~*Zoning District Categories shall be defined as follows:
Agricultural—AG-5, AG-10, CON
Residential—RR, ER, , R-2, R-3, R-4, R-5, MHP Mixed Use—RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301 Commercial—C-1, C-2, C-3
Industrial—M-1, M-2
Institutional—PEU, IN~~

TABLE 3-10: SIGN PERMIT REQUIREMENTS						
ZONING DISTRICT CATEGORY*	Agricultural	Residential	Mixed Use Mixed-use	Commercial	Industrial	Institutional
Flagpoles	P	P	P	P	P	P
Signs at Service Station Islands	N/A	N/A	P	P	P	P

Monument Signs	N/A	<u>P</u> ¹	P	P	P	P
Wall Signs	N/A	N/A	P	P	P	P
Restaurant Wall Signs	N/A	N/A	P	P	P	P
Drive-Through Lane Signs	N/A	N/A	P	P	P	P
Awning Signs	N/A	N/A	P	P	P	P
Canopy Signs	N/A	N/A	P	P	P	P
Changeable Copy Signs	N/A	N/A	P	P	P	P
Projecting Signs	N/A	N/A	P	N/A	N/A	N/A
*Zoning District Categories shall be defined as follows:						
Agricultural – AG-5, AG-10, CON						
Residential – RR, ER, R-1, R-2, R-3, R-4, R-5, MHP						
Mixed-Use Mixed-use - RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301						
Commercial – C-1, C-2, C-3						
Industrial – M-1, M-2						
Institutional – PEU, IN						

<u>P: Sign Permit Required</u>
Notes
¹ Permitted for subdivision and neighborhood identification

City of Wildwood
Land Development Regulations

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Chapter 4 – Site Plan Regulations

- 4.1. General. 4-1
- 4.2. Procedures for Review of Site Plans. 4-2
- 4.3. Minor Site Plans. 4-2
- 4.4. Required Information. 4-3

4.1. General.

(A) *Purpose and intent.* It is the purpose of these site plan regulations to promote and protect the health, safety, comfort, economy, order, appearance, convenience and general welfare of the citizens of the City of Wildwood. To do so requires the harmonious, orderly and progressive development of land within the municipal boundaries. Similarly, the intent of these regulations is as follows:

- (1) To assure the project is compatible with the surrounding area and that it will serve to enhance the general character of the area and the City;

(2)

~~To assure the project is compatible with the surrounding area and that it will serve to enhance the general character of the area and the City;~~

To assure that adequate provisions are made for vehicular traffic access, ingress, egress, internal circulation and parking, traffic control, pedestrian and bicycle movement and safety, and emergency vehicle access;

- (3) To assure that adequate screening and buffering where necessary are provided between the project and contiguous properties;

- (4) To assure that adequate provisions are planned for public facilities and services necessary to the maintenance of the health and welfare of the residents of the project;

- (5) To assure the adequate provisions have been made for light, air, access, and privacy in the arrangement of buildings as they relate to other improvements, to public roads/streets, to internal roads, to parking areas, to recreation areas, to sidewalks, and to contiguous properties;

- (6) To assure that the natural qualities and characteristics of the land will be preserved, and that the project site will be appropriately landscaped, and provisions established for the maintenance of the same;

- (7) To assure that adequate recreation space will be provided within projects and that provisions are made for the supervision and maintenance thereof;

- (8) To assure that the aesthetics and architectural details of the project are compatible with the surrounding area and serve to enhance the character of the area;

- (9) To assure the prevention of haphazard, premature, or scattered land development;

- (10) To assure safety from fire, panic, crime, and other dangers, and to promote health and the general welfare;

- (12) To provide adequate drainage and to assure protection from flooding hazards and ensure proper water management;

- (13) To assure the protection of the natural and scenic resources of the City, including surface waters, and groundwater recharge areas; and

- (14) To promote development patterns that encourages the use of alternative forms of transportation.

- (B) *Jurisdiction.* Regulations established herein shall be applied to all lands within the municipal limits of the City of Wildwood and shall be construed to be minimum requirements of the City. Each developer or applicant for site plan approval should be aware that there may be additional regional, state, federal, or County requirements which must be complied with and over which the City has no jurisdiction. The developer or applicant should make every effort to contact other agencies to determine their requirements to avoid a waste of time and money in complying with this Code.
- (C) *Disputes.* To aid in the prevention of disputes and litigation in connection with this Code, it is hereby established as a policy of this Code and of the City Commission that the City Engineer shall decide all questions, difficulties and disputes of whatever nature which may arise relative to the interpretation of this Code concerning any plans which have been presented or construction which may be taking place, and that his ruling shall be final unless specifically overruled by the City Commission.
- (D) *Expiration of approvals.* The development permit shall be valid for a period of one (1) year. A development permit shall automatically expire if construction of on-site improvements is not started within one (1) year of its issuance. Start of construction shall mean actual construction of roadways, parking lots, utilities or buildings in accordance with approved development plans. Clearing, grubbing, and other preliminary site preparation activities shall not constitute start of construction for the purpose of this section. The approving authority may grant an extension of time, not to exceed one (1) year, for good cause.
- (E) *Developer's agreement.* Prior to approval of a site plan, a developer's agreement may be required if deemed necessary by the City Manager and/or City Attorney.

4.2. Procedures for Review of Site Plans.

- (A) *Site plan required.* An approved development permit is required prior to the issuance of a building permit. It shall be unlawful for any person to construct, erect or alter a building or structure or to develop, change or improve land for which a site plan is required except in accordance with an approved site plan.
- (B) *Applicability.* The procedures contained in this Chapter will be used for the review of the following:
 - (1) All ~~nonresidential~~non-residential projects including public buildings and facilities;
 - (1) Apartment or condominium projects (multi-family);
 - (2) Mobile home parks (rental);
 - (3) Recreational vehicle parks/campgrounds (master park plan);
 - (4) Projects involving land development without structures, such as parking lots, stormwater ponds or any other improvements to the site. Such projects may not require review by the Planning and Zoning Board, or the City Commission as determined by the Development Services Director;
 - (5) Projects involving new construction, the alteration or conversion of any existing structure into a ~~nonresidential~~non-residential or multi-family residential facility which involves a change where there is a need for upgrading of the site through parking requirements, drainage improvements, fire flow, etc.;
 - (6) Any developments permitted under conditional uses in Chapter 3.
- (C) *Pre-application conference.* A pre-application conference is recommended for interested applicants wishing to submit a site plan. The pre-application conference may avoid heavy expenditures of time, effort and money only to find, unnecessarily, that costly changes are required by the City to make the proposed plans conform to its requirements. Interested applicants are recommended to submit as much information (i.e., detailed plans) in advance of the pre-application conference to aid in the process.
- (D) *Review of site plans.*
 - (1) *Purpose.* The purpose of a site plan is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development to the provisions of this Code and its impact upon both the site and surrounding areas.
 - (2) *Application.* Applications seeking site plan approval shall submit an application to the office of the Development Services Director; aAppropriate fees shall be paid at the time of submittal.
 - (3) *Review process.* Site plans shall be subjected to the review and approval processes outlined in section 1.14 of this Code.

4.3. Minor Site Plans.

- (A) *Purpose.* Minor site plans are required for residential and ~~nonresidential~~~~non-residential~~ development that has been determined by the Development Services Director to have limited potential for off-site impacts. The Development Services Director has the power to determine if a Mminor site plans ~~should be~~ ~~may be~~ approved by the Project Review Committee. In all other cases, the Development Services Director has the power to approve minor site plan applications. Due to the limited off-site impacts, submittals are not required to provide all required information listed in section 4.4 below. However, interested applicants are required to confer with the Development Services Director on the information that is required for minor site plan approval.
- (B) *Applicability.* Minor site plans may include the following:
- (1) Single-family detached and attached dwelling units or minor appurtenances thereto, such as private swimming pools and screen enclosures.
 - (2) Additions to existing structures that are less than 50 percent (50%) of the total square footage of the existing structure and do not exceed 2,500 square feet.
 - (3) For changes in use without addition to existing structures but require other on-site improvements such as stormwater or parking improvements.
 - (4) For minor modifications to approved site plans.
 - (5) Accessory structures used for storage purposes only that adhere to the following criteria:
 - (a) Shall not exceed 600 square feet;
 - (b) Height is restricted to one story;
 - (c) Must be of similar construction and architectural style as the primary structure;
 - (d) Shall be a permanent structure constructed on a foundation having either a concrete slab or stem wall and meet the minimum requirements of the Florida Building Code;
 - (e) Must meet all applicable zoning regulations; and
 - (f) Shall only be utilized for storage use.

4.4. Required Information.

- (A) Site plans shall be prepared on sets of sheets sized 24 inches by 36 inches (24"x36"), and/or may also be submitted electronically. Electronically submitted drawings are to be referenced to state plane coordinate system, NAD83, Florida West. A key map or sheet must be provided for easy navigation through the individual sheets.
- (B) *Minimum requirements.* The applicant shall have a registered professional engineer prepare the plans and calculations in conformance with the format, design and improvement standards required by these regulations and the requirements of other regulatory agencies. All site plans are required to meet the City's design district standards.
- (C) *General development and proposed improvements.* Plans shall contain the following information at a minimum:
- (1) *General information.* Provide the following general information:
 - (a) Name of project₁₂
 - (b) Statement of intended use of site₁₂
 - (c) Metes and bounds legal description of the property, tax parcel ID(s), and size of parcel(s) in acres or square feet₁₂
 - (d) Name, address and telephone number of the owner or owners of record₁₂
 - (e) Name, address and telephone number of the owner's (or owners') agent₁₂
 - (f) Name, address, signature and registration of the professionals preparing the plan(s)₁₂
 - (g) Date, north arrow and scale, number of sheets; the scale (sufficient to depict all site features at a clearly legible scale) shall be designated on all sheets in a dedicated location in the top right corner of each sheet₁₂
 - (h) Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares shall be at a scale of not less than 1-inch equals 1,000 feet, and also delineating proximate major roadways₁₂

- (i) ___ Bearings and distances of boundary lines with a heavy line. Also provide the linear dimensions of the site; ~~and~~
 - (j) ___ Easements, right-of-way dedications and reservations.
- (2) Buildings and structures. Provide the following information concerning buildings and structures:
- (a) Intended use; ~~;~~
 - (b) Number of stories and height of the building(s); ~~;~~
 - (c) Number of dwelling units and density calculated per section 3.4(D); ~~;~~
 - (d) If a restaurant, show number of seats and occupancy load.
 - (e) Projected number of employees; ~~;~~
 - (f) ~~Nonresidential~~Non-residential square footage for proposed development calculated per section 3.4(B); ~~;~~
 - ~~(g)~~ Building elevations and model home details. Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable; ~~;~~
 - ~~(g)~~ Fire line plans for buildings including a fire suppression system.
- (3) Zoning and future land use. Zoning and future land use district(s) on and adjacent to the tract; ~~;~~
- ~~(4)~~ Public sites, if any. Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses; ~~;~~
- ~~(4)~~~~(5)~~ Private sites, if any. Identification of cation of the location, size, and purpose of all non-public or private sites., These shall, if any, includinge, but not be limited to, private roads, drainage systems, recreational facilities, outparcels, gate and guardhouses (if a gated community is indicated), and common areas. The entity responsible for ownership and maintenance of the private sites, if any, shall be identified.
- ~~(5)~~~~(6)~~ Setbacks. Building setback lines, where applicable, shall be shown; ~~;~~
- ~~(6)~~~~(7)~~ Soils. A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plan; ~~;~~
- ~~(7)~~~~(8)~~ Transportation and mobility network on and adjacent to the tract. Identification of existing and proposed streets on and adjacent to the tract, including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys must be provided; ~~;~~
- ~~(8)~~~~(9)~~ Utilities on and adjacent to tract. Identification of existing and proposed utilities on and adjacent to the tract, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights. Also provide fire flow demand calculations; ~~;~~ Utilities are required to be underground unless determined to be detrimental to the public's health, safety, and welfare.
- ~~(9)~~~~(10)~~ Topography. Existing topographic conditions on the property being developed overlaid with a depiction of all proposed development and extending 25 feet beyond the property line including surface water elevations and date recorded; ~~;~~
- ~~(10)~~~~(11)~~ Other conditions on tract. Existing and proposed watercourses, wetlands, preservation areas, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract; ~~;~~
- ~~(11)~~~~(12)~~ Other conditions on adjacent lands. Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other adverse influences; ~~;~~
- ~~(12)~~~~(13)~~ Proposed public improvements, if any. Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract; ~~;~~
- ~~(13)~~~~(14)~~ Flood Hazard Areas. Delineation of flood hazard areas, floodway boundaries, flood zones and base flood elevations. Where the parcel on which the proposed development will take place will have more than five (5) lots or is larger than five (5) acres and the base flood elevations are not included on the Flood Insurance Rate Map (FIRM) or in the flood insurance study, such elevations shall be prepared in accordance with currently accepted engineering practices; ~~;~~

~~(14)~~(15) *Stormwater management system*. Indicate the flow direction and location of detention and retention areas;.

~~(15)~~(16) *Dredge and fill*. If any dredging or filling operation is intended in development of the area, application shall be made to the official responsible for dredge and fill permits. No such work will be done prior to issuance of such permit from the water management district;.

~~(16)~~(17) *Erosion control*. Provision for the ~~adequate~~ control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction, with control methods meeting Natural Resource Conservation Service and FDEP best management practices;.

~~(17)~~(18) *Landscaping*. Provide a signed and sealed landscaping plan meeting all requirements of DDS Chapter 2, including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable;.

~~(18)~~(19) Exterior Lighting Design Plan as described in the City's Design District Standards, Chapter 1, Sec. (F)(7).

~~(19)~~(20) *Solid waste*. Location and access provisions for refuse service, including pad screening, fencing and landscaping. Approval from the appropriate entity is required before site plan can be approved.

~~(20)~~(21) *Boundary survey*. A boundary survey of the lands to subject to the site plan performed and prepared under the responsible direction and supervision of a professional surveyor;.

~~(21)~~(22) *Tree survey*. A tree survey listing all viable (to be determined by a licensed landscape architect or certified arborist) trees containing a DBH greater than ten (10) inches for areas planned to be developed. This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review.

~~(22)~~(23) *Aerial photograph*. An aerial photograph with the source and date of the photograph; ~~and~~

~~(24)~~ *Phasing*. Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.

~~(23)~~(25) *Geotechnical analysis*. An analysis showing any karst or similar features causing concerns with sinkhole formation or percolation of untreated water into the aquifer .

(D) *Additional analyses*. The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 4.4(C).

(1) *Traffic impact analysis (TIA)*. The applicant shall submit a TIA conducted within one (1) year prior to submittal and has been accepted by Sumter County Public Works; When a TIA shows a project will reduce the level of service (LOS) for a roadway below its adopted level, non-road expansion mobility strategies shall be preferred for mitigation.

(2) *Environmental assessment*. A professionally conducted survey of native vegetative communities shall be required for all undeveloped sites. The Development Services Director may waive this requirement in situations where the site has been previously developed. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:

1. (a) Wildlife and listed species populations within the proposed development site;
2. (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species; and
3. (c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, or, in the event that on-site protection is shown to be ineffective; the use of conservation easements; or the use of low impact development techniques.

(3) *Supplemental applications*. The following supplemental applications are also required:

- (a) Sign application, if applicable; and
- (b) Tree removal permit; and
- (c) Application for a utility easement (if City utility easement is needed for development).

(4) *Stormwater calculations.* The applicant's engineer shall provide the stormwater calculations for the area subject to the site plan that demonstrate compliance with these regulations, and with the regulations of the water management district.

(5) *Agreements.* Copies of any and all executed agreements with the City tied to the property subject to the site plan (i.e., PD, developer's, development, MOU, etc.).

(6) *Easements.* Copies of all proposed or executed easements, for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.

(7) *Agency permits.* A list and status of all applicable permits from other agencies required for the development.

(8) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

P(9) *Planned Development Land Use Allocations.* For projects subject to an existing Planned Development agreement, a list and calculation of total allowed land use allocations for the PD (in square feet and acres), as well as remaining allocations available to the PD after the proposed development is complete, to ensure consistency with Comprehensive Plan ~~Mixed-Use~~Mixed-use percentage requirements.

(10) *Illicit discharge and Connection Stormwater Affidavit.* A fully executed affidavit shall be submitted.

(E) *Additional required legal submittals where facilities are dedicated to the public.* The approval of the site plan wherein facilities are dedicated to the City shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Manager and City Attorney, as appropriate:

(1) *Surety.* The approval of any site plan shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety in the amount of one hundred twenty percent (120%) of the construction costs. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. The amounts of surety must be approved as adequate by the director of public works and/or the City Engineer. In all cases where public improvements are installed, a two-year (2-year) maintenance surety in the amount of twenty percent (20%) of the construction costs must be submitted. The certificate of occupancy shall not be issued until the surety is approved. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

- (a) A maintenance bond underwritten by a surety insurer authorized to transact such business in this state.
- (b) A cash deposit and escrow agreement governing control and use thereof.
- (c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state).
- (d) A cashier's check or certified check and maintenance bond agreement.
- (e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.

(2) *Title certificate.* A certificate of ownership, signed by a licensed attorney-at-law or an abstract company, in form approved by the City Attorney, and showing:

- (a) Parties executing the site plan are owners of the land.
- (b) All mortgages, liens or other encumbrances.
- (c) That all taxes and assessments are paid to date.
- (d) Description of site plan is correct.
- (e) No conflicting rights-of-way, easements or plat exist.

(3) *As-built surveys.* The City shall not accept improvements nor issue a certificate of occupancy until three (3) copies of as-built plans are submitted to the City and reviewed, and determined to be consistent with this Code, in accordance with the closeout procedures outlined in section 1.16(C) of these regulations.

(4) *-DDS standards.* In addition to the site plan regulations contained herein, please see the *Design District Standards (DDS)* for other standards which might be applicable.

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Chapter 5 – Subdivision Regulations

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5.1. General.

- (A) *Purpose and intent.* It is the purpose of these subdivision regulations to promote and protect the health, safety, comfort, economy, order, appearance, convenience and general welfare of the citizens of the City of Wildwood. To do so requires the harmonious, orderly and progressive development of land within the municipal boundaries. Similarly, the intent of these regulations is as follows:
- (1) To establish standards of subdivision design which encourage the development of sound neighborhoods and the creation of healthy living environments;
 - (2) To prevent traffic hazards and to provide safe and convenient mobility, both vehicular and pedestrian, in new land development;
 - (3) To provide public open spaces in new land development through the dedication or reservation of land for recreational, educational, and other public purposes;
 - (4) To maintain accurate land records for the convenience and protection of the public and for adequate identification and permanent location of real estate boundaries;
 - (5) To aid in the coordination of land development within the corporate limits of the City in accordance with an orderly physical pattern and to discourage haphazard, premature, uneconomic or scattered land development;
 - (6) To assure that the citizens and taxpayers of the City will not have to bear the cost resulting from haphazard subdivision of land and the lack of authority to require installation by the developer of adequate and necessary physical improvements and to that end, to assure to the purchaser of land in the subdivision that necessary improvements of lasting quality have been installed;
 - (7) To serve as a tool for the implementation of the goals of the ~~e~~C Comprehensive ~~p~~Plan;
 - (8) To ensure that public facilities are available concurrent with the impact of the subdivision; and
 - (9) To promote development patterns that encourages the use of alternative forms of transportation.
- (B) *Jurisdiction.* Regulations established herein shall be applied to all lands within the municipal limits of the City of Wildwood and shall be construed to be minimum requirements of the City. Each developer or applicant for subdivision approval should be aware that there may be additional regional, state, federal, or County requirements which must be complied with and over which the City has no jurisdiction. The developer or applicant should make every effort to contact other agencies to determine their requirements to avoid a waste of time and money in complying with this Code. No subdivision shall be platted or recorded, nor any building permit issued, unless the subdivision meets all requirements of these regulations and has been approved in accordance with the requirements hereinafter provided.
- (C) *Disputes.* To aid in the prevention of disputes and litigation in connection with this ~~C~~code, it is hereby established as a policy of this Code and of the City Commission that the City Engineer shall decide all questions, difficulties and disputes of whatever nature which may arise relative to the interpretation of this Code concerning any plans which have been presented or construction which may be taking place, and that his ruling shall be final unless specifically overruled by the City Commission.
- (D) *Expiration of approvals.* The approval of the preliminary plan or improvement plan shall be valid for a period of 24 months. If the applicant has not obtained final plat approval within said 24 months, and if an extension of time has not been approved by the City Commission on a demonstration of good cause, approval shall be automatically revoked and the applicant must reapply under the provisions of this ~~e~~Ccode or any subsequent code then in effect. If the project is phased, the final plat approval must be obtained for each new phase within 24 months of the date of plat approval of the previous phase.

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5.2. Procedure for Subdividing Land.

- (A) *Stages.* All submittals of plans and applications will be made to the Development Services Department. There shall be three (3) stages for the approval of all subdivision plats. The City will allow applicants to combine the first two stage of the subdivision approval process at the applicant's risk. These stages are intended to permit full and adequate review by the City in order to ensure and protect the public interest. These ~~two~~ three (3) stages are hereby established:
- (1) Preliminary plan;
 - (2) Improvement plan; and
 - (3) Final plat.
- (B) *Pre-application conference.* A pre-application conference is recommended for interested applicants wishing to record a plat. The pre-application conference may avoid heavy expenditures of time, effort and money only to find, unnecessarily, that costly changes are required by the City to make the proposed plans conform to its requirements. Interested applicants are recommended to submit as much information (i.e., detailed plans) in advance of the pre-application conference to aid in the process.
- (C) *Review of preliminary plan.*
- (1) *Purpose.* The purpose of the preliminary plan is to provide for an initial review of the subdivision proposal and the basic development concepts prior to proceeding with the detailed phases of the improvement plan.
 - (2) *Application.* Interested developers shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.
 - (3) *Review process.* Each preliminary plan shall be subjected to the review and approval processes outlined in section 1.14 of this Code.
- (D) *Review of improvement plans.*
- (1) *Purpose.* The purpose of the improvement plan is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development to the provisions of this Code and its impact upon both the site and surrounding areas. Construction shall not begin until the applicant has received improvement plan approval and the surety bond has been accepted. Construction on individual lots shall not begin until after the approval and recording of the final plat.
 - (2) *Application.* Interested applicants shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.
 - (3) *Review process.* Each improvement plan shall be subjected to the review and approval processes outlined in section 1.14 of this Code. and theThe surety bond shall also be reviewed and has been accepted.
- (E) *Review of final plat.*
- (1) *Purpose.* The purpose of the final plat is to ensure the preparation, completion and recording of a final plat ~~map~~ and its accompanying legal documentation and the review and approval of final technical submittals and engineering drawings.
 - (2) *Application.* Interested subdividers shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.
 - (3) *Review process.* A final plat shall be subjected to the review and approval process as outlined in section 1.14 of this Code.
 - (4) *Recording of final plat.* The mylar, or equivalent material copy, of the approved final plat will be retained by the City for the purpose of recording with the Sumter County Clerk of ~~the Courts of Sumter County~~ after approval by the City Commission. All fees and documents required by the Sumter County Clerk of Courts for filing and recording of the approved final plat shall be transmitted through the Development Services Department to the Sumter County Clerk of Courts when final approval is received. No plat of lands in Wildwood subject to this Code shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the City Commission.
- (F) *Re-plats.* Modifications to previously approved plats that do not increase the number of lots shall be considered as re-plats. Each re-plat shall be subjected to the review and approval processes, as well including, as applicable, an amended improvement plan reflecting any applicable changes to such plan based on the changes made by the final re-plat changes, as outlined in section 1.14 of ~~this~~ these Code Regulations. Absent extraordinary circumstances

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as determined by the Development Services Director, re-plats may not occur for one (1) year after the original plat approval date and may only occur annually thereafter based on the original plat approval date.

5.3. Minor Lot Split/Lot Combination

- (A) *Applicability.* This section applies to the division of a single existing ~~lot previously unsplit~~ parcel into two (2) legally separate lots or the combination of two (2) legally separate lots. In lieu of complying with section 5.2, the applicant may conform to the procedural requirements set out in this section. Minor lot splits shall not apply to a subdivision into more than two (2) lots or additional lot splits on contiguous land or within the same existing subdivision. The purpose of a minor lot split is to negate the need to plat a parcel into two (2) separate parcels via the formal subdivision process. The lot subject to the minor lot split cannot be part of or be created by a previous lot split or plat. New lots or parcels shall not create a non-compliance with any development standard requirements in Table 3-4 of the Land Development Regulations.
- (B) *Application required.* The applicant shall apply to the Development Services Director on an application form for the division of a single existing lot into two lots or combining lots, stating the applicant's plans for development with the following minimum criteria:
- (1) A plan prepared by a registered professional engineer or surveyor showing the lot size, location of proposed buildings, location of easements, names of bordering streets, applicable building setbacks, names and locations of all bodies of water, wetlands and all other waterways and watercourses abutting or encroaching upon subject property. This plan must also show existing buildings and lot dimensions;
 - (2) A brief description of all utilities and City services, including sewers, potable water facilities, reuses, fire hydrants, electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the habitation and/or maintenance of subject properties;
 - (3) A listing of the names and addresses of the record owners abutting subject property; and
 - (4) A boundary survey of the lands subject to this procedure, as existing (i.e., prior to the proposed lot split or lot combination) and as proposed (i.e., after the proposed lot split or lot combination), performed and prepared under the responsible direction and supervision of a professional surveyor and mapper shall be certified to and submitted to the City. Said surveys shall include the depiction of existing improvements thereon.
- (C) *Procedure.* Once the application is determined to be complete, the Development Services Director shall review the request for compliance with this Code. The Development Services Director may require an applicant to follow the standard subdivision procedure contained in this Chapter if it may be determined that the summary procedure is being utilized by an applicant in order to defeat the objectives of subdivision.
- ~~(C)(D)~~ Recording. Upon approval of a lot split, a copy of the plan splitting the lots shall be recorded for each lot in the Official Records of Sumter County for each lot created.

5.4. Preliminary Plan.

- (A) *Required submittals for preliminary plan.* The preliminary plan shall be drawn on sheets sized 24"x36", or submitted either in paper or electronic format (electronic referenced to state plane coordinate system, NAD83 Florida West), Florida West, and shall show the following:
- (1) *Title block.* The title block shall be placed on each sheet and shall contain the following information:
 - (a) Proposed subdivision name;
 - (b) Section, township, and range of the property; and
 - (c) Date of preparation.
 - (2) *General information.* Provide the following general information:
 - (a) Scale and north arrow;
 - (b) Vicinity map showing relationship between area proposed for development and surrounding properties, streets and landmarks (at a scale of not less than one inch (1") equals 1,000 feet);
 - (c) A Legend table showing information such as zoning, acreage to subdivided, number of lots, phase number, datum, etc.;

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- (d) Tabulations of open space, density, intensity, etc.;
 - (e) Legal description and tax identification of the lands to be subdivided;
 - (f) Certification of registered professional engineer and/or surveyor;
 - (g) Contact information of the property owner, surveyor, and engineer;
- (3) Boundary-lines survey. A survey, prepared by a registered surveyor in the State of Florida, including Bbearings and distances of boundary lines with a heavy line, as well as all other requirements for surveys in the State of Florida;
 - (4) *Zoning and design district standards.* Zoning district(s) on and adjacent to the tract to be subdivided; Indicate all setbacks, buffers, and other features, demonstrating compliance with the design district standards where applicable;
 - (5) *Transportation network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract to be subdivided, including: the name, right-of-way width and location, existing easements on the property and location of all existing driveways and median openings, as well as sidewalks and bike lanes, within 100 feet;
 - (6) *Lots, blocks.* The lot lines, lot dimensions, lot numbers and block numbers shall be shown;
 - (7) *Natural features.* Identification of lakes, marshes or swamps, watercourses, wetlands, and other pertinent features as shown on a recent aerial photo. Also include the location of all trees with containing a DBH of greater than ten (10) inches.
 - (8) *Topography.* Contours at a minimum of five-foot intervals for the tract being subdivided and extending 25 feet beyond the property line including surface water elevations and date recorded.
 - (9) *Utilities.* Identify the proposed source of water, sewer, gas and electricity. Utilities are required to be underground unless determined to be detrimental to the public's health, safety, and welfare.
 - (10) *Drainage concept plan.* Indicate the general flow direction and location of retention areas;
 - (11) *Other.* Identification of existing and proposed improvements including buildings on the tract; proposed, and existing easements.

5.5. Improvement Plan Submittal Requirements.

- (A) The improvement plan, application, and other materials shall, where applicable, include existing conditions and proposals, include notes whenever possible to explain, verify or identify additional information that is important to the understanding of the site and the plan of development, and, at a minimum, depict, show, identify, or otherwise provide the information contained in section 5.5(C).
- (B) Improvement plans shall be prepared on sheets sized 24 inches by 36 inches (24"x36"). Improvement plans may be submitted in paper or electronic format. Electronically submitted plans shall be referenced to the state plane coordinate system, NAD83 Florida West. A key map or sheet must be provided for easy navigation through the individual sheets.
- (C) *Minimum requirements.* The applicant shall have a registered professional engineer prepare the plans and calculations in conformance with the format, design and improvement standards required by these regulations and the requirements of other regulatory agencies. All submittals shall contain the following at a minimum:
 - (1) *Title block.* The title block shall be placed on the bottom of each sheet, in the lower right-hand corner, and should contain the following information:
 - (a) Proposed subdivision name;
 - (b) Section, township, and range of the property; and
 - (c) Date of preparation.
 - (2) *General information.* Provide the following general information:
 - (a) Scale and north arrow;
 - (b) Vicinity map showing relationship between area proposed for development and surrounding properties, streets and landmarks (at a scale of not less than one-inch equals 1,000 feet);
 - (c) LegendA table showing information such as zoning, acreage to be subdivided, number of lots, phase number, datum;

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- (d) Metes and bounds legal description, size in acres or square feet, and tax identification of the lands to be subdivided;
- (e) Certification of registered professional engineer;
- (f) Contact information of the property owner, surveyor, and engineer;
- (3) *Boundary lines.* Bearings and distances of boundary lines with a heavy line;
- (4) *Zoning.* Zoning district(s) on and adjacent to the tract to be subdivided;
- (5) *Easements.* Location, width, type, and purpose of existing and proposed easements and rights-of-way;
- (6) *Dedication and reservations.* All parcels of land proposed to be dedicated or reserved for public use such as roads, easements, parks, sidewalks, bike or pedestrian trails, shall be indicated on the plat.
- (7) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses;
- (8) *Lots, blocks.* The lot lines, lot dimensions, lot numbers and block numbers shall be shown;
- (9) *Setbacks.* Building setback lines from side, front and rear, where applicable shall be shown;
- (10) *Soils.* A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plat
- (11) *Transportation network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract to be subdivided including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys shall be provided;
- (12) *Utilities on and adjacent to tract.* Identification of existing and proposed utilities on and adjacent to the tract to be subdivided, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights;
- (12)(13) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, public roads, parks, playgrounds, lift stations, or other public uses.
- (13)(14) *Private sites, if any.* Identification of the location, size, and purpose of all nonpublic or private sites, if any, including, but not limited to, private roads, drainages systems, recreational facilities, outparcels, gates and guardhouses (if a gated community is indicated), and common areas. **The entity responsible for ownership and maintenance of the private sites, if any, shall be indicated.**
- (14)(15) *Topography.* Contours at a minimum of one-foot (1') intervals for the tract being subdivided and extending 25 feet beyond the property line including surface water elevations and date recorded;
- (15)(16) *Other conditions on tract.* Existing and proposed watercourses, wetlands, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract to be subdivided;
- (16)(17) *Other conditions on adjacent lands.* Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby ~~nonresidential~~**non-residential** land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivisions plat by name, recordation date, and number, and show approximate percent of buildup, typical lot size and dwelling type;
- (17)(18) *Proposed public improvements, if any.* Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract;
- (18)(19) *Limits of floodplain.* Indicate flood elevation of 100-year flood as established by the Federal Emergency Management Agency, Flood Insurance Rate Map. The actual acreage above the 100-year flood elevation shall be listed;
- (19)(20) *Stormwater management system.* Full and complete details for the construction of the stormwater management system;
- (20)(21) *Landscaping.* Provide a landscaping plan including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable;
- (21)(22) *Exterior Lighting Design Plan* as described in the City's Design District Standards, Chapter 1, Sec. (F)(7);

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~~(22)~~(23) *Boundary survey.* A boundary survey of the lands to be platted performed and prepared under the responsible direction and supervision of a professional surveyor;

~~(23)~~(24) *Tree survey.* A tree survey ~~listing- depicting~~ all viable (to be determined by a licensed landscape architect or certified arborist) ~~live-oak~~-trees containing a DBH greater than ten (10) inches ~~overlaid on the overall improvement plan, plus a tabulation by species and DBH of all trees to be preserved and removed.~~ This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review.

~~(24)~~(25) *Aerial photograph.* An aerial photograph with the source and date of the photograph; and

~~(25)~~(26) *Phasing.* Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.

(D) *Additional analyses.* The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 5.4(C).

(1) *Traffic impact analysis (TIA).* The applicant shall submit a TIA conducted within one (1) year prior to submittal ~~and has- with parameters which have~~ been accepted by Sumter County Public Works;

(2) *Environmental assessment.* A professionally conducted survey of native vegetative communities shall be required for all proposed development sites. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:

(a) Wildlife and listed species populations within the proposed development site;

(b) The feasibility and availability of on-site management and protection of identified wildlife and listed species; and

(c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

~~(3)~~ *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

~~(4)~~ *Supplemental applications.* The following supplemental applications are also required:

(a) Sign application, if applicable; ~~and~~

~~(b)~~ Tree removal permit; ~~and~~

~~(b)(c)~~ Application for Utility Easement, if applicable.

~~(5)~~ *Stormwater calculations.* The subdivider's engineer shall provide the stormwater calculations for the area to be subdivided.

~~(6)~~ *Flood elevation data.* All new subdivision proposals and other proposed developments greater than 50 lots or 5 acres, whichever is lesser, shall include base flood elevation data.

~~(7)~~ *Covenants.* A draft copy of any proposed protective covenants or deed restrictions shall be submitted.

~~(8)~~ *HOA documents and/or maintenance agreement.* An agreement outlining the supervision and maintenance of all common areas within the subdivision, unless maintenance is provided by a Community Development District (CDD).

~~(9)~~ *Agreements.* Copies of all executed agreements tied to the property being subdivided (i.e., PD, developer's, development, etc.).

~~(10)~~ *Agency permits.* A list and status of all applicable permits from other agencies required for the development. Improvement plan approval and authorization to begin construction activities shall not be granted until the applicant has provided copies of all other applicable permits to the City.

~~(11)~~ *Easements.* Copies of all proposed or executed easements for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.

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(12) -Illicit Discharge and Connection Stormwater Affidavit. Fully executed affidavit shall be submitted.

(13) Surety for Performance. The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety to guarantee performance in the amount of one hundred twenty percent (120%) of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(a) A performance bond underwritten by a surety insurer authorized to transact such business in this state;

(b) A cash deposit and escrow agreement governing control and use thereof;

(c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);

(d) A cashier's check or certified check and maintenance bond agreement; or

(e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.

5.6. Final Plat Submittal Requirements.

(A) *Clerk of Courts review.* The office of the [Sumter County eClerk](#) of ~~the circuit Courts~~ shall have the opportunity to review the plat for conformity to F.S. Chapter 177 prior to consideration for approval. The draft of the final plat shall be drawn with black drawing ink on regular paper using sheets sized 24 inches by 30 inches (24" x 30") at a scale of sufficient size to show all detail and otherwise meeting the requirements for the final plat in sections B and C below.

(B) *Requirements for final plat.* The required submittals, meeting the legal requirements of platting, of the final plat shall consist of a fully executed correct plat map, meeting all state and City standards, final engineering drawings and auxiliary submittals, and all required legal instruments. The final plat shall be drawn with black drawing ink on mylar, using sheets sized 24 inches by 30 inches (24"x30") at a scale of sufficient size to show all detail. Each sheet shall have a marginal line completely around the sheet placed to leave three-inch (3") binding margin on the left and one-inch (1") margin on the other three sides. Final plats shall meet all the requirements of F.S. Chapter 177 including the requirement to note in the dedication the construction, ownership and maintenance responsibilities for all infrastructure, including compliance with subsection 6.5(A), General, and those requirements mandated by the [Sumter County eClerk](#) of ~~the circuit Courts~~ in section A above and shall be so certified by the land surveyor. The final plat shall constitute only that portion of the approved improvement plan which the applicant proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. Five (5) copies, one (1) of which shall be mylar, of the final plat shall be submitted. Driveway restriction areas shall be graphically shown on final plats for corner lots in compliance with subsection 6.5 (C)(1), *Driveway Access*.

(C) *Additional required submittals.* This approval of the final plat shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Engineer or Public Works Director and City Attorney as appropriate.

(1) *"As-built" construction drawings.* Three (3) copies of these "drawings" shall be submitted to the Development Services Director. The sheet size shall be 24 inches by 36 inches (24"x36") unless another size is approved. In lieu of "as-built" construction drawings the developer may post a surety guaranteeing performance.

(2) *Surety for Performance.* The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety to guarantee performance in the amount of one hundred twenty percent (120%) of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

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- (a) A performance bond underwritten by a surety insurer authorized to transact such business in this state;
 - (b) A cash deposit and escrow agreement governing control and use thereof;
 - (c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);
 - (d) A cashier's check or certified check and maintenance bond agreement; or
 - (e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.
 - (f) In the event the bond was not required at the improvement plan stage, it may be required at the final plat state if the improvements have not been completed
- (3) *Surety for Maintenance.* In all cases where public improvements are installed, a two-year (2-year) surety in the amount of twenty percent (20%) of the construction costs must be posted to guarantee maintenance of the public improvements. The amounts of the surety must be approved as adequate by the Public Works Director and/or the City Engineer. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:
- (a) A maintenance bond underwritten by a surety insurer authorized to transact such business in this state;
 - (b) A cash deposit and escrow agreement governing control and use thereof;
 - (c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);
 - (d) A cashier's check or certified check and maintenance bond agreement; or
 - (e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.
- (4) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).
- (5) *Building elevations and model home details.* Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.
- (6) *Covenants.* Any protective deed covenants to be placed on the property shall be notarized and, in a form, suitable for recording.
- (7) *Title certificate.* A certificate of ownership, signed by a licensed attorney-at-law or an abstract company, in accordance with Florida statute in a form approved by the City Attorney.
- (8) *Letters of service.* Letters will be submitted by all appropriate utility companies stating that all easements are adequate. In cases where the City does not receive cooperation from utility company, Development Services Director may determine adequacy of proposed easements.
- (9) *HOA documents and/or maintenance agreement.* An agreement outlining the supervision and maintenance of all common areas within the subdivision.
- (10) *Permits.* Copies of all applicable permits (i.e., driveway, SWFWMD, County, FDOT, etc.) shall be provided.
- (11) *Agreement.* No plat shall be approved without an executed developer's or development agreement, if such agreement is required by the City Manager.
- (D) *Clerk of Courts recording.* Within the legal timeframe, the approved plat shall be submitted to the [Sumter County Clerk of Courts](#) for recording with recording fee, and at the time of recording, the following shall be submitted to the [Sumter County Clerk of Courts](#) for their distribution:
- (1) *Original final plat.* The mylar copy of the final plat is to be contained within the [Sumter County Clerk of Courts' Clerk's](#) original plat book.
 - (2) *Copy of final plat.* An additional copy of the final plat will be retained by the [Sumter County Clerk of Courts](#) as public record.

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5.7. Completion and Inspection of Improvements.

(A) *Completion of improvements.* All physical improvements (including all utilities) shall be installed in accordance with the approved improvement plan. If field conditions, or other circumstances, necessitate changes to the proposed improvements, the applicant must submit revised drawings to the City for approval prior to construction. The improvements may be completed in one of two ways:

- (1) All of the required improvements shall be completed prior to the filing of the final plat for approval;
- (2) Or, with the City Commission's approval, the developer, in lieu of completing the improvements as stated above, shall post a surety guaranteeing performance to the Commission for and on behalf of the City. The surety should be sufficient to cover the cost of all improvements required to be installed by the subdivider. The actual construction and installation of such improvements shall be done immediately after approval of the final plat, or at such a time as may be established by the City Commission. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall be in a form acceptable to the City Attorney and may be by the means set forth in section 5.6(C).
- (3) The accurate location of all monuments and permanent reference monuments (PRM) shall be located on all block corners if rectilinear, and at all PCs and PTs, if curvilinear, but in no case more than 1,000 feet apart. All lot corners shall be marked with three-fourth inch I.D. iron pipes, three-fourth inch iron rods, two (2) feet long or concrete monuments, two feet long, minimum. Markers shall be installed prior to submission of and approval of the final plat and shall conform to locations indicated on the approved improvement plan.

(4) *Inspection.*

- (a) After required improvements have been installed, a registered professional engineer shall submit certification in the format required by the City that the improvements have been constructed according to approved plans and specifications.
- (b) The City Engineer and City inspectors may inspect all construction subject to these regulations. The City Engineer shall have the authority to reject materials and work when not in conformity with the approved plans and specifications.
- (c) Laboratory tests are to be made by a duly licensed testing laboratory at the developer's expense. Copies of all test reports shall be submitted to the City Engineer's office. Laboratory tests or field measurements are required for, but not limited to, the following:
 - (i) *Subgrade and shoulders.* Width, depth, density and bearing;
 - (ii) *Base.* Width, depth, density, bearing and crown;
 - (iii) *Surface course.* Width, depth, extraction, composition and stability;
 - (iv) *Concrete.* Compression strength;
 - (v) *Water mains.* Pressure test and bacteriological clearance;
 - (vi) Gravity sanitary sewer--Infiltration/exfiltration, air testing; and
 - (vii) Sanitary force mains--Pressure test.
- (d) Prior to final inspection by the City, and the start of the two (2) years of maintenance by developer, the developer's engineer shall submit a statement to the City Engineer that all materials used met the approved specifications and that the tests and measurements performed by him met the requirements of the plans and specifications.

5.8. Gated Communities.

(A) *Provisions.* It is recognized by the City that there exists a market demand for the development and establishment of residential subdivisions which restrict access by the general public through the utilization of entryway gates and other restricted access points. As Florida law generally prohibits the use of public funds for private use, the utilization of such gates and restricted access points as a means of limiting access by the public requires, inter alia, that the roadways, street lights, drainage systems (which includes, without limitation, stormwater detention/retention areas and under drains), sidewalks, and certain other subdivision infrastructure and improvements be privately owned and maintained. Further, the City recognizes that the public's interest is served only if gated communities and the components of its community subdivision infrastructure are designed, constructed, and maintained in accordance with the applicable provisions of the Code. As such, provided the community subdivision infrastructure is privately owned and maintained consistent with the requirements of this Code and such other applicable City codes and state law and upon approval of the City, proposed residential

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subdivisions may be developed and maintained as a gated community and existing residential subdivisions (i.e., platted of record) may be converted to and maintained as a gated community. Notwithstanding the foregoing, failure to so comply after approval is obtained may result in, without limitation, the removal of the gates or prohibiting the closure of the gates.

- (B) *Prohibitions.* It is recognized by the City that the approval of gated communities may provide a hindrance to the goals of the comprehensive plan in terms of providing development that promotes transit and interconnectivity. Therefore, gated communities shall not be approved if one of the following criteria is met:
- (1) The subdivision's primary access intersects a planned or existing transit route; or
 - (2) By approving a gated community, the City has compromised transportation and infrastructure interconnectivity with existing developments or the ability of future vacant tracts to interconnect.

5.9. Model Homes.

- (A) Except as otherwise provided for in this section, no building permit shall be issued until such time as a certificate of completion has been issued by the City Engineer and final plat approval has been obtained from the City Commission and the plat is recorded with the Sumter County Clerk of Courts. A developer may be allowed to obtain one (1) building permit for a model home for each 40 lots located within a proposed subdivision prior ~~to the issuance of a certificate of completion by the City Engineer and~~ final plat approval and recordation. Notwithstanding the permitted rate for model homes, the maximum number of building permits for model homes to be allowed in any one (1) subdivision shall not exceed ten (10). In developments which are subject to an executed Chapter 163 Agreement with one thousand (1,000) units or greater, the developer is allowed to obtain building permits for up to forty percent (40%) of the lots within any single subdivision that is within an approved master development plan. In addition, the following shall apply for lots where model homes are allowed:
- (1) The lots upon which the model homes are constructed shall be located within 300 feet of an active and approved fire hydrant;
 - (2) Main sewer and water lines for said lots shall be installed by the developer and be subject to review and approval by the City;
 - (4) The lots shall have a minimum of 20-foot-wide emergency access road extending from a paved public street to within 50 feet of the proposed structure, as approved by the City Engineer; and
 - (5) A certificate of occupancy will not be issued on any model home permitted by this section until ~~the City Engineer has issued a certificate of completion~~ final plat approval has been obtained from the City Commission and the plat is recorded with the Sumter County Clerk of Courts.

+Chapter 6 – Technical Standards

6.1.	General.	6-1
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6.1. General.

- (A) *Purpose and intent.* These standards shall apply to regulate development allowed by this Code. The intent of these technical standards are to promote development that is aesthetically pleasing, compatible with the community character of the City of Wildwood, properly served with necessary public facilities and services, compatible with neighboring uses, and minimizes adverse impacts to natural resources.
- (B) *Phased development.* Projects subjected to phasing shall be improved and designed so that each phase of development may function on its own if subsequent phases are not developed.
- (C) *Agreements.* It is the intent of the City Commission to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development, all in conformity with and to carry out the purposes of the comprehensive plan and ~~ILand dDevelopment rRegulations~~. Written agreements are encouraged and may be required by the City Manager, ~~Public Works Director, and/or Utilities Director~~ prior to, or concurrently with, applying the technical standards contained in this Chapter within a proposed development site. These agreements should determine at a minimum the responsibility and timing for provision of infrastructure and services, maintenance of improvements, payment of applicable City impact fees and other similar development issues. Any such agreements or contracts shall be reviewed by all department heads affected by the agreement and the City Attorney prior to adoption by the City Commission.
- (D) *Chapter 163 Agreement.* Projects which are subject to an executed 163 Agreement pursuant to and consistent with the procedure outlined in F.S. § 163.3220-163.33243 and which have obtained master development plan approval may be allowed to adhere to alternative development standards, provided the proposed development standards meet the intent of this ~~eCode~~ and meet or exceed the minimum requirements of this ~~eCode~~.

6.2. Potable Water.

This section covers the requirements for installing water systems which includes the furnishing, installing, laying, jointing, and testing of all water lines, hydrants, fittings, valves and appurtenances, including necessary service connections required for a complete system as shown on the drawings and specified herein. The work shall also include such connections, reconnections, relocations, temporary services, abandonments, and all other provisions in regard to existing water service operations and modifications required to perform the new work. When development or redevelopment is proposed for a property with water lines available to the property, connection to the central water system shall be required. For purposes of this section, "available" shall mean that the city's waterworks system is accessible at any point up to 1,000 feet from the owner's property line.

(A) General requirements.

- (1) All work shall be proven to be in first class condition and constructed properly in accordance with the drawings and specifications. All defects and leaks disclosed by the tests shall be remedied and re-tested.
- (2) The entire potable water system for each project shall be shown on a master plan. The master plan shall indicate the general locations of all easements, mains, valves, hydrants, services and service laterals with respect to the proposed development improvements and the existing water systems. Main sizes shall be indicated on the master plan.

- (3) All materials shall be free from defects impairing strength and durability and be of the best commercial quality for the purpose specified.
- (4) All pipe, valves, fire hydrants and fittings shall be clearly marked with the name or trademark of the manufacturer, the batch number, the location of the plant, strength designation and pressure rating.
- (5) All pipe shall be laid on an unyielding foundation with uniform bearing under the full length of the barrel of the pipe. Suitable excavations shall be made to receive the bell of each pipe. The spigot end of the pipe shall abut the base of the socket of the adjacent pipe in such a manner that there will be no gaps along the perimeter of the mating halves. Just before jointing the pipe, the mating ends shall be thoroughly cleaned of all dirt, debris, and foreign material. The pipe shall be jointed in accordance with the recommendations of the manufacturer of the pipe and gasket. In all jointing operations, the trench must be dewatered when joints are made, and kept dewatered until sufficient time has elapsed to assure sufficient hardening of the jointing material, or as may be required. The pipe shall not be driven down to grade by striking it with a shovel handle, timber, rammer, or other unyielding object.
- (6) *Assembly of joints.* Assemble all joints in accordance with recommendations of the manufacturer. If a lubricant is required to facilitate assembly, it shall have no detrimental effect on the gasket or on the pipe when subjected to prolonged exposure. Proper jointing may be verified by rotation of the spigot by hand or with a strap wrench. If unusual jointing resistance is encountered, or if the insertion mark does not reach the flush position, disassemble the joint, inspect for damage, re-clean the joint components, and repeat the assembly steps. Note that fitting bells may permit less insertion depth than pipe bells. (NOTE: When mechanical equipment is used to assemble joints, care should be taken to prevent over-insertion).
- (7) *Cleaning.* All necessary precautions shall be taken to prevent the entrance of mud, sand or other obstructing material into the pipeline. As the work progresses, the interior of the water main shall be cleaned of all dirt, jointing material, and superfluous materials of every description. Prior to final inspection, the contractor shall flush all water lines constructed under this contract with clean water to assure complete removal of all debris and foreign materials.
- (8) *Bedding and backfill.* Immediately after the pipe has been jointed and inspected, sufficient backfill shall be performed to protect the pipe adequately from injury and movement in accordance with the City of Wildwood details and specifications. Pipe bedded in compacted granular backfill shall not be supported on blocking, wedges, bricks, or anything except the bedding material. Where concrete cradle or encasement is required, the pipe shall be supported on solid concrete blocks or pre-cast concrete saddles which shall become part of the completed cradle or encasement. Where no other bedding is indicated, pipe shall be placed on a shaped bed of undisturbed material.

(B) *Potable water system construction.*

- (1) The contractor shall install warning tape or stenciled lettering on pipe and early warning tape approximately 12" above top of pipe.
- (2) *Water valves.* Water valves shall be provided as stated below for all branch connections, loop ends, fire hydrant stubs, or other locations, as required to provide an operable, easily maintained, and repaired water distribution system.
 - (a) Two inches (2") through 12 inches shall be Mueller (or approved alternative) resilient seat gate valve, modified wedge disc type, suitable for direct earth burial, suitable for mechanical joint and to comply with AWWA specifications. Water valves 1-1/2" or smaller shall be gate valves, iron body 150 psi working pressure wedge disc, in full compliance with Fed. Specifications.
 - (b) Valves shall be located on all tees and crosses per AWWA standards using an (n-1) formula.
 - (c) Valves are to be placed so that the maximum allowable length of the water main required to be shut down for repair work shall be 1,000 feet.
 - (d) Valves located on transmission mains (12" or greater) shall be located so that no more than one (1) hydrant would be out of service as a result of a single water main break.
- (2) All valves shall be fitted with a cast iron valve box and cover. Valve boxes shall be long enough to reach from the valve to finished ground level and shall be installed as recommended by the manufacturer. They shall have suitable barrel and shaft extension sections to cover and protect the valve bonnet section. Extension sections fabricated by one piece of ductile iron shall be allowed. No more than one (1) shaft extension shall be used in any one (1) valve installation. Valve box extensions shall be by the same manufacturer as valve box or ductile iron pipe.
- (3) Valve boxes shall be installed in vertical alignment and positioned to facilitate the operation of the valve with a standard valve wrench. The box shall be installed as shown on the drawings and shall be set on firmly packed soil and bricks so as to prevent settlement and to prevent bearing on the valve or the main at any point.

- (4) Fire hydrants shall be mega-lug restraints to prevent movement due to water pressure thrust. Gravel shall be placed around the base of the hydrant to ensure complete drainage of the hydrant when closed. See City of Wildwood Water Details.
- (5) Connections to existing water lines shall be where shown on the plans and shall be done as detailed on the plans or as directed by the City Engineer. Connection cannot occur until clearance has been obtained by FDEP. Connection of new to existing mains shall be performed in a normal accepted method for connecting mains and shall be done without unduly disrupting service. All connections regardless of how done are subject to the approval of the City Engineer as to method, time, and location. To ensure adequate backflow prevention and accountability of water use, the contractor shall install a temporary jumper connection until such time as the new line is cleared by FDEP.
- (6) After pressure testing has been accomplished, the contractor shall disinfect all potable water lines of all sizes and material per FDEP requirements.
- (7) The contractor shall furnish all equipment and materials necessary to do the work of disinfecting and shall perform the work in accordance with the procedure outlined in the AWWA Specifications C-651. The use of chlorine tablets for disinfection purposes shall not be allowed. After treatment, the line shall be flushed with clean water until the residual chlorine content is within the range of 0.2 to 4.0 ppm.
- (8) After disinfection has been accomplished, samples of water for bacteriological analysis shall be collected and tested by an independent testing laboratory approved by the State of Florida and the City. Should these samples or subsequent samples prove to be unsatisfactory, the piping shall be disinfected until satisfactory samples are obtained. Official certificates of the tests shall be submitted to the City. Samples shall be taken on two (2) consecutive days.
- (9) It is the intent of this section to ensure that all parts of the work, including but not being limited to pipe, fittings, joints, valves, hydrants, and any other appurtenances are subjected to disinfection as described herein. To achieve this, all methods of disinfection shall be approved by the City and FDEP.

(C) *Potable water system design.*

- (1) The design requirements for privately-owned systems shall be the same as for systems that will be City owned.
- (2) Two-inch (2") water mains shall be polyvinylchloride (PVC) or polyethylene (PE). Four-inch (4") to eight-inch (8") water mains shall be polyvinylchloride (PVC), HDPE directional bore, or ductile iron pipe (DIP). All PVC pipe shall be potable water blue, have identifying tape and locating wire on top. PVC pipe 4" to 8" in diameter shall meet requirements of ANSI/AWWA C-900, DR25. HDPE pipe shall meet requirements of ANSI/AWWA C906, DR-9 and DR-11.
- (3) 10" to 36" water mains shall be PVC or DIP. PVC pipe shall meet requirements of ANSI/AWWA C905, DR18.
- (4) Water mains shall be:
 - (a) A minimum of four inches (4") in diameter.
 - (b) All proposed water mains shall be extended across the entire frontage of the property (i.e., from property line to property line) if identified on the City's Utility System Master Plan.
 - (c) When water main extensions are required, large diameter mains (12" or larger) shall be installed on designated roads per the approved Utility System Master Plan, as amended.
 - (d) Water mains shall be sized appropriately to meet the minimum design pressure and required fire flow.
 - (e) Minimum depth of all water mains shall be three feet (3') from the top of pipe to finished grade.
 - (f) Where waterways, canals, ditches, or other cuts are crossed, ductile iron pipe shall be installed across and up to 10 feet on each side of the bottom. Additionally, approved utility crossing signs shall be placed on the pipe alignment at each side of the crossing. Plans for subaqueous crossings shall be subject to approval by the City Engineer and Utility Director.
- (5) Where fire hydrants or fire systems are to be installed the minimum diameter water main serving the hydrant shall be six inches (6") for looped lines and eight inches (8") for dead end lines. Not more than two (2) fire hydrants shall be allowed on a looped six (6") inch water main nor more than one (1) hydrant on a dead end eight (8")-inch water main. All hydrant connections off the water mains shall be six inches (6") in diameter, ductile iron pipe.
- (6) Fittings used with PVC mains shall be cast iron conforming to the requirements of ANSI Specification A21.10 with mechanical joints. Fittings shall have a minimum pressure rating of 150 psi and shall be provided with cement linings complying with ANSI Specification A21.4 or latest revision. Fittings shall be tar-coated outside. Where valves are fitted directly to a mainline "tee", the tee is to be a trinity valley (or equal) mechanical joint anchoring tee.
- (7) Taps on PVC water mains shall be full bodied tapping sleeves.

- (8) Design calculations, prepared by a registered professional engineer, shall be submitted to the City for review concurrent with the plans that demonstrate that the proposed potable water system is capable of providing the required fire hydrant flow (minimum 1,000 ~~gpm~~ gpmGPM) plus maximum daily customer demand flow at all parts of the system. The design calculations shall demonstrate the expected operating pressures for the water system. The working pressures within the system shall not exceed the pressure class of the pipe with a 1.5 safety factor. All pressure connections on the existing system used for calculation purposes shall be based upon a recent fire hydrant flow test, water treatment plant operating data, etc.
- (a) Water main capacity shall be designed to maintain a minimum pressure of 20 pounds per square inch (psi) at street level under all fire flow conditions.
 - (b) Water distribution systems and/or water main extensions shall be designed and constructed in accordance with the fire protection requirements of the Insurance Services Office (National Board of Fire Underwriters (ISO), as stated in their publication "Guide for the Determination of Required Fire Flows".
- (9) All water mains, other than individual service lines, shall be looped where practical. Dead-end lines may be permitted within the design of a looped system. When dead end lines are used, they shall be provided with a hydrant or blow-off at the terminus as a means of flushing.
- (10) Fire hydrants.
- (a) Fire hydrants shall be provided in all new developments and shall be spaced no greater than 1,000' and no greater than 500' from any building or as otherwise specified by the Fire Department.
 - (b) A minimum distance shall be maintained of seven and a half feet (7 ½') to the left, right, and front of the hydrant and four feet (4') to the rear from any obstruction such as fences, buildings, trees, etc. This requirement applies to Fire Department Connections (FDC) as well.
 - (c) Fire hydrants shall be a minimum of 6 feet (6') and a maximum of 9 feet (9') from the curb or paved road surface unless otherwise approved. The center of the steamer port shall be 18 inches minimum and 24 inches maximum above final grade. Steamer port shall be correctly positioned for the proper connection with the approval of the City and Fire Department.
 - (d) Fire hydrants to be in full compliance with AWWA specification NO. C-502-54 or latest revision thereto. Hydrants to be compression type as manufactured by Kennedy Muller or approved equal, factory painted red, and are to be equipped with one 4 ½ inch steamer nozzle and two 2 ½ inch hose nozzles (nozzle threads to be National Standard). All hydrants to be traffic models with two-piece barrels and stems and with breakaway joints, dry top design and 5 ¼ inch main valve opening.
 - (e) All fire hydrants will be color coded after flow testing to indicate the gallons per minute available from the hydrant. The color coding will be consistent with the color coding described in NFPA 291, "Recommended Practice for Fire Flow Testing and Marking of Hydrants," 2013 edition as reproduced in subsection (b), below.
 - (f) Specific bonnet color codes based on gallonage:

(i) Class AA	1500 gpm <u>gpmGPM</u> or greater	light blue
(ii) Class A	1000 to 1499 gpm <u>gpmGPM</u>	green
(iii) Class B	500 to 999 gpm <u>gpmGPM</u>	orange
(iv) Class C	499 gpm <u>gpmGPM</u> or less	red
 - (g) Fire hydrants will have the appropriate color for the available ~~gpm~~ gpmGPM applied to the bonnet (top) as described in subsection 6.2(C)(12)(b), above. The barrel of the hydrant will be painted chrome yellow for municipal water systems and red for private hydrants.
 - ~~(h)~~ (h) No more than two (2) fire hydrants shall be allowed on a looped six (6") inch water main. No more than one (1) hydrant shall be allowed on a dead end eight (8") inch water main.
 - ~~(h)-(i)~~ (h)-(i) "No Parking" signs shall be installed prohibiting parking within 15 feet of a fire hydrant.
- (11) Water services shall be installed at property corners and may be either single or double type services for subdivision lots, both residential and commercial.
- (12) ~~Where~~ Where reuse water is available, potable water connections shall be equipped with appropriate backflow prevention devices per FDEP requirements.

- (13) Backflow prevention devices shall be set within 12 inches of the meter (1st connection), with RPZ's set a minimum of 12" above the 100-year flood plain.
- (14) ~~Minimum~~ size service pipe for three (3) or more meters on one service connection shall be two inches (2"). Minimum service size shall be ¾ inch for residential use and one inch (1") for commercial use.
- (15) Meters shall be installed as specified in the City of Wildwood Standard Details. Water meters for commercial, industrial, or other uses shall be sized by a registered professional engineer.
- (16) ~~Water~~ meters shall be located at the right-of-way line and on the property owner's side of the right-of-way line.
- (17) Service lines to meter from main shall be Polyethylene (Class 200) conforming to AWWA C-901 latest edition, unless otherwise approved by the City. All service lines shall be provided with an approved backflow prevention device.
- (18) ~~The~~ minimum casing pipe size and wall thickness shall be as shown in the following table for the sewer and water carrier pipe size indicated:

TABLE 6-1: WATER PIPE SIZE AND THICKNESS

Carrier Pipe (Nominal Size – Inch)	Casing Pipe (Outside Diameter – Inch)	Casing Pipe (Wall Thickness – Inch)
4"	16"	0.250"
6"	18"	0.250"
8"	20"	0.250"
10"	24"	0.250"
12"	24"	0.250"
14"	30"	0.375"
16"	30"	0.375"
18"	30"	0.375"
20"	32"	0.375"
24"	36"	0.375"

- (19) ~~The~~ carrier pipe shall be either Pressure Class 350 ductile iron pipe or solid steel pipe. The carrier pipes shall be supported by pre-manufactured stainless steel casing spacers within the casing pipe. Wooden skids will not be allowed.
- (20) ~~Additional~~ information can be found in the City of Wildwood Utility Department Standard Construction Specifications for Water and Wastewater, latest revision.
- (21) ~~The~~ minimum horizontal separation between sanitary sewers and existing or proposed water main mains shall in accordance with FDEP regulations.

6.3. Sanitary Sewer and Reuse.

This section covers the requirements for installing sanitary sewer systems which includes the furnishing, installing, laying, jointing, and testing of all sewer lines, manholes, fittings and appurtenances, including necessary service connections required for a complete system as shown on the drawings and specified herein. The work shall also include such connections, reconnections, relocations, temporary services, abandonments, and all other provisions in regard to existing sewer operations and modifications as required. When sanitary sewer is available within or adjacent to a property proposed for development or redevelopment, the use of septic tanks shall be prohibited. For purposes of this section, "available" shall mean that the city's sewer system is accessible at any point up to 1,000 feet from the owner's property line.

(A) General requirements.

- (1) All work shall be proven to be in first class condition and constructed properly in accordance with the drawings and specifications. All defects and leaks disclosed by tests shall be remedied and re-tested.
- (2) The entire sanitary sewer system for each project shall be shown on a master plan. The master plan shall indicate the general locations of all easements, mains, valves, services and service laterals with respect

to the proposed development improvements and the existing sewer systems. All main sizes shall be indicated on the master plan.

- (3) Excavation and backfill, seeding and mulching, dewatering, clearing and grubbing, cleanup and other related site work for sanitary sewer construction are specified in FDOT Standard Specifications for Road and Bridge Construction, latest edition.
- (4) All materials shall be free from defects impairing strength and durability and be of the best commercial quality for the purpose specified.
- (5) All pipe and fittings shall be clearly marked with the name or trademark of the manufacturer, the batch number, the location of the plant, strength designation, and pressure rating. Where ductile iron pipe is to be installed in the system, the words "Epoxy Coated" or "Epoxy Lined" shall be clearly marked on the pipe.
- (6) All pipe shall be laid on an unyielding foundation with uniform bearing under the full length of the barrel of the pipe. Suitable excavations shall be made to receive the bell of each pipe. The spigot end of the pipe shall abut the base of the socket of the adjacent pipe in such a manner that there will be no gaps along the perimeter of the mating halves. Just before jointing the pipe, the mating ends shall be thoroughly cleaned of all dirt, debris, and foreign material. The pipe shall be jointed in accordance with the recommendations of the manufacturer of the pipe and gasket. In all jointing operations, the trench must be dewatered when joints are made, and kept dewatered until sufficient time has elapsed to assure sufficient hardening of the jointing material, or as may be required. The pipe shall not be driven down to grade by striking it with a shovel handle, timber, rammer, or other unyielding object.
- (7) *Assembly of joints.* Assemble all joints in accordance with recommendations of the manufacturer. If a lubricant is required to facilitate assembly, it shall have no detrimental effect on the gasket or on the pipe when subjected to prolonged exposure. Proper jointing may be verified by rotation of the spigot by hand or with a strap wrench. If unusual jointing resistance is encountered, or if the insertion mark does not reach the flush position, disassemble the joint, inspect for damage, re-clean the joint components, and repeat the assembly steps. Note that fitting bells may permit less insertion depth than pipe bells.
- (8) *Cleaning.* All necessary precautions shall be taken to prevent the entrance of mud, sand or other obstructing material into the pipeline. As the work progresses, the interior of the water main shall be cleaned of all dirt, jointing material, and superfluous materials of every description. Prior to final inspection, the contractor shall flush all water lines constructed under this contract with clean water to assure complete removal of all debris and foreign materials.
- (9) *Bedding and backfill.* Immediately after the pipe has been jointed and inspected, sufficient backfill shall be performed to protect the pipe adequately from injury and movement in accordance with the City of Wildwood details and specifications. Pipe bedded in compacted granular backfill shall not be supported on blocking, wedges, bricks, or anything except the bedding material. Where concrete cradle or encasement is required, the pipe shall be supported on solid concrete blocks or pre-cast concrete saddles which shall become part of the completed cradle or encasement. Where no other bedding is indicated, pipe shall be placed on a shaped bed of undisturbed material.

(B) *Sanitary sewer system construction.*

- (1) Sanitary sewer manholes shall be constructed in accordance with the City of Wildwood Standard Details.
- (2) Installation of precast manholes shall comply with the manufacturer's recommendations. Precast concrete sections shall be set so the manhole will be vertical and with sections in true alignment. Joint surfaces of the base or previously set section shall have an O-ring installed in the recess or shall be sealed with pre-molded plastic joint sealer equal to "Ramnek"®. If "Ramnek" is used, joints shall be pre-primed and wrapped on the exterior to provide a sealed manhole.
- (3) All holes in sections used for their handling shall be thoroughly plugged with Embeco 167 and 381 Mortar, non-shrinking grout, or approved equal applied and cured in strict conformance with the manufacturer's recommendations so that there will be zero leakage through openings and around pipes. The grout or mortar shall be finished smooth and flush with the adjoining interior and exterior manhole wall surfaces.
- (4) Manhole frames and covers shall be set to conform accurately to the finished ground or pavement surface as established by the contract drawings, unless otherwise directed by the City Engineer. Frames shall be set concentric with the manhole base and adjusted to grade.
- (5) Unless a drop connection is installed, pipes shall match crown to crown at all manholes to maintain hydraulic gradient. A drop manhole connection shall be required for all inverts over 24" above the floor of the manhole.
- (6) Unless otherwise approved by the City, service lines from the property line to the collection sewer shall be at a minimum depth of three feet (3') at the property line and shall be laid to straight alignment and uniform slope compliant with FDEP regulations. All service lines shall be at least four inches (4") in

diameter. Cleanouts shall be provided as determined by the engineer of record but shall not be spaced greater than 75'.

- (7) All caps and plugs shall be braced, staked, anchored, wired on, or otherwise secured to the pipe to prevent leakage under the maximum anticipated thrust conditions from internal abnormal operating conditions or pressures from water or air.
- (8) Ductile iron pipe may be used in lieu of concrete encasement where water line crosses sewer lines with less than six inches (6") vertical clearance, with a length of pipe centered at the point of crossing, so as to locate joints at a maximum distance from the water line.
- (9) Unless otherwise specified, force mains shall be installed in accordance with AWWA C-600, latest. 492.2.7. All installed force mains constructed of PVC shall be installed with a solid copper locating wire as specified on the City of Wildwood Standard Details.
- (10) Where force mains are cresting a hill and air release valves are to be installed, install force main at minimum 48" cover to facilitate proper ARV installation.
- (11) The contractor shall install early warning tape approximately 12" above all force mains.
- (12) Provide air release valves in high spots of force mains as shown on the drawings or as directed. If obstructions are encountered during construction that cause a dip and a consequent sharp rise in the force main, then an air release valve shall be installed at the newly created high point upstream from the dip.
- (13) All valves shall be fitted with a cast iron valve box and cover. Valve boxes shall be long enough to reach from the valve to finished ground level and shall be installed as recommended by the manufacturer. They shall have suitable barrel and shaft extension sections to cover and protect the valve bonnet section. Extension sections fabricated by cutting pieces of pipe shall be allowed. No more than one (1) shaft extension shall be used in any one (1) valve installation.
- (14) Valve boxes shall be in vertical alignment and so positioned as to facilitate operation of the valve with a standard valve wrench. The box shall be installed as shown on the drawings and shall be set on firmly packed soil or bricks so as to prevent settlement and to prevent bearing on the valve or the main at any point. Valves shall be set vertically so that the stem forms a vertical line. Care shall be taken to keep out dirt and sand, and no valve shall be operated until it has been cleaned of sand, grit, or other foreign material.
- (15) The contractor shall furnish and install all supports necessary to hold the piping and appurtenances in a firm, substantial manner at the lines and grades indicated on the drawings or specified.
- (16) All bends, tees, and other fittings in force mains buried in the ground shall be mechanically restrained.
- (17) All force main piping shall be subjected to hydrostatic testing in accordance with the City of Wildwood Construction Specifications for Water and Wastewater, latest revision.

(C) *Sanitary sewer system design.*

- (1) The design requirements for privately-owned systems shall be the same as for systems that will be City owned.
- (2) The developer shall comply with the applicable requirements established by the FDEP.
- (3) *Average Daily Flow (ADF)* – The sewer system design shall be based on full ultimate development as shown or projected. The average daily flow (ADF) from domestic units shall be calculated based on City and FDEP requirements.
- (4) *Design Considerations.*
 - (a) Sewers 24 inches in diameter or less shall be installed with straight alignment and grade between manholes, with manhole spacing not to exceed 400 feet for sewers 15 inches or less, and 500 feet for sizes larger.
 - (b) All sanitary sewers shall terminate in manholes.
 - (c) All manholes and sewers shall be located in public right-of-way or assigned easements. No manholes or sewers shall be located in side or back lot easements unless the following conditions are met:
 - (i) The easement is of adequate width;
 - (ii) The easement is dedicated to the public; and
 - (iii) Deed restrictions are enacted.
- (5) Sanitary sewer easements shall be required for all gravity sanitary sewer lines which are not in a public right-of-way. Easements shall be a minimum of 20 feet wide for sanitary sewers that are not more than 15 feet deep. For sewers that are more than 15 feet deep, easement shall be a minimum of 30 feet wide. The depth of the sewer shall be measured from the design invert of the pipe to the surface of the proposed

final grade. Where the easement is located adjacent to the right of way, the City may approve a narrower easement.

- (6) Maximum depth of sewer mains shall be 20 feet unless otherwise approved by the Utility Director.
- (7) Sewer main pipe diameters shall be a minimum of 8" in diameter. The engineer shall submit calculations demonstrating that an 8" sewer main is sufficient for the expected flows. If a larger sewer main is needed, the engineer shall specify the required diameter. Sewer service laterals shall be a minimum of 6" in diameter.
- (8) Sewer mains and laterals shall be designed and constructed to give mean velocities, when flowing full, of not less than 2.0 feet per second based on Mannings formula using an "n" value of 0.013.

TABLE 6-2: MINIMUM PIPE SLOPES

Pipe Diameter	Minimum Slope
6" (Building Sewer or Sewer Lateral)	1.04%
8" (Gravity Sewer Main)	0.40%
10" (Gravity Sewer Main)	0.28%
12" (Gravity Sewer Main)	0.22%

- (9) Sewer mains shall be constructed of PVC. Separation between water mains shall be in accordance with FDEP criteria. PVC sewer mains shall be SDR-35, except in cases where the depth of the sewer main will exceed 15 feet, in which case they shall be SDR-26.
- (10) All easements shall be a minimum of ten feet (10') for a single pipe and fifteen feet wide for two (2) pipes.
- (11) Sewer mains shall maintain a minimum cover of thirty-six inches (36"). The depth of cover shall be measured from the top of sewer main to the finished grade directly above the pipe.
- (12) *Manholes.*
 - (a) Maximum spacing between sewer manholes shall not exceed 400 feet. A manhole shall be required for all changes in slope or alignment.
 - (b) Manhole depths from 0' to 15' shall be constructed using 22" ring min. (USF 170E). Manholes in excess of 15' shall use 32" diameter ring covers (USF 230).
 - (c) Where the depth of the manhole from the top of ring to the invert of effluent main is less than 36", a flat top manhole shall be used.
 - (d) Drop connections shall be provided where the difference in elevation between the incoming sewer invert and the exiting manhole invert is equal to or greater than 24".
 - (e) Unless a drop connection is installed, pipes shall match crown-to-crown at all manhole locations
 - (f) The minimum diameter of manholes shall be 48".
 - (g) Manholes should be placed as close to the high point of the road as possible to minimize infiltration.
 - (h) Laterals connected directly into a manhole shall not dump directly onto the bench and shall have a defined channel.
 - (i) Pipes entering manholes in line with flow channel shall be 0.1' minimum above the effluent invert.
 - (j) Total depth of manholes shall not exceed 20' in depth unless approved by the City Engineer.
- (13) Reserved.
- (14) All laterals shall be installed perpendicular to the sewer main except for dead end manhole connections where lateral length shall be limited to a maximum of one hundred twenty-five feet (125'). Cleanouts shall be provided every seventy-five feet (75') minimum. A cleanout shall be provided at the right of way line, between the sidewalk and the curb, or as otherwise approved by the City Engineer. The City shall only be responsible for the lateral from the approved cleanout location to the main.
- (15) Four-inch (4") to twenty-four-inch (24") sewer force mains shall be polyvinylchloride (PVC) or ductile iron pipe (DIP) based on pressure. All PVC pipe shall be sewer green with identifying tape and locating wire. PVC force main pipe shall meet requirements of ANSI/AWWA C-900, DR25 for sizes four inch (4") through twenty-four (24").
- (16) Sizing of sewer force mains shall be in accordance with sound engineering practices and the City's Utility System Master Plan, as amended. Force mains shall be designed to maintain a minimum velocity of two feet (2') per second. Design calculations showing the pressures designed for the force main system are required. The working pressures within the system shall not exceed the pressure class of the pipe with a 2.0 safety factor.
- (17) Force mains shall enter the terminal facility (gravity sewer manhole, pumping station, wet well, or other) at a point equal to the operational water level of said receiving unit. Should an elevation drop be required

to obtain the outlet connection, the prior down-slope of the force main shall not exceed 45 degrees and adequate air venting shall be provided at the profile breakpoint.

- (18) Fittings shall be DIP fittings for DIP and PVC pipe installations.
- (19) Valves shall be installed on all subsidiary force mains at the point of connection to the major main. Where force mains are proposed to be extended, valves shall be installed at intervals not exceeding 1,000 feet.
- (20) *Generators.* Sanitary sewer pumping stations shall be provided with emergency backup generators based on the following criteria:
 - (a) New developments shall have a minimum of one (1) generator (fixed or mobile).
 - (b) Fixed generators shall be required for Master Lift Stations.
 - (c) In addition to the requirement set forth in subsection 6.3(C)(20)(b), one (1) portable generator shall be required for every four (4) lift stations proposed.
 - (d) Any other lift station not requiring permanent standby power shall be equipped with a standby power generator plug.

(21) *Pump Stations.*

- (a) For pumping stations with a peak flow demand of 1,000 gallons per minute (~~GPM~~~~GPM~~) or less, a minimum of two (2) pump units shall be provided (with one (1) pump operating to meet peak flows, and one (1) pump on standby). When the peak design flow exceeds 1000 ~~GPM~~~~GPM~~, three (3) or more pump units shall be included in the facility (with two (2) pumps operating to meet maximum demand and one (1) pump on standby).
 - (b) The selected sewage pump system shall have the minimum capability of pumping the design peak flow at the maximum computed system total dynamic head (TDH) requirements.
 - (c) Head-capacity curves shall be prepared for the proposed pumping system in order to determine the various operational conditions. Hydraulic computations shall be in accordance with good engineering practice, with pipe friction loss calculated by the "Hazen-Williams Formula", using standard friction factors based on the materials used.
 - (d) The wet well structure shall provide a minimum capacity between operational water levels sufficient to allow a minimum of ten (10) minutes between successive starts of the pumps, when the effluent rate is one-half the maximum one pump capacity. Low water levels shall provide adequate submergence to preclude pump inlet vortexing, air binding or any other design considerations. Operational maximum high-water levels shall not exceed the invert elevation of the lowest influent pipe, with high water alarm no higher than one half of said pipe. A minimum size hopper bottom shall be provided, with the wet well floor sloping to said bottom at a slope of not less than one to one (1:1). Additionally, where the wet well extends below the ground water table, the structure shall be designed to eliminate any possibility of flotation.
 - (e) Odor control shall be provided as needed.
 - (f) All sewage pumping stations shall be provided with a station water system, with adequate capacity and pressure, for wash down or other requirements. Said supply shall be completely separated from the potable supply by use of a Wilkens/Zurn-975XL reduced pressure type backflow preventer or other City approved protective system. Backflow device shall be tested by a certified tester within five days of installation, with written results provided to the City.
 - (g) Wet well shall have either an HDPE liner or an approved interior coating.
 - (h) Sewage pumping units shall be capable of handling raw, unscreened sewage and shall be capable of handling a sphere of at least 3 inches (3") in diameter. Pumps shall be electric motor driven and of a proven design.
- (22) Unless otherwise requested by the City of Wildwood, all utility easements shall be a minimum of ten feet (10') wide for a single utility pipe and fifteen feet (15) wide when serving more than one (1) utility pipe (i.e., sewer and water). Gravity sewer easements may require additional width.
- (23) Hospitals, Assisted Living Facilities (A.L.F.), nursing homes, and any other facilities that may regenerate large rags or other solid objects in the effluent flow, shall provide an in-line sewerage bar screen prior to the effluent discharge entering the City of Wildwood's sanitary sewer system. This screen shall be owned and maintained by the property owner. Additionally, the facility shall implement best practices and have an approved on-site plan to minimize rags into the system. All bar screens shall comply with requirements set forth in Chapter 19 of the City of Wildwood Code of Ordinances.
- (24) Grease interceptors/traps with a minimum size of 750 gallons shall be required on all connections with any food preparation, floor drains or wash basins (except residential connections). Grease traps and lines shall be separate from the sanitary flow. All grease traps shall have an accessible cleanout on the discharge side of the trap for sampling discharge. All grease traps shall be accessible for inspection and cleaning, and maintenance and cleaning shall be the responsibility of the utility customer. All grease traps

shall comply with the requirements of the Florida Building Code, latest revision. All grease traps shall comply with requirements set forth in Chapter 19 of the City of Wildwood Code of Ordinances.

(25) Additional design information can be found in the City of Wildwood Utility Department Standard Construction Specifications for Water and Wastewater, latest revision.

(D) *Reuse.* Reuse water mains shall be constructed to the same specification and requirements as potable water mains, with the exception that all reuse water mains shall be colored purple.

6.4. Drainage and Stormwater Management.

(A) *General.*

- (1) No person shall conduct a development or redevelopment activity, subdivide, make any change in the use of land, construct any stormwater management system or structure, or change the size of an existing structure without obtaining approval from the City as provided herein.
- (2) Authorization of construction shall be contingent on approval of any required permit from the Southwest Florida Water Management District (SWFWMD), FDEP, FDOT, or any other agency with regulatory jurisdiction over the project; however, approval by another government agency will not result in automatic approval of the stormwater management plans by the City in the event the City requires more stringent standards.
- (3) The stormwater management system is required to be designed by a registered professional engineer licensed by and in the state of Florida and practicing under Chapter 471, 472, 481, or 492.
- (4) The system shall provide for drainage of lots, streets, roads, and other public areas as well as handling any runoff from adjacent areas that naturally flows into the subject area.
- (5) The drainage system shall be designed for long life, low maintenance cost, and ease of maintenance.
- (6) *Peak rate and volume attenuation.* Peak discharge rate and volume attenuation shall be as required in the SWFWMD regulations and in these regulations.
- (7) *Development within flood prone areas (100-year flood).* All development within flood prone areas, as delineated on the official ~~N~~ational ~~f~~lood ~~i~~nsurance ~~p~~rogram, ~~f~~lood ~~i~~nsurance ~~r~~ate ~~M~~aps, or the latest and best information available, shall comply with the requirements of SWFWMD and the criteria in the flood hazard regulations section of this Code.
- (8) Where a permit is not required under Chapter 62-330 F.A.C., or where a lesser permit threshold is applicable under FDEP or SWFWMD rules, the stormwater management system must meet a minimum, the applicable criteria. Applicants are strongly encouraged to conduct a pre-application meeting with City staff in these instances.

(B) *Water quality.*

- (1) All stormwater water management systems are required to provide stormwater quality treatment in compliance with applicable SWFWMD rules and criteria.
- (2) The required water quality volume and treatment method varies depending on the size and location of the site and shall be as required by SWFWMD.
- (3) The amount of volume available for water quantity storage is subject to the treatment recovery rules of the SWFWMD, dependent on the type of treatment system provided. If full recovery has not occurred the water quantity calculations must account for the remaining volume and the conditions within the pond (i.e., standing water at the beginning of the design storm analysis). Pumping stormwater for irrigation purposes is an acceptable method for water quality recovery in wet retention/detention systems.

(C) *Retention/detention pond requirements.*

- (1) For projects having drainage areas less than or equal to five (5) acres, calculations may be based on the rational method ($Q=CIA$). The design criteria shall be based on the latest available Intensity-Duration Curves published by FDOT for Zone 7.
- (2) For projects having drainage areas greater than five (5) acres, the Soil-National Resources Conservation Service (~~SGSNRCS~~) methodology shall be used. The design engineer shall submit complete copies of all input parameters, supporting calculations, assumptions, and documentation pertaining to the design for review by the City.
- (3) All data used for soil permeability or infiltration analyses shall be signed and sealed by a registered professional engineer. If infiltration is considered in the design of any retention/detention pond, signed and sealed geotechnical field data and laboratory results must be provided as part of the design calculations. A minimum of two (2) soil borings shall be provided within each retention/detention pond. The minimum depth of the soil boring shall be six feet (6') below the proposed pond bottom elevation.

- (4) For open basins, the water retention/detention facility shall be sized to fully retain the post development runoff volume minus pre-development runoff volume for the 25-year, 24-hour storm event. Post developed discharge rates shall be maintained at or below the 25-year, 24-hour predevelopment discharge rate.
- (5) For a project or portion of a project in a closed basin, the water retention/detention facility shall be sized to fully retain the post-development runoff volume for the 100-year, 24-hour storm event.
- (6) In all cases of stormwater discharges, the post development discharge to downstream properties shall not cause adverse off-site impacts and the discharges shall be limited to the pre-development rate, and general flow pattern.
- (7) A minimum freeboard of six inches (6") above the design high water elevation shall be provided for all retention/detention ponds. The design high water elevation is defined as the expected peak stage elevation expected for the 100-year, 24-hour storm event.
- (8) All assumed drainage calculation parameters must be listed and supported by conventional methods. All geotechnical parameters must be supported by signed and sealed geotechnical field data and laboratory results. Calculations must be presented in a format acceptable to the City. The final determination on the suitability of assumed parameters is at the sole discretion of the City Engineer.

(D) *Fencing requirements.*

- (1) *Wet ponds.* Fencing shall be required unless the side slopes have a maximum steepness of four-to-one (4:1) for at least four feet (4') below the control elevation in the pond. Below this elevation, the side slopes may be increased to two-to-one (2:1).
- (2) *Dry ponds.* Fencing shall be required when the side slopes are steeper than four-to-one (4:1). Dry ponds shall be a maximum of ten feet (10') deep, measured from pond bottom to top of bank.
- (3) When provided, fencing shall be six feet (6') high with a twelve-foot (12') wide flat access berm adjacent to the inside perimeter of the fence.

(E) *Storm sewer and culvert design.*

- (1) *Types and requirements.* Where drainage pipes are utilized, the following standards apply:
 - (a) Storm sewers shall be of reinforced concrete or other FDOT approved material and have a minimum diameter of 18 inches or equal. An inlet or manhole is required at each change of alignment or grade. Minimum pipe diameters may be reduced in grassed areas not subject to vehicular traffic;
 - (b) Where any storm pipe terminates at an earthen slope a mitered end section and concrete collar, or approved equal, is required;
 - (c) The following maximum lengths of pipe shall be used when spacing access structures of any type:

TABLE 6-3

Pipe Diameter	Maximum Pipe Length
Less than 18 inches	300 feet
24 to 36 inches	400 feet
42 inches and larger	500 feet

(F) *Conveyance System Design storm (minimum).*

TABLE 6-4

Facility	Frequency and Duration
Principal arterial bridges and evacuation routes	100-year 24 hours
Canals, ditches, swales, storm drains or culverts for drainage external to the development	25-year 24 hours
Canals, ditches, swales, storm drains or culverts for drainage internal to the development	10-year 24 hours

- (1) ~~The~~ The design frequency for major drainage systems may be increased if deemed necessary by the City to protect known flooding conditions in upstream or downstream properties or to comply with other regulations.

- (2) *Design tailwater.* All storm sewer systems and culverts shall be designed taking into consideration the tailwater of the receiving facility or water body. The tailwater elevation used shall be based on the tailwater elevation of the receiving water body at the peak time of the design storm. Alternatively, the tailwater may be assumed to be the design high water elevation of the receiving water body for the design storm.
- (3) -The hydraulic gradient line for the storm sewer system shall be computed taking into consideration the design tailwater on the system and the energy losses associated with entrance into and exit from the system, friction through the system, and turbulence in the individual manholes, catch basins, and junctions within the system.
- (4) The design criteria to be utilized for the design of pavement drainage shall be as follows:

TABLE 6-5

Arterial streets	10-year, 24-hour, hydraulic gradient line 1.0 foot below the gutter flowline
Collector and local streets	10-year, 24-hour, hydraulic gradient line 0.5 feet below the gutter flowline

- (G) *Erosion protection.* Standard practices shall be used to prevent erosion and the depositing of soil off-site pursuant to the requirements of the FDEP Generic Permit for Stormwater Discharge from Large and Small Construction Activities.
- (H) *Maintenance.*
- (1) A written operation and maintenance plan shall contain information per SWFWMD regulations as the minimum criteria that shall be accepted by the City.
 - (2) The installed stormwater system shall be maintained by the legal entity responsible for maintenance. All permit applications shall contain documentation sufficient to demonstrate that the operation and maintenance entity is the legal entity empowered and obligated to perpetually maintain the stormwater management facilities.
 - (3) The stormwater management system to be maintained by the legal entity shall have a minimum of twenty foot (20') wide access easement, in accordance with this Code, to permit the City to inspect and, if necessary, to take corrective action should the legal entity fail to maintain the system properly.
 - ~~(3)~~(4) Where determined feasible by the City Engineer, green infrastructure shall be utilized in place of traditional engineered storm water systems described herein.

6.5. Roads and Sidewalks.

- (A) *General.* Roads within a subdivision or other development are classified as either public roads or private roads. Classification shall be dedicated on the Plat.
- (1) Private roads.
 - (a) All private roads are required to be designed, constructed and paved to City specifications within dedicated, rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.
 - (b) A Homeowner's Association or other quasi-governmental entity shall be created to perpetually own and maintain the road and drainage system, as indicated on the Plat Dedication Statement.
 - (c) The developer shall be required to design and construct to City specifications, and maintain as per plat dedication statement, at a minimum one (1) paved road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist.
 - (d) Minimum right-of-way width for private roads shall be as outlined in Table 6-8. Inverted crown roadways are allowable on privately maintained roadways classified as local residential.
 - (2) Public roads.
 - (a) As part of the review and approval of a public road subdivision, the City shall require that roads be designed, constructed and paved to City specifications within dedicated, unimproved public rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.

(b) If a paved, public road on public right-of-way does not exist adjacent to the proposed subdivision, the developer shall construct a paved road within a public right-of-way, to the proposed subdivision.

(c) Minimum right-of-way width for public roads shall be in accordance with Table 6-8.

(B) *Design standards.*

- (1) Cul-de-sac diameters to the right-of-way line shall not be less than 100 feet with a pavement radius of 40 feet.
- (2) Dead end rights-of-way with a cul-de-sac at the terminal end shall not exceed 1,500 feet. Villa home products may not require a turnaround for 250 feet.
- (3) Corner radii at the intersection of the two (2) rights-of-way shall be not less than 25 feet. Minimum edge of pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions.
- (4) Sight distance shall be provided at all intersections and driveways as recommended in AASHTO Policies and FDOT Site Impact Handbook.
- (5) A paved approach apron shall be constructed where a non-paved drive or road intersects with a paved road. Driveway grade shall be a maximum of ten percent (10%) for commercial and 25 percent (25%) for residential.
- (6) Roadway centerline radii in residential subdivisions shall be designed in accordance with Table 6-7. Sign location shall be approved by the City. Minimum centerline radii and other geometric design criteria shall be in accordance with Chapter 16 of the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways ("*Green Book*"), latest edition.

(C) *Driveway access.*

- (1) No driveway shall be located within the sight triangle at the corners of the intersection of any two (2) or more roads. Driveway placement, consistent with traffic safety requirements, will be determined on a case-by-case basis by the City. Residential driveway to corner lots shall be located no closer than the lesser of ½ of the lot width or 50 feet, and where practicable, it shall be placed on a minor street the road of lower service hierarchy when intersecting roads are of different hierarchy levels. Villa lots may be exempt from this requirement. Minimum driveway spacing shall be in accordance with Table 6-7.
- (2) No portion of the driveway apron may extend beyond the frontage of the property being served by the driveway (i.e., it may not encroach into the frontage of adjacent property), unless shared access is mandated as a provision of the development approval or by agreement between adjoining property owners.
- (3) All existing driveway aprons are required to be upgraded to current construction standards and specifications at such time as a new home, or commercial building or any other structure is to be constructed or a mobile home is placed or replaced. Driveway aprons shall be required for all new development.
- (4) Minimum driveway spacing shall conform to the following requirements:
 - (a) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes, but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement.
 - (b) Residential driveways shall not exit onto collector or arterial roadways if alternate access is available. Also, in residential subdivisions, any road connecting different phases or units to a major collector road shall be treated as a collector facility. If alternate access is not available, residential driveways shall comply with spacing requirements set forth in Table 6-6.
 - (c) Non-residential driveways accessing local roadways, minor collectors, or internal commercial frontage roadways shall be reviewed as part of the development review process.
 - (d) Non-residential driveways accessing major collector roadways shall comply with the spacing requirements set forth in Table 6-7.
 - (e) Any roadway classified under the State Access Classification System shall meet FDOT Access Management Standards for that roadway.
 - (e)(f) Cross-access easements, where practicable, shall be the preferred method of access over multiple driveway curb cuts for non-residential development along collector and arterial roadways.

TABLE 6-6: RESIDENTIAL DRIVEWAY ACCESS STANDARDS

Median	Position	Access Allowed	Minimum (Feet)
Restrictive	Approaching Intersection	Right In/Out	115
Restrictive	Approaching Intersection	Right In Only	75
Restrictive	Departing Intersection	Right In/Out	230
Restrictive	Departing Intersection	Right Out Only	100
Without Restrictive	Approaching Intersection	Full Access	230
Without Restrictive	Approaching Intersection	Right In Only	100
Without Restrictive	Departing Intersection	Full Access	230
Without Restrictive	Departing Intersection	Right Out Only	100

TABLE 6-7: NON-RESIDENTIAL ACCESS TO MAJOR COLLECTOR ROADWAYS

Speed Limit (MPH)	Spacing (Feet)
35 or less	245
36-45	440
Over 45	660

Roadway	Minimum Posted Speed Limit (MPH)	Minimum Intersection Spacing (Feet)	Minimum Centerline Radius (Feet)
Villa Street	10	<20 or >125	25
Local Residential	20	<20 or >125	89
Local Collector	30	150	275

(D) *Pavement design.*

- (1) All roadway or street construction must meet the requirements of the *State of Florida Manual of Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways*, and all construction will meet the minimum requirements of the *FDOT Standard Specifications for Road and Bridge Construction* (latest edition) unless otherwise specified herein.
- (2) Sod shall be provided on all unpaved areas in the rights-of-way. For residential subdivisions, a 24" strip of sod at the edge of all pavement and/or backs of curbing may be provided.
- (3) Concrete shall have a minimum compressive strength of 3,000 psi if not noted otherwise.

TABLE 6-8: ROW WIDTH

Street Type	ROW Width	Roadway Lane Widths	Width of Pavement	Paved Shoulder*	Sidewalk
Villa Streets	35'	2-10'	20'	N/A	N/A

Local Residential	60'***	2-10'	20'	4'	**
Local Collector	60 80'	2-10'	20'	6'	**
Major Collector	100'	2'-12'	24'	6'	**

Table 6-8 Notes:

This table applies for new construction. Maintenance projects shall attempt to satisfy these requirements as deemed practical.

Minimum 18" curb and gutter are allowed on all roadways.

Multi-modal path is required adjacent to collector roadways if bike lanes and sidewalks are not contained or proposed within the road section.

* Shoulder may be eliminated when curb and gutter is provided.

** Sidewalks (five foot (5') wide minimum) and locations shall comply with the design district standards. Sidewalks are required on both sides of the street. Sidewalks shall not be required in Age-Restricted Communities when multi-modal trails that facilitate pedestrian mobility and connectivity are proposed. Sidewalks may be located on one (1) side of the road in Age-Restricted developments where multi-modal trails are not proposed.

*** ROW may be reduced to 50' on local residential streets provided minimum 18" curb and gutter drainage is installed and a 5' utility easement is provided adjacent to each side of the right of way.

TABLE 6-9: PAVEMENT THICKNESS - TYPICAL SECTION

Road Classification	Pavement (Type SP)	Base (Limerock) LBR 100	Stabilized Subgrade (LBR 40)
Local Street	1.25"	6"	12"
Minor Collector	1.50"	6"	12"
Major Collector	2.00"	10"	12"

Notes:

1) The width of the base material shall extend six inches (6") beyond the edge of pavement if curb and gutter is not provided.

2) The width of the subgrade material shall extend twelve inches beyond the edge of pavement if curb and gutter is not provided, or six inches (6") beyond the back of curb.

3) Pavement thicknesses are considered the minimum criteria. Increased pavement thickness may be required based on expected traffic loadings and truck traffic.

(E) Sign and pavement markings.

- (1) Signing and marking plans shall be required by the City that show size, location, materials, and message of all devices.
- (2) The design engineer shall design the project plans providing for installation of signs as per the requirements of this Code. Street signs at every intersection are required. Stop signs and stop bars requiring vehicles to stop are required on the minor street at all intersections. All stop signs shall be high intensity grade. Signs establishing maximum speed limit are required on collector roads at intervals not to exceed 2,000 feet and at the entrance to the subdivision. The speed limit shall be determined by the project engineer in accordance with Section 316.183 and 316.18, Florida Statutes, and the *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Highways, Roads, and Streets in Florida, Florida D.O.T.*, latest edition. Dead end signs shall be erected at the beginning intersection of all discontinuous roads. No outlet signs shall be erected at the entrance intersection when this intersection is the only outlet from a street network.
- (3) All sign sizes, colors, mounting heights, etc. shall be in accordance with the MUTCD, latest edition. If decorative sign posts are approved by the City for a private or public road, the signs shall still comply with the MUTCD requirements.

- (4) All pavement markings Private or Public Roads shall be four inches (4") wide lead-free thermoplastic in accordance with FDOT specifications. Stop bars shall be 24 inches wide. All other pavement marking dimensions shall comply with the MUTCD and FDOT Standard Index latest revision.

6.6. Parking and Loading Areas.

(A) Requirements.

- (1) For every use, activity, building, or structure permitted by and erected in accordance with this Code, there shall be provided sufficient space for access of off-street pedestrians, parking, circulation, loading and unloading of vehicles, regardless of whether the users are patrons, guests, customers, clients or otherwise, to an establishment, activity, or place or residence. When any use is expanded, accessory off-street parking and loading shall be provided in accordance with these regulations. In addition, as a part of the building permit and site plan approval processes for every new or enlarged building, structure, or use, there shall be submitted for review and approval a parking lot and landscaping design and layout.
 - (2) All accessory parking facilities, whether provided in fulfillment of or in excess of the requirements of this Code, shall be located on property zoned the same as, or in a less restrictive zoning district than, the principal use served by the parking, as defined in this Code. However, access to, nor parking for, a commercial property shall not be provided on or through a residentially zoned property.
 - (3) Off-street parking spaces shall be so arranged that no automobile shall have to back into a City street, except for one- and two-family residential uses in a residential district. Additionally, parallel on-street parking may be allowed in the Downtown Design District.
 - (4) *Residential developments.* Off-street parking shall be provided as set forth in TABLE 6-11.
 - (5) ~~Nonresidential~~Non-residential *developments.* Off-street parking shall be provided as set forth in TABLE 6-12.
 - (6) A one-car garage or carport and driveway combination shall count as two (2) off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage or carport door and the sidewalk, or 25 feet to the curb line.
 - (7) Where housing for the ~~handicapped disabled~~, elderly, ACLF, nursing homes, or similar use is being built these standards shall be relaxed where the need for reduced parking can be demonstrated by the project planner. In no case shall there be less than one (1) parking space per four (4) dwelling units. Where these standards are relaxed, the City shall require that additional parking is provided at the owner's expense if the building's use is changed. A notation to this effect shall be required on the site plan.
 - (8) Where the total number of off-street parking spaces required are not immediately required for a particular use, a phased development plan may be permitted requiring that only a portion of the parking area be completed initially, subject to the following regulations:
 - (a) The site plan shall clearly indicate both that portion of the parking area to be paved initially and the total parking needed to provide the number of spaces required;
 - (b) The drainage plan shall provide for adequate drainage of both the partial and total parking areas;
 - (c) The portion of the parking area which is not paved initially shall be planted with a ground cover to prevent erosion;
 - (d) Any change of use on a site to a use which requires more parking spaces than are provided on the site shall require submission of a new site and drainage plan showing the required parking spaces.
- (B) *Joint parking facilities.* Off-street parking facilities for different buildings, structures, or uses, or for ~~mixed-use~~mixed-uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following conditions:
- (1) A written agreement is executed by the parties assuring the perpetual joint usage of common parking for any combination of uses or buildings. This agreement shall be approved by the City Attorney and City Commission.
 - (2) The Planning and Zoning Board shall approve such joint usage of common off-street parking. In making a determination, the Planning and Zoning Board shall consider whether the joint usage will result in a public nuisance, inconvenience, hazard, or adversely affect the public health, safety or welfare.
 - (3) Unless a site-specific parking analysis is approved by the City, the total requirements for off-street parking in a joint parking facility shall be the sum of the requirements of the various uses computed separately.
- (C) *Storage area standards for uses with drive-in facilities.*
- (1) *Space requirements.* All business and commercial uses with drive-in service facilities shall provide a stacking area for waiting vehicles according to the following minimum standards.

- (a) Restaurants: Five (5) vehicles for each service lane. In addition, a bypass lane running parallel to the stacking lane and meeting drive aisle width standards shall be provided for drivers wishing to get around the drive-through.
- (b) Financial institutions: Five (5) vehicles for each regular service lane; three (3) vehicles for each automated service lane.
- (c) Full-service car washes and automotive services (except gasoline sales): Five (5) vehicles for each service lane.
- (d) Groceries, drugstores, package good, cleaners, gasoline sales and other uses not specifically listed: Three (3) vehicles for each service lane.

(D) *Size of spaces (minimum size).*

- (1) Each off-street parking space shall at a minimum measure ten feet (10') in width by twenty feet (20') in length. Parking space size may be reduced to increase internal landscaping and provide parking for compact cars as stated in the Design District Standards. Parking spaces for the physically **handicapped disabled** shall comply with the requirements of the Florida Building Code. Parallel parking spaces shall at a minimum measure eight feet (8') in width from the face of the curb by twenty-two feet (22') in length and may not be eligible for reduction in size.

- (2) Pavement markings in parking lots shall be four inches (4") wide minimum.

(E) *Parking areas.*

- (1) All parking areas and access shall be paved, except as listed below. Alternative parking area improvement standards may be accepted, if the applicant demonstrates that such standards better reflect local and project conditions.

~~(1)(2)~~ The following businesses shall provide paved parking for all employees and for the disabled: churches, private clubs or lodges, or community centers. All other non-disabled vehicular parking in excess of the number required for employees under these Regulations for churches, private clubs or lodges, or community centers may be on grass areas or grass pavement systems. The perimeter of a grass parking lot shall be delineated with railroad ties or wheel stops or, other means as may be approved by the City Engineer. Drive aisle width. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:

(F) *Drive aisle width.*

- (1) ~~for:~~

~~Churches; private clubs or lodges or community centers; new and used motor vehicle sales and leasing including automobiles, trucks and commercial tractor/trailer units; sales and leasing of new and used motor homes and recreational vehicles; sales of new and used manufactured homes (mobile homes); sales of new and used farm tractors or equipment; or new and used construction equipment.~~

Drive aisle width. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:

TABLE 6-10: PARKING STALL REQUIREMENTS

Parking Angle (degrees)	Aisle Width (feet)	Aisle Width* (feet)
30	12	22
45	13	22
60	18	22
90	24	24

Notes:

**Two-way traffic*

(G) *Number of spaces.*

TABLE 6-11 MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL LAND USES

Housing Unit Type and Size	Off-Street Parking Requirements Per Unit
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Single-family detached/attached	2.0
Apartment or condominium building	1.5

**TABLE 6-12: MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR
NONRESIDENTIALNON-RESIDENTIAL LAND USES**

NonresidentialNon-residential Land Use	Required Off-Street Parking Spaces Per Indicated Area
1. Car wash (automated)	5.0
2. Church/Synagogue	1.0 Per 4 seats
3. Hotel	1.0 Per guest room plus 1.0 Per employee
4. Industrial	1.0 Per 675 sq. ft. GFA
5. Library	1.0 Per 300 sq. ft. GFA
6. Manufacturing	1.0 Per 625 sq. ft. GFA
7. Medical center	1.0 Per 250 sq. ft. GFA
8. Assisted Living Facility	1.0 Per dwelling unit
9. Skilled Nursing Facility	1.0 Per 3 beds plus 0.5 per employee
10. Retail use less than 100,000 sq. ft. GLA	4.0 Per 1,000 sq. ft. GFA
11. Retail use greater than 100,000 sq. ft. GLA	3.5 Per 1,000 sq. ft. GFA
12. Nightclub/Bar	4.0 Per 3 seats <u>4.0 per 1,000 sq. ft. GFA</u>
13. Offices	3.0 Per 1,000 sq. ft. GFA
14. Restaurant	1.0 Per 4 seats
15. Fast-food establishments	1.0 Per 80 <u>120</u> sq. ft. GFA
16. Storage areas	1.0 Per 2,000 sq. ft. GFA
17. Warehouse	1.0 Per 2,000 sq. ft. GFA
18. Loading spaces for all business, industrial, ware use	1.0 Per 25,000 GFA

Notes TABLE 6-10 and 6-11:

¹When determination of the number of parking spaces required by this exhibit results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space. Irrespective of any other requirement of this section, each and every separate and individual store, office or other business shall be provided with at least one off-street parking space.

²Requirements for attached units include provisions for guest parking.

³Alternative parking standards may be proposed, if the applicant demonstrates that such standards better reflect local and project conditions. In order to justify alternative parking standards a site-specific parking analysis must be prepared and submitted to the City for review and approval as part of the project.

⁴If a proposed use cannot be characterized by one of the land uses provided, requested parking standards must be proposed by the applicant based on site specific parking analysis and submitted to the City for review and approval as part of the project.

(H) Loading space standards for commercial and industrial uses. In addition to the number of required loading space under Table 6-12, the following standards shall apply.

- (1) Loading spaces shall be located adjacent to the side or rear of the buildings they serve. Said loading zones shall be 10 feet by 40 feet in size, and shall have signage and yellow diagonal lines denoting the area as a loading zone(s).

- (2) Where a loading area directly abuts residential zoned properties, additional buffering beyond Regulation standards, including the provision of an opaque wall, may be required as deemed necessary by Development Services staff.
- (I) ~~Fire lane standards for commercial and industrial properties.~~ Commercial and industrial buildings shall conform with the following standards for the provision of fire lanes.
 - (1) Commercial and industrial buildings over 25,000 square feet shall provide a fire lane of not less than 10 feet in length and 12 feet in depth, located not more than 30 feet from the primary entrance to the building.
 - (2) Fire lanes shall be outlined with yellow paint, and shall be filled with yellow diagonal lines four (4) inches wide, spaced four (4) feet on center. The curb fronting the fire lane shall also be painted yellow, and have the words "Fire Lane, No Parking" painted on them.
 - (3) Fire lanes shall also be marked with freestanding signs with the wording "NO PARKING – FIRE LANE – BY ORDER OF THE FIRE DEPARTMENT."

6.7. Wetlands Protection.

- (A) *Purpose and intent.* The City shall ensure the protection of natural functions of wetlands. The purpose of this section is to avoid loss or degradation of wetland functions, to minimize unavoidable degradation or loss of wetland functions and to require mitigation that fully offsets any unavoidable loss or degradation of wetland functions. In addition, it is the purpose of this section to ensure that development activities that cause the unavoidable degradation or loss of wetland function are in the public interest and fully offset any degradation or loss of wetland functions through sustainable mitigation. It is hereby unlawful for any person to engage in any activity which will remove, fill, drain, dredge, clear, destroy or alter any wetland or wetland buffer without obtaining a permit from the appropriate jurisdictional agencies.
- (B) *Wetland delineation required.* Wetlands shall be delineated pursuant to Rule 62-340.300, F.A.C. The location of wetlands shall be identified accordingly at the time of site plan or improvement plan. All preserved wetlands shall be placed within a conservation easement.
- (C) *Buffer required.* All development will be required to be clustered away from all wetland areas on the site and an upland buffer will be provided adjacent to the wetlands. Within required wetland buffers, there shall be no placement of impervious surfaces. Native vegetation shall be retained and/or installed in order to protect wetland and surface water environmental features. A natural upland buffer from the edge of the wetland shall be maintained to the following standards:
 - (1) The buffer width shall maintain 15' minimum from the edge of the wetland; and
 - (2) The overall wetland buffer within a project or development site shall maintain 25' average from the edge of the wetland
 - (3) In the event that wetland buffer standards differ between the City and the Southwest Florida Water Management District, the more stringent standards shall apply-.
- (D) *Minimization.* Avoidance of loss of wetland function and wetland habitat is of the highest priority. The owner shall avoid loss of wetland function and wetland habitat by implementing practicable design alternatives to minimize adverse impacts to wetlands. The adverse impacts remaining after practicable design modifications have been made shall be offset by mitigation as required by the Southwest Florida Water Management District. A development activity cannot cause a net adverse impact on wetland functions, wetland habitat, or surface water functions, if such activity is not offset by mitigation.
- (E) *Mitigation plan required.* The alteration of wetland areas is prohibited unless no other alternative exists. If alteration is necessary after it is proven that no other alternative exists, it shall be accompanied by a mitigation plan pursuant to the mitigation requirements of the Southwest Florida Water Management District. The purpose of mitigation is to ensure that the ecological value and extent of the wetlands is maintained in conformance with district regulations. The plan must provide the City with assurances that the mitigation plan will be maintained.
- (F) *Passive recreation.* Passive recreation activities such as, but not limited to boardwalks, fishing piers, ~~boat docks~~, and pervious nature trails may be allowed within a wetland or wetland buffer.
- (G) *Prohibitions.* To ensure the protection of wetlands, the following prohibitions apply:
 - (1) No new parcels of land shall be created which consist entirely of wetlands unless such parcel will be dedicated to the public or remain in private ownership with a permanent conservation easement;
 - (2) Wetlands and required wetland buffers shall not be included within any platted lots or blocks;
 - (3) Septic tanks shall not be permitted within 50 feet from the edge of a wetland;

- (4) Commercial and industrial uses which store hazardous materials or wastes shall be not permitted in or within 50 feet from the edge of a wetland.

6.8. Flood Protection.

(A) *Purpose.* It is the purpose of this section to save lives, promote the public health, safety and general welfare, and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- (1) Restrict or prohibit uses which are dangerous to life, health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;
- (2) Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;
- (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
- (4) Control filling, grading, dredging and other development which may increase erosion or flood damage; and
- (5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards to other lands.

(B) *Basis, applicability and objectives.* The areas of special flood hazard identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for the City of Wildwood with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this section. This section shall apply to all areas of special flood hazard within the jurisdiction of the City of Wildwood. The objectives of this section are to:

- (1) Protect human life, health and to eliminate or minimize property damage;
- (2) Minimize expenditure of public money for costly flood control projects;
- (3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- (4) Minimize prolonged business interruptions;
- (5) Minimize damage to public facilities and utilities such as **government buildings**, water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains;
- (6) Maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas; and
- (7) Ensure that potential homebuyers are notified that property is in a flood hazard area.

(C) *Definitions.* The following definitions shall apply only to this section of this Chapter.

~~(D)~~(1) *Appeal:* means a request for a review of the Floodplain Administrator's interpretation of any provision of this section or a request for a variance.

~~(E)~~(2) *Building:* see "Structure".

~~(F)~~(3) *Development:* means any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or storage of materials or equipment.

~~(G)~~(4) *Encroachment:* means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

~~(H)~~(5) *Existing construction:* means, for the purposes of floodplain management, structures for which "the start of construction" commenced before July 25, 2011. Existing construction means for the purposes of determining rates structures for which the "start of construction" commenced before January 1, 1975. This term may also be referred to as "existing structures".

~~(I)~~(6) *Existing manufactured home park or subdivision:* means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before July 25, 2011.

~~(J)~~(7) *Floodplain management regulations:* means this section and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose section, and other applications of police power which control development in flood-prone areas. This term describes Federal, State of Florida, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

~~(K)~~(8) *Free of obstruction:* means any type of lower area enclosure or other construction element will not obstruct the flow of velocity water and wave action beneath the lowest horizontal structural

member of the lowest floor of an elevated building during a base flood event. This requirement applies to the structures in velocity zones (V-Zones).

- ~~(L)~~(9) *Functionally dependent use*: means a use that cannot be used for its intended purpose unless it is located or carried out in close proximity to water, such as a docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding or ship repair. The term does not include long-term storage, manufacture, sales, or service facilities.
- ~~(M)~~(10) *Hardship (as related to variances from this section)*: means the exceptional difficulty associated with the land that would result from a failure to grant the requested variance. The City requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.
- ~~(N)~~(11) *Highest adjacent grade*: means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.
- ~~(O)~~(12) *Lowest adjacent grade*: means the lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.
- ~~(P)~~(13) *Lowest floor*: means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design standards of this section.
- ~~(Q)~~(14) *New construction*: means, for floodplain management purposes, any structure for which the "start of construction" commenced on or after July 25, 2011. The term also includes any subsequent improvements to such structures. For flood insurance rates, structures for which the start of construction commenced on or after December 31, 1974 and includes any subsequent improvements to such structures.
- ~~(R)~~(15) *Principally above ground*: means that at least 51 percent of the actual cash value of the structure is above ground.
- ~~(S)~~(16) *Program deficiency*: means a defect in the City's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations or of the standards required by the National Flood Insurance Program.
- ~~(T)~~(17) *Public safety and nuisance*: means anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin.
- ~~(U)~~(18) *Reasonably safe from flooding*: means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.
- ~~(V)~~(19) *Remedy a deficiency or violation*: means to bring the regulation, procedure, structure or other development into compliance with State of Florida, Federal, or local floodplain management regulations; or if this is not possible, to reduce the impacts of its noncompliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of this section or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.
- ~~(W)~~(20) *Structure*: means, for floodplain management purposes, a walled and roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.
- ~~(X)~~(21) *Substantial improvement*: means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. This term does not, however, include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code specifications, which have been identified by the local code enforcement official prior to the application for permit for improvement, and which are the minimum necessary to assure safe living conditions. This term does not include any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

~~(Y)~~(22) *Violation*: means the failure of a structure or other development to be fully compliant with the requirements of this section. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this section is presumed to be in violation until such time as that documentation is provided.

~~(Z)~~(D) *Disclaimer of liability*. The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This section does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This section shall not create liability on the part of the City Commission of the City of Wildwood or by any officer or employee thereof for any flood damages that result from reliance on this section or any administrative decision lawfully made thereunder.

~~(AA)~~(E) *Violation*. Violation of the provisions of this section or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall be punishable for a non-criminal violation. Any person who violates this section or fails to comply with any of its requirements shall, upon adjudication, therefore, be fined not more than \$500, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Floodplain Administrator from taking such other lawful actions as are necessary to prevent or remedy any violation.

~~(BB)~~(F) *Administration*. ~~The Development Services Director, who shall serve as~~ ~~the Floodplain Administrator,~~ shall ensure all development sites within areas of special flood hazard adhere to the requirements of this section.

~~(CC)~~(G) *Duties and responsibilities of the floodplain administrator*. Duties of the administrator shall include, but are not be limited to:

- (1) Review permits and development applications to assure sites are reasonably safe from flooding;
- (2) Require copies of additional federal, State of Florida, or local permits, especially as they relate to Sections 161.053; 320.8249; 320.8359; 373.036; 380.05; 381.0065; and Chapter 553, Part IV, Florida Statutes, be submitted along with site plan and final plat applications and maintain such permits on file with the development permit;
- (3) Notify adjacent communities, the ~~Florida Department of Community Affairs — Florida~~ Division of Emergency Management - NFIP Coordinating Office, the Southwest Florida Water Management District, the Federal Emergency Management Agency, and other Federal and/or State of Florida agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse;
- (4) Assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained;
- (5) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (A-Zones) of all new and substantially improved buildings, in accordance with subsections 6.8(H)(2)(a) and (b).
- (6) Verify and record the actual elevation (in relation to mean sea level) to which the new and substantially improved buildings have been flood-proofed, in accordance with subsection 6.8(H)(2)(b).
- (7) Review certified plans and specifications for compliance. When flood-proofing is utilized for a particular building, certification shall be obtained from a registered professional engineer or architect certifying that all areas of the building, together with attendant utilities and sanitary facilities, below the required elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy in compliance with subsection 6.8(H)(2)(b).
- (8) Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this section;
- (9) Coordinate all change requests to the FIS, FIRM and FBFM with the requester, State of Florida, and FEMA, and
- (10) Where base flood elevation is utilized, obtain and maintain records of lowest floor and floodproofing elevations for new construction and substantial improvements in accordance with subsections 6.8(H)(2)(a) and (b), respectively.

~~(DD)~~(H) *Provisions for flood hazard reduction*.

- (1) *General standards*. In all areas of special flood hazard, all development sites including new construction and substantial improvements shall be reasonably safe from flooding, and meet the following provisions:
 - (a) New construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

- (b) Manufactured homes shall be anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State of Florida requirements for resisting wind forces;
 - (c) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;
 - (d) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;
 - (e) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
 - (f) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
 - (g) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;
 - (h) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
 - (i) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this section shall meet the requirements of "new construction" as contained in this section;
 - (j) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this section, shall be undertaken only if said non-conformity is not furthered, extended, or replaced;
 - (k) All applicable additional Federal, State of Florida, and local permits shall be obtained and submitted to the Floodplain Administrator along with the application for development permit. Copies of such permits shall be maintained on file with the development permit. State of Florida permits may include, but not be limited to, the following:
 - (i) Southwest Florida Water Management District: in accordance with Chapter 373.036 Florida Statutes, Section (2) (a) – Flood Protection and Floodplain Management;
 - (ii) Department of Community Affairs: in accordance with Chapter 380.05 F.S. Areas of Critical State Concern, and Chapter 553, Part IV F.S., Florida Building Code;
 - (iii) Department of Health: in accordance with Chapter 381.0065 F.S. Onsite Sewage Treatment and Disposal Systems; and
 - (l) Standards for subdivision proposals and other new proposed development (including manufactured homes):
 - (i) Such proposals shall be consistent with the need to minimize flood damage;
 - (ii) Such shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage; and
 - (iii) Such proposals shall have adequate drainage provided to reduce exposure to flood hazards.
 - (m) When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction.
 - (n) When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.
- (2) *Specific standards.* In all A-Zones where base flood elevation data have been provided (Zones AE, A1–30, A (with base flood elevation), and AH) the following provisions, in addition to those set forth in subsection 6.8(H)(1) shall apply:
- (a) *Residential construction.* All new construction and substantial improvement of any residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot (1') above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, there must be a minimum of two openings on different sides of each enclosed area sufficient to facilitate automatic equalization of flood hydrostatic forces in accordance with standards of subsection 6.8(H)(2)(c).

- (b) ~~Nonresidential~~*Non-residential* construction. All new construction and substantial improvement of any commercial, industrial, or ~~nonresidential~~*non-residential* building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot (1') above the base flood elevation. All buildings located in A-Zones may be flood-proofed, in lieu of being elevated, provided that all areas of the building components, together with attendant utilities and sanitary facilities, below the base flood elevation plus one foot are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied using the FEMA Floodproofing Certificate. Such certification along with the corresponding engineering data, and the operational and maintenance plans shall be provided to the Floodplain Administrator.
- (c) *Enclosures below the lowest floor.* New construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.
- (i) Designs for complying with this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:
 - 1) Provide a minimum of two openings on different sides of each enclosed area having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;
 - 2) The bottom of all openings shall be no higher than one foot (1') above adjacent interior grade (which must be equal to or higher in elevation than the adjacent exterior grade); and
 - 3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they provide the required net area of the openings and permit the automatic flow of floodwaters in both directions.
 - (i) Fully enclosed areas below the lowest floor shall solely be used for parking of vehicles, storage, and building access. Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the living area (stairway or elevator); and
 - (ii) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.
- (d) *Standards for manufactured homes and recreational vehicles.*
- (i) All manufactured homes that are placed, or substantially improved within Zones A1-30, AH, and AE, on sites (i) outside of an existing manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, the lowest floor be elevated on a permanent foundation to no lower than one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - (ii) All manufactured homes to be placed or substantially improved in an existing manufactured home park or subdivision that are not subject to the provisions of subsection 6.8(H)(2)(d)(i) must be elevated so that either:
 - 1) The lowest floor of the manufactured home is elevated to no lower than one foot above the base flood elevation, or
 - 2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength that are no less than 36 inches in height above the grade and securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - (iii) All recreational vehicles must either:
 - 1) Be on the site for fewer than 180 consecutive days,
 - 2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site

- only by quick disconnect type utilities and security devices and has no permanently attached additions), or
- 3) Meet all the requirements for new construction, including anchoring and elevation standards in accordance with subsections 6.8(H)(2)(d)(i) and (ii).
- (e) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures within Zone AH.
 - (f) *Standards for waterways with established base flood elevations, but without regulatory floodways.* Located within the areas of special flood hazard established in subsection 6.8(B), where streams exist for which base flood elevation data has been provided by the Federal Emergency Management Agency without the delineation of the regulatory floodway (Zones AE and A1–30), the following provisions, in addition to those set forth in subsections 6.8(H)(2) (a) through (e), shall apply:
 - (i) Until a regulatory floodway is designated, no new construction, substantial improvements, or other development including fill shall be permitted within the areas of special flood hazard, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.
 - (ii) Development activities which increase the water surface elevation of the base flood by more than one foot (1') may be allowed, provided that the developer or applicant first applies – with the City's endorsement – for a conditional FIRM revision, and receives the approval of the Federal Emergency Management Agency (FEMA).
 - (g) *Standards for waterways with established Base Flood Elevations and Floodways.* Located within areas of special flood hazard established in subsection 6.8(B), are areas designated as floodways. Since the floodway is an extremely hazardous area due to the high velocity of flood waters which carry debris, potential projectiles and have significant erosion potential, the following provisions, in addition to those set forth in 6.8(H)(2) (a) through (e), shall apply:
 - (i) Prohibit encroachments, including fill, new construction, substantial improvements and other developments within the regulatory floodway unless certification (with supporting technical data) by a registered professional engineer is provided through hydrologic and hydraulic analyses performed in accordance with standard engineering practice demonstrating that encroachments would not result in any increase in flood levels during occurrence of the base flood discharge.
 - (ii) Development activities including new construction and substantial improvements within the regulatory floodway that increase the base flood elevation may be allowed, provided that the developer or applicant first applies, with the City's endorsement, for a conditional FIRM revision, and receives the approval of FEMA.
 - (iii) When fill is proposed, in accordance with the permit issued by the Florida Department of Health, within the regulatory floodway, the development permit shall be issued only upon demonstration by appropriate engineering analyses that the proposed fill will not increase the water surface elevation of the base flood in accordance with subsection 6.8(H)(2)(g)(i).
- (3) *Specific standards for A-Zones without base flood elevations and regulatory floodways.* Located within the areas of special flood hazard established in subsection 6.8(B), where there exist A Zones for which no base flood elevation data and regulatory floodway have been provided or designated by the Federal Emergency Management Agency, the following provisions shall apply:
 - (a) Require standards of subsection 6.8(H)(1).
 - (b) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five (5) acres, whichever is the lesser, include within such proposals base flood elevation data. Standards set forth in subsection 6.8(H)(2) shall apply.
 - (c) The Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State of Florida, or any other source, in order to administer the provisions of this section. When such data is utilized, provisions of 6.8(H)(2) shall apply. The Floodplain Administrator shall:
 - (i) Obtain the elevation (in relation to the mean sea level) of the lowest floor (including the basement) of all new and substantially improved structures;

- (ii) Obtain, if the structure has been floodproofed in accordance with the requirements of 6.8(H)(2)(b) the elevation in relation to the mean sea level to which the structure has been floodproofed; and
 - (iii) Maintain a record of all such information.
 - (d) Notify, in riverine situations, adjacent communities, the appropriate state agency, and the Southwest Water Management District prior to any alteration or relocation of a watercourse and submit copies of such notifications to FEMA.
 - (e) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
 - (f) Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Florida and local anchoring requirements for resisting wind forces.
 - (g) When the data is not available from any source, in accordance with standard set forth in 6.8(H)(3)(b) of this section, the lowest floor of the structure shall be elevated to no lower than three feet (3') above the highest adjacent grade. Standards set forth in 6.8(H)(2) shall apply.
- (4) *Standards for AO-Zones.* Located within the areas of special flood hazard established in subsection 6.8(B), are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three feet (1'-3'), where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate; therefore, the following provisions, in addition to 6.8(H)(1), apply:
- (a) All new construction and substantial improvements of residential structures in all AO Zones shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map plus one foot. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to no less than ~~two feet (2')~~ two feet (2') above the highest adjacent grade.
 - (b) All new construction and substantial improvements of ~~nonresidential~~non-residential structures shall:
 - (i) Have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to at least two feet (2") above the highest adjacent grade, or
 - (ii) Together with attendant utility and sanitary facilities be completely floodproofed to no less than one foot (1') above that level to meet the floodproofing standard specified in subsection 6.8(H)(4)(b)(i).
 - (c) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures.
 - (d) Fully enclosed areas below the lowest floor that are subject to flooding shall meet the non-elevation design requirements of 6.8(H)(2).

6.9. Springs Protection.

- (A) *Purpose and intent.* The City acknowledges the importance of protecting groundwater and surface water resources. The intent of this section is to require development to be designed and constructed in a manner that minimizes adverse impacts to springs and groundwater quality and preserves aquifer recharge.
- (B) *Mapping and data.* The City shall map the location of any springs identified by the Florida Department of Environmental Protection. The City shall collect and evaluate able information about the resource such as the spring's magnitude, extent of the springshed, and its hydrogeology.
- (C) *Buffers required.* All development will be required to be clustered away from all spring heads and spring runs. A natural upland buffer shall be provided adjacent to the spring head and associated spring runs. Within the required buffer, there shall be no placement of impervious surfaces. The natural upland buffer shall be maintained to the following standards:
 - (1) A 150-foot-wide minimum buffer is required from the ordinary high-water line of a spring head;
 - (2) A 50-foot-wide minimum buffer is required from the ordinary high-water line of a spring run;
 - (3) The buffer areas around spring heads may be planted with the native plants and grasses recommended in the *Florida Friendly Landscaping* guidelines provided by the Florida Friendly Yard and Neighborhood program; and

- (4) The buffer shall be designed to accommodate a vegetated swale to provide filtering of stormwater runoff.
- (D) Springs protection plan required. If a spring head or spring run is located on a development site, a springs protection plan is required prior to site plan or subdivision approval. The springs protection plan shall address the following:
- (1) Establish the area encompassing the springshed;
 - (2) The identification of karst features. A 50' foot buffer is required from all karst features;
 - (3) Drainage basins with direct surface water discharge into a spring head or spring run shall provide Outstanding Florida Waters 1.5 times water treatment criteria as required by the Southwest Florida Water Management District;
 - (4) Irrigated turf grass will be restricted from spring head and spring run buffers and limited to a maximum of 50% of the open space in drainage basins with direct surface water discharge into a spring head or spring run; and
 - (5) List the best management practices (BMPs) to be utilized within the development. The City encourages the BMPs contained within the FDEP's manual Protecting Florida's Springs Manual-Land Use Planning Strategies and Best Management Practices, latest edition in developing the spring's protection plan. The following BMPs shall be incorporated at a minimum:
 - (a) The clearing of native vegetation within the buffer areas is prohibited;
 - ~~(b)~~ Maximizing preservation of natural areas and use of drought tolerant and native or approved non-invasive and drought-tolerant plant landscaping that is compatible with and characteristic of the natural environment, climate, and soils of City.
 - ~~(b)~~
 - ~~(c)~~ Elimination of the use of fertilizers within the buffers and creation of a fertilizer free zone that minimizes groundwater and surfaced water pollution;
 - ~~(c)~~
 - ~~(d)~~ Irrigation practices that conserve water within the springshed;
 - ~~(d)~~
 - ~~(e)~~ An open space system that minimizes impervious surface to provide for aquifer recharge;
 - ~~(e)~~
 - ~~(f)~~ Using clustering and other forms of conservation development approaches that minimize overall impact;
 - ~~(f)~~
 - ~~(g)~~ Using vegetated swales, shallow retention areas, and small basin drainage areas that help to improve stormwater water quality and mimic pre-development hydraulic conditions; and
 - ~~(g)~~
 - ~~(h)~~ Utilizing domestic waste treatment and disposal systems which maximize removal of nitrogen and minimize contamination of groundwater.

6.10. Tree Protection.

- (A) *Purpose.* The purpose of this section is to establish rules and regulations in conformance with the American National Standards Institute, ANSI A300, all 10 Parts, and the accompanying Best Management Practices (BMPs) for each of the 10 standards. All work shall fall under the ANSI Z133.1 Safety Requirements. Should any requirements in this section differ from the requirements in the ANSI Standards, the ANSI Standards shall apply.
- (B) *Applicability.* This section shall apply to all real property lying within the incorporated areas of the City.
- (C) *Exemptions.*
- (1) The following are exempt from this section:
 - (a) Trees and native vegetation located on properties with existing owner-occupied single-family detached or attached dwelling units intended to remain residential;
 - (b) Trees and native vegetation located within the proposed building and driveway footprint of previously platted but unimproved single-family detached or attached dwelling lots.
 - (c) Trees and native vegetation located in state-licensed, governmental, and commercial plant or tree nurseries or botanical gardens in which the trees are planted for the sale or intended sale to the general public in the ordinary course of business.
 - (d) Trees and native vegetation located in government owned and operated plant or tree nurseries or botanical gardens in which the trees are planted for use by the government or agency for the benefit of the public.
 - (e) Trees and native vegetation in active commercial operation for bona fide agricultural purposes.

- (f) Trees, which due to natural circumstances are no longer viable and/or present a current or potential hazard to persons and property, as documented by a Florida licensed landscape architect or an International Society of Arboriculture (ISA) certified arborist, holding a current Tree Risk Assessment Qualification (TRAQ).
- (g) Trees, which are too close to existing structures so as to endanger such structures, as determined by a tree risk assessment completed by a Florida licensed landscape architect or an ISA certified arborist, holding a current TRAQ certification.
- (h) Trees that interfere with utility services, create unsafe vision clearance, or constitute a safety hazard, which cannot be trimmed or pruned into a desired configuration as determined by the Development Services Department.
- (i) Trees that are present in the location of planned or future public utility services or public roads.
- (j) Trees with a diameter breast height (DBH) of less than ten (10) inches.

(D) Trees that lie within jurisdictional wetlands or other natural areas that will be placed in a permanent conservation easement or tract, or that obtain a permit to impact and mitigate the wetland.

(E) D)— *Natural disasters.* During a period of a natural disaster such as a hurricane, tropical storm, tornado, or flood, the requirements of this section may be waived by the Development Services Department. The removal of all trees destroyed or harmed during a natural disaster which are a hazard to public safety shall be exempt from the provisions of this section for a period of ninety (90) days following such occurrence unless extended by City Commission.

(EF) *Tree Removal Permit.* A tree removal permit shall be obtained from the Development Services Department. The application shall include a written statement specifying the location of the property, the expected land use, and indicate the reasons for the removal, relocation, or replacement of trees equal to or greater than 10 inches DBH. The application shall be accompanied by two (2) copies of a legible site plan drawn to a minimum scale of 1-inch equals 20-feet (1"=20') unless, in the discretion of the Development Services Department, it has been determined that a lesser detailed scale site plan of the area involved will be sufficient. Aerial photographs having a minimum scale of 1-inch equals 50-feet (1'=50') may be substituted at the discretion of the Development Services Department if adequate site plan information is supplied on the aerial photographs.

(F) *Tree Survey information.* All tree survey information shall conform with the ANSI A300 Part 5, the accompanying current Best Management Practices publication, and the Best Management Practices, Tree Inventories, 2nd edition or most current edition. The tree survey shall be overlaid on a site plan/improvement plan depicting existing and proposed development as well as original and construction graded elevations.

(G) *Application processing and review.* Upon receipt of a completed application, the Development Services Department shall review the application. A field inspection of the site will be performed if deemed necessary. The application shall also be referred to other City departments or other governmental agencies as may be necessary or required in order to determine whether any adverse effects will be incurred as to the general welfare of the public, adjacent properties or public services and facilities. Following any necessary on-site inspections by the Development Services Department and comments received from appropriate departments or other governmental agencies, the permit application will be approved, disapproved, approved with conditions, or deemed not required. The Development Services Department may, at its sole discretion, require the applicant to provide supportive data from a Florida licensed landscape architect or an ISA certified arborist, holding a current certification, to substantiate the information provided on the application or to provide additional information deemed necessary by the City.

(H) *Tree relocation or replacement requirements.*

- (1) Pursuant to an application for a tree removal permit, the applicant is encouraged and allowed to relocate a tree to an appropriate new location on the site. The relocation of a tree shall be performed in accordance with ANSI A300 Part 6 and Part 8 with a written report and accompanying photography as deemed appropriate by the City. Trees to be transplanted must have all structural and structural attachments at

risk for failure pruned in accordance with ANSI A300 Part 1 and Part 9. In no instance shall trees be relocated if open and obvious defects in the structure or condition of the tree exist, which in the opinion of the City cannot be mitigated.

- (2) If replacement trees are required in order to meet the minimum number of trees required in the District Design Standards, the following standards shall apply: one (1) replacement tree over every tree with a DBH of between 10 inches and 17 inches; three (3) replacement trees shall be required for every tree with a DBH between 18 inches and 35 inches to be removed; and four (4) replacement trees shall be required for every heritage tree with a DBH of 36 inches or greater that is removed. All replacement trees shall be of a type that will attain an overall height at maturity of at least fifteen (15') feet and a DBH of at least four (4") inches, and shall be a minimum of eight (8') in overall height with a DBH of two (2") inches when planted. The replacement basis will be determined upon consideration given to the species, age, size, structure, durability, health and canopy mass of trees proposed for removal, and whether the site plan could reasonably be modified to preserve those trees proposed for removal. Any live oaks or sand live oaks that are removed shall be replaced with new live oaks or new sand live oaks. Replacement of any other trees shall be at the discretion of the Development Services Director, or its designee. All replacement trees must be selected from the list of "Allowable Tree Species" as described in section 6.10(K) and shall meet and be maintained as a minimum standard of Florida No. 1 or better as defined by *Florida's Grades and Standards*, current edition.
- (3) If it is determined that it is not reasonable to relocate or replace trees on the site, the Development Services Department shall designate an appropriate public location within the City for the relocation or replacement of said trees. The City may, at its sole discretion, require a commensurate monetary payment in lieu of relocated or replacement trees, as follows.

(aa) For each viable tree removed that has a DBH greater than 18", the applicant shall pay \$208.00 per diameter inch less the condition rating of the tree as determined by a credentialed certified arborist using ANSI 300 Tree Risk Assessment Manual, Part 9 Best Management Practice and the Wildwood Tree Market Study of January 2021. For trees between 10" and up to 18" DBH, the developer/applicant shall have a fee per diameter inch to be established by ordinance.

(l) *Tree and native vegetation protection during construction.*

- (1) During construction and development, all reasonable steps necessary to prevent destruction or damage to trees and native vegetation shall be taken as described in ANSI A300 Part 5, Part 6, and Part 8. A credentialed certified arborist shall determine the condition rating of the damage to trees and native vegetation destroyed or receiving major damage prior to occupancy or use as referenced in the Wildwood Tree Market Study of January 2021.
- (2) During construction, unless otherwise authorized by a tree removal permit, no excess soil, additional fill, equipment, liquids, or construction debris shall be placed within the drip line of any tree that is required to be preserved in its original location. A credentialed certified arborist shall determine the condition rating of the damage to trees and native vegetation destroyed or receiving major damage prior to occupancy or use as referenced in the Wildwood Tree Market Study of January 2021.
- (3) No attachments or wires other than those of a protective and non-damaging nature shall be attached to any tree during construction or development.
- (4) Unless otherwise authorized by the tree removal permit, no soil shall be removed from within the drip line of any tree that is to remain in its original location.
- (5) Protective barriers and measures:
 - (a) All protective barriers shall be installed and maintained for the period of time beginning with the commencement of any land clearing or building operations and ending with the completion of the permitted clearing or building construction work on the site;
 - (b) The applicants for a tree removal permit shall, at the time of application, designate an on-site qualified and credentialed representative for the installation and maintenance of all tree and shrub protective barriers. The representative shall be responsible for supervising the removal of

all existing vegetation permitted to be removed. The representative shall be on-site at all times during the vegetation clearing operations;

(c) The circumference of an area to be preserved shall be protected during land development and construction by placing 2-inch by 2-inch (2"x2") wood stakes a maximum of twenty feet (20') apart around the perimeter and by tying fluorescent ribbon, survey flagging, etc., from stake to stake along the perimeter of the areas to be preserved.; and

(d) When protection of individual trees is required, a protective barrier shall be placed around the perimeter of the base of the tree at a distance not less than the drip line unless otherwise specified in writing by a Florida licensed landscape architect or an ISA certified credentialed arborist.

(J) *Trees on public property and rights-of-way.*

(1) *Tree care.* The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds. The City may recommend removal of any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, cable, gas lines, water lines or other public improvements or is affected with any injurious fungus, insect or other pest. Refer to ANSI A300, Part 9.

(2) *Tree topping.* It shall be unlawful as a normal practice for any person, firm, or City department (absent written approval from the City Manager) to top any street tree, park tree or other tree on public property. Topping is defined in ANSI A300 Part 1. Trees irreparably damaged by storms or other causes, or any trees under utility wires or other obstructions where other pruning practices are impractical or dangerous may be exempt from this section at the recommendation of the Development Services Department. Only qualified line clearance contractors shall be allowed to do work near utilities. The power or utility company shall be notified of any pruning or trimming work attempted or contemplated. All utility pruning work shall fall under ANSI A300 Part 4.

(3) *Pruning and corner clearance.* Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches on the owner's side of the property line so that such branches shall not unduly obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet (8') above the surface of the sidewalks and fourteen feet (14') above roadways. Said owners shall remove all dead, diseased, broken or decayed limbs in accordance with ANSI A300 Part 1. The City shall have the right to prune any tree or shrub on private property when it interferes with proper spread of light, or interferes with visibility of any traffic control device or sign on passage of vehicles up to a height of fourteen feet (14') above the roadway. The City shall also have the right to sever roots that interfere with public or private underground utilities, in utility easements or on City streets or public property as per ANSI A300, Part 8.

(4) *Spacing of street trees.* The spacing of street trees should be in accordance with the three (3) species classes listed in this section, and unless determined otherwise by a licensed landscape architect, no trees should be planted closer together than the following:

(a) Small trees, fifteen feet (15').

(b) Medium trees, thirty feet (30').

(c) Large trees, fifty feet (50'), except in special plantings designed or approved by the Development Services Department.

(5) *Distance from curb and sidewalk.* Subject to clear zone requirements, the distance trees may be planted from curbs and sidewalks shall be in accordance with the three (3) species size classes listed in this section, and no trees may be planted closer to any curb or sidewalk than the following:

(a) Small trees, four feet (4');

(b) Medium trees, six feet (6');

(c) Large trees, twelve feet (12'), unless specified with appropriate root barrier material by a licensed landscape architect or unless as part of a special project designed or approved by the Development Services Department.

(6) *Distance from street corners, fire hydrants and underground utilities.* No street tree shall be planted closer than twenty feet from any street corner, as measured from the point of nearest intersecting curbs or curb lines. No street tree shall be planted closer than fifteen feet from any fire hydrant. No tree shall be planted

in a location where the roots at maturity might reasonably be expected to interfere with existing, future or projected utility lines.

(7) Telephone, cable, electric, water, wastewater and gas utilities. No tree shall be planted without first requesting a "locate" of underground lines by the respective utility. Only tree species classified as small trees shall be planted under existing overhead utility lines.

(K) Official tree species. The following list constitutes the allowable tree species for the City. Trees not included in the allowable tree species will be considered by the Development Services Department for use in landscaping provided they are drought tolerant and are not listed on the most recent Florida Exotic Council's Plant List.

TABLE 6-13: Allowable Tree Species

<u>Small Trees</u>	<u>Medium Trees</u>	<u>Large Trees</u>
<u>Aesculus pavia</u> <u>Red Buckeye</u>	<u>Carpinus caroliniana</u> <u>Musclewood, Hornbeam, Blue-beech</u>	<u>Acre rubum</u> <u>Red Maple</u>
<u>Ilex Cassine</u> <u>Dahoom Holly</u>	<u>Cercis Canadensis</u> <u>Eastern Redbud</u>	<u>Cornus Florida</u> <u>Flowering Dogwood</u>
<u>Ilex vomitaria</u> <u>Yaupon Holly</u>	<u>Lagerstroemia fauriei</u> <u>Crape Myrtle</u>	<u>Gardania Lasianthus</u> <u>Loblolly Bay</u>
<u>Quercus myrtifolia</u> <u>Myrtle Oak</u>	<u>Magnolia virginiana</u> <u>Sweet-bay Magnolia</u>	<u>Ilex opaca</u> <u>American Holly</u>
<u>Viburnum abovautm</u> <u>Small Viburnum, Walter's</u> <u>Viburnum</u>	<u>Quercus laevis</u> <u>Turkey Oak</u>	<u>Juniperus virginiana</u> <u>Eastern Redcedar</u>
		<u>Magnolia grandiflora</u> <u>Southern Magnolia</u>
		<u>Magnola virginiana</u> <u>Sweet-bay Magnolia</u>
		<u>Prunus Caroliniana</u> <u>Cherry Laurel</u>
		<u>Quercus gemiata</u> <u>Sand Live Oak</u>
		<u>Quercus shumardii</u> <u>Shumard Oak</u>
		<u>Quercus virginiana</u> <u>Live Oak</u>
		<u>Taxodium distichum</u> <u>Bald cypress</u>

Small Trees	Medium Trees	Large Trees
<i>Aesculus pavia</i> Red Buckeye	<i>Carpinus caroliniana</i> Musclewood, Hornbeam, Blue- beech	<i>Acer rubum</i> Red Maple
<i>Ilex cassine</i> Dahoon Holly	<i>Cercis Canadensis</i> Eastern Redbud	<i>Cornus Florida</i> Flowering Dogwood
<i>Ilex vomitoria</i> Yaupon Holly	<i>Lagerstroemia fauriei</i> Grape Myrtle	<i>Gordonia lasianthus</i> Loblolly Bay
<i>Prunus angustifolia</i> Chickasaw Plum	<i>Magnolia virginiana</i> Sweet-bay Magnolia	<i>Ilex opaca</i> American Holly
<i>Quercus myrtifolia</i> Myrtle Oak	<i>Quercus laevis</i> Turkey Oak	<i>Juniperus virginiana</i> Eastern Redcedar
<i>Viburnum obovatum</i> Small Viburnum, Walter's Viburnum		<i>Magnolia grandiflora</i> Southern Magnolia
		<i>Magnolia virginiana</i> Sweet-bay Magnolia
		<i>Prunus Caroliniana</i> Cherry Laurel
		<i>Quercus geminata</i> Sand Live Oak
		<i>Quercus shumardii</i> Shumard Oak
		<i>Quercus virginiana</i> Live Oak
		<i>Taxodium distichum</i> Bald Cypress

(L) *Violations.* A violation of this Section will be considered unlawful. Unlawful removal of trees shall incur immediate remedial measures, as outline below.

(1) *Fine.* Anyone who unlawfully removes a tree as outlined in this section shall be required to pay \$208.00 per diameter inch for trees unlawfully removed. If the diameter inch of trees removed is unknown, the applicant shall pay a flat rate of \$3,744.00 per tree unlawfully removed.

~~(L) *Violation.* A violation of this Section shall be considered unlawful. Unlawful removal of trees shall incur immediate remedial measures, as outlined below()~~

~~(1) *Fine.* Anyone who unlawfully removes a tree as outlined in this section shall be required to pay \$208.00 per diameter inch for trees unlawfully removed. If the diameter inch of trees removed is unknown, the applicant shall pay a flat rate of \$3,744.00 per tree unlawfully removed.~~

(2) *Mitigation and replacement.* Any live oak tree(s) unlawfully removed shall be immediately replaced according to Section 6.10(H), in addition to the applicable fine for unlawful removal. If it is determined impractical to replace trees on-site, the applicant shall provide replacement trees on public property. Commensurate monetary payment for removal of Live Oak trees shall not apply to those Live Oak trees which were unlawfully removed.

- (3) *Permit restriction.* Any person who unlawfully removes trees without a permit shall not be allowed to obtain a tree removal permit for the property on which trees were unlawfully removed a period of up to one (1) year after the above immediate remedial measures are completed.

6.11. Archaeological Sites.

- (A) *Intent.* The intent of this section is to protect and perpetuate the natural and cultural heritage of significant historic and/or archaeological sites and structures for the benefit, education and enjoyment of future generations. ~~To~~ protect the public interest in historic and/or archaeological sites and structures from adverse activities, land uses, excavations, construction, destruction and other impacts, and to prevent the unnecessary removal of historic structures or archaeological artifacts.
- (B) *Prohibited activity.* Within the City of Wildwood, it shall be unlawful for any person, group, organization or agency to knowingly and/or willfully damage, alter, destroy, deface, renovate, relocate, excavate or otherwise disturb any known or designated historic or archaeological resource without prior and appropriate authorization from the City Commission and from any additional state or federal regulatory agency with applicable jurisdiction.
- (C) *Archaeological survey requirement.* Within the City of Wildwood, any person(s), company, organization or governmental agency engaged in or promoting activities which unearth, uncover, or otherwise reveal any suspected archaeological site, burial, artifact, or other remains, shall be required to immediately notify the City Manager's office as to the nature, size and exact location of the suspected find. In addition, the City Manager shall have authority to request an archaeological survey from a representative of an authorized agency or qualified archaeologist before development in any area known or documented to contain historic resources. An archaeological survey is required if the development meets one of the following criteria:
- (1) The site is listed on the National Register of Historic Places;
 - (2) The site is within a district listed on the National Register of Historic Places; or
 - (3) The site has been identified and designated by the City, following a professionally conducted survey or study, to be of local importance (whether or not it is to be submitted for inclusion of the Florida Master Site File or for consideration for the National Register of Historic Places).
- (D) *Commencing construction.* If the presence of historic resources is confirmed, all activities, permits and/or exemptions associated with that portion of subject site shall be temporarily suspended until initial site inspection, subsequent evaluation and site release to continue work is issued by the City Manager. Construction shall not begin until the state has determined the archeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery. All subsequent excavations, removals, preservations, designations, displays or mitigation concerning a potential, known, or designated archaeological site, must be approved by the City Commission upon recommendation by the Department of State.

6.12. Design District Standards.

- (A) *Intent.* In order to implement the policies of the comprehensive plan and to enhance an attractive physical built and natural environment within the City, the City shall maintain design requirements for all developments, residential and ~~nonresidential~~*non-residential*, as stated herein. The City of Wildwood Design District Standards are supplemental documents of this Code intended to promote imagination, innovation and variety by focusing on design principles and encouraging creative solutions which serve the following purposes:
- (1) Promote high quality growth that will create a sense of place and community through the use of design and building materials;
 - (2) Encourage a diversity of housing styles, shapes and materials in order to create variety in the streetscape;
 - (3) Ensure that different building types are integrated architecturally in order to give the project a harmonious appearance;
 - (4) Encourage local characteristics and the creation of visual richness through architectural materials and details;
 - (5) Cultivate civic pride and community spirit by maximizing the positive impact of growth and by creating a public realm and providing social gathering areas such esplanades, plazas, and courtyards to add interest and variety to the townscape.
 - (6) Ensure that building facades are designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the project;
 - (7) Ensure that the massing of larger commercial buildings is softened in a variety of ways, including the use of projecting and recessed sections, to reduce their apparent overall bulk and volume;
 - (8) Provide a safe and attractive pedestrian streetscape and environment;

- (9) Design buildings for multiple uses, with the integration of offices and/or residential units; and
 - (10) Project and enhance property values within the community.
- (B) *Applicability.* The City of Wildwood Design District Standards shall determine the applicability of the requirements as well as any possible exemptions to the requirements. All properties shall be contained within one of the following design districts:
- (1) Highway;
 - (2) Downtown;
 - (3) Community;
 - (4) Neighborhood;
 - (5) Industrial; or
 - (6) Residential
- (C) *Components.* The Design District Standards shall address the following at a minimum:
- (1) Delineation of districts;
 - (2) Configuration of blocks of lots;
 - (3) Building orientation and placement;
 - (4) Building design;
 - (5) Circulation and access;
 - (6) Neighborhood design;
 - (7) Requirements for energy efficiency;
 - (8) Sidewalks and streetscape;
 - (9) Multi-modal provisions;
 - (10) Landscaping; and
 - ~~(11)~~ Maintenance standards.
 - ~~(12)~~(11)
- (D) *Code Enforcement.* The City's Code Inspector shall have jurisdiction to provide enforcement for all aspects of the Design District Standards. All violations of the Design District Standards shall, in addition to other legal remedies or appropriate sanctions, be enforced in accordance with the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances. Penalties shall be in accordance with the requirements set forth in Section 1-7 and Chapter 2 of the Code of Ordinances.

6.13. Wellhead Protection.

- (A) *Intent.* The intent of this section is to protect existing and proposed public wellfields from the possibility of contamination by controlling the type of uses within the vicinity of such wellfields.
- (B) *Wellhead protection zone (WPZ).* The area within a 500-foot radius of any public well utilized for public potable water wells is hereby defined as a wellhead protection zone (WPZ). The City shall protect WPZs through the following measures:
- (1) *Regulated uses.* The following uses will not be permitted within a WPZ unless adequate measures are implemented to ensure wellhead protection to the satisfaction of the City Engineer, FDEP, SWFWMD and other appropriate City officials:
- (a) Sanitary or industrial landfills or other surface impoundments;
 - (b) Wastewater treatment plants, percolation ponds and similar facilities, except for single-family residential on-site wastewater disposal facilities (septic systems);
 - (c) Facilities that produce, use, or store hazardous materials at or above established threshold amounts listed in Title III of the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. a. 11001 et seq. (SARA) and the Florida Hazardous Materials Emergency Response and Community Right-to-Know Act of 1988, F.S. Chapter 252, Part II (Florida Substance List);
 - (d) Junkyards or salvage operations;
 - (e) Borrow pits or mines;
 - (f) Activities that require the storage, use, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
 - (g) Excavation of waterways or drainage facilities that intersect the water table. Stormwater management systems constructed under SWFWMD permits and not discharging contaminants are exempt; ~~and~~
 - (h) Feedlots or other commercial animal facilities.

(2) Within 200 feet of any public well the following criteria shall apply:

(a) *Existing wells.*

(i) No septic systems shall be installed;

(ii) All existing development not currently connected to central water and sewer shall be required to connect within one (1) year after being notified that such facilities are available.

(b) *Future wells.* There shall be no development within the radius.

(3) Sewer mains and surface water treatment systems shall not be located within 100 feet of any public well per FDEP requirements.

(4) *New well fields.* To avoid possible contamination, the City shall not permit new well fields without conducting environmental analyses which consider known and potential pollution sources within the area of influence of the proposed well.

Chapter 7 – Concurrency Management

- 7.1. General Provisions. 7-1
- 7.2. Administration of Concurrency Review and Approval. 7-1
- 7.3. Levels of Service. 7-3
- 7.4. Measurement of Level of Service Standards. 7-4
- 7.5. Appeal Procedures. 7-5
- 7.6. RESERVED. 7-6

7.1. General Provisions.

- (A) *Purpose and intent.* Public facilities and services needed to support development shall be available concurrent with the impacts of such development pursuant to this Chapter. Concurrency is a finding that the public facilities and services necessary to support a proposed development are available, or will be made available, concurrent with the impact of development. The provisions of this section are designed to provide a systematic process for the review and evaluation of all proposed development for its impact on basic public facilities and services in order to meet the requirements of concurrency.
- (B) *Concurrency requirement.* No final development order shall be granted for a proposed development until there is a finding that public facilities and services included in this Chapter have sufficient capacity at or above their adopted LOS to accommodate the impacts of the development, or that improvements necessary to bring facilities up to their adopted LOS will be in place concurrent with the impacts of the development, as defined herein. Transportation and public school facilities are not subject to the concurrency requirements of this Chapter. The public facilities subject to concurrency include the following:
 - (1) Potable water;
 - (2) Sanitary sewer;
 - (3) Recreation;
 - (4) Solid waste; and
 - (5) Drainage (stormwater).
- (C) *Monitoring concurrency.* The Concurrency Management System (CMS) shall measure the potential impact of any development activity upon the minimum acceptable Level of Services established in section 7.3 and shall determine the amount of available capacity for all facilities and services and assign reservation through issuance of a building permit signifying capacity availability. If the applicant increases the intensity or density of the project proposal during any stage in the development approval process, a new concurrency evaluation and subsequent certificate will be required. On or before October 1st of each year, the Development Services Department shall develop a concurrency baseline statement which shall be effective for one (1) year after its issuance. The baseline statement shall include the public facilities subject to concurrency.

7.2. Administration of Concurrency Review and Approval.

- (A) *Concurrency review.* The City shall perform a concurrency review for development applications, except as provided in subsection 7.2(C). The Development Services Department shall be responsible for conducting all concurrency reviews as required by this Chapter. Concurrency reviews shall be initiated upon receipt of a concurrency determination application form provided by the City. The application shall include an application fee. Each concurrency determination application will be reviewed on a first-come, first-served basis.
- (B) *Concurrency stages.*
 - (1) *Preliminary concurrency review.* The Development Services Department shall review proposed projects early in the development approval process to notify applicants of any potential concurrency issues. The Development Services Department shall notify the applicant of any potential capacity issues. At this stage, concurrency reservation is not required. The Development Services Department shall review the following development applications for a preliminary concurrency review:
 - (a) Comprehensive plan amendment;
 - (b) Rezoning (non-planned developments) and special exceptions; and
 - (c) Planned developments.
 - (2) *Preliminary concurrency determination.* A preliminary concurrency determination is a specific concurrency determination for a project. All applications for a preliminary concurrency determination will be reviewed in accordance with this Chapter. At this stage, concurrency reservation is recommended. The Development Services Department shall conduct a preliminary concurrency review and determine if **any**

all of the public facilities subject to concurrency have sufficient capacity to accommodate the impacts of the development. Preliminary concurrency determination shall be required for:

- (a) Site plans (multi-family residential and ~~nonresidential~~non-residential);
 - (b) Conditional uses; and
 - (c) Subdivisions.
- (3) *Concurrency reservation.* The issuance of a preliminary concurrency certificate may be accompanied with a concurrency reservation, should the applicant choose to reserve concurrency. The concurrency reservation shall be issued in writing by the Development Services Director and shall include the public facilities for which the concurrency is being reserved in accordance with this Code and other City regulations. Reservation of potable water and sanitary sewer concurrency may require an approved developer's agreement at the discretion of the City Manager, City Engineer, or Public Works Director.
- (4) *Final concurrency determination.* A certificate of final concurrency must be obtained prior to approval of a building permit which authorizes construction of a new building, expansion of an existing building, increase the intensity of use, or change of use which requires a new certificate of occupancy. Prior to the issuance of a certificate of final concurrency, all impact fees must be paid to the appropriate agency and a concurrency reservation is needed. A final concurrency certificate is valid for one (1) year from approval. While the final concurrency certificate is valid, the applicant must obtain a building permit within the specified said timeframe. The final certificate of concurrency then will be valid as long as the building permit is active.
- (5) *Project phasing/timing of improvements.* Public facility improvements associated with a phased development may likewise be phased; however, a schedule shall be established for the construction of all public improvements as necessary to accommodate the entire development prior to the issuance of a building permit. The schedule of facility improvements shall ensure that all facility improvements necessary to accommodate the impacts of the development (or portion thereof) for which a certificate of occupancy has been applied shall be in place prior to the issuance of the certificate. Under no circumstances shall the final certificate of occupancy be issued for a project unless all facility improvements required by the development permit or development agreement have been completed.
- (6) *Project deferrals/development moratoriums.* If, at any time the City's inventory of public facilities capacities indicates that a public facility has dropped below its adopted level of service, then the City shall cease to issue development permits for projects which would impact the deficient facility(s) or area of facility operations, as defined within this Chapter. Such a suspension or moratorium on the issuance of development permits shall continue until such time as the adopted LOS standard is reestablished or the comprehensive plan is amended to reflect a lower, acceptable community standard for the facility(s) in question.
- (7) *Concurrency denials.* In the event that the City's concurrency review reveals that the proposed development would generate public facility impacts beyond that which can be absorbed by available capacity, the City shall ensure that there is a financial or other legally binding commitment to ensure that public facilities necessary to correct the anticipated deficiency will be in place concurrent with the impacts of the proposed development. Should the City and/or a developer be unable to provide such assurances, the project shall be denied. Projects denied due to failure to meet requirements, but for which all other land development requirements have been met, shall be placed on a prioritized list for approval once facility improvements have been made.
- (8) *Capacity reservation for public purpose.* The City may reserve capacity for a particular land area or specific land use, providing such reservation is in accord with a specific development or redevelopment which serves an overriding public purpose. Any such capacity reservations shall be noted in the annual report on public facilities and capacities made available to the City Commission and the public each October.
- (C) *Exemptions.* The following are exempt from concurrency determination:
- (1) Existing ~~nonresidential~~non-residential buildings proposed to be modified, altered or repaired, unless the modification will increase square footage or increase the intensity of use. Where existing projects (residential or ~~nonresidential~~non-residential) seek expansion, which will increase the number of dwelling units or square footage for ~~nonresidential~~non-residential projects, only the net increase or expansion shall be subject to concurrency review;
 - (2) Vested subdivision plats proposed to be modified, unless modification creates additional lots;
 - (3) Development with a final development order proceeding to completion;
 - (4) Replacement of existing residential units unless there is an increase in number of units;
 - (5) All additions and renovations to residential buildings that do not increase the number of dwelling units;
 - (6) All renovations to ~~nonresidential~~non-residential buildings that do not increase the number of square feet of any use and/or do not introduce a new use;
 - (7) Permits for individual single family detached dwelling units not located within a subdivision.

- (D) *Assignability and transferability.* A certificate of concurrency or a concurrency determination shall run with the land and shall transfer to a successor in interest to the original applicant upon written disclosure of such transfer to the Development Services Department. A transferee applicant must also assume in writing on form acceptable to the City Attorney all commitment, responsibilities, and obligations of the prior applicant, including all special conditions of the certificate of concurrency determination.

7.3. Levels of Service.

- (A) *Minimum Levels of Service.* The following Levels of Service which shall be used for concurrency review(s) are adopted for potable water, sanitary sewer, recreation and open space, solid waste and drainage in the **e**Capital **i**mprovements **e**Element of the **e**Comprehensive **p**lan and are established as follows:

TABLE 7-1: POTABLE WATER

<i>Potable Water</i>	<i>LOS</i>
1 ERU	300 gpd

TABLE 7-2: SANITARY SEWER

<i>Sanitary Sewer</i>	<i>LOS</i>
1 ERU	250 gpd

TABLE 7-3: RECREATION

<i>Recreation Facility</i>	<i>LOS</i>
Neighborhood Parks	2 acres per 1,000 population
Community Parks	3 acres per 1,000 population
Regional Parks	5 acres per 1,000 population

TABLE 7-4: SOLID WASTE

<i>Solid Waste</i>	<i>LOS</i>
1 Person	2.04 lbs./day

TABLE 7-5: DRAINAGE (STORMWATER)

Stormwater facilities shall be designed to accommodate the water quality and quantity standards that follow:	
<i>Water Quantity:</i>	Peak post-development runoff shall not exceed peak pre-development runoff rates for the 25-year, 24-hour storm in open basins. The entire post-developed runoff volume for the 100-year, 24-hour storm shall be contained onsite for projects within closed basins.
<i>Water Quality:</i>	Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 17-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option for projects with drainage basins less than 100 acres, for the first one-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 17-302, Section 17-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, F.A.C. It is intended that the standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations including project size thresholds, are not applicable

- (B) *Transportation facilities level of service.* The level of service standards on transportation facilities listed in Table 7-6 is not regulatory or subject to concurrency review. The standards shall provide a basis for the City to monitor congestion, coordinate needed improvements, and make recommendations on development applications where applicable.

TABLE 7-6: TRANSPORTATION FACILITIES LEVEL OF SERVICE

<i>Roadway Classification</i>	<i>LOS</i>
FIHS (SR 35/US 301, SR 44, Florida's Turnpike)	Established by FDOT
Principal Arterial	D
Minor Arterial	D
Collector	D

7.4. Measurement of Level of Service Standards.

(A) *Potable water.* Potable water concurrency shall be determined by:

- (1) Adding the total capacity of existing facilities for the relevant facilities that will serve the proposed development, together with any additional capacity to be provided by new facilities that will become available at the time a building permit is required for the proposed development;
- (2) Subtracting from that number the existing average daily demand as set forth in the average of the last six (6) months operations report produced by the water department;
- (3) Further subtracting any capacity that has been reserved through the execution of a developer's agreement, measured by using the adopted LOS of 300 gallons per day per home or equivalent residential unit (ERU).

(B) *Sanitary sewer.* Sanitary sewer concurrency shall be determined by:

- (1) Identifying the capacity of the wastewater treatment plant that will serve the proposed development based on the permitted capacity of the relevant facility, together with any additional capacity to be provided by new facilities that will be available at the time a building permit is required for the proposed development;
- (2) Subtracting from that number the existing average daily demand as set forth in the average of the last six (6) months operations report produced by the wastewater department;
- (3) Further subtracting any capacity that has been reserved through the execution of a developer's agreement, measured by using the adopted LOS of 250 gallons per day per home or equivalent residential unit (ERU).

(C) *Equivalent residential unit (ERU) determination for potable water and sanitary sewer.* Potable water and sanitary sewer connection fees shall be based upon ERU factors (see TABLE 7-8) which shall be calculated and imposed based solely upon relevant factors which affect proportionate share of the capital costs of the water and sewer system. The ERU factors shall be applied and imposed in the following manner:

- (1) One (1) equivalent residential connection (ERU) shall, for the purposes of this section have an assigned value of 1.000. One (1) Water ERU is hereby established and determined to be equal to flow of three hundred (300) gallons per day (GPD) and one Wastewater ERU is determined to be equal to flow of two hundred fifty (250) gallons per day (GPD). Historical data for ERU determination may be submitted for consideration to the Development Services Director.
- (2) The equivalent residential unit determination for the following uses have been determined based upon historical statistical data (for each type of establishment ERU is determined by multiplying the number of units in the establishment times the ERU factor). This list is not all inclusive and shall be used for planning purposes only. If the proposed use is not listed, it shall be the responsibility of the project engineer/applicant to meet with City officials to discuss the flow rates. It shall be the responsibility of the project engineer/applicant to determine and certify the water and wastewater uses for all projects.

TABLE 7-8: ERU CONVERSION FACTORS

Type of Use	Basis of Factor	Factor
Residential		
Single Family Residence (single family detached or attached)	Per Unit	1.000
Multi-Family (1- or 2-Bedroom apartment or condominium)	Per Unit	0.833
Multi-Family (3+ Bedroom apartment or condominium)	Per Unit	1.000
Mobile Home (1 or 2 Bedrooms)	Per Unit	0.667
Mobile Home (3+ Bedrooms)	Per Unit	0.833

Nonresidential Non-residential		
ACLF	Per Bed	0.550
Bar or Lounge	Per Seat	0.150
Barber/Beauty Shop/Salon	Per Chair	0.900
Church/Auditorium/Theatre	Per Seat	0.017
Gas Station	Per Restroom	1.500
Hospital	Per Bed	0.833
Laundromat	Per Machine	1.330
Medical Office	Per Doctor	0.833
Motel/Hotel	Per Room	0.500
Nursing Home	Per Bed	0.400
Office/Retail	Per 1,000 S.F. Floor Area	0.334
Restaurant/CafeCafé	Per Seat	0.150
RV Park/Campground	Per Rental Space	0.500
Service Station	Per Bay	0.250
Tiny House	Per Unit	0.333
Warehouse	Per 1,000 S.F. Floor Area	0.200

(D) *Solid waste*. Solid waste concurrency shall be determined by:

- (1) Identifying the total capacity of the Sumter County transfer station together with any additional capacity to be provided by new facilities that will be available at the time a building permit is required for the proposed development.
- (2) Subtract the project demand using the adopted LOS of 2.04/lbs. per person per day.

(E) *Stormwater drainage*. The City shall require developments to meet the requirements of this Code and to obtain permits from Southwest Florida Water Management District during the development approval process. A copy of the approved permit shall be supplied to the City by the applicant.

(F) *Recreation and open space*. Adequate capacity of parks and recreational facilities shall apply only to development permits, or those portions of development permits, which propose residential development. Concurrency shall be determined through the project data pertaining to the proposed development under consideration which shall be provided by the applicant, and which shall, at a minimum, contain the total number of residential dwelling units proposed by type. The Development Services Department shall evaluate the impact of the proposed development and determine whether the development generates the need for a neighborhood park, community park, or regional park in accordance with the adopted LOS. If the required facilities are not provided on-site, a binding developer's agreement shall provide for alternative provision within one (1) year of the start of home construction on the project site.

7.5. Appeal Procedures.

(A) *Appeal process*. An applicant for a certificate of concurrency may file an appeal with the Board of Adjustment of any decision made by the Development Services Director within 30 days from the date the action was taken. All such appeals shall state the reasons why such an appeal is being taken. The Development Services Director shall schedule the hearing of the appeal in front of the Board of Adjustment within 30 days following receipt of the application. The Development Services Director must review the appeal and prepare a report which contains the Director's findings and recommendation.

(B) *Board of aAdjustment hearing*. All appeals shall be heard at a meeting of the Board of Adjustment. All interested parties shall have a right to appear before the Board of Adjustment and address specific concerns related to the appeal. All such hearings shall be conducted in compliance with the rules of procedure for the Board of Adjustment. The time and place schedules for hearing shall be given to the applicant in writing. The final decisions of the Board must be reached within 60 days following the receipt of the appeal by the Development Services Department.

7.6. RESERVED.

Chapter 8 – Planned Developments

- 8.1. Intent. 8-1
- 8.2. Procedure. 8-1
- 8.3. Required Documentation and Analyses. 8-2
- 8.4. Conceptual Plan. 8-3
- 8.5. Project Phasing. 8-3
- 8.6. Planned Development Agreement. 8-3
- 8.7. Types. 8-4

8.1. Intent.

The standards and procedures of this Chapter are not intended as an avenue for relaxing requirements set forth in the Land Development Regulations; the intent of this Chapter is to promote design flexibility and to permit planned diversification and integration of uses and structures. The City Commission shall have authority to establish limitations and regulations for the project to protect the public's health, safety, and welfare. In doing so, planned developers are intended to:

- (1) Promote more efficient and economic uses of land;
- (2) Encourage compatible and harmonious development of contiguous lands;
- (3) Promote home ownership opportunities for all residents of the community;
- (4) Provide flexibility and variety to meet changing needs, technologies, economics, and consumer preferences;
- (5) Be totally controllable based on the needs of the City, in terms of the impact on the proposed site and surrounding neighborhoods;
- (6) Require uses of land which reduce transportation needs as well as conserve energy and natural resources;
- (7) Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscaping features and amenities;
- (8) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned;
- (9) Lower development and building costs by permitting smaller networks of infrastructure and the use of more economical building types and shared facilities;
- (10) Permit the combining and coordinating of architectural styles, building forms, and building relationships within a development; and
- (11) Administer ~~mixed-use~~mixed-use developments in conformance with the goals and objectives of the comprehensive plan.

8.2. Procedure.

- (A) *Pre-application conference.* A pre-application conference is mandatory for all applications for planned developments. The purpose of the pre-application conference is for the applicant to become familiar with City requirements and expectations and to encourage an efficient application process. Applicants are encouraged to provide pertinent information to the Development Services Director in advance of the meeting. The Development Services Director shall determine the appropriate persons and parties to be in attendance at the pre-application conference.
- (B) *Application.* An application for planned development is required for all planned development proposals. The application shall be submitted to the office of the Development Services Director and include supporting documents and analyses specified on the application. If the application is from anyone other than a City official or board, the payment of such fees as have been established by the City Commission shall be submitted.
- (C) *Sufficiency.* The Development Services Director shall review the application for sufficiency. Upon determination of sufficiency, project review shall begin.
- (D) *Project Review Committee.* The Project Review Committee shall review all applications for planned development. The Project Review Committee shall review the application in accordance with section 1.6(B) of this Code. All comments of the Project Review Committee shall be included in the staff report and presented to the Planning and Zoning Board.

- (E) *Planning and Zoning Board*. The Planning and Zoning Board shall hold a duly noticed public hearing to consider the application for planned development. The Planning and Zoning Board shall review the proposed application and make recommendations to the City Commission.
- (F) *City Commission*. The City Commission shall hold a duly noticed public hearing and shall approve, approve with conditions, or deny the application in accordance with section 3.3(C) (5) of this Code.
- (G) *Approval*. The City Commission may approve a [planned PD development](#) only after substantial, competent evidence has been presented that allows the Commission to make the following findings:
 - (1) The request is consistent with the comprehensive plan and the future land use map;
 - (2) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished;
 - (3) Adequate public facilities are available, or an agreement has been established that will provide these improvements in a reasonable time frame;
 - (4) Granting the application will not allow a type or intensity that is premature or out of character in relationship to the vision of the surrounding area; and
 - (5) Whether the proposed change will constitute a grant of special privilege to the applicant.
- (H) *Zoning overlay map*. In accordance with the section 3.2(D), the City shall maintain a zoning overlay map that illustrates the various planned developments throughout the City. After City Commission approval of a planned development, the zoning overlay map shall be modified to include the planned development. The zoning overlay map shall be available for public inspection and shall include, at a minimum, the following:
 - (1) Boundary of the planned development;
 - (2) The name of the planned development; and
 - (3) The ordinance number and adoption date.

8.3. Required Documentation and Analyses.

- (A) The application for planned development shall require accompanying documentation and/or analyses in support of the application. Such documentation and analyses shall include:
 - (1) *Traffic impact analysis (TIA)*. The applicant shall submit a TIA that has been conducted within one (1)-year prior to submittal and has been accepted by Sumter County Public Works; [in the event the project is documented to reduce the required LOS below its adopted level, non-road expansion mobility strategies shall be the preferred form of mitigation.](#)
 - (2) *Environmental assessment*. A professionally conducted survey of native vegetative communities shall be required for all proposed planned development sites. The Development Services Director may waive this requirement in situations where the site has been previously developed. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1)-year prior to the submittal date. The environmental assessment shall address at a minimum:
 - (a) Wildlife and listed species populations within the proposed development site;
 - (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species;
 - (c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.
 - (3) *Preliminary concurrency analysis*. In addition to the TIA, the applicant shall prepare a preliminary concurrency analysis that calculates the projected demands generated by the proposed project and shall state the availability of such facilities in relation to the project. The Development Services Department shall review the preliminary concurrency analysis in accordance with subsection 7.2(B)(1).
 - (4) *Map series*. The applicant shall provide a series of maps as required on the application for planned development.
 - (5) Any additional documentation or analyses required on the application for planned development or determined during the pre-application conference.

8.4. Conceptual Plan.

- (A) The application for planned development shall be accompanied by a conceptual plan of the proposed project. The purpose of the conceptual plan is to provide the City with general information with respect to the type, character, scale and intensity, as well as the phasing of the proposed project in order for the City to evaluate the potential

impacts of the project and to demonstrate the suitability of the site. The level of detail contained within the conceptual plan will be determined during the pre-application conference at the discretion of the Development Services Director, but the following information, at a minimum, shall be included on the conceptual plan:

- (1) Legal description of the property;
- (2) Map illustrating the location of the project in context with the City;
- (3) The zoning of parcels adjacent to the project;
- (4) Density and intensity of land uses and their location throughout the site with tabulations by acreage and percentages thereof;
- (5) Location of all recreation facilities, open spaces and preservation areas with tabulations by acreage and percentages thereof;
- (6) The number, type and location of residential buildings and dwelling units;
- (7) The square footage and location of all ~~nonresidential~~non-residential buildings;
- (8) The internal transportation network and facilities including provisions for pedestrian, multi-modal and transit where applicable;
- (9) Identification of the adjacent external transportation network;
- (10) Location of nearest potable water, sanitary sewer, and reuse lines in relation to the project;
- (11) In the case of plans which call for project to take place over a period of years or in phases, a schedule showing the time within which application for final approval is intended to be filed for each phase of the project;
- (12) Applicable zoning district(s), underlying Future Land Use, and Design District; and
- (13) Any additional data, plans or specifications pertinent to the proposed project determined at the pre-application conference.

8.5. Project Phasing.

- (A) *Intent*. It is the intent of this Code that, to the extent possible, each approved planned development is carried through to completion in the manner in which it is approved; therefore, each phase of the project will be expected to follow the development program. These phases shall be so located, designed and arranged that, should for any reason the full planned development not be developed, the completed portion will be self-contained.
- (B) *Consistency*. All such phases shall, in their timing, nature, intensity and location, be determined to be consistent with the larger planned development and to contribute to its completion in a unified manner. Where such consistency cannot be achieved, it will be necessary to seek approval of modifications to the planned development.
- (C) *Public facilities and infrastructure*. To ensure that all needed improvements, public facilities and infrastructure will be provided for each phase of construction,
 - (1) All public facilities and infrastructure needed to support the project phase shall be planned, designed and in place before any building permits can be issued in each phase of the planned development.
 - (2) The density and intensity contained within a single phase may exceed the maximum allowable density and intensity allowed; however, the total density and intensity for the planned development as a whole shall not exceed the maximum allowable density and intensity.

8.6. Planned Development Agreement.

- (A) *Adoption by ordinance*. The planned development agreement shall ~~be~~y adopted by ordinance by the City Commission. The planned development agreement shall be a governing document of the development and shall set the guidelines by which a planned development is developed.
- (B) *Components*. The planned development agreement shall contain the following at a minimum, as applicable:
 - (1) Name of property, applicant, or petitioner;
 - (2) Legal description of the property;
 - (3) Statistical information such as:
 - (a) Total acreage of the site;
 - (b) The number of residential units per dwelling type (single family detached, single family attached, apartment/ condominium units, units within a mixed-use building);
 - (c) The number of ~~nonresidential~~non-residential lands uses by type and size (gross square footage) to be allowed; and
 - (d) The minimum amount of open space acreage to be retained.
 - (4) A phasing schedule for the proposed project (or for each phase, if applicable);

- (5) A statement providing a detailed listing of the performance standards to be adhered to by the planned development including standards for building setbacks, lot frontages, residential densities, floor area ratios, impervious surface ratios, building heights, right-of-way widths and other standards which may be applicable to the proposed development;
 - (6) A statement indicating the project's adherence to the design district standards. Any deviation from those standards shall be specifically stated in the agreement;
 - (7) Measures for water and energy conservation;
 - (8) Applicable environmental considerations such as habitat and wetland preservation, wetland buffer areas, and mitigation strategy;
 - (9) Access and transportation considerations;
 - (10) Entity responsible for maintenance of open space and common areas;
 - (11) Demonstration of internal and external interconnectivity for infrastructure, open space and environmental systems; and
 - (12) Expiration date of the agreement.
- (C) *Expiration.* If no significant construction has started on the approved planned development within 24 months after approval, the planned development agreement shall lapse and be of no further effect. If a planned development agreement lapses under the provisions of this Chapter, the planned development agreement shall be void. Planned development agreements associated with Developments of Regional Impact may be for a period of five (5) years.
- (D) *Request for extension.* The City Commission may extend the planned development agreement for periods of up to 12 months provided the applicant can demonstrate why said development was delayed under the original approval.
- (E) *Amending the Planned Development Agreement.* The originally established Planned Development agreement may not be amended for one (1) year after the original approval date and may only be amended annually thereafter based on the original approval date. An applicant seeking an amendment to an existing Planned Development Agreement shall provide a narrative to show that the proposed amendment meets the following criteria:
- (1) That the proposed change is consistent with the comprehensive plan;
 - (2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc.;
 - (3) That changed or changing conditions makes the passage of the proposed amendment necessary;
 - (4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and
 - (5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

8.7. Types.

- (A) *Residential planned developments* (RPD). Residential planned developments shall be allowed in all single use residential future land use map designations except for Agriculture-10 and Agriculture-5.
- (B) *Commercial/industrial planned developments* (CIPD). Commercial/industrial planned developments shall be allowed in all single use ~~nonresidential~~non-residential future land use map designations.
- (C) ~~Mixed-use~~Mixed-use *planned developments* (MUPD). All properties with a mixed-use designation on the future land use map with the exception of properties designated as Residential/Institutional/Office (RIO) or Residential ~~Mixed-Use~~Mixed-use (RMU) must proceed through the development process as a planned development.

City of Wildwood Land Development Regulations Fee Schedule (additional fees may apply for credit card payments)	
Application	Fee
Comprehensive Plan Amendments	
Large Scale	\$5,075
Small Scale	\$2,575
Text Amendment	\$1,075
Rezoning	
Rezoning - with concurrent Comp. Plan Amend.	\$0
Rezoning - non PD	\$575
Planned Development (PD)	\$2,675
PD Amendments	\$600
PD Extension Request	\$100
Site Plan - Non-Residential and Institutional	
Site Plan & one resubmittal	\$2,000
3 rd & subsequent Site Plan resubmittals	\$1,000 each
Minor Site Plan	\$500
3 rd & subsequent Minor Site Plan resubmittals	\$250
Site Plan/Improvement Plan Extension	\$100
Site Plan - Residential	
Site Plan Residential - Zoning Clearance Application	\$35
Subdivisions	
Preliminary Plan	\$1,075
3 rd & subsequent Minor Site Plan resubmittals	\$537.50 each
Improvement Plan	\$1,075
3 rd & subsequent Minor Site Plan resubmittals	\$537.50 each
Final Plat	\$700
3 rd & subsequent Minor Site Plan resubmittals	\$350 each
Re-plat of Subdivision	\$700
3 rd & subsequent Minor Site Plan resubmittals	\$350 each
Minor Lot Split / Lot combination	\$300
3 rd & subsequent Minor Site Plan resubmittals	\$150 each
Concurrency - Non-Residential	
Preliminary Concurrency Determination/Reservation	\$200
Concurrency - Residential	
Prelim. Concurrency Determination/Reservation	\$50
Utilities Intent to Serve Letter	
Intent to Serve Letter	\$50
Vacate	
Right-of-Way	\$325
Plat	\$825
Accessory Structures	
Residential Compliance Review	\$35
Developments of Regional Impact	
Application for Development Approval	\$10,075
DRI Substantial Deviation	\$8,075
Community Development District Petitions	\$15,000
CDD Boundary Amendment	\$1,500
Notice of Proposed Change	\$2,000
Appeals	
Appeal	\$375
Other	
Final Closeout Package	\$1,200
Partial Closeout Package	\$1,200
Phased Closeout Package	\$1,200 each phase
Annexation	\$1,000
Conditional Use Permit	\$575
Special Exception Use or Variance	\$575
Temporary Use	\$100
Sign Permit	\$50
Tree Removal Permit	\$50
Commercial Paint Application	\$0
Business Registration / Occupational License	\$0
JPA Annexations/Comp. Plan/Rezoning	*See Note
Publications	
Comprehensive Plan	\$75
Land Development Regulations	\$75
Design District Standards	\$50
Maps (11" x 17")	\$10
Maps (24" x 36")	\$25
Maps (36" x 48")	\$40
Copies (8.5" x 11")	\$0.75 per page
Miscellaneous Services	
Alcohol & Tobacco Sign-Off	\$35
Zoning Compliance Letter	\$35
Additional Research to Support	\$60 per hour
Land Use/Zoning Compliance	
Additional Services	
Research	\$30 per hour - 1 hour minimum
Developer's Agreement	\$500
Utility Department Services	
Inspection Fee for Water/Sewer - New Construction	\$25 per hour not to exceed 1.5% of improvements
2nd re-inspection	\$50 per hour not to exceed 1.5% of improvements
3rd and subsequent re-inspections	\$100 per hour not to exceed 1.5% of improvements
** All inspections are charged at 1 hour minimum **	
*JPA Annexation/Comp. Plan/Rezoning fees may be waived for Single Family Dwelling Units.	

TABLE 3-1: Zoning Districts	
District Abbreviation	District Title
CON	Conservation
AG-5	Agricultural- 5
AG-10	Agricultural-10
ARD	Age Restricted Development Mixed-use
RR	Rural Residential
ER	Estate Residential
R-1	Low Density Residential
R-2	Low-Medium Density Residential
R-3	Medium Density Residential
R-4	Medium-High Density Residential
R-5	High Density Residential
MHP	Mobile Home Park
RMU	Residential Mixed-use
RMU-10	Residential Mixed-use - 10
RIO	Residential/Institutional/Office

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IN	Institutional
PEU	Public, Educational, Utilities
C-1	General Commercial - Downtown
C-2	General Commercial - Neighborhood
C-2A	Commercial - Mixed-use
C-3	General Commercial - Highway
NMU-4	Neighborhood Mixed-use - 4
NMU-7	Neighborhood Mixed-use - 7
ECNMU-7	Employment Center Neighborhood Mixed-use - 7
CMU	Central Mixed-use
CC	Community Commercial Mixed-use
CDT	Downtown Mixed-use
SWCMU	South Wildwood Commercial Mixed-use
466-301	466-301 Mixed-use
M-1	Industrial
M-2	Heavy Industrial
VIL-WW	The Villages of Wildwood DRI

Notes:

The Villages of Wildwood DRI zoning district is subject to unique standards (see section 3.19)

Wildwood Springs DRI will contain a PUD zoning consistent with their respective FLUM designation, Amended and Restated Development Order, and other agreements.

PUDs in existence prior to July 25, 2011 will retain their PUD zoning classification

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TABLE 3-2: Permitted Zoning Districts	
FLUM Designation	Permitted Zoning Districts (Abbreviation)
Conservation	CON
Agriculture	CON, AG-10, AG-5
Recreation	CON, AG-10, AG-5, PEU
Public Facilities	CON, AG-10, AG-5, PEU, IN
Rural Residential	CON, AG-10, AG-5, RR
Estate Residential	CON, AG-10, AG-5, RR, ER
Low Density Residential	CON, AG-10, AG-5, R-1

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Medium Density Residential	CON, AG-10, AG-5, R-2, R-3
High Density Residential	CON, AG-10, AG-5, R-4, R-5
Mobile Home Park	CON, AG-10, AG-5, MHP
Residential Mixed-use	CON, AG-10, AG-5, RMU, NMU-7, RMU 10
General Commercial	CON, AG-10, AG-5, C-1, C-2, C-3
Industrial	CON, AG-10, AG-5, M-1, M-2
Neighborhood Commercial	CON, AG-10, AG-5, C-2A, RIO, NMU-4
High Density Mixed-use	CON, AG-10, AG-5, R-5, CMU, 466-301
Central Mixed-use	CON, AG-10, AG-5, CMU, CDT, CC, NMU-4, NMU-7, ECNMU-7

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Age Restricted Development Mixed-use	CON, AG-10, AG-5, ARD
Wildwood Springs DRI	CON, AG-10, Wildwood Springs PD
The Villages of Wildwood DRI	The Villages of Wildwood DRI

Notes:

CON, AG-10, AG-5 districts allowed in all FLUM designations

The Villages of Wildwood DRI zoning district is subject to unique standards (see section 3.19)

Planned developments permitted in all zoning districts pursuant to Chapter 8

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TABLE 3-4: Density, Intensity, and Lot Standards

A

Residential Zoning Districts

Zoning District:	AG - 5*	AG- 10*	RR*	ER*	R-1*		R-2*		R-3*			R-4*			R-5*		MHP*	
Maximum Density (units per acre)	5-Jan	10-Jan	1	2	4		6		9			12			15		10	
Minimum Open Space (%)	40	40	DDS	DDS	DDS		DDS		DDS			DDS			DDS		15	
<u>FAR</u>	<u>0.2</u>	<u>0.2</u>	<u>0.2</u>	<u>0.2</u>	0.3		<u>0.3</u>		<u>0.3</u>			<u>0.3</u>			<u>0.3</u>		<u>0.3</u>	
Dwelling Unit Type:	SFD	SFD	SFD	SFD	SFD	SFA	SFD	SFA	SFD	SFA	ACB	SFD	SFA	ACB	SFA	ACB	MH	SFD
Minimum Living Area (Sq. ft)	750	750	750	750	750	750	750	750	750	600	600	750	600	600	600	600		750
Maximum Lot Coverage (%)	40	40	50	50	40	35	40	35	40	35	60	40	36	60	35	60	50	50
Minimum Lot Width (ft)	500	250	50	50	50	40	50	40	45	35	35	45	35	35	35	35	50	50
Minimum Setbacks (ft):																		
Front	35 ⁵	35 ⁵	30 ⁵	30 ⁵	25 ⁵	25 ⁵	20 ⁵	20 ⁵	15 ⁵	20 ⁵	30 ⁵	20 ⁵	20 ⁵	30 ⁵	20 ⁵	30 ⁵	8 ⁵	30 ⁵
Rear	25	25	15	15	15	25	10	10	10	10	15	10	10	15	10	15	8	15
Side	20	20	10	10	7.5	Note ³	7.5	note ³	7.5	Note ³	Note ³	7.5	Note ³	Note ³	Note ³	Note ³	8	10
Minimum Building Separation (ft) ¹					10	25	10	25	10	10	25	10	10	25	10	25	16	20

Abbreviations:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MH - Mobile Home

*For full zoning district names, see Table 3-1

Notes:

1. Minimum building separation between two different unit types is 25 feet

2. This requirement shall not apply to existing mobile home parks.

3. 3 or less units, 0' interior where units meet, 7.5' exterior; 4 or more units, use building separation

⁴Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

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DDS - Design District Standards
(Residential)

⁵The front setbacks for homes in new subdivisions shall vary on the same block per DDS Chapter 2, (D)(5).

TABLE 3-4: Density, Intensity, and Lot Standards

D

Mixed-use Zoning Districts

Zoning District:	C2-A					CC				CMU					CDT				SWCMU			
Maximum Density (units per acre)	4					10				14 24 with HDRMU FLU					15				7			
Minimum Density (units per acre)																			-			
Minimum Open Space %	25					25				15					10				20			
Maximum FAR	0.3					0.75				0.5—, 75 outside CRA, 2.0 inside CRA					2				0.75			
Maximum ISR (%)	60					70				80					90				70			
Building Type:	SFD	SFA	ACB	MUB	NRB	SFA	AC B	MU B	NR B	SF D	SF A	AC B	MU B	NR B	SF A	AC B	MU B	NR B	SF D	SF A	AC B	MU B
																			-	-	-	-
Minimum Living Area (Sq. ft)	750	750	600			750	600			750	750	600			750	600			750	750	600	-
Minimum Lot Width (ft)	40									40									40	-	-	-
Minimum Setbacks (ft):																			-	-	-	-
Front	30	30								30									30	-	-	-
Rear	15	15								15									15	-	-	-
Side	5	10								5									5	-	-	-

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Maximum Front Setback (ft)														15	15	15	15	-	-	-	-
Minimum Building Separation (ft)	10									10								10	-	-	-

Abbreviations:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

NRB - Non-residential Building

MUC - Mixed-use Center

Notes:

¹Setback requirements waived if developing under section 3.21

² Minimum building separation between two different building types is 25 feet

³ Maximum front setback may be extended if a café, public courtyard, quasi-public or similar social gathering area is provided

⁴ Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

⁵ FAR of .75 outside CRA, 2.0 inside CRA

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TABLE 3-5: Mixed-use Zoning District – Use Percentages							
Zoning District:	NMU-4	NMU-7	ECNMU-7	CMU	CC		ARD
<i>Use Category:</i>						-	
<i>Residential:</i>						-	
Minimum Percentage	35	35	35	20	20	10	20
Maximum Percentage	80	80	80	75	30	30	80
<i>Institutional, Government, and Tourism, Civic, and Recreational:</i>						-	
Minimum Percentage	5	5	5	5	5	0	5
Maximum Percentage	30	30	30	10	30	20	30
<i>Commercial Office and Business Park:</i>						-	
Minimum Percentage	0	0	0	0	25	20	2
Maximum Percentage	40	40	40	50	60	60	25
<i>Commercial Retail:</i>						-	
Minimum Percentage	5	5	5	15	10	20	2
Maximum Percentage	40	40	40	50	30	70	25
<i>Medical Campus:</i>						-	
Minimum Percentage						-	0

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Maximum Percentage						-	30
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Notes:

- 1) Developments less than 10 acres may proceed as a single use and are not required to adhere to this Table
- 2) Residential square footage within the CDT designation shall not exceed 30% of the total built square footage
- 3) Non-residential uses are permitted in RMU-10, but total acreage devoted to non-residential uses shall not exceed 10% of the total acreage.
- 4) There is no mixed-use requirement within the C-2A district.
- 5) There is no mixed-use requirement for individual parcels in the 466-301 mixed-use district. While mixed-use is encouraged, it is the City's responsibility to ensure mixed-use is achieved over the aggregate.

P: Permitted Use C: Condition al Use S: Special Exception X: Prohibited , or cell left blank	TABLE 3- 6: Allowable Principal Use Matrix																																
Conservation Uses	CO N	A G- 5	AG-10		RR	E R	R - 1	R - 2	R - 3	R - 4	R - 5	M HP	R M U	RM U- 10	RI O	I N	PE U	C - 1	C - 2	C - 2 A	C - 3	NM U-4	NM U-7	ECN MU-7	C M U	AR D	C C	C D T	SWG MU	46 6- 30 1	M -1	M - 2	
Wetlands, forested lands, pastures, environm ental habitat, karst areas, open water, and lands set aside to be protected	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Medical marijuana cultivatio n	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Agricult ural Uses	CO N	A G- 5	AG-10		RR	E R	R - 1	R - 2	R - 3	R - 4	R - 5	M HP	R M U	RM U- 10	RI O	I N	PE U	C - 1	C - 2	C - 2 A	C - 3	NM U-4	NM U-7	ECN MU-7	C M U	AR D	C C	C D T	SWG MU	46 6- 30 1	M -1	M - 2	
Citrus/ field crop productio n		P	P																							P			-				
Keeping and/ or grazing of livestock		P	P																							P				-			
Agricultur al product		P	P																							P				-			

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Communi-ty club house, pool or other amenities associat-ed with residentia-l projects or <u>neighborh-oods</u>				P	P	P	P	P	P	P	P	P	P	P			P		P	P	P	P	P	P	P	P	P				
Independ-ent living facility (ILF)						S	S	S	S	S		S	S	P	P		S	S	S	S	P	P	P	P	P	P	P	P			
Mobile home (MH)		P	P								P	P																-			
Recreatio-nal vehicle park (RV)											P							S					P					-			
Shipping container home											P																		-		
Tiny House Planned Developm-ents						P	P	P	P	P	P	P	P	P					P	P			P	P					-		
<i>Institutio-nal, Governm-ental, Tourism, Civic and Recreatio-nal Uses</i>	CO N	A G-5	A G-10	RR	ER	R - 1	R - 2	R - 3	R - 4	R - 5	M HP	R M U	RM U-10	RI O	I N	PE U	C - 1	C - 2	C - 2 A	C - 3	NM U-4	NM U-7	ECN MU-7	C M U	AR D	C C	C D T	SWC MU	46 6-30 1	M -1	M - 2
Public recreation facility or park		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Bed and breakfast		S	S	S	S	S	S	S	S	S	S	S	S	S			P	P	P	P	P	P	P	P	P	P	P	P	P		
Hotels and motels																	P			P	P	P	P	P	P	P	P	P	P		

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Golf courses and driving ranges				S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵	S ⁵							P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵	P ⁵		P	P ⁵			
Commercial recreation facility such as skating rinks, movie theatres and other similar uses																	P	P	P	P	P	P	P	P	P	P	P	P	P		
Health clubs and fitness centers											P	P					P	P	P	P	P	P	P	P	P	P	P	P	P		
Community residential home with 7 or more residents														S			S	S	S	S						S	-				
<i>Institutional, Governmental, Tourism, Civic and Recreational Uses (cont'd)</i>	CO N	A G-5	A G-10	RR	ER	R - 1	R - 2	R - 3	R - 4	R - 5	M HP	R M U	RM U-10	RI O	I N	PE U	C - 1	C - 2	C - 2 A	C - 3	NM U-4	NM U-7	ECN MU-7	C M U	AR D	C C	C D T	SWC MU	46 6-30 1	M -1	M - 2
Assisted living facility (ALF)						S	S	S _P	S _P	S _P		S	S _P	P	P		S	S	S	S	P	P	P	P	P	P	P	P	P		
Nursing home														P	P		S	S	S	S	P	P	P	P	P	P	S	P	P		
Childcare facilities/ Day care						S	S	S	S	S	S	P	P	P	P		P	P	P		P	P	P	P	P	P	S	P	P		
Professional, business and														P	P					P	P	P	P	P	P	P	P	P	P		

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[illegible]

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Professional service establishments and offices												P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Banks, credit unions, and financial institutions												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Commercial Retail Uses	CO N	A G-5	A G-10	RR	ER	R - 1	R - 2	R - 3	R - 4	R - 5	M HP	R M U	RM U-10	RI O	I N	PE U	C - 1	C - 2	C - 2 A	C - 3	NM U-4	NM U-7	ECN MU-7	C M U	AR D	C C	C D T	SWC MU	46 6-30 1	M -1	M - 2	
Retail sales establishments such as department, electronic , office supply, grocery and other similar stores												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P			
Restaurants and cafés (without alcohol consumption or sales), No Drive-Thru throughs												P	P				P	P	P	P	P	P	P	P	P	P	P	P	P			
Restaurants and cafés (without alcohol consumption or sales),												C	C				P		P	P	P	P	P	P	P	P	P	P	P			

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																			2 A										30 1		
Wholesaling, warehousing, bulk storage, or distribution establishments and similar uses																												-		P	
Research laboratories and associated activities																							P					-		P	
Light manufacturing, assembling, processing, packaging or fabricating																												-		P	
Industrial Uses (continued)	CO N	A G- 5	A G- 10	RR	ER	R - 1	R - 2	R - 3	R - 4	R - 5	M HP	R M U	RM U- 10	RI O	I N	PE U	C - 1	C - 2	C - 2 A	C - 3	NM U-4	NM U-7	ECN MU-7	C M U	AR D	C C	C D T	SWC MU	46 6- 30 1	M -1	M - 2
Outdoor storage yards and similar uses such as junkyards, scrap yards and salvage yards																												-		P	P

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TABLE 3-7

Criteria and Limitations for Temporary A-Frame and T-Frame Signs – CMU, CDT, and CC Districts

Maximum Number of Signs	1 per business
Maximum Width	3 feet
Maximum Height	3.5 feet
Minimum Setback/Distance from Curb	1 foot
Maximum Width of Public Sidewalk that the Sign May Obstruct	No more than one-third of width of public sidewalk
Maximum Distance of Sign from Main Entrance to Business	10 feet

Duration Allowed	Only during hours while business is open
Allowed on Public Property and Right-of-Way	Yes
Allowed in a sight visibility triangle described in Design District Standards, Chapter 1, Section (G)(6).	No
Illumination Allowed	No

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TABLE 3-8 Criteria and Limitations for All Other Temporary Signs in All Zoning Districts						
ZONING DISTRICT CATEGORY*	Agricultural	Residential	Mixed-use	Commercial	Industrial	Institutional
Maximum Number of Temporary Signs Per Parcel ¹	8-6	2	4	4	4	4
Maximum Sign Size (Area) for a Temporary Sign ²	4 sf.	4 sf.	16 sf.	16 sf.	16 sf.	16 sf.
Maximum Sign Height for a Temporary Freestanding Sign ³	6 ft.	6-3 ft.	6ft.	6 ft.	6 ft.	6 ft.
Maximum Sign Height for a Temporary Wall Sign (inclusive of a Window Sign)	15 ft.	15ft.	15ft.	15 ft.	15 ft.	15 ft.
Minimum Sign Setback required to be maintained by a Temporary Ground Sign from any property line ⁴	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.

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Minimum Sign Setback required to be maintained by a Temporary Ground Sign from the edge of any paved street or road	3 ft.	3ft.	3 ft.	3 ft.	3 ft.	3 ft.
Minimum Spacing that is required to be maintained by a Temporary Ground Sign from any other Temporary Ground Sign ⁵	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Maximum Aggregate Surface Area Allocated for All Temporary Signs on a Parcel ⁶	64 sf.	64 sf.	128 sf.	128 sf.	128 sf.	128 sf.
Whether Temporary Sign is Allowed on Public Property or Public Right-of-Way	No	No	No	No	No	No
Allowed in a sight visibility triangle described in Design District Standards,	No	No	No	No	No	No

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Chapter 1, Section (G)(6)						
Direct Illumination of Surface of Temporary Sign Allowed	No	No	No	No	No	No
Duration Allowed After Event Ends	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days

*Zoning district categories shall be defined as follows:

Agricultural - AG-5, AG-10, CON

Residential - RR, ER, R-1, R-2, R-3, R-4, R-5, MHP

Mixed-use - RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301

Commercial - C-1, C-2, C-3

Industrial - M-1, M-2

Institutional - PIU, IN

¹The number of temporary commercial signs per parcel shall be no more than four (4) signs; however, no more than one (1) temporary commercial sign may be a banner sign and a temporary commercial banner sign is limited to a maximum duration of display of no more than thirty (30) days per calendar year per parcel, unless otherwise noted in a Temporary Sign Permit. Feather signs are limited to a maximum duration of display of no more than thirty (30) days per calendar days per calendar year per parcel, unless otherwise noted on a Temporary Sign Permit.

²The square footage limitation is per side for a back-to-back sign. For example, a four (4) square foot limitation means that there is a limited of four (4) square feet of surface area per side of a back-to-back sign, and an aggregate limit of eight (8) square feet is allowed if the sign is a back-to-back temporary sign

³Not applicable to signs displayed on flagpoles.

⁴Minimum sign setbacks do not apply to wall signs. Except as set forth in Sec. 34-447.1.a for A-Frame Signs and T Frame Signs, all Temporary Signs are prohibited on public property and from public rights-of-way.

⁵ Not applicable to signs displayed on flagpoles.

⁶ There is no limit to the number of separate messages that may appear on the allowable surface(s) of any Temporary Sign. The maximum aggregate surface area allowed is subject to circumstances that may reduce the maximum aggregate surface area allowable on some parcels.

TABLE 3-9: PERMANENT SIGNS ALLOWED IN ALL ZONING DISTRICTS						
ZONING DISTRICT CATEGORY*	Agricultural	Residential	Mixed-use	Commercial	Industrial	Institutional
Flagpoles	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Flag Brackets and Stanchions	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Signs at Service Station Islands	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Monument Signs	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Wall Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Restaurant Wall Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Drive-Through Lane Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Umbrella Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Awning Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24

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Canopy Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Changeable Copy Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Projecting Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Not Allowed	Not Allowed	Not Allowed
Window Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Door Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24

*Zoning District Categories shall be defined as follows:

Agricultural - AG-5, AG-19, CON

Residential - RR, ER, R-1, R-2, R-3, R-4, R-5, MHP

Mixed-use - RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301

Commercial - C-1, C-2, C-3

Industrial - M-1, M-2

Institutional - PIU, IN

P: Sign Permit Required

Notes:

¹ Permitted only for purposes of subdivision and neighborhood entry signs

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TABLE 3-10: SIGN PERMIT REQUIREMENTS						
ZONING DISTRICT CATEGORY*	Agricultural	Residential	Mixed-use	Commercial	Industrial	Institutional
Flagpoles	P	P	P	P	P	P
Signs at Service Station Islands	N/A	N/A	P	P	P	P
Monument Signs	N/A	<u>P</u> ¹	P	P	P	P
Wall Signs	N/A	N/A	P	P	P	P
Restaurant Wall Signs	N/A	N/A	P	P	P	P
Drive-Through Lane Signs	N/A	N/A	P	P	P	P
Awning Signs	N/A	N/A	P	P	P	P
Canopy Signs	N/A	N/A	P	P	P	P
Changeable Copy Signs	N/A	N/A	P	P	P	P

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Projecting Signs	N/A	N/A	P	N/A	N/A	N/A
*Zoning District Categories shall be defined as follows:						
Agricultural – AG-5, AG-10, CON						
Residential – RR, ER, R-1, R-2, R-3, R-4, R-5, MHP						
Mixed-use - RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301						
Commercial – C-1, C-2, C-3						
Industrial – M-1, M-2						
Institutional – PEU, IN						

<u>P: Sign Permit Required</u>
Notes
¹ Permitted for subdivision and neighborhood identification

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-2

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida

Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, February 6, 2024, by the Special Magistrate. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate to advance to the City of Wildwood City Commission the Land Development Regulations and Fee Schedule Text Amendments and Revisions for compliance with the City's 2050 Comprehensive Plan.

Case: Land Development Regulations (LDRs) Text Amendments to the City's Land Development Regulations.

Applicant(s): Melanie Strickland, on behalf of

Owner(s): City of Wildwood, Florida

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate recommends approval.

Dated: February 6, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2305-003 Lien Nails, LLC

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate as the Local Planning Agency recommends approval and a favorable recommendation of Ordinance Number O2024-5 to be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2305-003 Lien Nails LLC
Ordinance #	O2024-5
Applicant	Ryan Solscite with LPG Urban & Regional Planner, LLC
Owners	Lien Nails, LLC
Property Location	North of C 462, West of CR 121, and South of CR 128
Parcel Number	D32-173
Date	02/27/2024

The applicant is seeking approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential (City) to Public Facilities (City) for the parcel listed above on 9.92 acres MOL. This request is accompanied by rezoning request RZ 2305-003.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented:

The subject property is currently vacant and has an existing future land used designation of Low Density Residential (LDR). The applicant intends to develop the site as an Assisted Living Facility. Under LDR future land use, the property could be developed at a maximum scenario of four (4) dwelling units per acre. The amendment would result in a decrease of 40 residential units and an increase of up to 259,269 square feet for public facility land use. However, the applicant is proposing to construct a 200-bed Assisted Living Facility at this

time.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Public Facilities (PF) Future Land Use designation will permit development of an ALF not to exceed 259,269 square feet (based on 0.6 Floor Area Ratio (FAR) as per the 2050 Comprehensive Plan FLU Policy 1.1.1, thus placing the project within acceptable development standards. Many surrounding properties along CR 462 are developed under the Public Facilities future land use. Policy 1.2.8 states that the city shall encourage all new development and redevelopment projects to abide by principles of sustainable land development patterns. This development contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services and utilities, as well as advances the creation of diverse projects that serve different segments of the community.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The request proposes infill development, close to similar land uses along the E C 462 Corridor. Water and sewer are available approximately 650 linear feet west of the parcel, on the south side of E C 462. The proposed small-scale comprehensive plan amendment is compatible with adjacent land uses and is consistent with the comprehensive plan. The amendment will not cause a deficiency in the adopted level of services established for public facilities as outlined below. However, some transportation improvements will be required.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Stillwater Environmental, Inc. on April 7, 2023. The subject site contains no floodplains or wetlands. The topography of the site ranges from a high of 68 feet to a low of 50 feet. All the onsite soil consists of Candler sand (excessively drained, very rapid to rapidly permeable soils) and Millhopper sand (moderately well drained, moderately permeable soils). Results of the analysis indicate that no protected species, wetlands or 100 year flood areas are located on the subject site.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the property is proposed from the south side via E C 462, with another access off of CR 121. The traffic impact statement provided shows a total of 124 p.m. hour trips and 1,086 daily trips, a net increase of 82 pm peak hour trips and 652 daily trips from the new development. The developer will coordinate with Sumter County Public Works on creating a 145-foot westbound right turn lane to be constructed on CR 121 at E C 462 as a condition to site plan approval.

Potable Water & Sewer: The subject properties are in an infill demand service area

according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will coordinate with the City for connection to City utilities.

Schools: No impact to Sumter County Schools will be generated by this development.

The Planning and Zoning Board/Special Magistrate **recommends approval and a favorable recommendation of Ordinance Number O2024-5** be forwarded to the City Commission for further action.

DATED: 3/5/2024

A handwritten signature in dark ink, appearing to read 'Wendy Then', is written over a light gray circular stamp that contains the word 'APPROVED'.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-5

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel D32-173
Lien Nails, LLC
9.92 +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON ROD AND CAP MARKED "LB 6514" AT THE INTERSECTION OF THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 WITH THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST 1/2 OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N89°50'14"E A DISTANCE OF 82.70 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN S00°13'05"W A DISTANCE OF 211.60 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE S89°48'57"E A DISTANCE OF 325.60 FEET AN IRON ROD AND CAP MARKED "LB 4709"; SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3542, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE RUN S00°10'25"W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED "PSM 3522" AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S87°05'31"E A DISTANCE OF 252.76 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE RUN S00°11'22"W A DISTANCE OF 92.59 FEET

TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE RUN N89°41'48"W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S00°07'36"W A DISTANCE OF 629.98 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN N89°40'41"W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 462; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 749.78 FEET WITH A CHORD BEARING AND DISTANCE OF N79°51'30"W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N15°24'57"E; THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'53" TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N00°13'05"E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.

CONTAINING 10 ACRES, MORE OR LESS.

This property is to be reclassified from Low Density Residential (City) to Public Facilities (City)

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding

shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

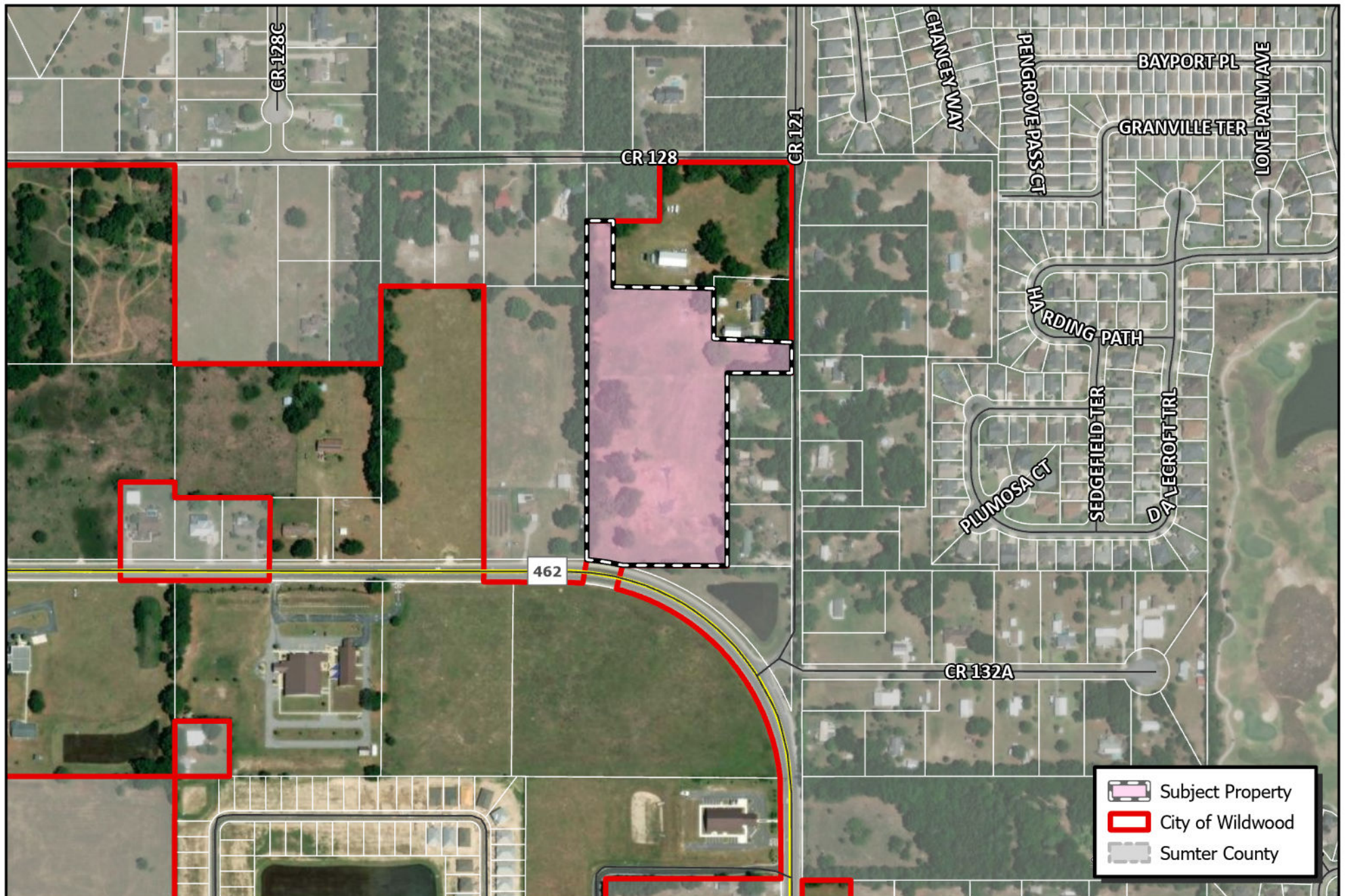
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

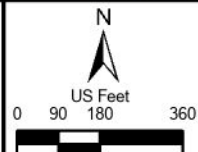
Second Reading: _____

Approved as to form:

City Attorney



CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

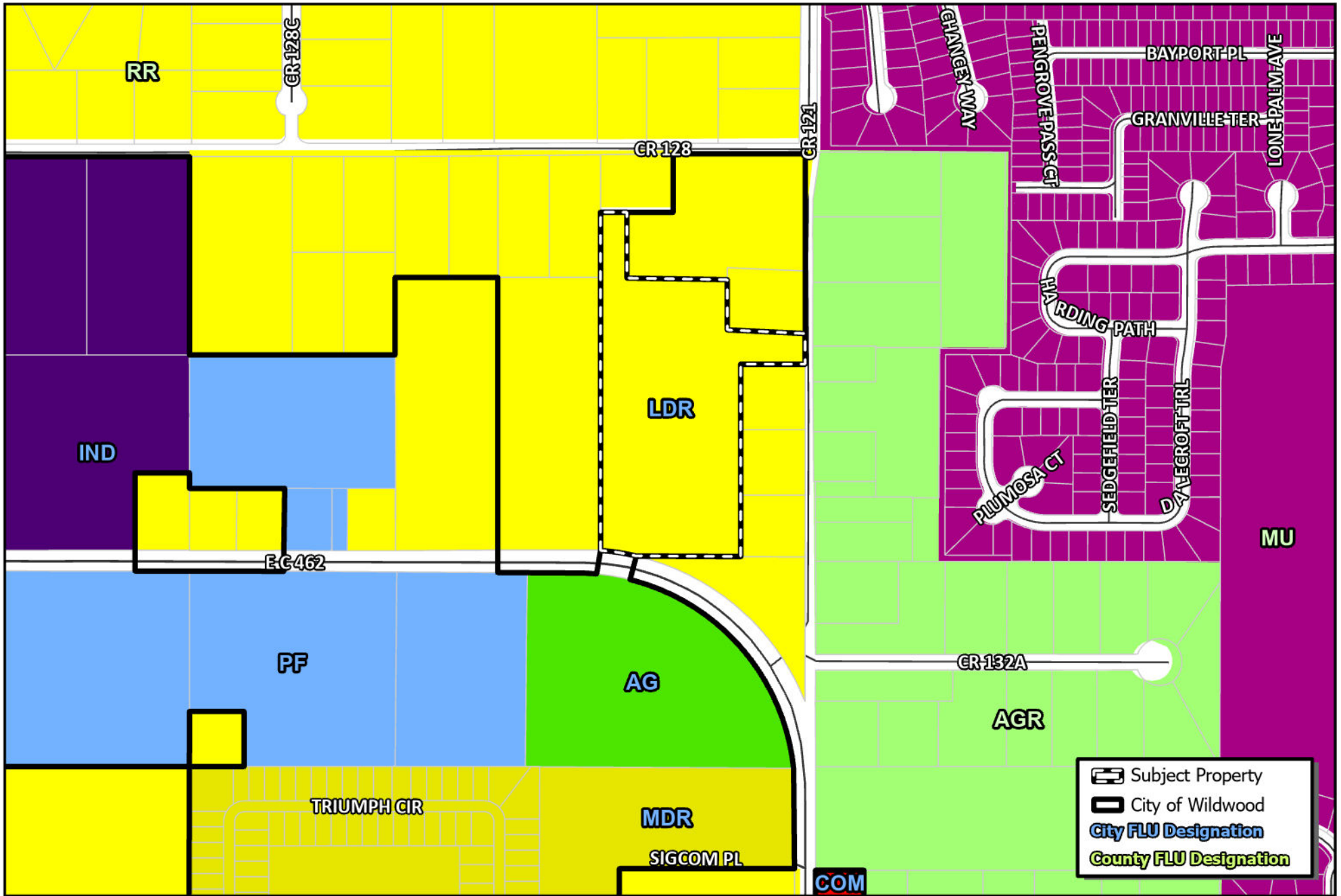


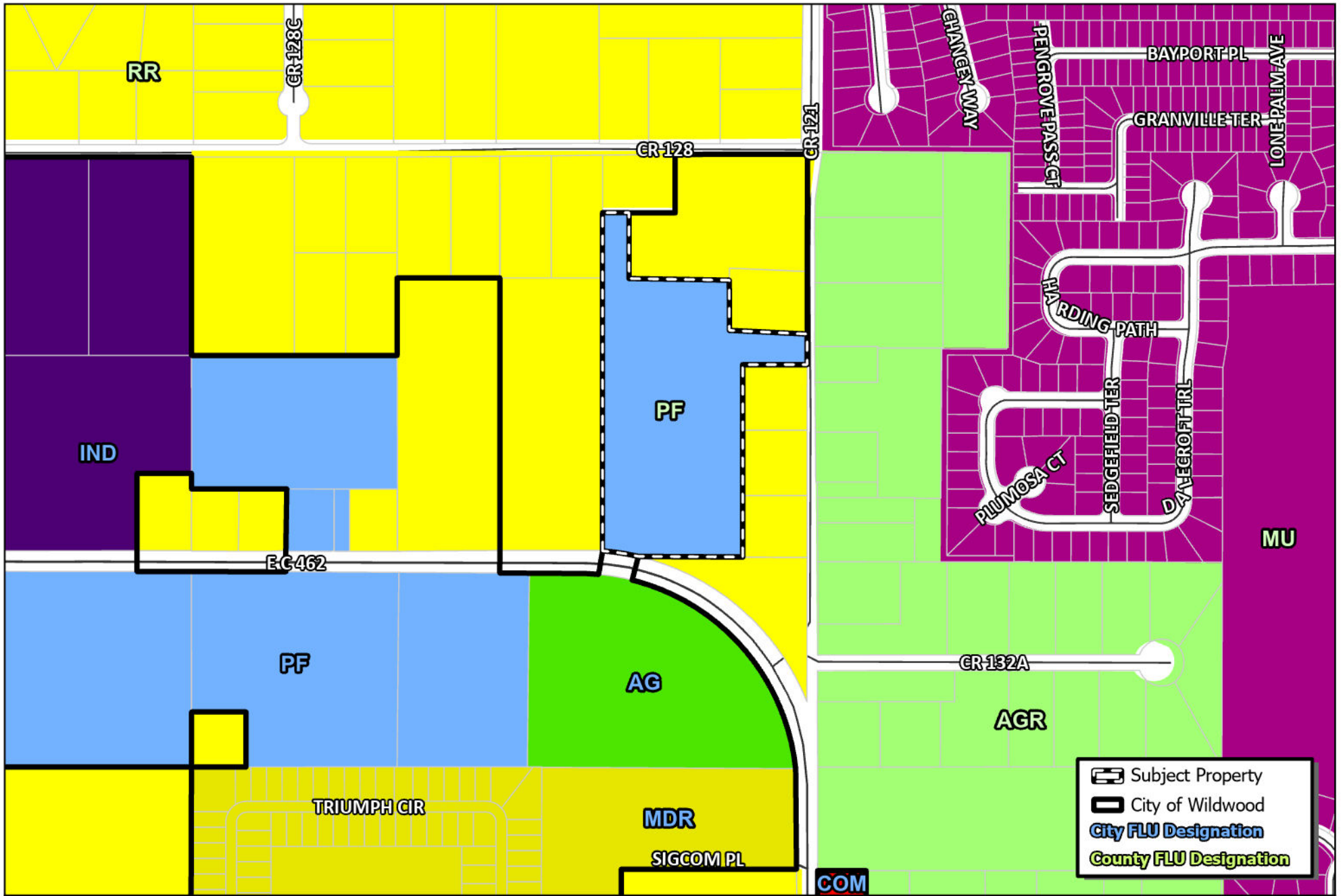
CP 2305-003
LIEN NAILS LLC
 PARCEL D32-173

MAP 1B

**LOCATION
 MAP**

FEB 2024





Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-5

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential (City) to Public Facilities (City) for a parcel listed being 9.92 acres MOL. The subject property is generally located just North of C 462, West of CR 121, and South of CR 128.

Case Number: CP 2305-003 Lien Nails, LLC

Applicant(s): Ryan Solscite with LPG Urban & Regional Planner, LLC

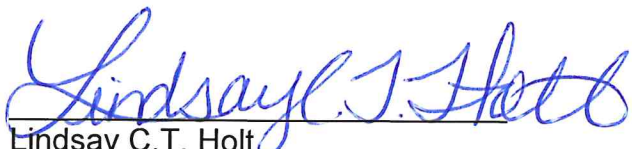
Owner(s): Lien Nails, LLC

Parcel(s): D32-173

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2024-5 to the City Commission for final determination.

Dated: March 5, 2024


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **RZ 2305-003 Lien Nails**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2024-6 (attached) subject to approval of O2024-5, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Effective Date:
Managing Division/Department:

Vendor/Entity:
Termination Date:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2305-003 Lien Nails LLC
Ordinance #	O2024-6
Applicant	Ryan Solscite with LPG Urban & Regional Planner, LLC
Owners	Lien Nails, LLC
Property Location	North of C 462, West of CR 121, and South of CR 128
Parcel Number	D32-173
Date	02/27/2024

The applicant is seeking approval from the City of Wildwood City Commission for a Zoning Map Amendment to change the zoning district from Low Medium Density Residential R-1 (City) to Institutional (City) for the parcel listed above on 9.92 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2305-003.

ANALYSIS: The applicant is proposing an institutional development that will consist of a 200-Bed Assisted Living Facility.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to IN should be granted based on the following criteria:

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

The proposed rezoning to IN is consistent with the proposed Future Land Use Map designation of Public Facilities (PF) and the intent of the Comprehensive Plan as stated in

FLU Policy 1.2.8. The Public Facilities FLU and the Institutional zoning designations of surrounding properties are appropriate to achieve a transition between Industrial and Low Density Single Family homes. The proposal contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services, and utilities.

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

The land use pattern of the surrounding area is residential and institutional. The proposed IN zoning designation will serve as a transition in this area to cultivate a sustainable balance between residential and non-residential development. The area immediately East of County Road 127 has Institutional Zoning designations with Public Facilities Future Land Uses. The City of Wildwood's JPA Future Land Use Map found within the City of Wildwood's Comprehensive Plan designates this area along County Road 462 as Industrial adjacent to Low Density Residential and Rural Residential FLU.

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

Schools:

The institutional zoning change will have no effect on the Sumter County Schools' capacity as no students will be generated from this proposed amendment.

Potable Water & Sewer:

There is an existing 8-inch water main on the south side of E C 462 and a 4-inch sanitary sewer forcemain on the south side of E C 462 approximately 665 linear feet east of the subject parcel. The City's 2019 Utility Master Plan indicates there is sufficient City's water capacity and wastewater capacity for the project. The owner will need to work with the City to service the property with utilities.

Streets:

Access to the property is proposed from the south side via E C 462, with another access off of CR 121. The traffic impact statement provided shows a total of 124 p.m. hour trips and 1,086 daily trips, a net increase of 82 pm peak hour trips and 652 daily trips from the new development. .

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary:

Development pressure has been increasing in the city as a result of the growth of The Villages®. An assisted living facility is necessary for the transition of local residents progressing from single family and independent living facilities to more assisted care typically needed with disability due to advanced age and/or health related issues.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety:

The applicant has received an accepted TIA from Sumter County Public Works and the developer will be required to coordinate the creation of a 145-foot westbound right turn lane to be constructed on CR 121 at E C 462 as a condition to site plan approval.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property:

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES

NORTH	R-1 (City) & RR1C (Sumter County)
SOUTH	ROW E C 462 & AG10 (Sumter County)
EAST	RR1 (Sumter County) and R-1 (City)
WEST	RR1C and RR5C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

The Planning and Zoning Board/Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2024-6 (attached) subject to approval of O2024-5, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 3/5/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-6

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel D32-173
Lien Nails, LLC
9.92 +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON ROD AND CAP MARKED "LB 6514" AT THE INTERSECTION OF THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 WITH THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST 1/2 OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N89°50'14"E A DISTANCE OF 82.70 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN S00°13'05"W A DISTANCE OF 211.60 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE S89°48'57"E A DISTANCE OF 325.60 FEET AN IRON ROD AND CAP MARKED "LB 4709"; SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3542, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE RUN S00°10'25"W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED "PSM 3522" AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S87°05'31"E A DISTANCE OF 252.76 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE RUN S00°11'22"W A DISTANCE OF 92.59 FEET

TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE RUN N89°41'48"W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S00°07'36"W A DISTANCE OF 629.98 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN N89°40'41"W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 462; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 749.78 FEET WITH A CHORD BEARING AND DISTANCE OF N79°51'30"W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N15°24'57"E; THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'53" TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N00°13'05"E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.

CONTAINING 10 ACRES, MORE OR LESS.

This property is to be reclassified from R-1 (City) to IN (City)

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

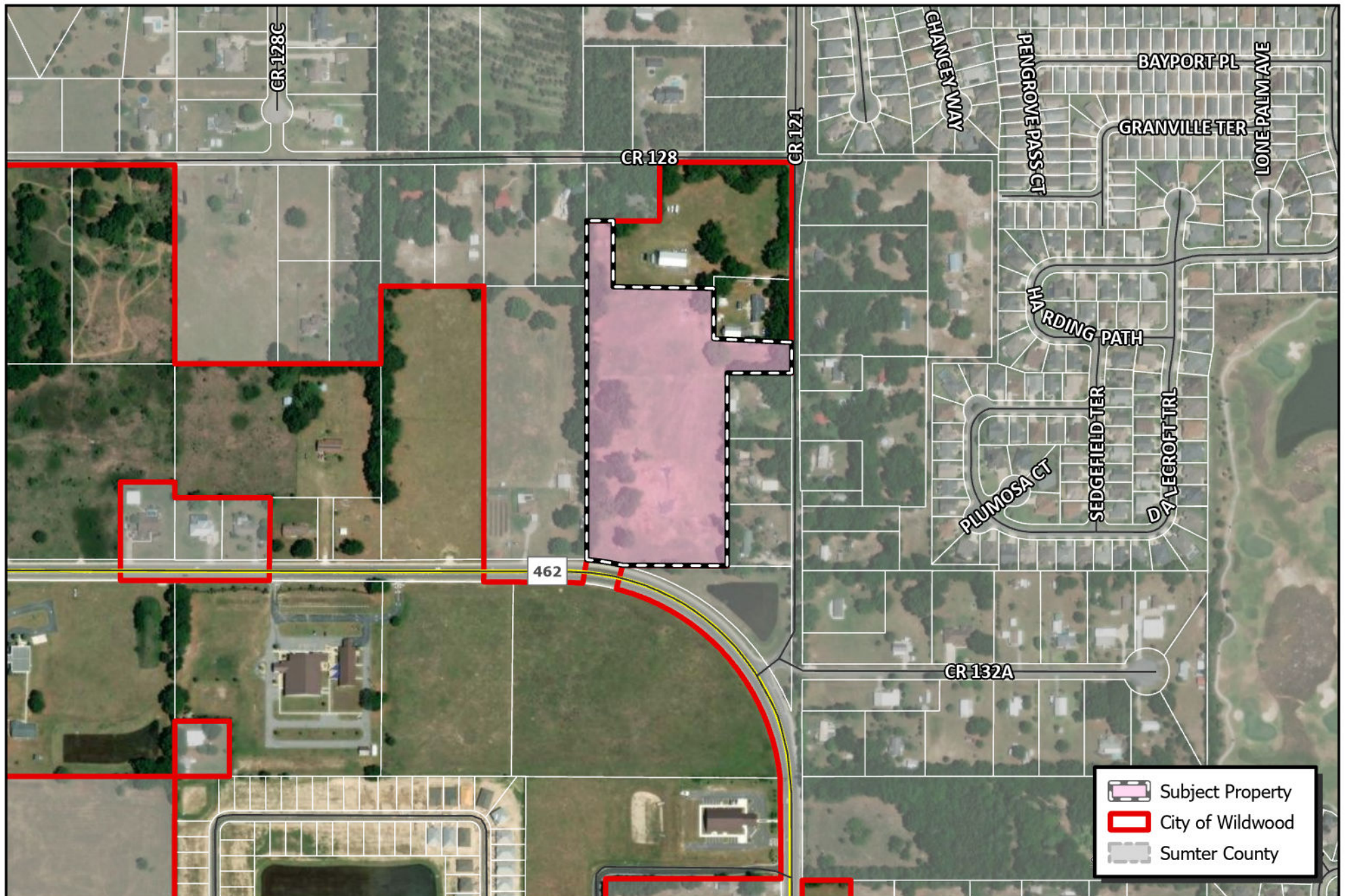
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

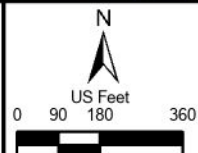
Second Reading: _____

Approved as to form:

City Attorney



CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

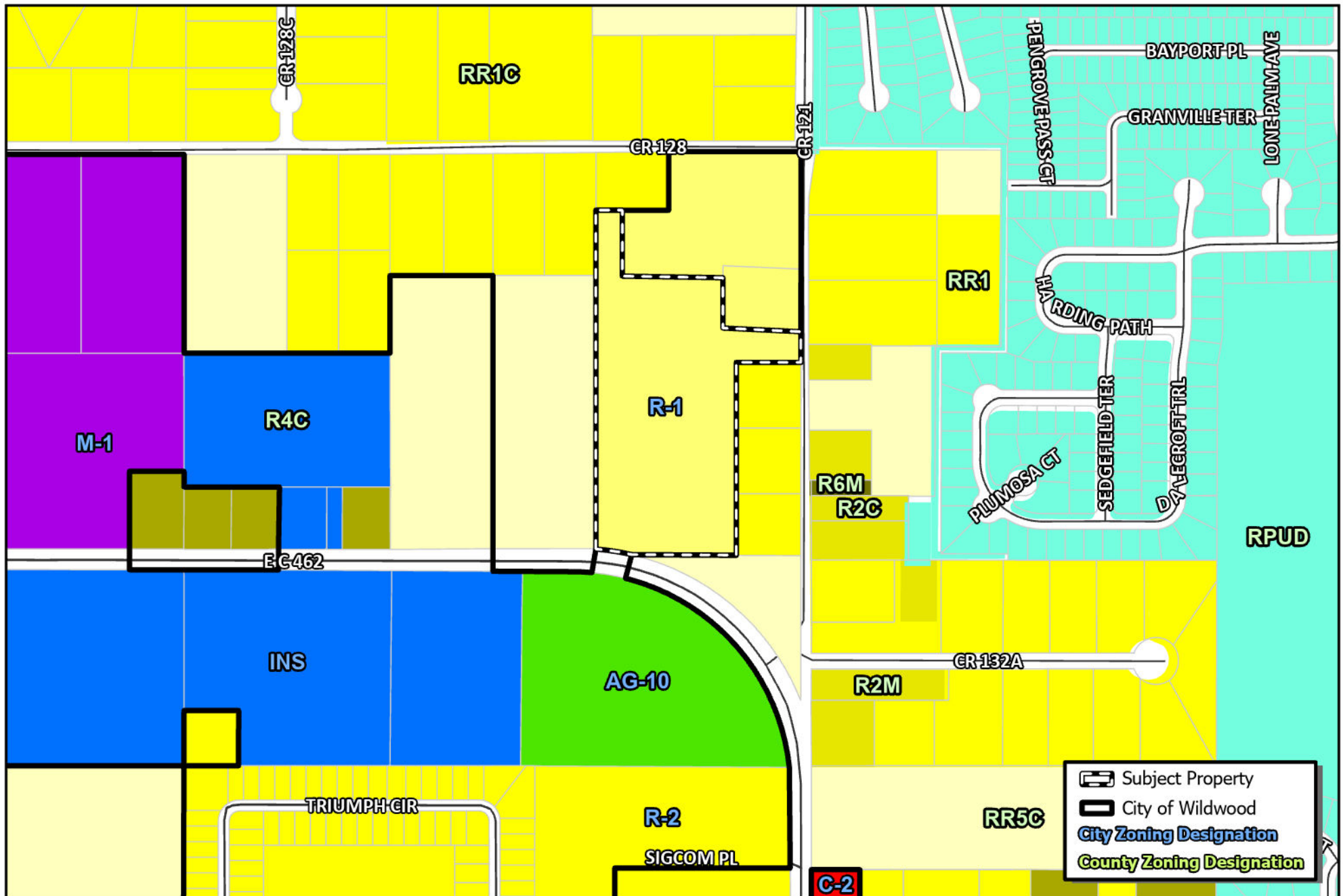


RZ 2305-003
LIEN NAILS LLC
 PARCEL D32-173

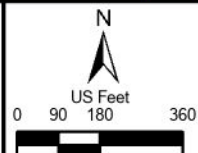
MAP 1B

**LOCATION
MAP**

FEB 2024



CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



RZ 2305-003

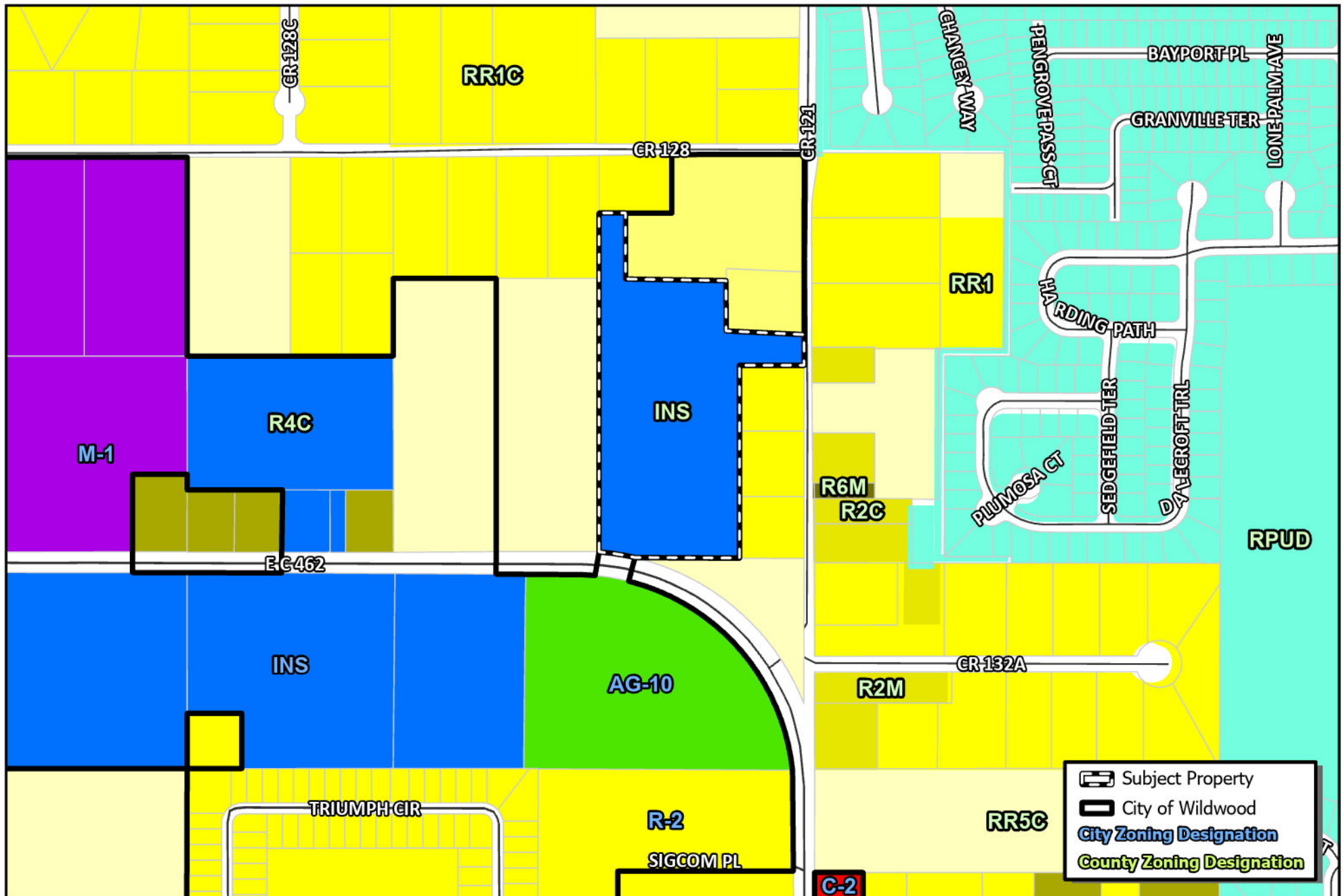
LIEN NAILS LLC

PARCEL D32-173

MAP 3A

EXISTING
ZONING

FEB 2024



Subject Property
 City of Wildwood
 City Zoning Designation
 County Zoning Designation

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-6

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the Zoning district from Low Medium Density Residential R-1 (City) to Institutional (City) for a parcel being 9.92 acres MOL. The subject property is generally located North of C 462, West of CR 121, and South of CR 128.

Case Number: RZ 2305-003

Applicant(s): Ryan Solscite with LPG Urban & Regional Planner, LLC

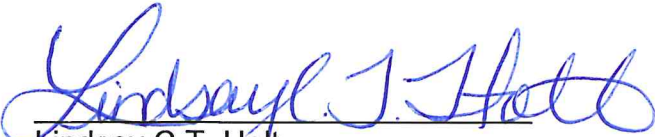
Owner(s): Lien Nails, LLC

Parcel(s): D32-173

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2024-6 to the City Commission for final determination.

Dated: March 5, 2024


Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2402-001 Evolve at Wildwood

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate, as the Local Planning Agency, recommends approval and a favorable recommendation of Ordinance Number O2024-7 to be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2402-001 Evolve at Wildwood
Ordinance #	O2024-7
Applicant	Evolve Companies, LLC
Owner	Evolve Wildwood Amenity, LLC
Property Location	Located at 4117 CR 108, Wildwood, FL 34785, approximately 0.11 miles east of the intersection of N US Hwy 301 and CR 108.
Parcel Number	D17-065
Date	02/27/2024

The applicant seeks approval from the City of Wildwood City Commission for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented:

The applicant intends to develop a multi-family residential development on the subject property consisting of 248 dwelling unit which was approved under the project name of SP 2303-005 Evolve at Wildwood on October 9, 2023, by the City Commission. Justification has been presented to the city to support the proposed development, highlighting the demand for higher density residential development as a transition between commercial and low-density

residential uses. This additional parcel was originally intended to be part of the multi-family development; however, it wasn't until recently that the new owner was able to secure the property to enhance parking and amenities. There is no increase in the number of proposed dwelling units with this application at this time.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. High Density Residential (MDR) Future Land Use designation allows for a maximum of 250 dwelling units on the subject property and the applicant is only proposing 248 units. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 15 units per acre for the proposed FLU designation, placing the project within acceptable development standards. As such the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along N US 301 and CR 108, with an additional access point from NE 42nd Blvd. which has an existing mix of High Density Residential (HDR), Low Density residential (LDR) Commercial (COM) designations. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development and maximizing use of existing and future public facilities and services.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

Under the original CP 2206-005 application, it was stated that the proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Ecological Consulting Solutions, Inc in March of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property, nor did a USFWS database search revealed no documented evidence of such species within the vicinity. No gopher tortoise burrows were observed according to the inspecting team. However, it was stated that thirty (30) days prior to construction and clearing, the USFWS must be notified regarding a protection/education plan concerning eastern indigo snakes.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the property is proposed from US 301, which is maintained by the State of Florida, and CR 108 (Perry Street), which is a minor local road maintained by the county. US 301 is currently a four-lane divided principle arterial roadway that operates at a LOS C. The proposed Future Land Use change to HDR and proposed development is estimated to add 1,768 daily trips, 105 A.M. & 134 P.M. peak hour trips to the intersection of US 301 and CR 108. A full traffic impact analysis has been conducted for maximum density and was approved by Sumter County. The intersection of US 301/CR 472 is projected to operate at LOS F, however Sumter County plans to improve the existing intersection within

two years which is expected to alleviate these concerns. The increase in acreage proposes zero net dwelling units.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner has worked with City utilities at the site plan stage and has provided utility easements.

Schools: Under the original CP 2206-005 application, the residential development is proposed to add 74 students to Wildwood Schools. The school district advises that capacity is available. There is no increase in the number of proposed dwelling units with this application at this time.

The Planning and Zoning Board/Special Magistrate **recommends approval and a favorable recommendation of Ordinance Number O2024-7** be forwarded to the City Commission.

DATED: 3/5/2024

A handwritten signature in dark ink, appearing to read 'Wendy Then', is written over a light gray circular stamp.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-7

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel D17-065
Evolve Wildwood Amenity, LLC
0.553 +/-

LEGAL DESCRIPTION:

THAT PORTION OF LANDS FROM OFFICIAL RECORDS BOOK 80, PAGE 639, BEING A PART OF LOTS 3 AND 4, PERRY PLAT, OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IN THE SOUTH 1/2 OF THE NORTHWEST 1/4, OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE 415 FEET EAST AND 50 FEET NORTH OF THE QUARTER CORNER ON THE WEST LINE OF SECTION 17, THENCE RUN NORTH 261 FEET, THENCE RUN EAST 165 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 185.2 FEET, THENCE RUN SOUTH 89 DEGREES 23'51" EAST 135 FEET, THENCE RUN SOUTH 185.2 FEET, THENCE RUN NORTH 89 DEGREES 23'51" WEST 135 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT-OF-WAY FOR PERRY STREET AS SHOWN ON PERRY PLAT OF OXFORD.

This property is to be reclassified from Commercial (Sumter County) to R-5 (City)

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

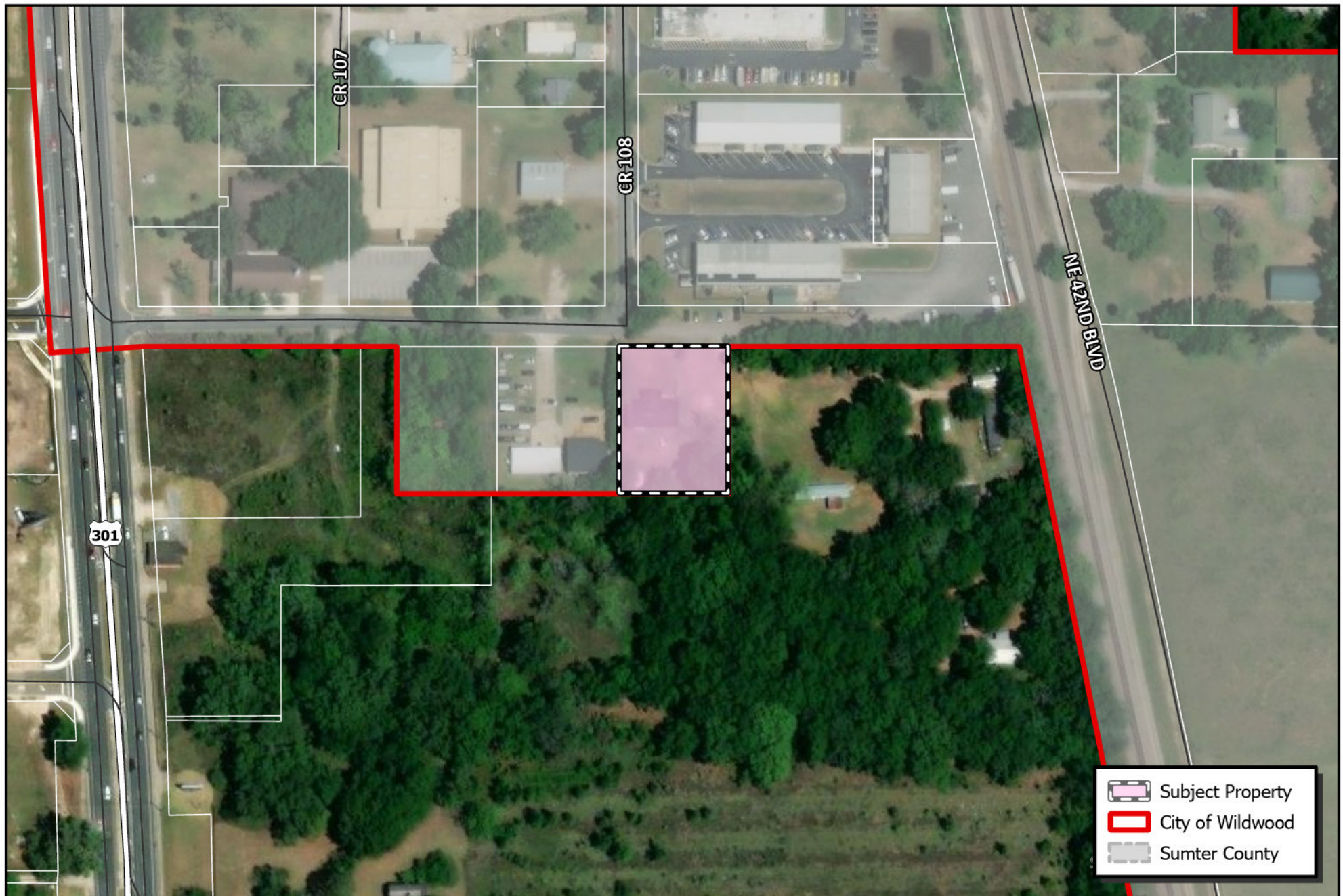
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

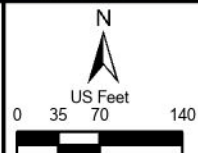
Second Reading: _____

Approved as to form:

City Attorney

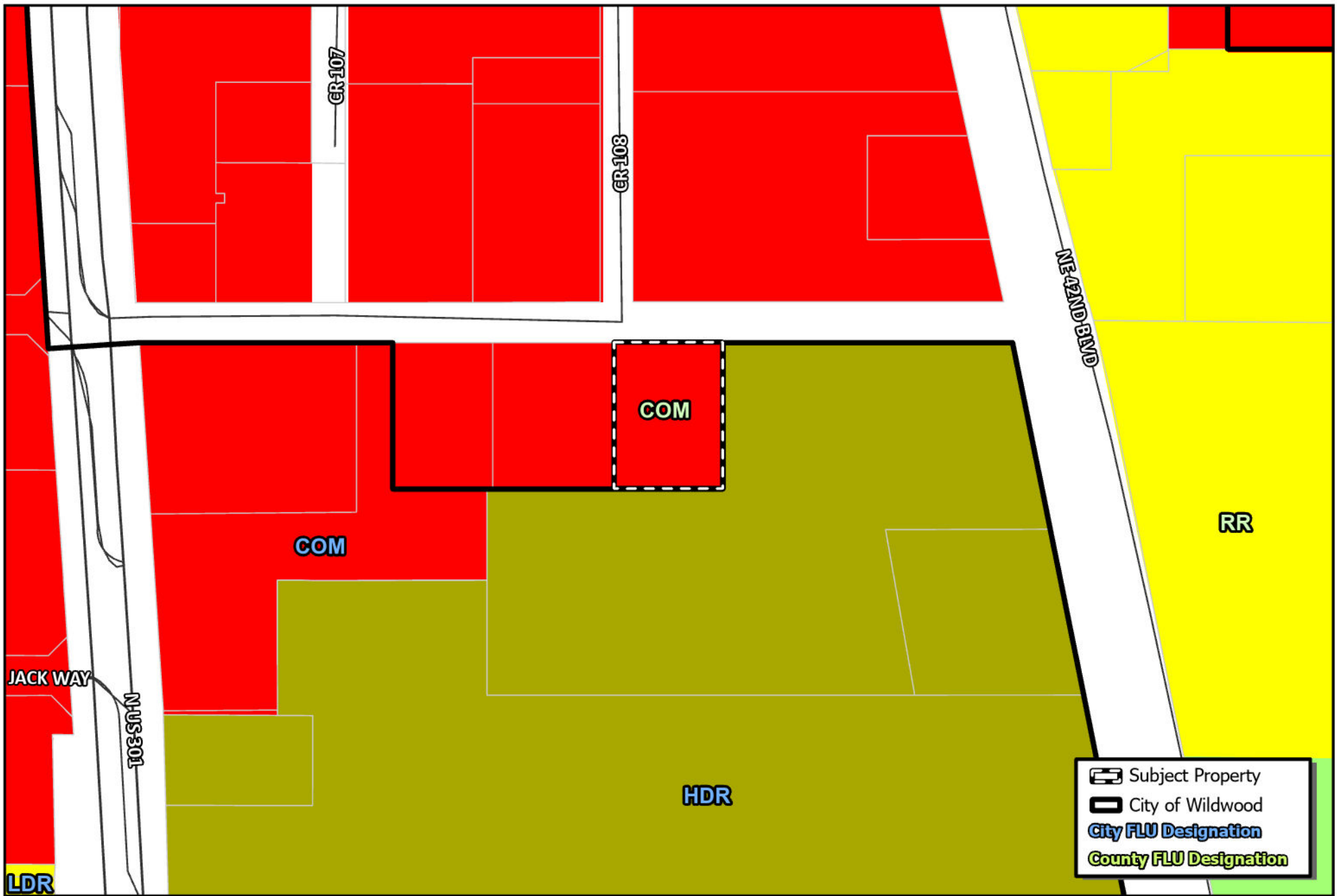


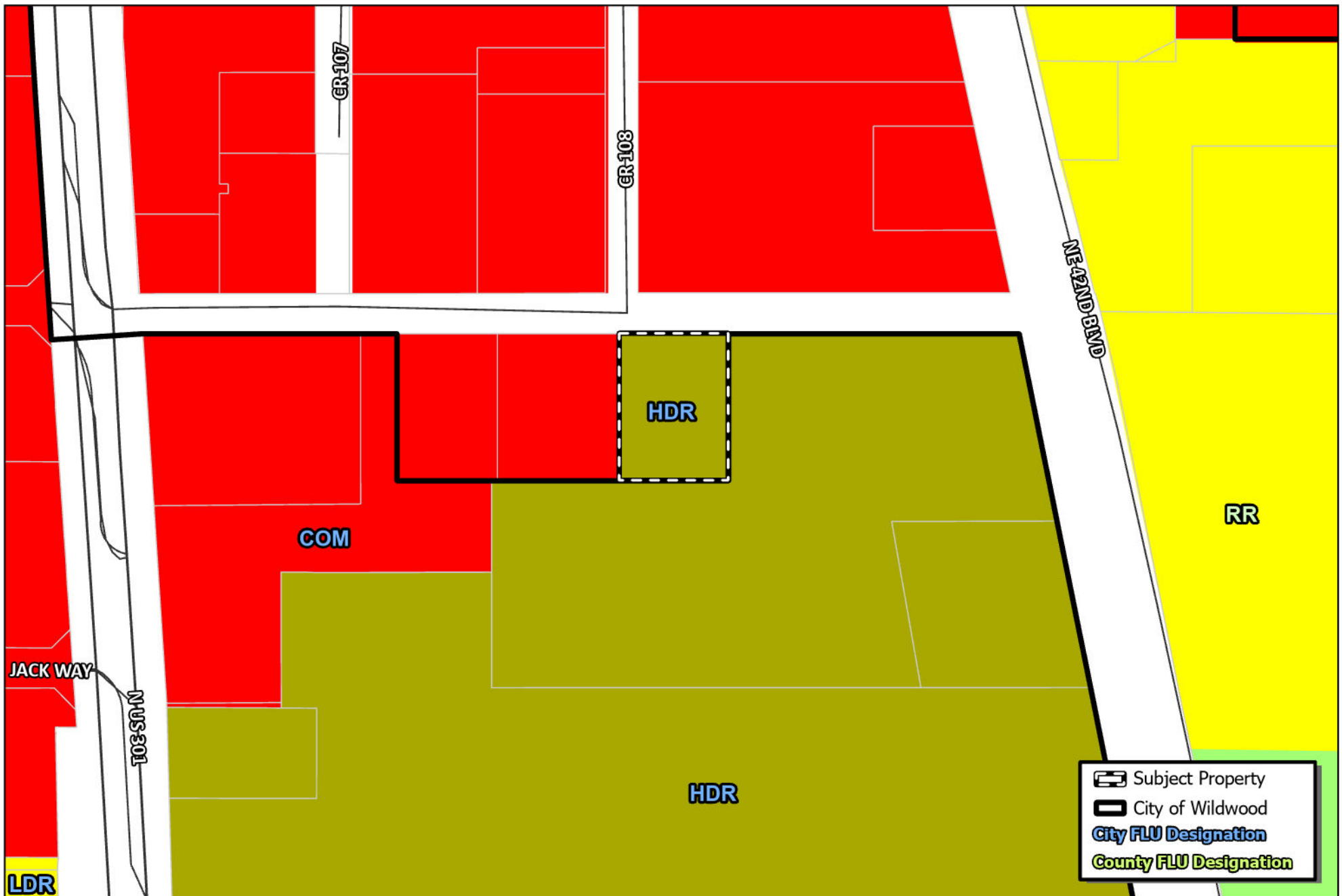
CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

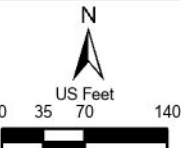


CP 2402-001
EVOLVE AT WILDWOOD
PARCEL D17-065

MAP 1B
LOCATION
MAP
FEB 2024





 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	CP 2402-001 EVOLVE AT WILDWOOD PARCEL D17-065	MAP 2B PROPOSED LAND USE FEB 2024
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Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-7

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for a parcel listed being 0.553 acres MOL. The subject property is generally located at 4117 CR 108, Wildwood, FL 34785, approximately 0.11 miles east of the intersection of N US Hwy 301 and CR 108.

Case Number: CP 2402-001 Evolve at Wildwood

Applicant(s): Evolve Companies, LLC

Owner(s): Evolve Wildwood Amenity, LLC

Parcel(s): D17-065

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2024-7 to the City Commission for final determination.

Dated: March 5, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: **RZ 2402-001 Evolve at Wildwood**

REQUESTED ACTION: The Planning and Zoning Board/Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:	Vendor/Entity:
Effective Date:	Termination Date:
Managing Division/Department:	

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2402-001 Evolve at Wildwood
Ordinance #	O2024-8
Applicant	Evolve Companies, LLC
Owner	Evolve Wildwood Amenity, LLC
Property Location	Located at 4117 CR 108, Wildwood, FL 34785, approximately 0.11 miles east of the intersection of N US Hwy 301 and CR 108.
Parcel Number	D17-065
Date	02/27/2024

The applicant seeks approval from the City of Wildwood City Commission for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to High Density Residential (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2402-001.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to R-5 should be granted based on the following criteria:

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

The applicant intends to develop a multi-family residential development on the subject property consisting of 248 dwelling unit which was approved under the project name of SP 2303-005 Evolve at Wildwood on October 9, 2023, by the City Commission. The proposed rezoning to R-5 is consistent with the proposed Future Land Use Map designation of High

Density Residential and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.3, and Policy 1.1.10. The proposed changes also coincide with Objective 1.9 of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such this change is consistent with the 2035 Comprehensive Plan.

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

The proposed rezoning to R-5 is compatible with the current zoning in this area along US 301. The property is intended to be used as a high-density residential development and is within range of other properties designated with an R-3 & R-5 zoning designation. The proposed development would abide by Policy 1.9.1 and directly counteract urban sprawl.

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

Schools: The residential development is proposed to add 74 students to Wildwood Schools. The school district advises that capacity is available. No additional increase in dwelling units is requested at this time.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner has worked with City utilities at the site plan stage and has provided utility easements.

Streets: Access to the property is proposed from US 301, which is maintained by the State of Florida, and CR 108 (Perry Street), which is a minor local road maintained by the county. US 301 is currently a four-lane divided principle arterial roadway that operates at a LOS C. The intersection of US 301/CR 472 is projected to operate at LOS F, however Sumter County plans to improve the existing intersection within two years which is expected to alleviate these concerns.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary:

The surrounding area is a mix of commercial and low density residential developments, which could be considered urban sprawl which would contradict Objective 1.9 of the 2035 Comprehensive Plan in the Future Land Use Element section. The rezoning is necessary to accommodate the proposed use of the property for additional parking and amenity areas associated with the multi-family development and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety:

Transportation: Access to the property is proposed from US 301, which is maintained by the State of Florida, and CR 108 (Perry Street), which is a minor local road maintained by the county. US 301 is currently a four-lane divided principle arterial roadway that operates at a LOS C. The proposed Future Land Use change to HDR and proposed development is estimated to add 1,768 daily trips, 105 A.M. & 134 P.M. peak hour trips to the intersection of US 301 and CR 108. A full traffic impact analysis has been conducted for maximum density

and was approved by Sumter County. The intersection of US 301/CR 472 is projected to operate at LOS F, however Sumter County plans to improve the existing intersection within two years which is expected to alleviate these concerns. The increase in acreage proposes zero net dwelling units.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties along US 301 & CR 108 are a mix of residential and Commercial development. Properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

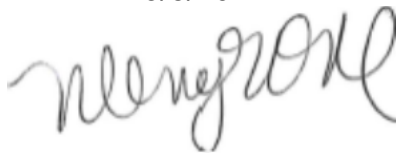
ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	ROW CR 108 & CH (Sumter County)
SOUTH	R-5 (City)
EAST	R-5 (City)
WEST	CL (Sumter County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

The Planning and Zoning Board/Special Magistrate recommends approval and a favorable recommendation of Ordinance Number O2024-8 (attached) subject to approval of O2024-7, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 3/5/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-8

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel D17-065
Evolve Wildwood Amenity, LLC
0.553 +/-

LEGAL DESCRIPTION:

THAT PORTION OF LANDS FROM OFFICIAL RECORDS BOOK 80, PAGE 639, BEING A PART OF LOTS 3 AND 4, PERRY PLAT, OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IN THE SOUTH 1/2 OF THE NORTHWEST 1/4, OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE 415 FEET EAST AND 50 FEET NORTH OF THE QUARTER CORNER ON THE WEST LINE OF SECTION 17, THENCE RUN NORTH 261 FEET, THENCE RUN EAST 165 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 185.2 FEET, THENCE RUN SOUTH 89 DEGREES 23'51" EAST 135 FEET, THENCE RUN SOUTH 185.2 FEET, THENCE RUN NORTH 89 DEGREES 23'51" WEST 135 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT-OF-WAY FOR PERRY STREET AS SHOWN ON PERRY PLAT OF OXFORD.

This property is to be reclassified from Commercial (Sumter County) to R-5 (City)

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby

amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

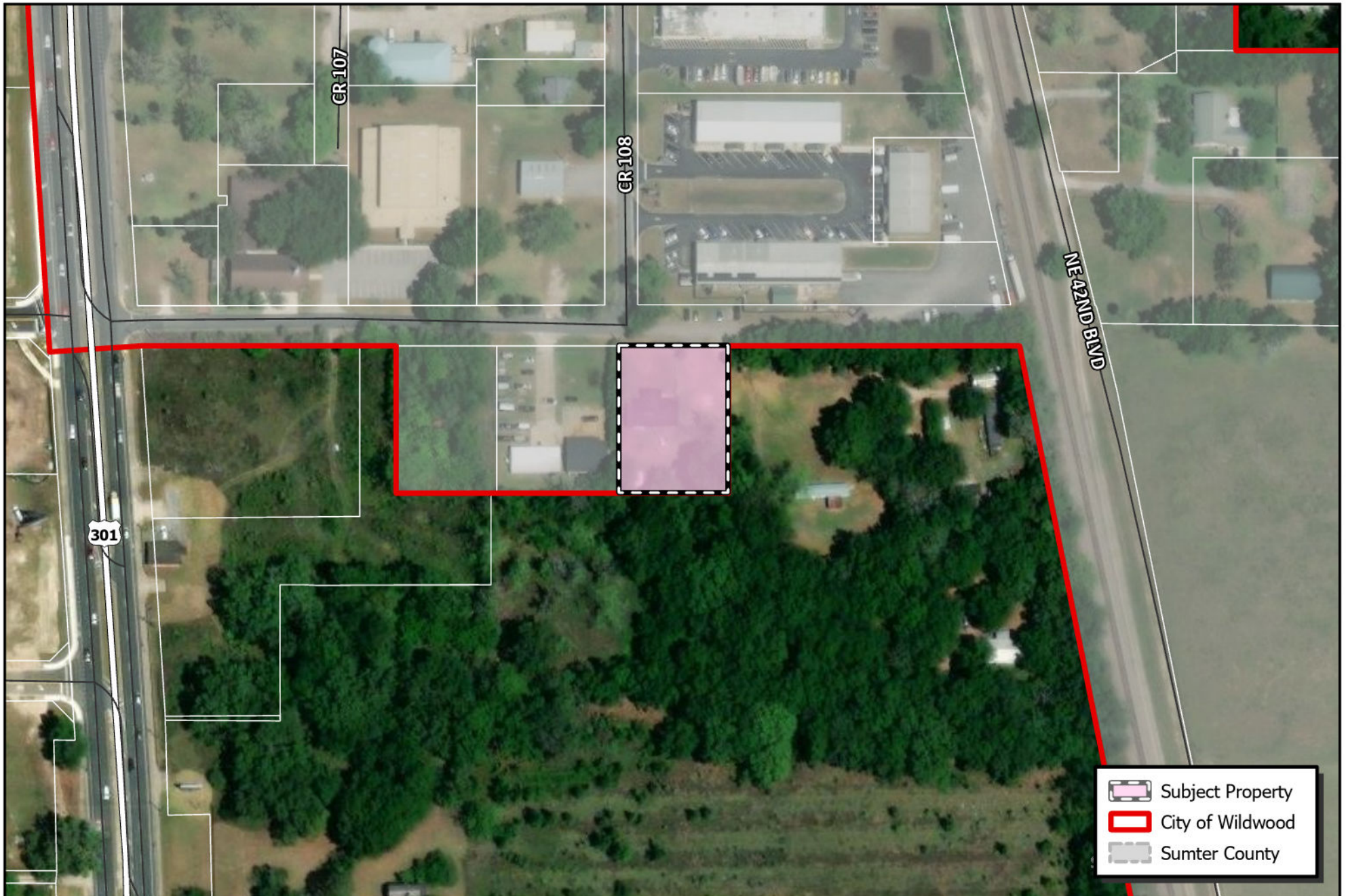
ATTEST: _____
Jessica Barnes, City Clerk

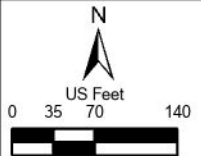
First Reading: _____

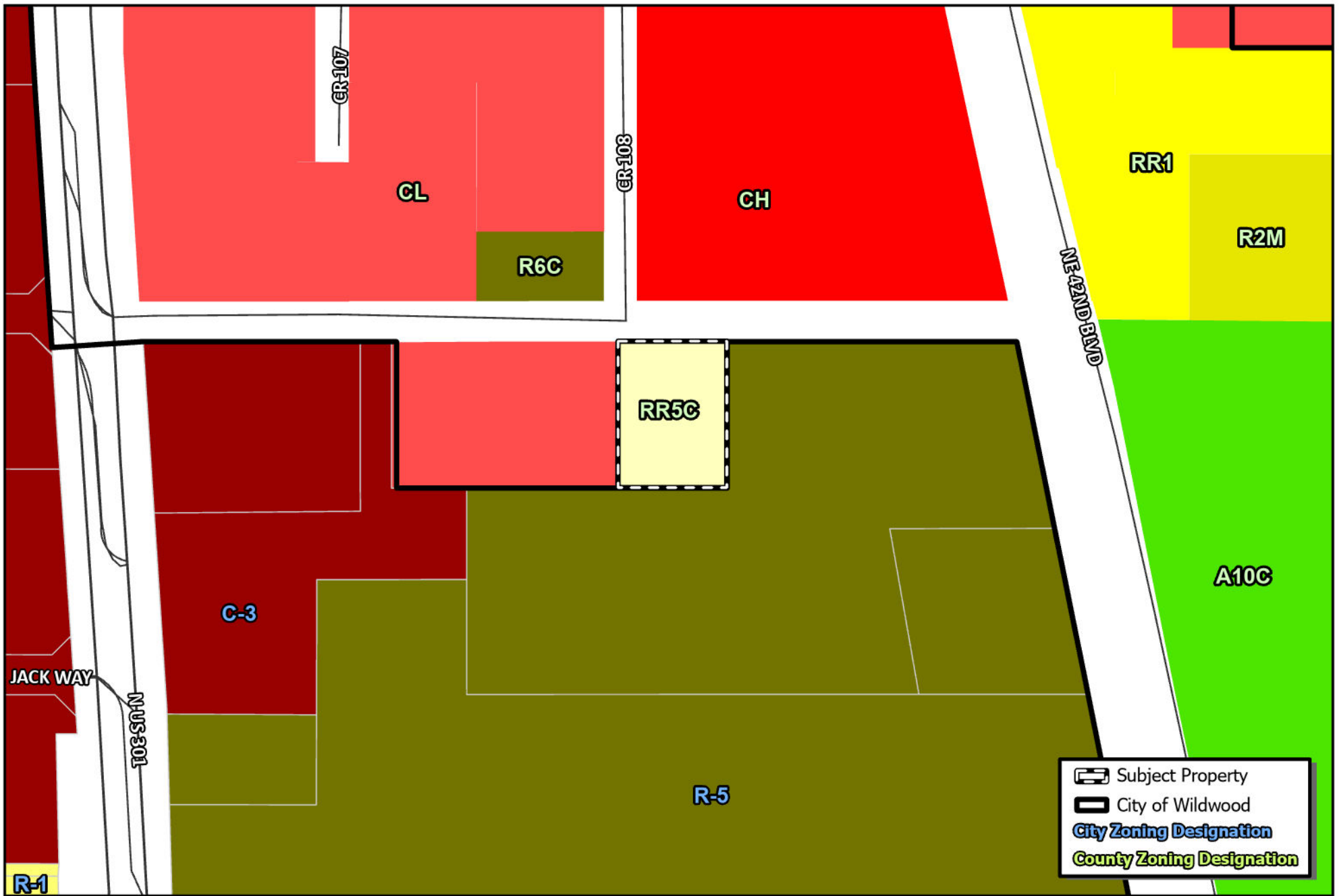
Second Reading: _____

Approved as to form:

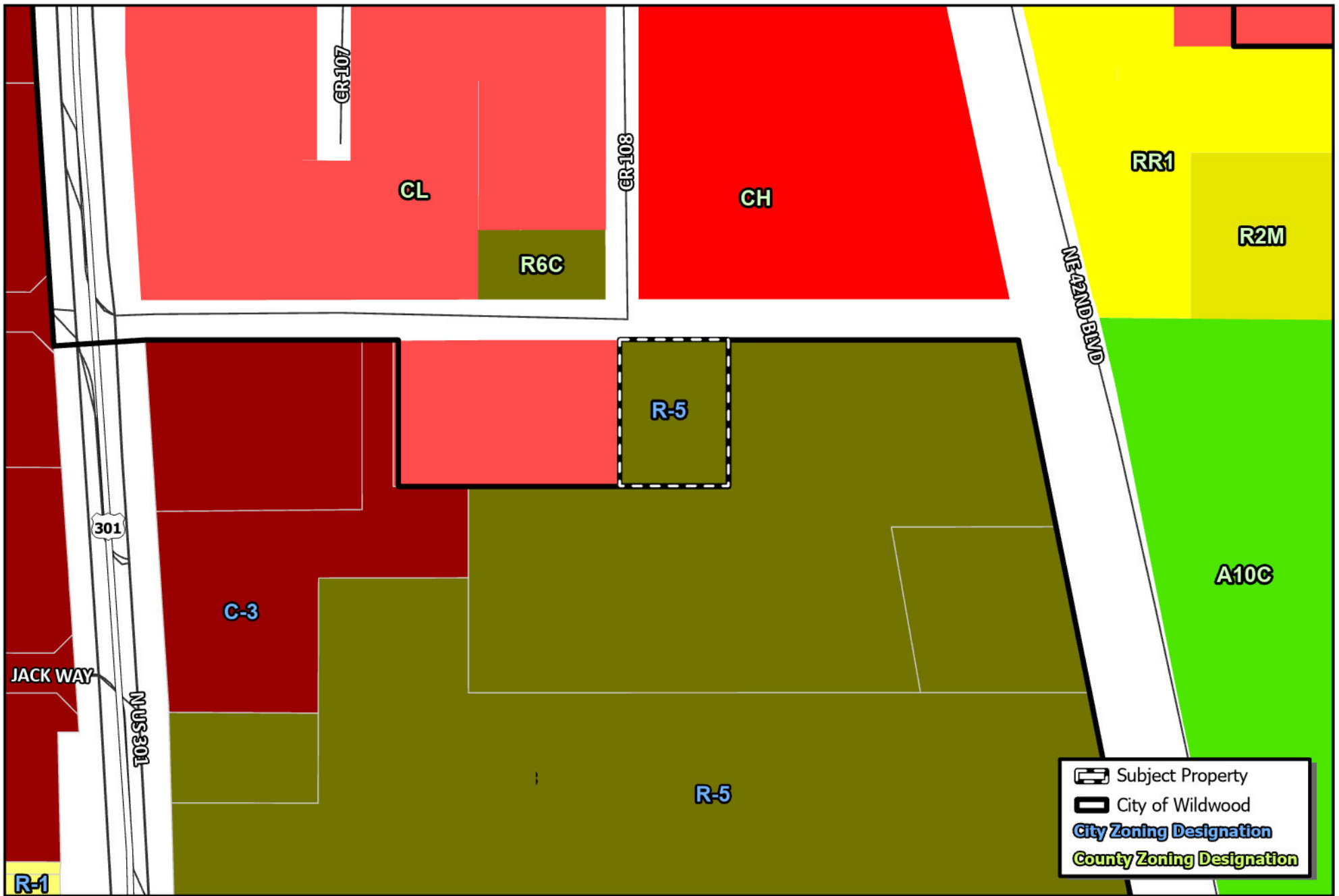
City Attorney

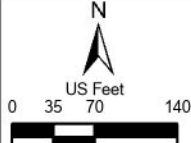


 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	RZ 2402-001 EVOLVE AT WILDWOOD PARCEL D17-065	MAP 1B
			LOCATION MAP
			FEB 2024



Subject Property
 City of Wildwood
 City Zoning Designation
 County Zoning Designation



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	RZ 2402-001 EVOLVE AT WILDWOOD PARCEL D17-065	MAP 3B
			PROPOSED ZONING
			FEB 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-8

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the Zoning district from commercial (Sumter County) to R-5 (City) for a parcel being 0.553 acres MOL. The subject property is generally located at 4117 CR 108, Wildwood, FL 34785, approximately 0.11 miles east of the intersection of N US Hwy 301 and CR 108.

Case Number: RZ 2402-001
Applicant(s): Evolve Companies, LLC
Owner(s): Evolve Wildwood Amenity, LLC
Parcel(s): D17-065

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2024-8 to the City Commission for final determination.

Dated: March 5, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: AN 2402-002 Perez Home Site

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant, Richard Ortengren, has submitted a voluntary annexation for parcel D19-047. The property to be annexed totals approximately 4.688 acres and is located at the northeast corner of CR 209 and CR 222.

Annexation into the city is appropriate because the property is located within the City's Joint Planning Area with Sumter County, which interlocal agreement allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of an "enclave."

The applicant seeks annexation to develop the property by building up to two homes on the site. There is a 12-inch sanitary sewer force main currently available on the east side of CR 209 along the subject property; however, the closest water line is a 16-inch water main located at the intersection of CR 209 and CR 462, which is 5,280 linear feet south of the subject parcel.

For the construction of one or two single family residences, the City would allow the applicant a well for potable water and a septic tank for waste disposal since connection to water is not feasible at this time. The applicant has submitted small-scale comprehensive plan amendment and rezoning applications to be considered at subsequent public hearings if annexation application is approved.

DATED: 03/5/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-9

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROVIDING FOR THE VOLUNTARY ANNEXATION OF CERTAIN REAL PROPERTY CONSISTING OF APPROXIMATELY 4.688 ACRES LOCATED AT THE NORTHEAST CORNER OF CR 209 AND CR 222, IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST; WHICH IS CONTIGUOUS TO THE CITY OF WILDWOOD LIMITS AND LOCATED IN THE CITY'S JOINT PLANNING AREA; PROVIDING THAT SECTION 1-14 OF THE CITY OF WILDWOOD CODE OF ORDINANCES IS AMENDED TO INCLUDE THE ANNEXED PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. Based upon the petition of the owner of the following described real property, which is located at the northeast corner of CR 209 and CR 222, to be annexed into the City, the property is hereby annexed into the City of Wildwood pursuant to Sections 171.044 and 171.204, Florida Statutes. The City Commission finds that the property is contiguous to the City of Wildwood limits and located within the City's Joint Planning Area with Sumter County; and meets all legal requirements for annexation. The annexed property lying in Sumter County, Florida, owned by Tomas Perez, is more particularly described as follows:

Parcels D19-047
Tomas Perez
4.688 +/-

LEGAL DESCRIPTION

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST,

SUMTER COUNTY, FLORIDA, LESS THE NORTH 1009 FEET AND LESS THE EAST 460 FEET.

SECTION 2. All of the above described annexed property shall be liable for its proportionate share of the future and existing indebtedness of the City of Wildwood.

SECTION 3. All of the above described annexed property shall be subject to the laws and ordinance of the City of Wildwood as if this territory had been a part of the City of Wildwood at the time of passage and approval of said laws and ordinances.

SECTION 4. Until such time as the City amends its comprehensive plan, the current Sumter County zoning classification and future land use regulations will remain in full force and effect.

SECTION 5. Section 1-14 of the City of Wildwood Code of Ordinances is hereby amended to include the legal description of the annexed parcel pursuant to this Ordinance. The location map identifying the property to be annexed is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 6. If any portion of this Ordinance is declared invalid for any purpose, the remaining portion shall remain valid and in full force and effect.

SECTION 7. This Ordinance shall take effect upon final approval by the City Commission.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

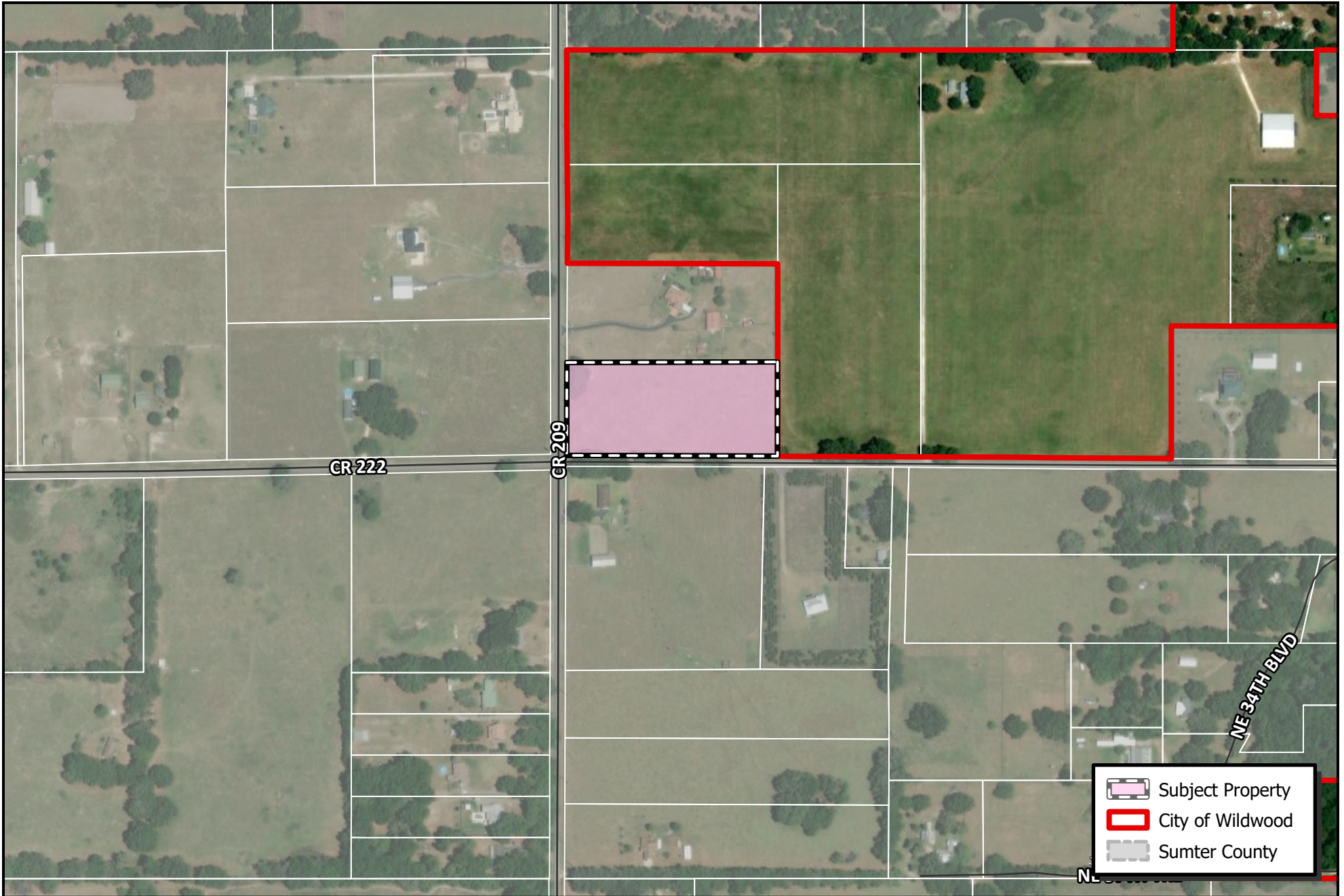
ATTEST: _____
Jessica Barnes, City Clerk

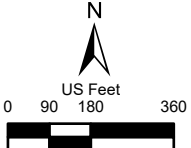
First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 90 180 360	AN 2402-002		MAP 1B
	PEREZ HOME SITE		LOCATION		
	PARCEL D19-047		MAP		
					FEB 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-9

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Resolution to Add Policy 8.31 Safety in Private Spaces to the City of Wildwood Policies and Procedures Manual

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Safety in Private Spaces Act requires that covered entities must establish disciplinary procedures for any employee of the governmental entity who willfully enters a restroom or changing facility designated for the opposite sex at such public building and refuses to depart when asked to do so by any other employee of the governmental entity.

RESOLUTION NO. R2024-6

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WILDWOOD, FLORIDA ADDING POLICY 8.31 SAFETY IN PRIVATE SPACES OF THE CITY OF WILDWOOD PERSONNEL RULES AND REGULATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood has determined there is a need to revise the Personnel Rules and Regulations for employees of the City of Wildwood.

NOW THEREFORE, BE IT RESOLVED, by the City Commission of the City of Wildwood Florida:

SECTION 1: Policy 8.31 Safety in Private Spaces is being added to promulgate the requirements of, and compliance with, Section 553.865 of the Florida Statutes, which applies to the City of Wildwood. New Policy 8.31 Safety in Private Spaces is attached.

SECTION 2: The Resolution shall take effect immediately upon its final adoption by the City Commission of the City of Wildwood, Florida.

PASSED AND RESOLVED this ____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

CITY OF WILDWOOD
HUMAN RESOURCES POLICIES AND PROCEDURES

Policy 8.31: Safety in Private Spaces

Page: 1 of 1

- A. SUBJECT. Safety in Private Spaces (Florida Statue § 553.865)
- B. PURPOSE. To promulgate the requirements of, and compliance with, Section 553.865 of the Florida Statutes, which applies to the City.
- C. POLICY. The Safety in Private Spaces Act was enacted on July 1, 2023. The Act requires that covered entities must establish disciplinary procedures for any employee of the governmental entity who willfully enters a restroom or changing facility designated for the opposite sex at such public building and refuses to depart when asked to do so by any other employee of the governmental entity.
- D. DISCIPLINARY PROCEDURE.
 - 1. City employees who violate Section 553.865 of the Florida Statutes are subject to corrective action in accordance with Policy 9.4, which must include disciplinary actions up to and including termination.

Effective Date: March 11, 2024

Last Revised: March 11, 2024

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Continental Wastewater Treatment Plant Decommissioning and SR 44 Force Main Pay App No. 4 in the Amount of \$257,482.33 and Change Order No. 1 and No. 2

REQUESTED ACTION: Staff Recommends Approval of the Pay Application and Change Orders

CONTRACT: Vendor/Entity: DB Civil Construction LLC
Effective Date: 3/01/2024 Termination Date:
Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT: This is a budgeted project in the 23/24 fiscal year budget. Funds are available in account 401-535-60-6770 (SR 44 FM / CCC Decommissioning).

HISTORY/FACTS/ISSUES:

On June 26, 2023, the City awarded the Continental WWTF Decommissioning and SR 44 Force Main project to DB Civil Construction LLC. Attached is Pay Application No. 4 for this project in the amount of \$257,482.33. Included in the pay application is Change Order No.1 for an increase of \$39,010.45 for needed lift station revisions and relocations. Also included in the pay application is Change Order No. 2 with a deduct of \$575,981.29 for the removal of the owner-direct purchased equipment.

The tax savings for the direct purchase was \$35,153.79 (see attached calculations), making the total additional net cost to the project \$3,856.66. The project engineer, Kimley-Horn and Associates, and City staff have reviewed the pay application, confirmed its accuracy, and recommend approval to pay DB Civil Construction LLC the amount of \$257,482.33.

CONTRACTOR APPLICATION FOR PAYMENT

CONTRACTOR:
DB Civil Construction LLC
4475 US 1 South, Suite 502
St. Augustine, FL 32086
(386) 256-7460

ENGINEER:
Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, Florida 34471

PROJECT:
Continental Country Club WWTF

OWNER:
City of Wildwood, Florida
100 N. Main Street
Wildwood, FL 34785

APPLICATION NO:
4

DBCC PROJECT NO:
2309

APPLICATION DATE:
02/29/24

PERIOD FROM:
01/01/24

PERIOD TO:
2/29/2023

Distribution to:

☒ OWNER

☐ CONTRACTOR

☒ ENGINEER

☐ OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation and Stored Materials Sheets which are attached.

1. ORIGINAL CONTRACT SUM	\$ 3,434,899.00
2. NET CHANGE BY CHANGE ORDERS	\$ (536,970.84)
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 2,897,928.16
4. TOTAL COMPLETED & STORED TO DATE	\$ 1,505,895.48
5. RETAINAGE:	
5 % of Completed Work & Stored Material	\$ 75,294.77
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 1,430,600.71
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 1,173,118.38
8. CURRENT PAYMENT DUE	\$ 257,482.33
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 1,467,327.45

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER an account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payment numbered 1 through 4 inclusive; and (2) title to all materials and equipment incorporated in said work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests and encumbrances (except such as covered by Bond acceptable to OWNER).

Contractor Affidavit - all previous progress payments received by Contractor have been applied to discharge Contractor's legitimate obligations associated with prior Applications for Payment.

CONTRACTOR: DB CIVIL CONSTRUCTION LLC

By: Rena Jordan, Project Manager Date: 2/29/2024

ENGINEER'S APPROVAL FOR PAYMENT

By: [Signature] Date: 3/1/2024

Kimley»Horn

☒ NO EXCEPTIONS TAKEN

☐ CORRECTIONS NOTED

☐ REJECTED

☐ VERIFY & MAKE CORRECTIONS

☐ RESUBMIT

☐ FOR INFORMATION ONLY

Our limited review is only for conformance with the design concept of the project and general compliance with the information given in our Plans and Specifications. Contractor is responsible for: dimensions to be confirmed and correlated at the job site, information that pertains to the fabrication processes or to techniques of construction, quantities, safety, coordination with other work, and for conformance to the requirements of the plans and specifications. Review does not authorize changes to contract unless stated specifically in separate letter or change order.

Reviewed By: TREY.CLAYTON Date: 3/1/24

Pay Application #		04		Project Name: Continental Country Club WWTF				PERIOD ENDING 2/29/2024				
No.	PAY ITEMS	QTY	UNIT	UNIT PRICE	AMOUNT	PREVIOUS APPLICATION		THIS APPLICATION		TOTAL TO DATE		% COMP
						QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	QTY COMPLETED	AMOUNT COMPLETED	
	GENERAL											
1	MOBILIZATION	1	LS	\$ 233,000.00	\$ 233,000.00	1.00	\$ 233,000.00		\$ -	1.00	\$ 233,000.00	100.0%
2	MAINTENANCE OF TRAFFIC	1	LS	\$ 20,000.00	\$ 20,000.00	-	\$ -		\$ -	-	\$ -	0.0%
3	ENVIRONMENTAL PROTECTION	1	LS	\$ 25,000.00	\$ 25,000.00	0.50	\$ 12,500.00	0.25	\$ 6,250.00	0.75	\$ 18,750.00	75.0%
4	SURVEY LAYOUT AND RECORD DRAWINGS	1	LS	\$ 45,000.00	\$ 45,000.00	0.50	\$ 22,500.00		\$ -	0.50	\$ 22,500.00	50.0%
5	PROFESSIONAL SITE VIDEO	1	LS	\$ 1,939.00	\$ 1,939.00	1.00	\$ 1,939.00		\$ -	1.00	\$ 1,939.00	100.0%
6	RESTORATION, COMPLETE	1	LS	\$ 80,000.00	\$ 80,000.00	0.50	\$ 40,000.00		\$ -	0.50	\$ 40,000.00	50.0%
7	DEWATERING	1	LS	\$ 40,000.00	\$ 40,000.00	0.75	\$ 30,000.00	0.15	\$ 6,000.00	0.90	\$ 36,000.00	90.0%
	CCC LIFT STATION											
8	LIFT STATION SITE WORK	1	LS	\$ 100,000.00	\$ 100,000.00	0.63	\$ 63,000.00	0.02	\$ 2,000.00	0.65	\$ 65,000.00	65.0%
9	CCC LIFT STATION	1	LS	\$ 540,000.00	\$ 540,000.00	0.20	\$ 108,000.00	0.05	\$ 27,000.00	0.25	\$ 135,000.00	25.0%
10	CAST IN PLACE SCREENING STRUCT	1	LS	\$ 65,000.00	\$ 65,000.00	-	\$ -		\$ -	-	\$ -	0.0%
11	CCC PARKSON FLOW THROUGH SCREEN	1	EA	\$ 330,000.00	\$ 330,000.00	-	\$ -		\$ -	-	\$ -	0.0%
12	LIFT STATION ELECT/ INSTRUMENTATION	1	LS	\$ 260,000.00	\$ 260,000.00	-	\$ -		\$ -	-	\$ -	0.0%
13	8" SDR-26 PVC GRAVITY MAIN	74	LF	\$ 240.00	\$ 17,760.00	-	\$ -		\$ -	-	\$ -	0.0%
14	ELECTRICAL SERVICE ALLOWANCE	1	AL	\$ 10,000.00	\$ 10,000.00	-	\$ -		\$ -	-	\$ -	0.0%
	FORCE MAIN											
15	8" DR 18 C900 PVC FORCE MAIN (INCLUDING FITTINGS AND RESTRAINTS, COMPLETE)	12,350	LF	\$ 62.00	\$ 765,700.00	5,810.00	\$ 360,220.00		\$ -	5,810	\$ 360,220.00	47.0%
16	8" GATE VALVE	23	EA	\$ 3,500.00	\$ 80,500.00	3.00	\$ 10,500.00	4.00	\$ 14,000.00	7.00	\$ 24,500.00	30.4%
17	ABOVE GROUND AIR RELEASE VALVE	18	EA	\$ 6,000.00	\$ 108,000.00	7.00	\$ 42,000.00	7.00	\$ 42,000.00	14.00	\$ 84,000.00	77.8%
18	8" RESTRAINED PLUG	1	EA	\$ 800.00	\$ 800.00	-	\$ -		\$ -	-	\$ -	0.0%
19	8" DR 18 C900 FUSIBLE PVC DIRECTIONAL DRILL (INCLUDING FITTINGS AND RESTRAINTS, COMPLETE)	6,400	LF	\$ 98.00	\$ 627,200.00	1,366.00	\$ 133,868.00	2,470.00	\$ 242,060.00	3,836.00	\$ 375,928.00	59.9%
20	REMOVE TIE IN TO EXISTING 8" FM	1	EA	\$ 4,400.00	\$ 4,400.00	-	\$ -		\$ -	-	\$ -	0.0%
21	OPEN CUT ROADWAY RESTORATION ASPH PAVT, 2"	57	SY	\$ 160.00	\$ 9,120.00	-	\$ -		\$ -	-	\$ -	0.0%
22	OVERLAY ASPH CONC, 1" AVERAGE DEPTH, TRAFFIC C (MARKINGS PER PLANS AND SPECIFICATIONS, COMPLETE)	4	TON	\$ 1,200.00	\$ 4,800.00	-	\$ -		\$ -	-	\$ -	0.0%
23	TRANSITION TAPER	283	SY	\$ 50.00	\$ 14,150.00	-	\$ -		\$ -	-	\$ -	0.0%
24	DRIVEWAY RESTORATION (ASPHALT)	48	SY	\$ 110.00	\$ 5,280.00	-	\$ -		\$ -	-	\$ -	0.0%
25	DRIVEWAY RESTORATION (CONCRETE)	140	SY	\$ 90.00	\$ 12,600.00	-	\$ -		\$ -	-	\$ -	0.0%
26	DRIVEWAY RESTORATION (OTHER)	62	SY	\$ 40.00	\$ 2,480.00	-	\$ -		\$ -	-	\$ -	0.0%
27	SIDEWALK RESTORATION	38	SY	\$ 90.00	\$ 3,420.00	-	\$ -		\$ -	-	\$ -	0.0%
28	PAYMENT AND PERFORMANCE BONDE	1	LS	\$ 28,750.00	\$ 28,750.00	1	\$ 28,750.00		\$ -	1	\$ 28,750.00	100.0%
SUMMARY OF CONTRACT ITEMS					\$ 3,434,899.00		\$ 1,086,277.00		\$ 339,310.00		\$ 1,425,587.00	41.5%
	CHANGE ORDER											
CO1 a	Lift Station Wet Well revision performed by C&R Technical	1	LS	\$ 39,010.45	\$ 39,010.45		\$ -	1.00	\$ 39,010.45	1	\$ 39,010.45	100.0%
CO2	Owner Purchased Materials	1	LS	\$ (575,981.29)	\$ (575,981.29)		\$ -		\$ -	-	\$ -	0.0%
				\$ -	\$ -		\$ -		\$ -	-	\$ -	#DIV/0!
				\$ -	\$ -		\$ -		\$ -	-	\$ -	#DIV/0!
				\$ -	\$ -		\$ -		\$ -	-	\$ -	#DIV/0!
SUMMARY OF CO					\$ (536,970.84)		\$ -		\$ 39,010.45		\$ 39,010.45	
SUMMARY OF ALL CHANGE ORDERS					\$ (536,970.84)		\$ -		\$ 39,010.45		\$ 39,010.45	
REVISED CONTRACT TOTAL					\$ 2,897,928.16		\$ 1,086,277.00		\$ 378,320.45		\$ 1,464,597.45	50.5%

Pay Application #4

Project Name:Continental Country Club WWTF

Period Ending:2/29/2024

STORED MATERIALS										
DESCRIPTION	AMOUNTS				UNIT	UNIT PRICE	QUANTITIES			
	ON HAND LAST PERIOD	RCV'D THIS PERIOD	INSTALLED THIS PERIOD	BALANCE THIS PERIOD			ON HAND LAST PERIOD	RCV'D THIS PERIOD	INSTALLED THIS PERIOD	BALANCE THIS PERIOD
HAYES PIPE SUPPLY, INC.	\$ -	\$ -	\$ -	\$ -	EA					-
INV# 1029100	\$ 48,964.89	\$ -	\$ (20,000.00)	\$ 28,964.89	EA					-
	\$ -	\$ -	\$ -	\$ -						-
HAYES PIPE SUPPLY, INC.	\$ 91,209.12	\$ -	\$ (81,213.60)	\$ 9,995.52						-
INV# 1030	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -						-
	\$ -	\$ -	\$ -	\$ -		\$0.00	0	0		-
SUBTOTAL	\$ 140,174.01	\$ -	\$ (101,213.60)	\$ 38,960.41						
SALES TAX 6%	\$ 8,410.44	\$ -	\$ (6,072.82)	\$ 2,337.62						
TOTAL	\$ 148,584.45	\$ -	\$ (107,286.42)	\$ 41,298.03						
TOTAL FOR REIMBURSEMENT THIS PERIOD				\$ 41,298.03						

SECTION 00850 - CONTRACT CHANGE ORDER

Change Order No. 1

Date of Issuance: 2/16/2024

Effective Date: 2/16/2024

Project: CCC WWTF Lift Station – SR 44 Force Main	Owner: City of Wildwood	Owner's Contract No.:
Contract: CCC WWTF Lift Station – SR 44 Force Main		Date of Contract: July 6 th , 2023
Contractor: DB Civil Construction, LLC		Engineer's Project No.: 142173365

The Contract Documents are modified as follows upon execution of this Change Order:

Lift Station revisions performed by C&R Technical

Attachments (list documents supporting change):

C&R Technical Summary

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 3,434,899.00

[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 0:

\$ 0

Contract Price prior to this Change Order:

\$ 3,434,899.00

[Increase] [Decrease] of this Change Order:

\$ 39,010.45

Contract Price incorporating this Change Order:

\$ 3,473,909.45

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

[Increase] [Decrease] from previously approved Change Orders No. 0 To No. 0:

Substantial completion (days): N/A

Ready for final payment (days): N/A

Contract Times prior to this Change Order:

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

Contract Times with all approved Change Orders:

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 2/16/2024

Approved by Funding Agency (if applicable):

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 2/29/2024

Date: _____

END OF SECTION

SECTION 00850 - CONTRACT CHANGE ORDER

Change Order No. 2

Date of Issuance: 2/16/2024

Effective Date: 2/16/2024

Project: CCC WWTF Lift Station – SR 44 Force Main	Owner: City of Wildwood	Owner's Contract No.:
Contract: CCC WWTF Lift Station – SR 44 Force Main		Date of Contract: July 6 th , 2023
Contractor: DB Civil Construction, LLC		Engineer's Project No.: 142173365

The Contract Documents are modified as follows upon execution of this Change Order:

Removal of owner direct purchased equipment (including applicable taxes) from Contractor's scope.

Attachments (list documents supporting change):

PO_23-01681, PO_23-01682, PO_23-01683, PO_23-01684, Owner Direct Purchase Summary

CHANGE IN CONTRACT PRICE:

Original Contract Price:

\$ 3,434,899.00

[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 1:

\$ 39,010.45

Contract Price prior to this Change Order:

\$ 3,473,909.45

[Increase] [Decrease] of this Change Order:

\$ 575,981.29

Contract Price incorporating this Change Order:

\$ 2,897,928.16

CHANGE IN CONTRACT TIMES:

Original Contract Times: ☐ Working days ☒ Calendar days

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

[Increase] [Decrease] from previously approved Change Orders No. 0 To No. 0:

Substantial completion (days): N/A

Ready for final payment (days): N/A

Contract Times prior to this Change Order:

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

[Increase] [Decrease] of this Change Order:

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

Contract Times with all approved Change Orders:

Substantial completion (days or date): N/A

Ready for final payment (days or date): N/A

RECOMMENDED:

By: [Signature]
Engineer (Authorized Signature)

Date: 2/16/2024

Approved by Funding Agency (if applicable):

ACCEPTED:

By: _____
Owner (Authorized Signature)

Date: _____

ACCEPTED:

By: [Signature]
Contractor (Authorized Signature)

Date: 2/29/2024

Date: _____

END OF SECTION

Purchase Order	Vendor	Description	Price without tax	Local Tax Rate	Price after tax
PO_23-01681	Xylem	Pumps, Pump Controls / Flowmeter	\$ 247,900.00	6.5%	\$ 264,013.50
PO_23-01682	Barneys	Blower Motor	\$ 15,265.00	6.5%	\$ 16,257.23
PO_23-01683	Ring Power	Emergency Generator & ATS	\$ 59,100.00	6.5%	\$ 62,941.50
PO_23-01684	Hydro Dyne	CCC DECOM Traveling Screen	\$ 218,562.50	6.5%	\$ 232,769.06
Total			\$ 540,827.50	Total	\$ 575,981.29
Total Tax Savings					\$ 35,153.79

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Approval to Award Request for Proposal (RFP) #2024-18 Chemical Feed Systems Maintenance and Repair Services

REQUESTED ACTION: Staff Recommends the Commission approve the RFP ranking and authorize the City Manager to execute the agreement.

CONTRACT: Vendor/Entity: Guardian Equipment Inc.
Effective Date: 3/01/2024 Termination Date:
Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT: Funds for these services can be found in account 401-535-30-4600 (Repair & maintenance) and 401-533-30-4600 (Repair & maintenance).

HISTORY/FACTS/ISSUES:

The City's utility department maintains a variety of pumps and pumping equipment for hazardous chemicals such as liquid chlorine and sulfuric acid. This equipment requires periodic maintenance as well as emergency repairs. For this service, the utility department has solicited chemical feed system maintenance services through a Request for Proposals (RFP). The RFP for the requested services was issued on Demand Star and the City's website. The RFP closed on February 1st, 2024, with only one qualified vendor submitting a proposal. A committee consisting of the Assistant Public Works Director Thomas J. Rigwood, Assistant Utilities Director Jason Martin, Lead Wastewater Operator Larry White, and Utility Operations Manager Wayne Bouchard evaluated the vendors proposal and scored according to the RFP criteria, documents from which are attached. Staff recommends approving the RFP ranking with Gaurdian Equipment Inc being awarded the contract.

CITY OF WILDWOOD

FINAL SHORTLIST RANKING

CHEMICAL FEED SYSTEMS MAINTENANCE AND REPAIRS SERVICES



RFP # 2024-18

	EVALUATORS					
	Thomas Rigwood	Jason Martin	Wayne Bouchard	Larry White	Total Points	Ranking
APPLICANTS						
Guardian Equipment, Inc.	82	90	94	95	361	1

RFP # 2024-18

Selection Committee Member Signature: Jason Martin

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CITY OF WILDWOOD



SHORTLIST SELECTION EVALUATION

RFP # 2024-18

Project: Chemical Feed Systems Maintenance and Repairs Services

Selection Committee Member Signature: Thomas Rigwood

Thomas J Rigwood

Notes:	INITIAL RANKING FOR SHORTLIST					
	Capability and Qualification	Proven Experience	Resources and Availability	Client References	Prices Proposed	Total Points
Illustrative work stated organizations Guardian Equipment serviced, but did not give details of the type of work performed or contract costs. Bid submittal was very generic, with very little detail of company and there ability or proven experience for the scope of servcies provided in the RFP.						
APPLICANTS	20 pts.	20 pts	20 pts.	20 pts.	20 pts.	
Guardian Equipment, Inc.	17	17	16	16	16	82

CITY OF WILDWOOD



SHORTLIST SELECTION EVALUATION

RFP # 2024-18

Project: Chemical Feed Systems Maintenance and Repairs Services

Selection Committee Member Signature: Larry White

[illegible]

CITY OF WILDWOOD

SHORTLIST SELECTION EVALUATION

RFP # 2024-18

Project: Chemical Feed Systems Maintenance and Repairs Services



Wayne Bouchard

Selection Committee Member Signature: Wayne Bouchard

	INITIAL RANKING FOR SHORTLIST					
	Capability and Qualification	Proven Experience	Resources and Availability	Client References	Prices Proposed	Total Points
Rank on the identified points on a scale of 1 (lowest) to the highest.	20 pts.	20 pts.	20 pts.	20 pts.	20 pts.	
<i>clean Equipment</i>	<i>19</i>	<i>20</i>	<i>18</i>	<i>18</i>	<i>19</i>	<i>94</i>

CONTRACT

PROFESSIONAL SERVICES AGREEMENT Chemical Feed Systems Maintenance and Repair Services

THIS AGREEMENT is made this ____ day of _____, 2023, by and between City of Wildwood (hereafter referred to as "City"), whose address is 100 N Main Street, Wildwood, Florida 34785, and (hereafter referred to as "Contractor"), whose address is

WHEREAS, the City has need of professional services for Electrical Services and

WHEREAS, the parties desire to enter into a written agreement outlining the duties, responsibilities and compensation of Contractor, based on the Contractor's response to RFP # 2024-18 – Request for Proposals for Chemical Feed Systems Maintenance and Repair Services

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is hereby agreed as follows:

1. The relationship of the Contractor to the City will be that of a professional contractor to provide the professional and technical services required under this agreement in accordance with acceptable professional practices and ethical standards applicable to the Contractor's profession, and Contractor will endeavor to provide to the City prompt and efficient services to the best of its ability.
2. Contractor is hereby retained and employed as the Chemical Feed Systems Maintenance and Repairs Services Contractor and will work with the City to provide said services in accordance with the scope of services outlined in RFP # 2024-18.
3. Contractor agrees to prepare and complete a report to the City, detailing the status of services provided pursuant to this Agreement at least ninety (90) days prior to the expiration of the term of this Agreement, or at least ninety (90) days prior to the expiration of any renewal term of this Agreement. Contractors may be asked to present the deliverables in person for review by staff or for discussion at a scheduled City Commission meeting.
4. The term of this Agreement shall commence on _____ and continue in full force through _____, unless otherwise terminated as provided in paragraph five (5) of this Agreement. This Agreement may be renewed on an annual basis for additional consecutive one-year periods, if agreed to in writing by both parties, at least sixty (60) days prior to the expiration of this Agreement, including any periods of renewal. The term of this Agreement does not relieve the Contractor of any future responsibility as described in paragraph eight (8) of this Agreement.
5. This Agreement may be terminated by either party upon thirty (30) days prior written notice to the other party at the address designated in this Agreement for receiving such notice. If this agreement is terminated, Contractor shall be authorized to receive payment for all work performed up to the date of termination.
6. With regard to compensation paid to Contractor, Contractor shall furnish to the City on a monthly basis an itemized invoice detailing all of Contractor's hours, services, expenses and any other services utilized by the City during the preceding month. Invoice shall be itemized pursuant to and in accordance with the attached Fee Schedule. The contractor shall compute the total amount due for the preceding month and all amounts due. Contractor shall be paid on a monthly basis pursuant to the provisions of the Local Government Prompt Payment Act, F.S. 218. The contractor acknowledges and agrees that the rates set forth in the Fee Schedule shall remain fixed throughout the duration of the Agreement and thereafter shall only be adjusted by mutual written agreement of both parties.
7. General Considerations.
 - a. All reports, drawings, designs, specifications, notebooks, computations, details, and calculation documents prepared by the Contractor and presented to the City pursuant to this Agreement are and remain the property of the City as instruments of service.

- b. All analyses, data, documents, models, modeling, reports, and tests performed or utilized by Contractor shall be made available to the City upon request and shall be considered public records, pursuant to F.S. 119.0701.
- c. Contractor shall keep all books, records, files, drawings, plans and other documentation, including all electronically stored items, which concern or relate to the services required hereunder, for a minimum of three (3) years from the date of expiration or termination of this Agreement, or as otherwise required by any applicable law, whichever date is later. The City shall have the right to order, inspect and copy all such Records as often as it deems necessary during any such period of time. The right to audit, inspect, and copy records shall include all of the records of sub-Contractors (if any).
- d. Contractor shall, at all times, comply with the Florida Public Records Law, the Florida Open Meeting Law and all other applicable laws, rules and regulations of the State of Florida.
- e. Contractor shall, at all times, carry Professional Liability, General Liability, Automobile and Worker's Compensation Insurance pursuant to the insurance requirements in RFP # 2024-18, naming City as an additional insured in each such policy.
- f. Upon Contractor's written request, the City will furnish, or cause to be furnished, such reports, studies, instruments, documents, and other information as Contractor and City mutually deem necessary, and Contractor may rely upon same in performing the services required under this agreement.
- g. The City and Contractor each binds itself and its successors, legal representatives and assigns to the other party to this agreement and to the partners, successors, legal representatives and assigns of such other party to this agreement, in respect to all covenants of this agreement; and neither the City nor Contractor shall assign or transfer their interest in this agreement without the prior written consent of the other party.

8. Should any other professional services be called for by the City which are not otherwise set forth in this Agreement or any of its attachments or exhibits, said charges shall be agreed upon in advance by the parties hereto. The Contractor may be required to provide additional services to the City on challenges, public protests, administrative hearings or similar matters. The Contractor shall be available to represent the City, serve as an expert witness and provide supporting documentation as necessary.

9. The Contract Documents, which comprise the entire Contract between City and Contractor and which are further incorporated herein by reference, consist of the following:

- a. Request for Proposals (RFP)
- b. Vendor's RFP Documents
- c. Permits / Licenses
- d. All RFP Addenda Issued Prior to RFP Opening Date
- e. All Modifications and Change Orders Issued
- f. Services hourly rates, as attached to this contract.

10. The Contractor agrees to indemnify and hold harmless the City of Wildwood, and their elected officials, employees and volunteers from and against all claims, losses and expenses, including legal costs, arising out of or resulting from, the performance of this contract, provided that any such claims, damage, loss of expenses is attributed to bodily injury, sickness, disease, personal injury or death, or to injury to or destruction of tangible property including the loss or loss of use resulting there from and is caused in whole or in part by any negligent act or omission of the Contractor.

11. Contractor, its agents, servants, or employees shall, in no manner, whatsoever be construed as the employees, agents, servants or representatives of the City and shall have not expressed or implied power or authority to act in any manner whatsoever for or on behalf of the City, except as provided in the scope of services called for herein. Contractor is hereby designated as an independent contractor to the City and none of the employees, agents or servants of the Contractor shall have, or be entitled to, any of the fringe benefits applicable to employees of the City.

12. In the event of default by either party hereto, the defaulting party shall be liable for all costs and expenses, including reasonable attorney's fees and costs incurred by the other party in enforcing its rights hereunder, whether litigation be instituted or not, at the trial court and appellate court level.

13. Contractor does hereby waive any and all “venue privilege” and or “diversity of citizenship privileges” and specifically agrees that any action brought for the enforcement, construction or interpretation of this agreement shall be maintained in the County or Circuit Court in and for Sumter County, Florida, and Contractor hereby specifically waives its right or privilege to institute any action of any kind or nature whatsoever, against the City in any other State Court, Federal Court or administrative tribunal.

14. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or verbal. If any provision of this Agreement is declared to be invalid or unenforceable, the remainder shall continue to operate in full force and effect.

15. This Agreement cannot be changed or modified, unless by written agreement signed by all parties hereto.

16. In performing services hereunder, Contractor shall comply with all federal, state and local laws and regulations. Contractor shall be responsible for identifying and obtaining all permits necessary to complete the scope of services. Contractor shall be responsible for obtaining, at its sole cost and expense, all necessary licenses and other governmental approvals required in order for Contractor to provide the type of services required hereunder.

17. Contractor shall immediately notify City in writing of any commitments during the term of this Agreement which may constitute a potential or actual conflict of interest with respect to the scope of services to be performed for the City.

18. Each of the WHEREAS clauses listed above are hereby re-alleged and incorporated into this Agreement as if otherwise fully stated herein.

19. Any notices required by this Agreement shall be mailed to the following individual(s), by Certified Mail, Return Receipt requested:

FOR THE CITY

FOR THE CONTRACTOR

Name: Jason McHugh

Name: _____

Address: 100 N Main Street, Wildwood, FL 34785

Address: _____

Title: City Manager

Title: _____

Date: _____

Date: _____

IN WITNESS WHEREOF, the parties have signed this agreement the day and year first above written.

ATTEST:

CITY OF WILDWOOD

By: _____

By: Ed Wolf, Mayor

Date Signed: _____

ATTEST:

Contractor

By: _____

By: _____

Date Signed: _____

RFP COVER PAGE

Name of Vendor, Entity or Organization: Guardian Equipment, Inc.	
Federal Employer Identification Number (FEIN): 59-3142574	
State of Florida License Number (If Applicable):	
Name of Contact Person: Kim Newman	
Title:	
E-Mail Address: kim@guardianequipment.net	
Mailing Address: 330 Hickman Dr.	
Street Address (if different):	
City, State, Zip: Sanford, FL 32771	
Telephone: 407-936-2216	Fax: 407-936-2217
Organizational Structure – Please Check One:	
Corporation ☒ Partnership ☐ Proprietorship ☐ Joint Venture ☐ Other ☐	
If Corporation:	
Date of Incorporation: 9/25/1922	State of Incorporation: Florida
States Registered in as Foreign Corporation:	
Authorized Signature:	
Print Name: <u>Mark A Cliburn Jr.</u>	
Signature: <u>Mark A Cliburn Jr.</u>	
Title: <u>President</u>	
Phone: <u>407-936-2216</u>	
<i>This document must be completed and returned with your Submittal.</i>	



GUARDIAN EQUIPMENT, INC.

330 Hickman Drive, Sanford, FL 32771 PH:888-928-3700 / 407-936-2216 FX:407-936-2217

January 25, 2024

Mr. Thomas Rigwood
City of Wildwood
100 North Main Street
Wildwood, FL 34785

RE: STATEMENT OF INTEREST

We are writing to express our interest in your RFP # 2024-18 titled Chemical Feed Maintenance and Repairs.

Our company was founded in 1992, we have built our company based on strong values and fair business practices. Our team designs and builds chemical metering systems and have a vast knowledge of every detail associated with chemical feed, preventative maintenance, and troubleshooting.

.

FORM 1

VENDOR PROFILE

Submitted by (Company Name): Guardian Equipment, Inc.

Corporation

Partnership

Individual

Joint Venture

Other

Describe:

Florida Electrical Contractor License Number: N/A

Expiration Date: N/A

Office Location: Sanford, FL

Number of people in your organization: 6

Length of time the Contractor has been doing business under this name in Florida:

32 years

Length of time your firm has provided electrical services to governmental clients:

N/A years

Under what other name(s) has your firm operated: N/A

Has or is your firm currently involved in any formal court proceedings regarding any of your electrical contracts?

YES

(attach a detailed explanation)

NO



GUARDIAN EQUIPMENT, INC.

330 Hickman Drive, Sanford, FL 32771 PH:888-928-3700 / 407-936-2216 FX:407-936-2217

January 25, 2024

Mr. Thomas Rigwood
City of Wildwood
100 North Main Street
Wildwood, FL 34785

RE: TEAM COMPOSITION

Guardian Equipment, Inc. has been a manufacturer and distributor of the finest water treatment systems in the municipal and industrial water & wastewater market for more than thirty years.

We pride ourselves on utilizing proven systems and innovative technology to design and complete chemical feed, storage & monitoring systems. Our goal is to provide exemplary service and safe systems to all our clients.

We are fully staffed with dedicated and experienced professional are always ready to assist with your needs.

At Guardian Equipment we provide excellent service and support throughout the state of Florida. We are highly experienced in the operation of chemical metering pumps and all accessories related to the proper dosing of any treatment chemical. We understand the importance of preventative maintenance and proper troubleshooting. Our chemical feed technicians are trained for a minimum of one year before they enter the field.

Our service includes but is not limited to, designing and building chemical metering systems, preventative maintenance, system rebuilds, tank replacements and turn key equipment installation projects.

FORM 2

BID FORM

Bidder warrants, by virtue of bidding, that the bid and the prices quoted in the bid will be firm for acceptance by City for the duration of the three (3)-year term contract.

JOB CLASSIFICATION	REGULAR HOURS HOURLY RATE	AFTER HOURS HOURLY RATE
Chemical Tech	\$ 119.00	\$ 178.50
Journeyman/Supervisor	\$ N/A	\$ N/A
Apprentice/Laborer	\$ N/A	\$ N/A
Permit Fee Reimbursement	<u>At Actual Cost</u>	

EQUIPMENT WITH OPERATOR	HOURLY RATE
Bucket Truck or Lift	\$ N/A
Transportation/Removal/Install	\$ N/A
Parts	\$ Addressed in Attachment to bid form
	\$
	\$

PARTS & MATERIALS MARK-UP	PERCENTAGE
Percentage (Not to exceed 10%)	% Addressed in attachment to bid form

Notes:

1. "After Hours" price shall not exceed two times that of the normal operating price.
2. Contractors will bill for parts and materials at wholesale cost + percentage mark-up in an amount not to exceed 10 percent. Supplier invoices must be attached to all invoices as applicable.
3. Costs for additional equipment rates can be included in rows provided under EQUIPMENT WITH OPERATOR table.

If requested by City, Contractor must return any damaged parts to City after performing repairs.

Authorized Signatory: Mr. A. C. Jr.

Title: President

FORM 3

ILLUSTRATIVE WORK

Work by vendor best illustrates current proposals relevant to the RFP that have been/is being accomplished by personnel that shall be assigned to the City. List no more than five (5) projects.

<u>Project Name & Location</u> City of Cocoa <u>Project Manager:</u> Kim Newman		Client's Name & Address City of Cocoa
Completion Date (Actual or Estimated): N/A		
<u>Contractor Fees (In Thousands)</u>		<u>Client Contact Name, Title, Email Address and Telephone Number:</u> N/A
Entire Project: \$ N/A	Work for which vendor was/is responsible: \$ N/A	
<u>Scope of Entire Project</u> (Please give quantitative indications wherever possible) Servicing, maintaining, and replacing chemical feed system equipment as needed. Responding to emergencies as needed.		
<u>Nature of Vendor's Responsibility in Project</u> (Please give quantitative indications wherever possible) Maintain chemical feed equipment & storage vessels, provide information for replacing equipment as needed.		
<u>Vendor's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the City's Project</u> Kim Newman		

FORM 3

ILLUSTRATIVE WORK

Work by vendor best illustrates current proposals relevant to the RFP that have been/is being accomplished by personnel that shall be assigned to the City. List no more than five (5) projects.

<u>Project Name & Location</u> City of Mount Dora <u>Project Manager:</u> Kim Newman		Client's Name & Address City of Mount Dora
Completion Date (Actual or Estimated): N/A		
<u>Contractor Fees (In Thousands)</u> Entire Project: \$ N/A		<u>Client Contact Name, Title, Email Address and Telephone Number:</u> N/A
Work for which vendor was/is responsible: \$ N/A		
<u>Scope of Entire Project</u> (Please give quantitative indications wherever possible) Servicing, maintaining, and replacing chemical feed system equipment as needed. Responding to emergencies as needed.		
<u>Nature of Vendor's Responsibility in Project</u> (Please give quantitative indications wherever possible) Maintain chemical feed equipment & storage vessels, provide information for replacing equipment as needed.		
<u>Vendor's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the City's Project</u> Kim Newman		

FORM 3

ILLUSTRATIVE WORK

Work by vendor best illustrates current proposals relevant to the RFP that have been/is being accomplished by personnel that shall be assigned to the City. List no more than five (5) projects.

<u>Project Name & Location</u> Volusia County <u>Project Manager:</u> Alan Cliburn		Client's Name & Address Volusia County
Completion Date (Actual or Estimated): N/A		
<u>Contractor Fees (In Thousands)</u> Entire Project: \$ N/A		<u>Client Contact Name, Title, Email Address and Telephone Number:</u> N/A
Work for which vendor was/is responsible: \$ N/A		
<u>Scope of Entire Project</u> (Please give quantitative indications wherever possible) Servicing, maintaining, and replacing chemical feed system equipment as needed. Responding to emergencies as needed.		
<u>Nature of Vendor's Responsibility in Project</u> (Please give quantitative indications wherever possible) Maintain chemical feed equipment & storage vessels, provide information for replacing equipment as needed.		
<u>Vendor's Personnel (Name/Project Assignment) That Worked on the Stated Project that Shall Be Assigned to the City's Project</u> Alan Cliburn		



References

**On top of the World Communities/Bay Laurel
Bryan Schmalz- 352-457-1291**

**City of Mount Dora
Jimmy Klein – 352-435-5052**

**City Dunedin
Brian Antonian- 727-831-1289**

**Volusia County
Bob Beddle
386-566-9164**

**City of Sanford
Richard Casella
407-417-7733**

Immigration Affidavit Certification

This Affidavit is required and should be signed, notarized by an authorized principal of the firm, and submitted with formal Invitations to Bid (ITB's) and Request for Proposals (RFP) submittals. Further, Consultants / Bidders are required to enroll in the E-Verify program, and provide acceptable evidence of their enrollment, at the time of the submission of the Consultant's/bidder's proposal. Acceptable evidence consists of a copy of the properly completed E-Verify Company Profile page or a copy of the fully executed E-Verify Memorandum of Understanding for the company. Failure to include this Affidavit and acceptable evidence of enrollment in the E-Verify program may deem the Consultant / Bidder's proposal as nonresponsive.

The City of Wildwood will not intentionally award City contracts to any Consultant who knowingly employs unauthorized alien workers, constituting a violation of the employment provision contained in 8 U.S.C. Section 1324 a(e) Section 274A(e) of the Immigration and Nationality Act ("INA").

The City of Wildwood may consider the employment by any Consultant of unauthorized aliens a violation of Section 274A (e) of the INA. Such Violation by the recipient of the Employment Provisions contained in Section 274A (e) of the INA shall be grounds for unilateral termination of the contract by the City of Wildwood.

Consultant attests that they are fully compliant with all applicable immigration laws (specifically to the 1986 Immigration Act and subsequent Amendment(s)) and agrees to comply with the provisions of the Memorandum of Understanding with E-Verify and to provide proof of enrollment in The Employment Eligibility Verification System (E-Verify), operated by the Department of Homeland Security in partnership with the Social Security Administration at the time of submission of the Consultant's / Bidder's proposal.

Company Name: Guardian Equipment Inc.

Print Name: Mark A Cliburn Jr. Title: President

Signature Mark A Cliburn Jr. Date: 1-25-24

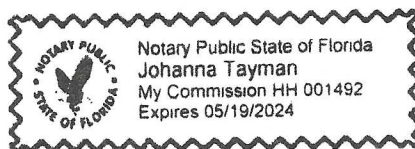
State of Florida County of Seminole

The foregoing instrument was signed and acknowledged before me this 25 day of January, 2024, by

Mark A. Cliburn Jr. who has produced personally known as identification.
(Print or Type Name) (Type of Identification and Number)

Johanna Tayman
Notary Public Signature

Johanna Tayman
Printed Name of Notary Public



HH 001492 5/19/2024
Notary Commission Number/Expiration

The signee of this affidavit guarantees, as evidenced by the affidavit required herein, the truth and accuracy of this affidavit to interrogatories hereinafter made.

CONTRACT

PROFESSIONAL SERVICES AGREEMENT Chemical Feed Systems Maintenance and Repair Services

THIS AGREEMENT is made this 25 day of January, 202⁴~~1~~, by and between City of Wildwood (hereafter referred to as "City"), whose address is 100 N Main Street, Wildwood, Florida 34785, and (hereafter referred to as "Contractor"), whose address is

WHEREAS, the City has need of professional services for Electrical Services and

WHEREAS, the parties desire to enter into a written agreement outlining the duties, responsibilities and compensation of Contractor, based on the Contractor's response to RFP # 2024-18 – Request for Proposals for Chemical Feed Systems Maintenance and Repair Services

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is hereby agreed as follows:

1. The relationship of the Contractor to the City will be that of a professional contractor to provide the professional and technical services required under this agreement in accordance with acceptable professional practices and ethical standards applicable to the Contractor's profession, and Contractor will endeavor to provide to the City prompt and efficient services to the best of its ability.
2. Contractor is hereby retained and employed as the Chemical Feed Systems Maintenance and Repairs Services Contractor and will work with the City to provide said services in accordance with the scope of services outlined in RFP # 2024-18.
3. Contractor agrees to prepare and complete a report to the City, detailing the status of services provided pursuant to this Agreement at least ninety (90) days prior to the expiration of the term of this Agreement, or at least ninety (90) days prior to the expiration of any renewal term of this Agreement. Contractors may be asked to present the deliverables in person for review by staff or for discussion at a scheduled City Commission meeting.
4. The term of this Agreement shall commence on _____ and continue in full force through _____, unless otherwise terminated as provided in paragraph five (5) of this Agreement. This Agreement may be renewed on an annual basis for additional consecutive one-year periods, if agreed to in writing by both parties, at least sixty (60) days prior to the expiration of this Agreement, including any periods of renewal. The term of this Agreement does not relieve the Contractor of any future responsibility as described in paragraph eight (8) of this Agreement.
5. This Agreement may be terminated by either party upon thirty (30) days prior written notice to the other party at the address designated in this Agreement for receiving such notice. If this agreement is terminated, Contractor shall be authorized to receive payment for all work performed up to the date of termination.
6. With regard to compensation paid to Contractor, Contractor shall furnish to the City on a monthly basis an itemized invoice detailing all of Contractor's hours, services, expenses and any other services utilized by the City during the preceding month. Invoice shall be itemized pursuant to and in accordance with the attached Fee Schedule. The contractor shall compute the total amount due for the preceding month and all amounts due. Contractor shall be paid on a monthly basis pursuant to the provisions of the Local Government Prompt Payment Act, F.S. 218. The contractor acknowledges and agrees that the rates set forth in the Fee Schedule shall remain fixed throughout the duration of the Agreement and thereafter shall only be adjusted by mutual written agreement of both parties.

7. General Considerations.

- a. All reports, drawings, designs, specifications, notebooks, computations, details, and calculation documents prepared by the Contractor and presented to the City pursuant to this Agreement are and remain the property of the City as instruments of service.
- b. All analyses, data, documents, models, modeling, reports, and tests performed or utilized by Contractor shall be made available to the City upon request and shall be considered public records, pursuant to F.S. 119.0701.
- c. Contractor shall keep all books, records, files, drawings, plans and other documentation, including all electronically stored items, which concern or relate to the services required hereunder, for a minimum of three (3) years from the date of expiration or termination of this Agreement, or as otherwise required by any applicable law, whichever date is later. The City shall have the right to order, inspect and copy all such Records as often as it deems necessary during any such period of time. The right to audit, inspect, and copy records shall include all of the records of sub-Contractors (if any).
- d. Contractor shall, at all times, comply with the Florida Public Records Law, the Florida Open Meeting Law and all other applicable laws, rules and regulations of the State of Florida.
- e. Contractor shall, at all times, carry Professional Liability, General Liability, Automobile and Worker's Compensation Insurance pursuant to the insurance requirements in RFP # 2024-18, naming City as an additional insured in each such policy.
- f. Upon Contractor's written request, the City will furnish, or cause to be furnished, such reports, studies, instruments, documents, and other information as Contractor and City mutually deem necessary, and Contractor may rely upon same in performing the services required under this agreement.
- g. The City and Contractor each binds itself and its successors, legal representatives and assigns to the other party to this agreement and to the partners, successors, legal representatives and assigns of such other party to this agreement, in respect to all covenants of this agreement; and neither the City nor Contractor shall assign or transfer their interest in this agreement without the prior written consent of the other party.

8. Should any other professional services be called for by the City which are not otherwise set forth in this Agreement or any of its attachments or exhibits, said charges shall be agreed upon in advance by the parties hereto. The Contractor may be required to provide additional services to the City on challenges, public protests, administrative hearings or similar matters. The Contractor shall be available to represent the City, serve as an expert witness and provide supporting documentation as necessary.

9. The Contract Documents, which comprise the entire Contract between City and Contractor and which are further incorporated herein by reference, consist of the following:

- a. Request for Proposals (RFP)
- b. Vendor's RFP Documents
- c. Permits / Licenses
- d. All RFP Addenda Issued Prior to RFP Opening Date
- e. All Modifications and Change Orders Issued
- f. Services hourly rates, as attached to this contract.

10. The Contractor agrees to indemnify and hold harmless the City of Wildwood, and their elected officials, employees and volunteers from and against all claims, losses and expenses, including legal costs, arising out of or resulting from, the performance of this contract, provided that any such claims, damage, loss of expenses is attributed to bodily injury, sickness, disease, personal injury or death, or to injury to or destruction of tangible property including the loss or loss of use resulting there from and is caused in whole or in part by any negligent act or omission of the Contractor.

11. Contractor, its agents, servants, or employees shall, in no manner, whatsoever be construed as the employees, agents, servants or representatives of the City and shall have not expressed or implied power or authority to act in any manner whatsoever for or on behalf of the City, except as provided in the scope of services called for herein. Contractor is hereby designated as an independent contractor to the City and none of the employees, agents or servants of the Contractor shall have, or be entitled to, any of the fringe benefits applicable to employees of the City.

12. In the event of default by either party hereto, the defaulting party shall be liable for all costs and expenses, including reasonable attorney's fees and costs incurred by the other party in enforcing its rights hereunder, whether litigation be instituted or not, at the trial court and appellate court level.

13. Contractor does hereby waive any and all "venue privilege" and or "diversity of citizenship privileges" and specifically agrees that any action brought for the enforcement, construction or interpretation of this agreement shall be maintained in the County or Circuit Court in and for Sumter County, Florida, and Contractor hereby specifically waives its right or privilege to institute any action of any kind or nature whatsoever, against the City in any other State Court, Federal Court or administrative tribunal.

14. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations, or agreements, either written or verbal. If any provision of this Agreement is declared to be invalid or unenforceable, the remainder shall continue to operate in full force and effect.

15. This Agreement cannot be changed or modified, unless by written agreement signed by all parties hereto.

16. In performing services hereunder, Contractor shall comply with all federal, state and local laws and regulations. Contractor shall be responsible for identifying and obtaining all permits necessary to complete the scope of services. Contractor shall be responsible for obtaining, at its sole cost and expense, all necessary licenses and other governmental approvals required in order for Contractor to provide the type of services required hereunder.

17. Contractor shall immediately notify City in writing of any commitments during the term of this Agreement which may constitute a potential or actual conflict of interest with respect to the scope of services to be performed for the City.

18. Each of the WHEREAS clauses listed above are hereby re-alleged and incorporated into this Agreement as if otherwise fully stated herein.

19. Any notices required by this Agreement shall be mailed to the following individual(s), by Certified Mail, Return Receipt requested:

FOR THE CITY

FOR THE CONTRACTOR

Name: Jason McHugh

Name: Mark A. Cliburn Jr.

Address: 100 N Main Street, Wildwood, FL 34785

Address: 330 Hickman Dr. Sanford, FL 32771

Title: City Manager

Title: President

Date: _____

Date: January 25, 2024

IN WITNESS WHEREOF, the parties have signed this agreement the day and year first above written.

ATTEST:

CITY OF WILDWOOD

By: _____

By: Ed Wolf, Mayor

Date Signed: _____

ATTEST:

Contractor

By: Johanna Tayman

Guardian Equipment, Inc.

By: Wm A. Child Jr.

Date Signed: 1-25-24

PROPOSER'S CERTIFICATION

Submit To: City of Wildwood 100 N Main Street Wildwood, FL 34785 352-330-1330 352-330-1338 (fax)		CITY OF WILDWOOD REQUEST FOR PROPOSAL (RFP) CERTIFICATION AND ADDENDA ACKNOWLEDGMENT	
DUE DATE: 2/1/2024	DUE TIME: 11:30 am	RFP # 2024-18	
TITLE: CHEMICAL FEED SYSTEMS MAINTENANCE AND REPAIRS			
VENDOR NAME: Guardian Equipment, Inc		PHONE NUMBER: 407-936-2216	
VENDOR MAILING ADDRESS: 330 Hickman Dr.		FAX NUMBER: 407-936-2217	
CITY/STATE/ZIP: Sanford, FL 32771		E-MAIL ADDRESS: kim@guardianequipment.net	
"I, the undersigned, certify that I have reviewed the addenda listed below (list all addenda received to date). I understand that timely commencement will be considered in award of this RFP and that cancellation of award will be considered if commencement time is not met, and that untimely commencement may be cause for termination of contract. I further certify that the services will meet or exceed the RFP requirements. I, the undersigned, declare that I have carefully examined the RFP, specifications, terms and conditions as applicable for this Request, and that I am thoroughly familiar with all provisions and the quality and type of coverage and services specified. I further declare that I have not divulged, discussed, or compared this RFP with any other Offeror and have not colluded with any Offerors or parties to an RFP whatsoever for any fraudulent purpose."			
<u>1</u> Addendum #	Addendum #	Addendum #	Addendum #
"I certify that this quote is made without prior understanding, agreement, or connection with any corporation, vendor, or person submitting an RFP for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this RFP and certify that I am authorized to sign this response and that the offer is in compliance with all requirements of the RFP, including but not limited to certification requirements. In conducting offers with an agency for CITY OF WILDWOOD, respondent agrees that if this RFP is accepted, the respondent will convey, sell, assign, or transfer to the City of Wildwood all rights, title and interest in and to all causes of action it may now or hereafter acquire under the anti-trust laws of the United States for price fixing relating to the particular commodities or services purchased or acquired by the CITY. At the City of Wildwood discretion, such assignment shall be made and become effective at the time the purchasing agency renders final payment to the respondent."			
<u>Mark A Cliburn Jr. President</u> Authorized Agent Name, Title (Print)		<u>Mark A Cliburn Jr.</u> Authorized Signature	<u>1-25-24</u> Date
<i>This form must be completed and returned with your Submittal</i>			

PROPOSALS FORM FOR CITY OF WILDWOOD



Name of Vendor Submitting Proposals Guardian Equipment, Inc.

Name of Person Submitting Proposals Mark A. Cliburn Jr.

PROPOSER ACKNOWLEDGMENT

"The undersigned hereby declares that he/she has informed himself/herself fully in regard to all conditions to the work to be done, and that he/she has examined the RFP and Specifications for the work and comments hereto attached. The Vendor proposes and agrees, if this submission is accepted, to contract with the City of Wildwood to furnish all necessary materials, equipment, labor and services necessary to complete the work covered by the RFP and Contract Documents for this Project. The Vendor agrees to accept in full compensation for each item the prices named in the schedules incorporated herein."

Mark A. Cliburn Jr.
Signature

1-25-24
Date

RPF # 2024-18
RFP Number

[☒] Check if exception(s) or deviation(s) to Specifications. Attach separate sheet(s) detailing reason and type for the exception or deviation.

This document must be completed and returned with your Submittal.

Statement of Terms and Conditions

PUBLIC ENTITY CRIME: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a proposal/Bid on a contract to provide any goods or services to a public entity, for the construction or repair of a public building or public work, may not submit Proposals/Bids on leases of real property to a public entity, may not be awarded or perform work as a Contractor, supplier, subContractor, or Contractor under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

INDEMNIFICATION: The contractor shall indemnify and hold harmless the City, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the design professional and other persons employed or utilized by the design professional in the performance of the contract.

PROHIBITION OF LOBBYING: During the blackout period which is, the period between the time the submittals for Invitation to Bid or the Request for Proposals, or Proposals, or information, as applicable, are received at Contracts / Purchasing and the time the City awards the contract, no proposer, no lobbyist, principal, or other person may lobby, on behalf of a competing party in a particular procurement matter, any member of the City, or any City employee other than the _____. Violation of this provision may result in disapproval of violating party. All questions regarding this Request for Proposals (RFP) or Invitation to Bid (BID) must be submitted in writing to the City's Financial Services Manager.

ANTI TRUST LAWS: By submission of a signed RFP or BID, the successful Vendor acknowledges compliance with all antitrust laws of the United States and the State of Florida, in order to protect the public from restraint of trade, which illegally increases prices.

CONFLICT OF INTEREST: The award of the contract hereunder is subject to the provisions of Chapter 112 of the Florida Statutes. Vendors shall disclose the name of any Officer, Director, Partner, Associate, or Agent who is also an Officer, Appointee, or Employee of any of the City's at the time of the RFP or BID, or at the time of occurrence of the Conflict of Interest thereafter.

INTERPRETATION, CLARIFICATIONS AND ADDENDA: No oral interpretations will be made to any vendor as to the meaning of the RFP/BID Contract Documents. Any inquiry or request for interpretation received by the _____ before the date listed herein will be given consideration. All such changes or interpretations will be made in writing in the form of an addendum and, if issued, will be distributed at or after the Pre-Proposals/Pre-Bid Conference, mailed or sent by available or electronic means to all attending prospective Submitters prior to the established RFP/BID opening date. Each Vendor shall acknowledge receipt of such addenda in the space provided. In case any Proposer/Bidder fails to acknowledge receipt of such addenda or addendum, his offer will nevertheless be construed as though it had been received and acknowledged and the submission of his bid will constitute acknowledgment of the receipt of same. All addenda are a part of the RFP/BID FORMS and each Proposer/Bidder will be bound by such addenda, whether or not received by him. It is the responsibility of each proposer/bidder to verify that he has received all addenda issued before RFP's/BID's are opened. In the case of unit price items, the quantities of work to be done and materials to be furnished under this RFP/BID Contract are to be considered as approximate only and are to be used solely for the comparison of RFP's/BID's received. The City and/or his CONTRACTOR do not expressly or by implication represent that the actual quantities involved will correspond exactly therewith; nor shall the Vendor plead misunderstanding or deception because of such estimate or quantities of work performed or material furnished in accordance with the Specifications and/or Drawings and other Proposals/Bid Documents, and it is understood that the quantities may be increased or diminished as provided herein without in any way invalidating any of the unit or lump sum prices bid.

GOVERNING LAWS AND REGULATIONS: The vendor is required to be familiar with and shall be responsible for complying with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the work.

PROPRIETARY/CONFIDENTIAL INFORMATION: Vendors are hereby notified that all information submitted as part of, or in support of RFP's/BID's, will be available for public inspection ten days after opening of the RFP's/BID's or until a short list is recommended whichever comes first, in compliance with Chapter 119, and 287 of the Florida Statutes. All RFP's/Bids submitted in response to this solicitation become the property of the City. Unless information submitted is proprietary, copy written, trademarked, or patented, the City reserves the right to utilize any or all information, ideas, conceptions, or portions of any RFP/BID, in its best interest.

TAXES: The City of Wildwood is exempt from any taxes imposed by the State and/or Federal Government. Exemption certificates will be provided upon request.

NON-COLLUSION DECLARATION: By signing this RFP/BID, all Vendors shall avendor that they shall not collude, conspire, connive or agree, directly or indirectly, with any other Proposer, vendor, or person to submit a collusive or sham Proposals in connection with the work for which their RFP/BID has been submitted; or to refrain from Bidding in connection with such work; or have in any manner, directly or indirectly, sought by person to fix the price or prices in the RFP/BID or of any other Bidder, or to fix any overhead, profit, or cost elements of the RFP/BID price or the RFP/BID price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against any other Bidder, or any person interested in the proposed work.

PROPOSER RESPONSIBILITY: Invitation by the City's to vendors is based on the recipient's specific request or as the result of response by the public to the legal advertisements required by State law. Vendors or individuals submit their responses on a voluntary basis, and therefore are not entitled to compensation of any kind.

CITYSHIP OF SUBMITTALS: All responses, inquiries or correspondence relating to or in reference to this RFP/BID, and all other reports, charts, displays, schedules, exhibits and other documentation submitted by the vendors will become the property of the City. Reference to literature submitted with a previous RFP/BID will not relieve the Bidder from including any required documents with this RFP/BID.

EXAMINATION OF BID DOCUMENTS: Each Bidder shall carefully examine the RFP/BID Document to ensure all pages have been received, all drawings and/or Specifications and other applicable documents are included, and shall inform himself thoroughly regarding any and all conditions and requirements that may in any manner affect cost, progress or performance of the work to be performed under the Contract. Ignorance on the part of the CONTRACTOR will in no way relieve him of the obligations and responsibilities assumed under the Contract.

VENDOR RESPONSIBILITY: Vendors are fully and completely responsible for the labeling, identification and delivery of their submittals. The _____ will not be responsible for any mislabeled or misdirected submissions, nor those handled by delivery persons, couriers, or the US Postal Service.

DRUG FREE WORKPLACE: All Proposers/Bidders shall submit the enclosed, duly signed and notarized form entitled "Drug Free Workplace Certificate". The Drug Free Workplace Vendor shall have the burden of demonstrating that his program complies with Section 287.087 of the Florida Statutes, and any other applicable state law.

THE CITY OF WILDWOOD, is a political subdivision of the State of Florida, and reserves the right to reject any and/or all submittals, reserve the right to waive any informalities or irregularities in the examination process, and reserve the right to award contracts and/or in the best interest of the City. Submittals not meeting stated minimum terms and proposals may be rejected by the City as non-responsive. The City reserves the right to reject any or all submittals without cause. The City reserves the right to reject the submission of any Vendor in arrears or in default upon any debt or contract to the City, or who has failed to perform faithfully any previous contract with the City's or with other governmental agencies.

PUBLIC RECORDS LAW: Correspondence, materials and documents received pursuant to this RFP/BID become public records subject to the provisions of Chapter 119, Florida Statutes.

VERIFICATION OF TIME: Nextel time is hereby established as the Official Time of the City's.

PREPARATION OF PROPOSALS/BIDS:

Signature of the Bidder: The Bidder must sign the RFP/BID FORMS in the space provided for the signature. If the Proposer/Bidder is an individual, the words "doing business as _____" must appear beneath such signature. In the case of a partnership, the signature of at least one of the partners must follow the vendor name and the words, "Member of the Vendor" should be written beneath such signature. If the Proposer/Bidder is a corporation, the title of the officer signing the RFP/BID on behalf of the corporation must be stated and evidence of his authority to sign the RFP/BID must be submitted. The Proposer/Bidder shall state in the RFP/BID FORMS the name and address of each person interested therein.

Basis for Bidding: The price proposed for each item shall be on a lump sum or unit price basis according to specifications on the RFP/BID FORM. The proposed prices shall remain unchanged for the duration of the Contract and no claims for cost escalation during the progress of the work will be considered, unless otherwise provided herein.

Total Proposed Price/Total Contract Sum Proposed: If applicable, the total price bid for the work shall be the aggregate of the lump sum prices proposed and/or unit prices multiplied by the appropriate estimated quantities for the individual items and shall be stated in figures in the appropriate place on the RFP/BID FORM. In the event that there is a discrepancy on the RFP/BID FORM due to unit price extensions or additions, the corrected extensions and additions shall be used to determine the project bid amount.

TABULATION: Those wishing to receive an official tabulation of the results of the opening of this RFP/BID are to submit a self-addressed, stamped business size (No. 10) envelope, prominently marked on the front lower left side, with the RFP identification. Tabulation requested by telephone, fax or electronic media will not be accepted.

OBLIGATION OF WINNING BIDDER: The contents of the RFP/BID of the successful proposer/bidder will become contractual obligations if acquisition action ensues. Failure of the successful Proposer/Bidder to accept these obligations in a contract may result in cancellation of the award and such vendor may be removed from future participation.

AWARD OF BID: It is the City's intent to select a vendor within sixty (60) calendar days of the deadline for receipt of Proposals/Bids. However, Proposals/Bids must be vendor and valid for award for at least ninety (90) calendar days after the deadline for receipt of the RFP/BID.

ADDITIONAL REQUIREMENTS: The vendors shall furnish such additional information as the City may reasonably require. This includes information which indicates financial resources as well as ability to provide the services. The City reserves the right to make investigations of the proposals of the vendor as it deems appropriate.

PREPARATION COSTS: The City shall not be obligated or be liable for any costs incurred by Proposers/Bidders prior to issuance of a contract. All costs to prepare and submit a response to this RFP/BID shall be borne by the Proposer/Bidder.

TIMELINESS: All work will commence upon authorization from the City's representative. All work will proceed in a timely manner without delays. The Contractor shall commence the work UPON RECEIPT OF NOTICE TO PROCEED and/or ORDER PLACED (PURCHASE ORDER PRESENTED), and shall deliver in accordance to the terms and conditions outlined and agreed upon herein.

DELIVERY: All prices shall be FOB Destination, Sumter County, Florida, inside delivery unless otherwise specified.

ADDITIONAL SERVICES/PURCHASES BY OTHER PUBLIC AGENCIES ("PIGGY-BACK"):

The Vendor by submitting a Bid acknowledges that other Public Agencies may seek to "Piggy-Back" under the same terms and conditions, during the effective period of any resulting contract - services and/or purchases being offered in this Bid, for the same prices and/or terms proposed. Vendor has the option to agree or disagree to allow contract Piggy-Backs on a case-by-case basis. Before a Public Agency is allowed to Piggy-Back any contract, the Agency must first obtain the vendor's approval - without the vendor's approval, the seeking Agency cannot Piggy-Back.

PLANS, FORMS & SPECIFICATIONS: Bid Packages are available from the _____. These packages are available for pickup or by mail. If requested to mail, the Proposer/Bidder must supply a courier account number (UPS, FedEx, etc.). Proposers/Bidders are required to use the official RFP/BID FORMS, and all attachments itemized herein, are to be submitted as a single document. Any variation from the minimum specifications must be clearly stated on the RFP/BID FORM and/or Exceptions/Deviations Sheet(s). Only one set of plans, forms, and specifications will be furnished each company or corporation interested in submitting a Proposals/bid. RFP/BID FORM documents for this project are free of charge and are available on-line and are downloadable.

MANUFACTURER'S NAME AND APPROVED EQUIVALENTS: Any manufacturer's names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition unless otherwise indicated. The Proposer/Bidder may offer any brand for which he is an authorized representative, which meets or exceeds the RFP/BID specification for any item(s). If RFP's/BID's are based on equivalent products, indicate on the RFP/BID FORM the manufacturer's product name and literature, and/or complete specifications. Reference to literature submitted with a previous RFP/BID will not satisfy this provision. The Proposer/Bidder shall explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. RFP's/BID's which do not comply with these requirements are subject to rejection. RFP's/BID's lacking any written indication of intent to quote an alternate brand will be received and considered in complete compliance with the specifications as listed on the RFP/BID FORM. The _____ is to be notified, in writing, of any proposed changes in materials used, manufacturing process, or construction. However, changes shall not be binding upon the City unless evidenced by a Change Notice issued and signed by the _____, or designated representative.

QUANTITIES: The quantities as specified in this RFP/BID are estimates only and are not to be construed as guaranteed minimums.

SAMPLES: Samples of items, when called for, shall be furnished free of expense, and if not destroyed may, upon request, be returned at the Proposer's/Bidder's expense. Each sample shall be labeled with the Proposer's/Bidder's name, manufacturer brand name and number, RFP/BID number and item reference. Samples of successful Proposer's/Bidder's items may remain on file for the term of the contract. Request for return of samples shall be accompanied by instructions which include shipping authorization and must be received at time of opening. Samples not returned may be disposed of by the City within a reasonable time as deemed appropriate.

DOCUMENT RE-CREATION: Vendor may choose to re-create any document(s) required for this solicitation, but must do so at his own risk. All required information in the original City format must be included in any re-created document. Submittals may be deemed non-responsive if required information is not included in any re-created document.

ACKNOWLEDGED:


(Signature and Date) 1-25-24

This document must be completed and returned with your Submittal.

HOLD HARMLESS AGREEMENT

The Contractor agrees to hold the City of Wildwood harmless against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting there from, arising out of the agreement, to the extent that such claims are attributable, in whole or in part, to a negligent act or omission by the Contractor.

The Contractor shall purchase and maintain workers' compensation insurance for all workers' compensation insurance and employers' liability in accordance with Florida Statute Chapter 440.

The Contractor shall also purchase any other coverage required by law for the benefit of employees.

Required insurance shall be documented in Certificates of Insurance and shall be provided to the City representative requesting the service.

By signature upon this form the Contractor stipulates that he/she agrees to the Hold Harmless Agreement, and to abide by all insurance requirements.

Mark A. Cliburn Jr.
Contractor/ Vendor-Print Name

Mark A. Cliburn Jr.
Signature

Chemical Feed System Maintenance
Project Name and repair services

1-25-24
Date

The effective date of this Hold Harmless Agreement shall be for the duration of this project.

This document must be completed and returned with your Submittal.

DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that,

Guardian Equipment, Inc.
(print or type name of vendor)

- Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.
- Informs employees about the dangers of drug abuse in the work place, the vendor's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
- Gives each employee engaged in providing commodities or contractual services that are under RFP or bid, a copy of the statement specified above.
- Notifies the employees that as a condition of working on the commodities or contractual services that are under RFP or bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, please or guilty or nolo contendere to, any violation of Chapter 1893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (*) statement to acknowledge their receipt.
- Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
- Makes a good faith effort to continue to maintain a drug free work place through the implementation of the drug free workplace program.
- "As a person authorized to sign this statement, I certify that the above named business, vendor or corporation complies fully with the requirements set forth herein".

Mr. A. Chiles Jr.
Authorized Signature

1-25-24
Date Signed

State of: Florida

County of: Seminole

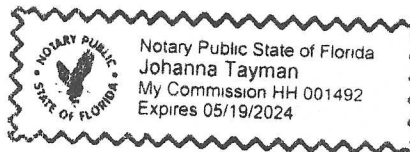
Sworn to and subscribed before me this 25 day of January, 2024

Personally known X or Produced Identification _____
(Specify Type of Identification)

Johanna Tayman
Signature of Notary

My Commission Expires 5/19/2024

(seal)



This document must be completed and returned with your Submittal.

**SWORN STATEMENT TO SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES FORM**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR
OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Wildwood

By Mark A. Cliburn Jr. President
{print individual's name and title}

for Guardian Equipment Inc.
{print name of entity submitting sworn statement}

whose business address is 330 Hickman Dr. Sanford, FL 32771

and (if applicable) its Federal Employer Identification Number (FEIN) is 59-3142574 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:
- a. A predecessor or successor of a person convicted of a public entity crime; or
 - b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
 - c. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
 - d. Based on information and belief, the statement which I have marked below is true in relation to the

entity submitting this sworn statement. {indicate which statement applies.}

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. {attach a copy of the final order}

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Mr. A. Cliburn Jr.

{signature}

1-25-24

{date}

State of Florida

County of Seminole

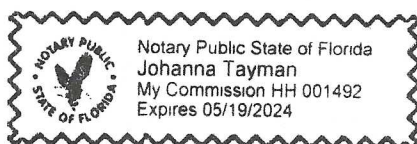
PERSONALLY APPEARED BEFORE ME, the undersigned authority, Mark A. Cliburn Jr., who after first being sworn by me, affixed his/her signature in the space provided above on this 25 day of January, 2024

Attest: Johanna Tayman

Notary Public

My commission expires: 5/19/2024

(Notary Seal)



This document must be completed and returned with your Submittal.

Conflict of Interest Disclosure Form

I HEREBY CERTIFY that

2. I (printed name) _____ am the
(title) President and the duly authorized representative of the vendor of (Vendor
Name) Guardian Equipment, Inc. whose address is
330 Hickman Dr. Sanford, FL 32771
, and that I possess the legal authority to make this affidavit on behalf of myself and the
vendor for which I am acting; and,

2. Except as listed below, no employee, officer, or agent of the vendor have any conflicts of interest, real or apparent, due to ownership, other clients, contracts, or interests associated with this project; and,

3. This bid proposal is made without prior understanding, agreement, or connection with any corporation, vendor, or person submitting a bid proposal for the same services and is in all respects fair and without collusion or fraud.

EXCEPTIONS (List)

Signature: Mark A. Cliburn Jr.

Printed Name: Mark A Cliburn Jr.

Vendor Name: Guardian Equipment Inc.

Date: 1-25-24

State of Florida

County of Seminole

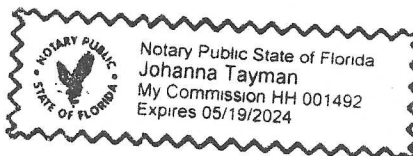
Sworn to and subscribed before me this 25 day of January 2024

Personally Known X

OR Produced Identification _____, Type of Identification _____

My Commission Expires 05/19/2024

Johanna Tayman
(Printed, typed or stamped commissioned name of notary)



This document must be completed and returned with your Submittal



GUARDIAN EQUIPMENT, INC.

330 Hickman Drive, Sanford, FL 32771 PH:888-928-3700 / 407-936-2216 FX:407-936-2217

January 25, 2024

Mr. Thomas Rigwood
City of Wildwood
100 North Main Street
Wildwood, FL 34785

RE: EXCEPTION OR DEVIATION TO SPECIFICATION

- **Part 3 – Scope of Services, Description of Work**
Travel time will be billed from port to port.
- Guardian Equipment will not be submitting estimates services not exceeding 7,500.00.
- Guardian Equipment will not be submitting paid supplier invoicing or details of labor cost.
- **Form 2 - BID FORM – Note 2**
Our pricing will be based on the attached pricing sheet will all other items being 10% off list as per the attached pricing sheet. Supplier invoicing will not be supplied.

ITB-20-B-115LL
Chemical Feed Systems Maintenance and Repair Parts Continued
Guardian Equipment, Inc.

QTY	PART NUMBER	DESCRIPTION	UNIT COST	DISCOUNT	EXTENDED COST
1	BN499P	1/2" FLOMOTION BACK PRESSURE VALVE	\$187.00	10%	\$168.30
1	BN750P	3/4" FLOMOTION BACK PRESSURE VALVE	\$363.00	10%	\$326.70
1	BN100P	1" FLOMOTION BACK PRESSURE VALVE	\$468.00	10%	\$421.20
1	P3N499P	1/2" FLOMOTION PRESSURE RELIEF VALVE	\$204.00	10%	\$183.60
1	P3N750P	3/4" FLOMOTION PRESSURE RELIEF VALVE	\$392.00	10%	\$352.80
1	P3N100P	1" FLOMOTION PRESSURE RELEIF VALVE	\$504.00	10%	\$453.60
1	PV-00602	PRESSURE SPRING -1/2"-1" & T SERIES VALVE 10-150 PSI	\$36.00	10%	\$32.40
1	PV-00810	DIAPHRAGM 1/2" -1" & T SERIES VALVE PTTFE/EPDM	\$56.00	10%	\$50.40
1	FLN12PV	PULSTATION DAMPENER 12 CU	\$336.00	10%	\$302.40
1	FLN40PV	PULSTATION DAMPENER 40 CU	\$920.00	10%	\$828.00
1	PDB12V	PULSATION DAMPENER BLADDER FOR FLN12	\$58.00	10%	\$52.20
1	PDB85V	PULSATION DAMPENER BLADDER FOR FLN40	\$88.00	10%	\$79.20
1	1605005	1/2" ASAHI VALVE	\$36.00	10%	\$32.40
1	1605007	3/4" ASAHI VALVE	\$46.00	10%	\$41.40
1	1605010	1" ASAHI VALVE	\$54.00	10%	\$48.60
1	1605020	2" ASAHI VALVE	\$116.00	10%	\$104.40
1	KM70P	TKM METERING PUMPS	\$2,646.00	10%	\$2,381.40
1	KM102P	TKM METERING PUMPS	\$2,898.00	10%	\$2,608.20
1	KM132P	TKM METERING PUMPS	\$3,102.00	10%	\$2,791.80
1	KM162P	TKM METERING PUMPS	\$3,295.00	10%	\$2,965.50
1	TKM .50HP	1/2 HP TKM MOTOR	\$470.00	10%	\$423.00
1	KM GEAR OIL	TKM GEAR OIL	\$15.00	10%	\$13.50
1	TKM .75HP	3/4 HP TKM MOTOR	\$535.00	10%	\$481.50
1	DM70	DIAPHRAGM FOR KM70P PUMPS	\$222.00	10%	\$199.80
1	DM102	DIAPHRAGM FOR KM102P PUMPS	\$264.00	10%	\$237.60
1	DM132	DIAPHRAGM FOR KM132P PUMPS	\$294.00	10%	\$264.60
1	DM162	DIAPHRAGM FOR KM162P PUMPS	\$318.00	10%	\$286.20
1	GPVR5P	VALVE REPAIR KIT KM70	\$282.00	10%	\$253.80
1	GRVR8P	VALVE REPAIR KIT KM102P	\$282.00	10%	\$253.80
1	GPVR13P	VALVE REPAIR KIT KM132P	\$330.00	10%	\$297.00
1	GRPVR18P	VALVE REPAIR KIT KM162P	\$336.00	10%	\$302.40
1	S11P001	1" PVC RING NUT TKM	\$20.00	10%	\$18.00
1	S11P002	1/2" NPTF CONNECTION TKM	\$18.00	10%	\$16.20
1	S11P003	RING NUT 1-1/2" PVC TKM	\$22.00	10%	\$19.80
1	S11P004	3/4" NPTF CONNECTION TKM	\$20.00	10%	\$18.00
1	S11P005	1" NPTF CONNECTION TKM	\$33.00	10%	\$29.70
1	K-49	BELLOW SEAL	\$39.00	10%	\$35.10

1	GE5220	GUARDIAN EQUIPMENT DRIVE	\$720.00	10%	\$648.00
1	CC-500S	PVC CALIBRATION MAX GPH 15.85	\$122.00	10%	\$109.80
1	CC-1000S	PVC CALIBRATION MAX GPH 31.70	\$148.00	10%	\$133.20
1	CC-2000S	PVC CALIBRATION MAX GPH 63.40	\$225.00	10%	\$202.50
1	CC-3000S	PVC CALIBRATION MAX GPH 95.10	\$315.00	10%	\$283.50
1	EH1742	WALCHEM HEAD BRACKET EHE30/31	\$5.00	10%	\$4.50
1	EH1743	WALCHEM HEAD BRACKET EHE35/36	\$55.00	10%	\$49.50
1	EH1745	WALCHEM HEAD BRACKET EHE55/56	\$55.00	10%	\$49.50
1	E00027	WALCHEM C.V. HOUSING	\$24.00	10%	\$21.60
1	E00033	WALCHEM C.V. HOUSING	\$25.00	10%	\$22.50
1	E00039	WALCHEM C.V. HOUSING	\$72.00	10%	\$64.80
1	HC-220	HYDRO INSTRUMENTS			
		TOTAL			\$18,963.90



GUAREQU-01

ECARDONAMOTINO

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/23/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Stahl Morse & Associates 1000 Wekiva Springs Road Longwood, FL 32779	CONTACT NAME: Good	
	PHONE (A/C, No, Ext): (407) 869-4200	FAX (A/C, No): (407) 862-7656
	E-MAIL ADDRESS: certs@stahlinsurance.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Nationwide Affinity Insurance	26093
INSURED Guardian Equipment, Inc. 330 Hickman Drive Sanford, FL 32771	INSURER B : Auto Owners Insurance Company	18988
	INSURER C : Southern Owners Ins Co	10190
	INSURER D : Westchester Surplus Lines Ins	10172
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☒ PROJECT ☒ LOC OTHER:			ACPCG013087104970	5/8/2023	5/8/2024	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY			4968263401	5/8/2023	5/8/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
C	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000			4769632600	5/8/2023	5/8/2024	EACH OCCURRENCE \$ 2,000,000
							AGGREGATE \$ 2,000,000
							\$
							PER STATUTE ☐ OTH-ER ☐
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
D	Pollution Liability			G71660746002	9/1/2023	9/1/2024	Ded \$5,000 Ea Pol OC 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Wildwood
100 N Main Street
Wildwood, FL 34785

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



CERTIFICATE OF LIABILITY INSURANCE

Acct#: 3031460

DATE (MM/DD/YYYY)
01/25/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER AON RISK SERVICES SOUTH, INC 3550 LENOX ROAD NORTHEAST, SUITE 1700 ATLANTA, GA 30326	CONTACT NAME:	
	PHONE (A/C, No, Ext): 844-398-0470	FAX (A/C, No):
	E-MAIL ADDRESS: TPGCERTS@LOCKTONAFFINITY.COM	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Indemnity Insurance Co. of North America	
	NAIC # 43575	
INSURED Guardian Equipment, Inc. 330 Hickman Drive Sanford, FL 32771	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						
	☐ CLAIMS- ☐ OCCUR						EACH OCCURRENCE \$
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$
							MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$
	☐ POLICY ☐ PRO- ☐ LOC						PRODUCTS - COMP/OP AGG \$
	OTHER:						\$
	AUTOMOBILE LIABILITY						
	☐ ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ OWNED ☐ SCHEDULED						BODILY INJURY (Per person) \$
	☐ AUTOS ONLY ☐ AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED ☐ NON-OWNED						PROPERTY DAMAGE (Per accident) \$
	☐ AUTOS ONLY ☐ AUTOS ONLY						\$
	UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE \$
	☐ DED ☐ RETENTION \$						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N / A	C57196725	12/31/2023	12/31/2024	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

3031460

City of Wildwood
100 N Main Street
Wildwood, FL 34785

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Approval to Award Housing Needs Study Proposal Tasks 1 and 2 in the amount of \$50,000.00 to GAI Consultants, Inc.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Development Services has requested a proposal from GAI Consultants (Community Solutions Group) for a housing needs study to analyze the city's current housing supply and housing needs to accommodate future population growth. This study will provide insight into the current and future residential market conditions.

Staff is requesting approval of Tasks 1 & 2 of the attached proposal, in the amount of \$50,000.00, to identify existing conditions in housing stock and trends as well as develop a housing demand forecast for the City of Wildwood. Tasks 3 & 4 are shown in the proposal to provide the Commission with the types of future analysis that may be necessary as the city continues to grow.



Planning | Urban Design
Landscape Architecture
Economics | Real Estate

January 30, 2024

R230415.01

Ms. Wendy Then, AICP, CFM
Assistant Director | Development Services Department
City of Wildwood
100 N Main Street
Wildwood, FL 34785

Proposal: Housing Needs Study Wildwood, Florida

Dear Ms. Then:

GAI Consultants' Community Solutions Group ("GAI" or "CSG") offers this Scope of Services outlining services CSG could provide the City of Wildwood ("Client" or "City") consistent with the Professional Services Agreement, dated June 12, 2023, and attached hereto as Exhibit C, in response to RFQ #2023-11 which resulted in GAI's selection to provide the City with Urban Planning Continuing Services.

At the request of the City, this proposal outlines the basic structure for a Scope of Services and anticipated budget for that work. A signed and returned copy of this Proposal, will authorize CSG to proceed.

Project Understanding

CSG anticipates being retained by the Client to offer insight and perspective regarding the City's current housing supply and housing needs to accommodate future population growth within the City. Our understanding is that the City seeks to document the existing conditions of housing supply and future demand for housing both inclusive and exclusive of The Villages, a 55+ community, which is partially located within the City.

Scope of Services

Based on our understanding of the project requirements/criteria provided to date by the City, CSG will perform the following described Scope of Services:

Task 1: Existing Conditions – Housing Data and Trends

In this task, CSG will conduct an analysis of current demographic, socio-economic trends, existing housing inventory, overall housing production, and other local and regional factors affecting housing production, affordability, and other related issues throughout the City, with specific focus on workforce housing (to be defined in the course of the analysis) and Affordable (assisted, subsidized, income restricted) housing needs. The analysis will include an evaluation of the current gaps between housing demand and supply, including relevant patterns and

GAI Consultants, Inc.
618 East South Street, Suite 700
Orlando, Florida 32801

T 407.423.8398
gaiconsultants.com

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trends which will involve extensive data collection to include, but not necessarily be limited to:

- *People:* Population growth patterns, population density, employment by industry earnings profile, employer policies related to remote work/work from home, and lifestyle trends (if relevant); and
- *Product:* Household and housing unit type/size, housing unit production, housing unit vacancy by type (seasonal, migrant, for rent/sale, pending occupancy, etc.), tenancy conditions, time in residence; and
- *Price:* Household and per capita incomes, housing cost (rent and mortgage), and how it relates to cost-burden conditions; and
- *Place:* Land vacancy, residential non-permissible lands, mobility, displacement, and land value.

Data will be collected at various levels of geographic granularity as deemed appropriate and relevant to the analysis, but also with respect to accuracy and reliability. Geographic areas analyzed may include census tracts, zip codes, census block groups, place, county, and broader market area. Data sources which will be relied upon to produce the above described may include, but are not necessarily limited to: Census Bureau, Bureau of Economic Analysis, Bureau of Labor Statistics, HUD SOCDs Database, Office of Economic and Demographic Research, ESRI, CoStar, MicroDecisions, Florida Department of Revenue, and County Property Appraiser(s).

Task 2: Housing Demand Forecast

Perform an assessment of the economic and demographic forces that drive future housing demand in the City, including but not limited to:

- Detailed Forecasts of Household Growth and Housing Demand through the Year 2050. The forecasts include separate forecasts of household growth by household income (as a percent of AMI), household size, and tenure (renter versus owner). These forecasts will be based on assumptions of demographic and employment trends, including future household composition, housing and labor market conditions, and other factors.
- Housing Gap Analysis - An analysis of the potential effects and implications of a gap between projected demand and anticipated supply.

Task 1 and Task 2 Meeting(s) and Deliverable(s): Subject to the tasks identified, this work could require up to three (3) virtual meetings with the Client team, and one (1) in-person presentation to the City Commission during a regularly scheduled meeting or work session. The Deliverable for the tasks identified will take the form of a final report incorporating maps, graphics, and other visuals to effectively communicate key information. Deliverables will be provided to Client in Draft form, allowing for up to two (2) Draft review/revision cycles to occur before issuing a Final Deliverable.

Task 3: Residential Development Regulatory Assessment

Prepare an assessment of the current regulatory environment as a supply-side factor of housing production, which shall be limited to:

- Comprehensive Plan goals, objectives and policies, and corresponding regulations in the Land Development Code including the distribution, maximum allowable densities, and other housing regulatory factors related to residential development throughout the City. This assessment will *not* include evaluation of fee structures, permitting and related procedures, school capacity, environmental, transportation, or infrastructure conditions.

Task 4: Housing Action Plan

The Housing Action Plan includes programmatic and policy recommendations for short-term, mid-term, and long-term action(s) to deliver adequate housing supply to meet current and future needs. Recommendations consider supply side and demand side strategies which may include housing solutions or strategies at various ranges of affordability and household sizes/types. Recommendations will be developed using findings from the Existing Conditions (Task 1), Housing Demand Forecast (Task 2), and Regulatory Assessment (Task 3) efforts.

Task 3 and Task 4 Meeting(s) and Deliverable(s): Subject to the tasks identified, this work could require up to three (3) virtual meetings with the Client team, and one (1) in-person presentation to the City Commission during a regularly scheduled meeting or work session. The Deliverable for the tasks identified will take the form of a final report incorporating maps, graphics, and other visuals to effectively communicate key information. Deliverables will be provided to Client in Draft form, allowing for up to two (2) Draft review/revision cycles to occur before issuing a Final Deliverable.

Deliverables and Meetings

Deliverables will take the form of a report to be provided to Client in PDF or other acceptable and agreed upon digital format. For purposes of this Proposal, meetings include phone calls, and virtual meetings using ZOOM, TEAMS, or other vehicles for group conversations. If additional meetings, detailed conversations, or presentations are requested or necessary, they would be subject to hourly billing at standard hourly billing rates as shown in Exhibit B.

Schedule

CSG will begin work upon receipt of a copy of this Proposal executed and authorized below. CSG will endeavor to complete Task 1 and Task 2 as described in the above Scope of Services within 12-16 weeks, subject to excused delay occasioned by factors beyond GAI's reasonable control.

Task 3 and Task 4, as described in the above Scope of Services, are detailed as recommended next steps following completion of Tasks 1 and 2. Tasks 3 and 4

will require separate authorization from Client before CSG will begin work on Task 3 and 4 described Scope of Services.

Compensation

Compensation for services rendered by CSG for the above-described Scope of Services will be \$92,000.00, excluding direct expenses, to be billed on a lump sum basis as detailed and described below. Direct Expenses will be documented with each invoice and are not anticipated to exceed \$2,000. Direct Expenses may include travel (i.e., mileage, meals, hotel), reproduction charges or other hard costs associated with product delivery.

Detailed Fee Summary

Task	Description	Fees
1	Existing Conditions	\$26,000
2	Demand Forecast	\$24,000
Task 1 + Task 2 Sub-total:		\$50,000
3	Regulatory Assessment	\$22,000
4	Action Plan	\$20,000
Task 3 + Task 4 Sub-total:		\$42,000
<i>Sub-total</i>		\$92,000
<i>Direct Expenses (not to exceed)</i>		\$2,000
TOTAL (not to exceed)		\$94,000

Payment

Unless otherwise specified in the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A, GAI will prepare invoices monthly and payment will be due within thirty (30) days of the date of the invoice. All other payment terms will be in accordance with Exhibit A.

Assumptions and Understandings

GAI's Scope of Services, Schedule, and Compensation as set forth above have been prepared on the basis of the following assumptions and understandings:

1. Client acknowledges and understands that Community Solutions Group is a GAI Consultants, Inc. Services Group. Any reference to Community Solutions Group or CSG in the Proposal for Professional Services and the Standard Terms and Conditions also refers to GAI Consultants, Inc. It is further acknowledged and understood that this agreement is between the CLIENT and GAI Consultants, Inc.
2. Access to the project site(s) or other land upon which GAI is to conduct any field work will be available to GAI personnel in a timely manner.
3. Client has provided all its requirements for GAI's scope of services and all criteria and/or specifications that GAI should utilize at the time this

Proposal is authorized. This includes any requirement for any statement of professional opinion or certification.

4. Client has provided all available information pertinent to GAI's scope of services, including previous reports/drawings; utility information; topo information, etc. at the time this Proposal is authorized. Unless otherwise noted, GAI may rely upon such information.
5. Client will give GAI prompt notice whenever it observes or otherwise becomes aware of any development that affects the scope or timing of GAI's performance.
6. Client will examine and provide comments and/or decisions with respect to any GAI interim or final deliverables within a period mutually agreed upon.
7. Any of Client's other consultant(s)/contractor(s) will cooperate and coordinate with GAI in a timely and efficient manner.
8. GAI's proposed compensation and schedule are based on receipt of authorization to proceed within thirty (30) calendar days of the date of this Proposal. GAI reserves the right to adjust its compensation if authorization to proceed is not received within thirty (30) calendar days.

Please do not hesitate to contact me at (321) 319-3088 if you have any questions or wish to discuss this Proposal. If this Proposal is acceptable, please sign where indicated below and return one copy for our file. This also will serve as authorization for GAI to proceed. GAI's performance of the Scope of Services will be governed by the GAI Standard Terms and Conditions for Professional Services, attached hereto as Exhibit A and incorporated herein by reference.

REQUESTED AND AUTHORIZED BY:

City of Wildwood, Florida

Sincerely,

**Community Solutions Group,
a GAI Consultants, Inc.
Service Group**

BY:

**PRINTED
NAME:**

TITLE:

DATE:

Laura J. Smith

Digitally signed by Laura J. Smith
DN:
E=L.Smith@gaiconsultants.com,
CN=Laura J. Smith
Date: 2024.01.30 18:54:10-05'00'

Laura Smith, MPA, FRA-RA
Urban Analytics Director

**Natalie A.
Frazier**

Digitally signed by
Natalie A. Frazier
Date: 2024.01.30
12:48:36 -05'00'

Natalie Frazier, MBA
Asst. Urban Analytics Manager

Attachment(s):

Exhibit A - GAI Standard Terms and Conditions for Professional Services

Exhibit B – 2024 GAI Standard Rate Schedule

Exhibit C – Professional Services Agreement (dated June 12, 2023)

Ms. Wendy Then
January 30, 2024
R230415.01

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

EXHIBIT A

GAI Standard Terms and Conditions for Professional Services

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

1. Scope of Services and Extent of Agreement - GAI shall perform the Services as described in GAI's Proposal to which these Terms and Conditions are attached for the specified Project, incorporated herein by reference.

No modification or changes to these Terms and Conditions may be made except by written instrument signed by the parties. CLIENT acknowledges that he/she/it has read these Terms and Conditions, understands them, agrees to be bound by them, and further agrees that they are the complete and exclusive statement of the AGREEMENT between the parties, superseding all proposals, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.

2. Compensation – GAI hereby agrees to accept and CLIENT agrees to pay the compensation on either a time (hourly) and expense basis in accordance with GAI's rates in effect at the time of performance, or lump sum basis as set forth in GAI's Proposal to perform the Services.

If GAI's services are performed on an HOURLY BASIS, GAI will be paid for all time rendered to the project, including project scoping by professional, technical, and clerical personnel in accordance with the attached Hourly Rate Schedule. Time required for personnel of GAI to travel between GAI's office and the Site (or any other destination applicable to the project) is charged in accordance with the rates shown in the attached Hourly Rate Schedule. If overtime for non-exempt personnel (as defined by statute) is required, the overtime rate charged will be 1.50 times the invoice rate shown on the attached Hourly Rate Schedule.

3. Invoicing/Payment

- A. GAI will submit invoices periodically, but not more frequently than every two weeks, for Project services performed during the period or upon completion of the Project, whichever is earlier.
- B. Invoices are due and payable in U.S. dollars within 30 days from date of invoice. All charges not paid within 30 days are subject to a service charge of 1-1/2 percent per month or a fraction thereof, plus all costs and expenses of collection, including without limitation, attorneys' fees. In addition to the foregoing, should CLIENT fail to pay any invoice within 45 days of the invoice date, GAI may, in its sole discretion, upon 3 days written notice to CLIENT, stop work and recover from CLIENT payment for all services performed prior to the work stoppage, plus all amounts for interest, penalties and attorney's fees that may be recoverable under applicable law, including without limitation, prompt payment and/or lien laws. GAI will resume performance once CLIENT pays all outstanding amounts due plus any advance payment(s) or other security in GAI's sole discretion deemed necessary by GAI.
- C. CLIENT will be invoiced for external expenses, such as travel, lodging, sub-contracted services, etc., at direct cost plus a 10% handling and administrative fee.
- D. Payments shall include the GAI invoice number and be mailed to 385 East Waterfront Drive, Homestead, PA, 15120, to the attention of Accounts Receivable.

4. Changes – CLIENT and GAI may make additions to the scope of work by written Change Order. CLIENT may omit work previously ordered by written instructions to GAI. The provisions of these Terms and Conditions, with appropriate changes in GAI's Compensation and Project Schedule, shall apply to all additions and omissions.

5. CLIENT Responsibilities – CLIENT represents, with the intent that GAI rely thereon, that it has sufficient financial resources to pay GAI as agreed to in these Terms and Conditions and, as applicable and necessary for GAI to perform its services, CLIENT will:

- A. Provide all criteria and full information as to its requirements for GAI's services, including design or study objectives, constraints,

third party certification requirement(s), standards or budget limitation(s).

- B. Assist GAI by placing at its disposal all available information pertinent to the Project and/or GAI's services including the actual or suspected presence of hazardous waste, materials or conditions at or beneath the Project site, record ("As-Built") drawings, surveys, previous reports, exploration logs of adjacent structures and any other data relative to the Project. Unless otherwise noted, GAI may rely upon such information.
- C. Upon identification by GAI and approval by CLIENT of the necessity and scope of information required, furnish GAI with data, reports, surveys, and other materials and information required for this Project, all of which GAI may rely upon in performing its services, except those included in GAI's scope of services.
- D. Guarantee access to the property and make all provisions for GAI to enter upon public and private lands and clear all exploration location(s) for buried utilities/piping/structures as required for GAI to perform its services under these Terms and Conditions.
- E. Examine all studies, reports, sketches, opinions of the construction costs, specifications, drawings, proposals and other documents presented by GAI to CLIENT and promptly render in writing the decisions pertaining thereto within a period mutually agreed upon.
- F. Designate in writing a person to act as CLIENT'S representative with respect to the services to be rendered under these Terms and Conditions. Such person shall have complete authority to transmit instructions, receive information, interpret and define CLIENT's policies and decisions with respect to materials, equipment, elements and systems pertinent to GAI's services.
- G. Give prompt written notice to GAI whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of GAI'S services, or any defect in the Project or work of Contractor(s).
- H. Furnish approvals and permits from all governmental authorities having jurisdiction over the Project and such approvals and consents from others as may be necessary for completion of the Project.
- I. Furnish such legal and insurance counseling services as CLIENT may require for the Project.
6. Schedule/Delays – GAI shall commence performance upon receipt of the CLIENT's written authorization to proceed and shall perform its professional services in accordance with the schedule set forth in its Proposal, provided however, the performance of these Terms and Conditions, except for the CLIENT's payment of money for services already rendered, shall be excused in the event performance of these Terms and Conditions is prevented or delays are occasioned by factors beyond GAI's control, or by factors which could not reasonably have been foreseen at the time this Exhibit A was prepared and executed. The delayed party's performance shall be extended by the period of delay plus a reasonable period to restart operations.
7. Document Ownership, and Reuse
- A. All reports, drawings, specifications, manuals, learning and audio/visual materials, boring logs, field data, laboratory test data, calculations, estimates, and other documents (collectively "Work Product") prepared by GAI are instruments of service shall remain the property of GAI. Unless otherwise notified by CLIENT, GAI will retain all pertinent records relating to the Services performed for a period of two (2) years following submission of the report, design documents or other project deliverables, during which period the records will be made available at GAI's office to the CLIENT at reasonable times.

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

- B. Any reuse of the Work Product described above without written verification or adaptation by GAI, as appropriate, for the specific purpose intended, will be at CLIENT's sole risk and without liability or legal exposure to GAI. CLIENT shall indemnify and hold harmless GAI from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting there from. Any future verification or adaptation of such Work Product will entitle GAI to further compensation at rates to be agreed upon by CLIENT and GAI.
- C. Unless specified otherwise in GAI's Proposal, GAI will dispose of all materials and samples obtained in the investigation portion of the project 90 days after completion of the report. Further storage or transfer of samples will be made at CLIENT's expense.
- D. CLIENT recognizes that site conditions where samples and data are gathered do vary with time and that particularly subsurface conditions may differ from those encountered at the time and location where explorations or investigations are made and, therefore, the data, interpretations, and recommendations of GAI are based solely on the information available at the time of the investigation. GAI shall not be responsible for the interpretation by others of the information it develops.
8. Standard of Performance – GAI will perform its Services with that level of care and skill ordinarily exercised by other professionals practicing in the same discipline(s), under similar circumstances and at the time and place where the Services are performed, and makes no warranty, express or implied, including the implied by law warranties of MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.
9. Insurance
- A. GAI shall procure and maintain such insurance as is required by law as of the date first written above and during the performance of the Agreement, and subject to the terms and conditions of the policies, keep in force the following insurance:
- Worker's Compensation Insurance with other State's endorsement, including Employer's Liability Insurance for its employees in the amount of \$500,000; Comprehensive General Liability Insurance, including Protective and Completed Operations, covering bodily injuries with limits of \$1,000,000 per occurrence, and property damage with limits of \$1,000,000 per occurrence; Comprehensive Automobile Liability Insurance, including operation of owned, non-owned and hired automobiles, with combined single limits for bodily injury and property damage of \$1,000,000 per occurrence; Excess Umbrella Liability Insurance with limits of \$1,000,000 in the aggregate.
- B. If CLIENT requires additional types or amounts of insurance coverage, GAI, if specifically directed by CLIENT, will purchase additional insurance (if procurable) at CLIENT's expense; but GAI shall not be responsible for property damage from any cause, including fire and explosion, beyond the amounts and coverage of GAI's insurance specified above.
- C. CLIENT will require that any Contractor(s) performing work in connection with GAI's Services will name GAI as an additional insured on their insurance policies. In addition, in any hold-harmless agreements between CLIENT or Owner and any contractor who may perform work in connection with any professional services rendered by GAI, CLIENT will require such contractor(s) to defend and indemnify GAI against third party suits.
- D. It is agreed that GAI shall have no responsibility: 1) To supervise, manage, direct, or control CLIENT or its Contractors', subcontractors' or their employees; 2) For any of CLIENT's or its contractors, subcontractors or agents or any of their employees' safety practices, policies, or compliance with applicable Federal, State and/or local safety and health laws, rules or regulations; 3) For the adequacy of their means, methods, techniques, sequencing or procedures of performing their services or work; or 4) For defects in their work.
10. Indemnity – Subject to the Limitation(s) of Liability provision(s) below in Articles 11 and 12, GAI agrees to indemnify and hold harmless CLIENT, and its officers, directors, and employees from and against any and all claims, suits, liability, damages, injunctive or equitable relief, expenses including reasonable attorneys' fees, or other loss (collectively "Losses") to the extent caused by GAI's negligent performance of Services under these Terms and Conditions.
11. Limitation of Liability – In the event of any loss, damage, claim or expense to CLIENT resulting from GAI's performance or non-performance of the professional services authorized under these Terms and Conditions, GAI's liability whether based on any legal theory of contract, tort including negligence, strict liability or otherwise under these Terms and Conditions for professional acts, errors, or omissions shall be limited to the extent any such claims, damages, losses or expenses result from the negligent act, errors or omissions of GAI or its employees occurring during performance under these Terms and Conditions. The total cumulative liability of GAI arising out of professional acts, errors, or omissions shall not exceed the greater of \$50,000 or two times the total compensation GAI receives from CLIENT under these Terms and Conditions. GAI's aggregate liability for all other acts, errors, or omissions shall be limited to the coverage and amounts of insurance specified in Article 9, above. The limitations stated above shall not apply to the extent any damages are proximately caused by the willful misconduct of GAI and its employees.
12. Disclaimer of Consequential Damages – Notwithstanding anything to the contrary in these Terms and Conditions, neither party shall have any liability to the other party for indirect, consequential or special damages including, but not limited to, liability or damages for delays of any nature, loss of anticipated revenues or profits, increased cost of operations or costs of shutdown or startup whether such damages are based on contract, tort including negligence, strict liability or otherwise.
13. Probable Construction Cost Estimates – Where applicable, statements concerning probable construction cost and detailed cost estimates prepared by GAI represent its judgment as a professional familiar with the construction industry. It is recognized, however, that neither GAI nor CLIENT has any control over the cost of labor, materials or equipment, over the contractors' methods of determining bid prices, or over competitive bidding or market conditions. Accordingly, GAI cannot and does not guarantee that bids, proposals, or actual costs will not vary from any statement of probable construction cost or other cost estimate prepared by it.
14. Confidentiality/Non-Disclosure – GAI shall not disclose, or permit disclosure of any information developed in connection with its performance under these Terms and Conditions or received from CLIENT or the PROJECT OWNER, or their affiliates, subcontractors, or agents designated by CLIENT as confidential, except to GAI's employees and subcontractors who need such information in order to properly execute the services of these Terms and Conditions, and shall require any such of its employees and subcontractors and their employees not to disclose or permit disclosure of any of such information, without the prior written consent of CLIENT. The foregoing shall not prohibit GAI from disclosing information in response to any Federal, State or local government directive or judicial order, but in the event GAI receives or is threatened with such an order or has actual knowledge that such an order may be sought or be forthcoming, GAI shall immediately notify CLIENT and assist CLIENT in CLIENT's undertaking such lawful measures as it may desire to resist the issuance, enforcement and effect of such an order. GAI's obligation to resist such an order and assist CLIENT and the PROJECT OWNER is contingent upon GAI receiving further compensation for such assistance plus all costs and expenses, including without limitation reasonable attorney's fees, incurred by GAI.

EXHIBIT A
GAI Consultants, Inc.
Standard Terms and Conditions
For Professional Services

15. Certifications – GAI shall not be required to execute any certification with regard to work performed, tested, and/or observed under these Terms and Conditions unless:

- A. GAI concludes that it has performed, tested and/or observed sufficient work to provide a sufficient basis for it to issue the certification; and
- B. GAI believes that the work performed, tested or observed meets the certification criteria; and
- C. GAI gave its written approval of the certification's exact form before executing these Terms and Conditions.

Any certification by GAI shall be interpreted and construed as an expression of professional opinion based upon the Services performed by GAI, and does not constitute a warranty or guaranty, either expressed or implied.

16. Miscellaneous Terms of Agreement

- A. These Terms and Conditions shall be subject to, interpreted, and enforced according to the laws of the Commonwealth of Pennsylvania without giving effect to its conflict of law principles. If any part of these Terms and Conditions shall be held illegal, unenforceable, void, or voidable by any court of competent jurisdiction, each of the remainder of the provisions shall nevertheless remain in full force and effect and shall in no way be affected, impaired, or invalidated.
- B. Neither the CLIENT nor GAI may delegate, assign, sublet, or transfer their duties or interest as described in these Terms and Conditions and GAI's Proposal without the written consent of the other party. Both parties relinquish the power to assign and any attempted assignment by either party or by operation of law shall be null and void.
- C. These Terms and Conditions shall be binding upon the parties hereto, their heirs, executors, administrators, successors, and assignees. In the event that a dispute should arise relating to the performance of the Services to be provided under these Terms and Conditions and GAI's Proposal, and should that dispute result in litigation, it is agreed that each party shall bear its own litigation expenses, including staff time, court costs, attorneys' fees, and other claim-related expenses.
- D. CLIENT shall not assert any claim or suit against GAI after expiration of a Limitation Period, defined as the shorter of (a) three (3) years from substantial completion of the particular GAI service(s) out of which the claim, damage or suit arose, or (b) the time period of any statute of limitation or repose provided by law.

In the event of any claim, suit or dispute between CLIENT and GAI, CLIENT agrees to only pursue recovery from GAI and will not to seek recovery from, pursue or file any claim or suit, whether based on contract, tort including negligence, strict liability or otherwise against any director, officer, or employee of GAI.

- E. No modification or changes in the terms of this Agreement may be made except by written instrument signed by the parties. CLIENT acknowledges that they have read this AGREEMENT, understands it, agrees to be bound by its terms, and further agrees that it is the complete and exclusive statement of the AGREEMENT between the parties superseding all work orders, oral or written understandings, or other prior agreements other than those above referred to and all other communications between the parties relating to the subject matter thereof.
- F. Either the CLIENT or GAI may terminate or suspend performance of these Terms and Conditions without cause upon thirty (30) days written notice delivered or mailed to the other party.
 - (1) In the event of material breach of these Terms and Conditions, the party not breaching the AGREEMENT may terminate it upon ten (10) days written notice delivered or

mailed to the other party, which termination notice shall state the basis for the termination. The AGREEMENT shall not be terminated for cause if the breaching party cures or commences to cure the breach within the ten day period.

- (2) In the event of the termination, other than caused by a material breach of these Terms and Conditions by GAI, CLIENT shall pay GAI for the Services performed prior to the termination notice date, and for any necessary services and expenses incurred in connection with termination of the project, including but not limited to, the costs of completing analysis, records and reports necessary to document job status at the time of termination and costs associated with termination or subcontractor and/or subconsultant contracts. Such compensation shall be based upon the schedule of fees used by GAI.
- (3) In the event CLIENT delays providing written authorization to proceed within 45 days of the date of GAI's Proposal or suspends GAI's performance for 45 days or more after authorization has been given, GAI reserves the right, in its sole discretion, to revise its cost, compensation and/or hourly rates to its then current rates prior to resuming performance under these Terms and Conditions.
- G. All notices required to be sent hereunder shall be either hand delivered, with signed receipt of such hand delivery, or sent by certified mail, return receipt requested.
- H. The paragraph headings in these Terms and Conditions are for convenience of reference only and shall not be deemed to alter or affect the provisions hereof.
- I. Unless expressly stated to the contrary, the professional services to be provided by GAI do not include meetings and consultations in anticipation of litigation or arbitration or attendance as an expert witness in any deposition, hearing, or arbitration. If requested, these services will be provided by an amendment to these Terms and Conditions, setting forth the terms and rates of compensation to be received by GAI.
- J. Nothing herein shall be construed to give any rights or benefits hereunder to anyone other than CLIENT, the PROJECT OWNER if different than CLIENT and GAI.
- K. GAI is an Equal Opportunity Employer. GAI complies with the Office of Federal Contract Compliance Programs Affirmative Action Programs as outlined in 41 CFR 60-1.4(a)(b), 41 CFR 60-250.5(a)(b), and 41 CFR 60-741.5(a)(b).

END OF TERMS AND CONDITIONS

EXHIBIT B

2024 GAI Standard Rate Schedule

2024 Community Development Rate Schedule

Professionals include Economists, Planners, Designers, Landscape Architects, and Engineers.

Any changes in hourly rates to reflect increases in cost of living, taxes, benefits, etc. will take effect on January 1, 2025. Rates in the below table are "loaded" hourly rates and include all overhead, costs, and benefits per hourly unit rate.

Labor Classification	Invoice Rate
Expert Witness	\$350.00
CSG Senior Director 3	\$350.00
CSG Senior Director 2	\$315.00
CSG Senior Director 1	\$295.00
CSG Director 2	\$265.00
CSG Director 1	\$235.00
CSG Senior Manager 2	\$215.00
CSG Senior Manager 1	\$195.00
CSG Manager	\$175.00
CSG Assistant Manager	\$165.00
CSG Senior Professional 2	\$155.00
CSG Senior Professional 1	\$145.00
CSG Professional 2	\$135.00
CSG Professional 1	\$125.00
CSG Senior Project Technician	\$115.00
CSG Project Technician 2	\$110.00
CSG Project Technician 1	\$95.00
CSG Technician 1	\$85.00
Principal	\$360.00
Technical/Professional 30	\$345.00
Technical/Professional 29	\$330.00
Technical/Professional 28	\$320.00
Technical/Professional 27	\$310.00
Technical/Professional 26	\$300.00
Technical/Professional 25	\$285.00
Technical/Professional 24	\$275.00
Technical/Professional 23	\$260.00
Technical/Professional 22	\$245.00
Technical/Professional 21	\$235.00
Technical/Professional 20	\$225.00
Technical/Professional 19	\$220.00
Technical/Professional 18	\$210.00
Technical/Professional 17	\$200.00
Technical/Professional 16	\$195.00
Technical/Professional 15	\$185.00
Technical/Professional 14	\$175.00
Technical/Professional 13	\$165.00
Technical/Professional 12	\$155.00
Technical/Professional 11	\$145.00
Technical/Professional 10	\$140.00
Technical/Professional 09	\$135.00
Technical/Professional 08	\$125.00
Technical/Professional 07	\$115.00
Technical/Professional 06	\$110.00
Technical/Professional 05	\$105.00
Technical/Professional 04	\$100.00
Technical/Professional 03	\$95.00
Technical/Professional 02	\$90.00
Technical/Professional 01	\$85.00
Technical/Support 2	\$80.00
Technical/Support 1	\$75.00

Ms. Wendy Then
January 30, 2024
R230415.01

Planning | Urban Design
Landscape Architecture
Economics | Real Estate

EXHIBIT C

Professional Services Agreement (dated June 12, 2023)

CONTRACT
PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is made this 12th day of June, 2023, by and between City of Wildwood (hereafter referred to as "City"), whose address is 100 N Main Street, Wildwood, Florida 34785, and GAI Consultants, Inc (hereafter referred to as "Consultant"), whose address is 618 E South Street, Suite 700, Orlando, FL 32801.

RECITALS

WHEREAS, the City has need of professional services for Engineering Services, and,

WHEREAS, the parties desire to enter into a written agreement outlining the duties, responsibilities and compensation of Consultant, based on the Consultant's response to RFQ # 2023-11 – Request for Urban Planning Continuing Services,

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, it is hereby agreed as follows:

1. The relationship of the Consultant to the City will be that of a professional consultant to provide the professional and technical services required under this agreement in accordance with acceptable professional practices and ethical standards applicable to the Consultant's profession, and Consultant will endeavor to provide to the City prompt and efficient consulting services to the best of its ability.
2. Consultant is hereby retained and employed as the Urban Planning Consultant, and will work with the City to provide said services in accordance with the scope of services outlined in RFQ # 2023-11.
3. Consultant agrees to prepare and complete a report to the City, detailing the status of services provided pursuant to this Agreement at least ninety (90) days prior to the expiration of the term of this Agreement, or at least ninety (90) days prior to the expiration of any renewal term of this Agreement. Consultant may be asked to present the deliverables in person for review by staff or for discussion at a scheduled City Commission meeting.
4. The term of this Agreement shall commence on June 12, 2023 and continue in full force through June 11, 2026, unless otherwise terminated as provided in paragraph five (5) of this Agreement. This Agreement may be renewed on an annual basis for additional consecutive one year periods, if agreed to in writing by both parties, at least sixty (60) days prior to the expiration of this Agreement, including any periods of renewal. The term of this Agreement does not relieve the Consultant of any future responsibility as described in paragraph eight (8) of this Agreement.
5. This Agreement may be terminated by either party upon thirty (30) days prior written notice to the other party at the address designated in this Agreement for receiving such notice. If this agreement is terminated, Consultant shall be authorized to receive payment for all work performed up to the date of termination.
6. With regard to compensation paid to Consultant, Consultant shall furnish to the City on a monthly basis an itemized invoice detailing all of Consultants hours, services, expenses and any other services utilized by the City during the preceding month. Invoice shall be itemized pursuant to and in accordance with the attached Fee Schedule. Consultant shall compute the total amount due for the preceding month and all amounts due Consultant shall be paid on a monthly basis pursuant to the provisions of the Local Government Prompt Payment Act, F.S. 218. Consultant acknowledges and agrees that the rates set forth in the Fee Schedule shall remain fixed throughout the duration of the Agreement and thereafter shall only be adjusted by mutual written agreement of both parties.
7. General Considerations.
 - a. All reports, drawings, designs, specifications, notebooks, computations, details, and calculation documents prepared by Consultant and presented to the City pursuant to this Agreement are and remain the property of the City as instruments of service.

- b. All analyses, data, documents, models, modeling, reports and tests performed or utilized by Consultant shall be made available to the City upon request and shall be considered public records, pursuant to F.S. 119.0701.
- c. Consultant shall keep all books, records, files, drawings, plans and other documentation, including all electronically stored items, which concern or relate to the services required hereunder, for a minimum of three (3) years from the date of expiration or termination of this Agreement, or as otherwise required by any applicable law, whichever date is later. The City shall have the right to order, inspect and copy all such Records as often as it deems necessary during any such period of time. The right to audit, inspect, and copy records shall include all of the records of sub-consultants (if any).
- d. Consultant shall, at all times, comply with the Florida Public Records Law, the Florida Open Meeting Law and all other applicable laws, rules and regulations of the State of Florida.
- e. Consultant shall, at all times, carry Professional Liability, General Liability, Automobile and Worker's Compensation Insurance pursuant to the insurance requirements in RFQ # 2023-07, naming City as an additional insured in each such policy.
- f. Upon Consultant's written request, the City will furnish, or cause to be furnished, such reports, studies, instruments, documents, and other information as Consultant and City mutually deem necessary, and Consultant may rely upon same in performing the services required under this agreement.
- g. The City and Consultant each binds itself and its successors, legal representatives and assigns to the other party to this agreement and to the partners, successors, legal representatives and assigns of such other party to this agreement, in respect to all covenants of this agreement; and neither the City nor Consultant shall assign or transfer their interest in this agreement without the prior written consent of the other party.

8. Should any other professional services be called for by the City which are not otherwise set forth in this Agreement or any of its attachments or exhibits, said charges shall be agreed upon in advance by the parties hereto. The Consultant may be required to provide additional services to the City on challenges, public protests, administrative hearings or similar matters. The consultant shall be available to represent the City, serve as an expert witness and provide supporting documentation as necessary.

9. The Contract Documents, which comprise the entire Contract between City and Consultant and which are further incorporated herein by reference, consist of the following:

- a. Request for Qualifications (RFQ)
- b. Vendor's RFQ Documents
- c. Permits / Licenses
- d. All RFQ Addenda Issued Prior to RFQ Opening Date
- e. All Modifications and Change Orders Issued
- f. Architects/Engineers hourly rates, as attached to this contract.

10. Consultant shall indemnify and hold harmless the City, and its officers and employees, from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of the Consultant and other persons employed or utilized by the Consultant in the performance of the contract.

11. Consultant, its agents, servants or employees shall, in no manner, whatsoever be construed as the employees, agents, servants or representatives of the City and shall have not expressed or implied power or authority to act in any manner whatsoever for or on behalf of the City, except as provided in the scope of services called for herein. Consultant is hereby designated as an independent contractor to the City and none of the employees, agents or servants of the Consultant shall have, or be entitled to, any of the fringe benefits applicable to employees of the City.

12. In the event of default by either party hereto, the defaulting party shall be liable for all costs and expenses, including reasonable attorney's fees and costs incurred by the other party in enforcing its rights hereunder, whether litigation be instituted or not, at the trial court and appellate court level.

13. Consultant does hereby waive any and all "venue privilege" and or "diversity of citizenship privileges" and specifically agrees that any action brought for the enforcement, construction or interpretation of this agreement shall be maintained in the County or Circuit Court in and for Sumter County, Florida, and Consultant hereby specifically waives its right or privilege to institute any action of any kind or nature whatsoever, against the City in any other State Court, Federal Court or administrative tribunal.

14. This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations or agreements, either written or verbal. If any provision of this Agreement is declared to be invalid or unenforceable, the remainder shall continue to operate in full force and effect.

15. This Agreement cannot be changed or modified, unless by written agreement signed by all parties hereto.

16. In performing services hereunder, Consultant shall comply with all federal, state and local laws and regulations. Consultant shall be responsible for identifying and obtaining all permits necessary to complete the scope of services. Consultant shall be responsible for obtaining, at its sole cost and expense, all necessary licenses and other governmental approvals required in order for Consultant to provide the type of services required hereunder.

17. Consultant shall immediately notify City in writing of any commitments during the term of this Agreement which may constitute a potential or actual conflict of interest with respect to the scope of services to be performed for the City.

18. Each of the WHEREAS clauses listed above are hereby re-alleged and incorporated into this Agreement as if otherwise fully stated herein.

19. Any public or private entity or official and any member of the public shall have access to any books, documents, papers, and records of the CITY and CONSULTANT which are directly pertinent to this Contract for the purpose of making audit, examination, excerpts, and transcriptions. CONSULTANT agrees to comply with the Florida Public Records Law.

In addition to other contract requirements provided by law, the CONSULTANT must comply with Florida public records laws, including but not limited to chapter 119, Florida Statutes and section 24 of article I of the Constitution of Florida, and specifically agrees to:

- A. Keep and maintain public records that ordinarily and necessarily would be required by the CITY in order to perform the service to the CITY under this agreement;
- B. Upon request from the CITY'S custodian of public records, provide the CITY with a copy of any requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119, Florida Statutes or as otherwise provided by law.;
- C. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the CONSULTANT does not transfer the records to the public agency; and
- D. Meet all requirements for retaining public records and transfer, at no cost, to the CITY all public records in possession of the CONSULTANT upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the CITY in a format that is compatible with the information technology systems of the CITY.

Failure of the CONSULTANT to abide by the terms of this provision shall be deemed a material breach of this Agreement and the CITY may enforce the terms of this provision in the form of a court proceeding and shall, as a prevailing party, be entitled to reimbursement of all attorney's fees and costs associated with that proceeding. This provision shall survive any termination or expiration of the contract.

IF THE CONSULTANT HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY CLERK AS CUSTODIAN OF PUBLIC RECORDS AT 352-330-1330.

20. Any notices required by this Agreement shall be mailed to the following individual(s), by Certified Mail, Return Receipt requested:

FOR THE CITY

Name: Jason McHugh

Address: 100 N Main Street, Wildwood, FL 34785

Title: City Manager

Date: 6.12.2023

FOR THE CONSULTANT

Name: Peter C Sedler

Address: 618 E-South St Suite 700
Orlando, FL 32801

Title: Vice President

Date: 6/15/2023

IN WITNESS WHEREOF, the parties have signed this agreement the day and year first above written.

ATTEST:

By: [Signature]

CITY OF WILDWOOD

[Signature]

By: Ed Wolf, Mayor

Date Signed: 6.12.2023

ATTEST:

By: [Signature]

Consultant

GAT Consultants

By: [Signature], Vice President

Date Signed: 6/15/2023

2023 Community Development Rate Schedule

Professionals include Economists, Planners, Designers, Landscape Architects, and Engineers.

Any changes in hourly rates to reflect increases in cost of living, taxes, benefits, etc. will take effect on January 1, 2024. Rates in the below table are "loaded" hourly rates and include all overhead, costs, and benefits per hourly unit rate.

Labor Classification	Invoice Rate
CSG Senior Director / VP	\$325.00
CSG Senior Director	\$265.00
CSG Director	\$235.00
CSG Assistant Director	\$215.00
CSG Senior Manager	\$205.00
CSG Economic and Real Estate Advisory Services Director	\$195.00
CSG Manager	\$185.00
CSG Assistant Manager	\$165.00
CSG Senior Project Professional	\$145.00
CSG Project Professional	\$130.00
CSG Senior Professional	\$115.00
CSG Professional	\$110.00
CSG Senior Technician	\$95.00
CSG Technician 2	\$85.00
CSG Technician 1	\$65.00
Environmental Manager	\$175.00
Project Environmental Specialist	\$105.00
Expert Witness	\$350.00
Principal	\$345.00
Technical/Professional 30	\$330.00
Technical/Professional 29	\$315.00
Technical/Professional 28	\$305.00
Technical/Professional 27	\$295.00
Technical/Professional 26	\$280.00
Technical/Professional 25	\$275.00
Technical/Professional 24	\$265.00
Technical/Professional 23	\$250.00
Technical/Professional 22	\$235.00
Technical/Professional 21	\$225.00
Technical/Professional 20	\$215.00
Technical/Professional 19	\$210.00
Technical/Professional 18	\$200.00
Technical/Professional 17	\$190.00
Technical/Professional 16	\$185.00
Technical/Professional 15	\$175.00
Technical/Professional 14	\$170.00
Technical/Professional 13	\$160.00
Technical/Professional 12	\$150.00
Technical/Professional 11	\$140.00
Technical/Professional 10	\$135.00
Technical/Professional 09	\$130.00
Technical/Professional 08	\$120.00
Technical/Professional 07	\$110.00
Technical/Professional 06	\$105.00
Technical/Professional 05	\$100.00
Technical/Professional 04	\$95.00
Technical/Professional 03	\$90.00
Technical/Professional 02	\$85.00
Technical/Professional 01	\$80.00
Technical/Support 2	\$80.00
Technical/Support 1	\$65.00

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: Approval of Proposal from Utility Engineering Services for Construction Materials Testing Services for the Main Street Parking Garage - not to exceed \$32,730.50

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

In August 2023, the City Commission approved a design-build contract with FINFROCK CONSTRUCTION, LLC for construction of the Main Street Parking Garage. Construction is moving forward, and foundation work has started.

The site contractor, FINFROCK CONSTRUCTION, LLC, has provided the attached proposal from Universal Engineering Services to perform construction materials testing services for the project.

Approval of the proposal will ensure independent inspections and materials testing for components of the project outlined in the attached document and shall not exceed \$32,730.50.



February 28, 2024

Finrock Construction
2400 Apopka Blvd.
Apopka, FL 32703

Attention: Mr. Ryan Murphy

Reference: **Proposal for Construction Materials Testing Services**
22008 Wildwood Parking Garage
Wildwood, Sumter County, Florida
UES DOCS Proposal No.: 2072891

Mr. Murphy

Universal Engineering Sciences (UES) is pleased to submit this construction materials testing proposal in response to your recent request. This Proposal summarizes our firm's capabilities and project experience, our understanding of the project, presents a scope of work, identifies our compensation, and provides a method for authorization of our services. The enclosed proposal does not include Special Inspections.

Project Information

We understand the project will consist of the construction of a new four-level parking structure to be located in Wildwood, Florida. We understand the structure will consist of a cast in place slab on grade with three elevated precast concrete slabs. We understand the structure will consist of CMU masonry load bearing walls for the elevator and stairwell shafts. It is our understanding that the structure will bear on a typical spread footing foundation design.

Compensation

We have established an estimate for the proposed services for the testing of the building pad, building structure and site utilities and site parking areas. The quantities listed below are assumed quantities based on similar projects of this nature and size. Should a detailed construction be available a more detailed estimate could be provided.

- | | |
|---|------------|
| • 120 Hours of Concrete Engineering Technician Testing @ \$60.00 / Hour | \$7,200.00 |
| • 120 Hours of Foundation Soils Technician Testing @ \$60.00 / Hour | \$7,200.00 |
| • 50 Hours of Structural Steel Inspector @ \$125.00 / Hour | \$6,250.00 |
| • 24 Hours of Structural Steel UT Technician @ \$175.00 / Hour | \$4,200.00 |
| • 3 day of Structural Steel UT Equipment @ \$175.00 / Day | \$525.00 |
| • Moisture-Density 3 test @ \$115.00 / test | \$345.00 |
| • 1 LBR Tests @ \$285.00 / test | \$285.00 |
| • 75 Concrete Compression Test samples \$ \$20.00 / each | \$1,500.00 |
| • 50 Trips at \$45.00 per Trip | \$2,250.00 |

• Sub-Total Estimated Cost	\$29,755.00
• Report Review and Administrative Costs 10%	\$2,975.50
• Total Estimated Costs	\$32,730.50

Our costs are based on the contractor's schedule and only the actual time expended will be invoiced for actual services rendered. Should the quantities exceed the quantities as defined in the above estimate our services will be charged in accordance with the unit rates as indicated above. Overtime rates apply for hours exceeding 8 hours per day Monday through Friday. Overtime of 1.5 times the above technician rate will apply for services provided on Saturday, Sunday and Holidays and hours exceeding 8 hours per day. Technician time is based on portal to portal. Trip charges are based on a maximum of 3 hours per trip including travel time portal to portal.

Authorization and Schedule

We ask that you complete the attached Work Authorization/Proposal Acceptance Form to serve as our contract for services. UES requests a minimum of 24 hours-notice for scheduling testing services.

Closure

We look forward to the opportunity to assist the Owners and the Design Team on this project. We welcome any comments and discussions you may have concerned our proposed scope of services. Please do not hesitate to contact us with any questions or concerns.

Respectfully submitted,

UNIVERSAL ENGINEERING SCIENCES, LLC

James W. Brewer
CSD Department Manager

Work Authorization / Proposal Acceptance Form

UNIVERSAL ENGINEERING SCIENCES, LLC

Universal Engineering Sciences, Inc. (**UES**) is pleased to provide the services described below. The purpose of this document is to describe the terms under which the services will be provided and to obtain formal authorization.

PROJECT NAME: 22008 Wildwood Parking Garage

PROJECT LOCATION: Wildwood, Sumter County, FL

CLIENT NAME: Finfrock Construction

CLIENT ADDRESS: 2400 Apopka Blvd.

Apopka, FL 32703

P: 407-293-4000

Attention: Mr. Ryan Murphy

email: rmurphy@finfrock.com

II. Contract Documents. The following documents form part of this Agreement and are incorporated herein by referral:

A. **UES** General Conditions. B. **UES** Proposal Dated: February 28, 2024

C. Plans, reports, specifications and other documents provided by the Client prior to this Agreement date.

D. Other exhibits marked and described as follows:

In the event of any inconsistency or conflict among the Contract Documents, the provision in the Contract Document first listed above shall govern.

III. Authority to proceed and for payment. (To be completed by Client)

If the invoice is to be mailed for approval to someone other than the account charged, please indicate below:

Firm: _____ Telephone No.: _____

Address: _____ City/ST: _____ Zip: _____

Attention: _____ Title: _____

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives

CLIENT _____

BY (Signature) _____

TYPED NAME _____

TITLE _____

DATE _____

UNIVERSAL ENGINEERING SCIENCES, LLC

BY (Signature) _____

TYPED NAME _____

TITLE _____

DATE _____

Return an executed copy to Universal Engineering Sciences, LLC
4475 SW 35th Terrace, Gainesville, FL 32608
(352) 372-3392 FAX (352) 336-7914

Universal Engineering Sciences, LLC
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES **1.1** Universal Engineering Sciences, LLC, and its subsidiaries and affiliated companies ("UES"), is responsible for providing the services described under the Scope of Services. The term "UES" as used herein includes all of UES's agents, employees, professional staff, and subcontractors. **1.2** The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product. **1.3** The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties in writing.

SECTION 2: STANDARD OF CARE **2.1** Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made. **2.2** Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

SECTION 3: SITE ACCESS AND SITE CONDITIONS **3.1** Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Scope of Services. **3.2** The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: BILLING AND PAYMENT **4.1** UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications. **4.2** Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. **4.3** If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 5: OWNERSHIP AND USE OF DOCUMENTS **5.1** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES. Neither Client nor any other entity shall change or modify UES's instruments of service. **5.2** Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose. **5.3** UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report or completion of the Scope of Services, during which period the records will be made available to the Client in a reasonable time and manner. **5.4** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of UES. Client is the only entity to which UES owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

SECTION 6: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS **6.1** Client represents that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site. **6.2** Under this agreement, the term hazardous materials include hazardous materials, hazardous wastes, hazardous substances (40 CFR 261.31, 261.32, 261.33), petroleum products, polychlorinated biphenyls, asbestos, and any other material defined by the U.S. EPA as a hazardous material. **6.3** Hazardous materials may exist at a site where there is no reason to believe they are present. The discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. The discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous materials. **6.4** UES will notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client will make any disclosures required by law to the appropriate governing agencies. Client will hold UES harmless for all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials. **6.5** Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 7: RISK ALLOCATION **7.1** Client agrees that UES's liability for any damage on account of any breach of contract, error, omission, or professional negligence will be limited to a sum not to exceed \$50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of \$1,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or \$400.00, whichever is greater. If Client prefers a \$2,000,000.00 limit on contractual or professional liability, UES agrees to increase the limits up to a maximum of \$2,000,000.00 upon Client's written request at the time of accepting UES's proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or \$800.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance. **7.2** Client shall not be liable to UES and UES shall not be liable to Client for any incidental, special, or consequential damages (including lost profits, loss of use, and lost savings) incurred by either party due to the fault of the other, regardless of the nature of the fault, or whether it was committed by Client or UES, their employees, agents, or subcontractors; or whether such liability arises in breach of contract or warranty, tort (including negligence), statutory, or any other cause of action. **7.3** As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

SECTION 8: INSURANCE **8.1** UES represents it and its agents, staff and consultants employed by UES, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 7, whichever is less. The Client agrees to defend, indemnify, and save UES harmless for loss, damage or liability arising from acts by Client, Client's agents, staff, and others employed by Client. **8.2** Under no circumstances will UES indemnify Client from or for Client's own actions, negligence, or breaches of contract. **8.3** To the extent damages are covered by property insurance, Client and UES waive all rights against each other and against the contractors, consultants, agents, and employees of the other for damages, except such rights as they may have to the proceeds of such insurance.

SECTION 9: DISPUTE RESOLUTION **9.1** All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to mediation or non-binding arbitration, before and as a condition precedent to other remedies provided by law. **9.2** If a dispute arises and that dispute is not resolved by mediation or non-binding arbitration, then: (a) the claim will be brought in the state or federal courts having jurisdiction where the UES office which provided the service is located; and (b) the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, expert witness fees, and other claim related expenses.

SECTION 10: TERMINATION **10.1** This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses. **10.2** In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records, and reports.

SECTION 11: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS **11.1** Plan review, private provider inspections, and building inspections are performed for the purpose of observing compliance with applicable building codes. Threshold inspections are performed for the purpose of observing compliance with an approved threshold inspection plan. Construction materials testing ("CMT") is performed to document compliance of certain materials or components with applicable testing standards. UES's performance of plan reviews, private provider inspections, building inspections, threshold inspections, or CMT, or UES's presence on the site of Client's project while performing any of the foregoing activities, is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.2** If UES is retained to provide construction monitoring or observation, UES will report to Client any observed work which, in UES's opinion, does not conform to the plans and specifications provided to UES. UES shall have no authority to reject or terminate the work of any agent or contractor of Client. No action, statements, or communications of UES, or UES's site representative, can be construed as modifying any agreement between Client and others. UES's performance of construction monitoring or observation is not a representation or warranty by UES that Client's project is free of errors in either design or construction. **11.3** Neither the activities of UES pursuant to this Agreement, nor the presence of UES or its employees, representatives, or subcontractors on the project site, shall be construed to impose upon UES any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety conditions at the project site. Client acknowledges that Client or its contractor is solely responsible for project jobsite safety. **11.4** Client is responsible for scheduling all inspections and CMT activities of UES. All testing and inspection services will be performed on a will-call basis. UES will not be responsible for tests and inspections that are not performed due to Client's failure to schedule UES's services on the project, or for any claims or damages arising from tests and inspections that are not scheduled or performed.

SECTION 12: ENVIRONMENTAL ASSESSMENTS Client acknowledges that an Environmental Site Assessment ("ESA") is conducted solely to permit UES to render a professional opinion about the likelihood or extent of regulated contaminants being present on, in, or beneath the site in question at the time services were conducted. No matter how thorough an ESA study may be, findings derived from the study are limited and UES cannot know or state for a fact that a site is unaffected by reportable quantities of regulated contaminants as a result of conducting the ESA study. Even if UES states that reportable quantities of regulated contaminants are not present, Client still bears the risk that such contaminants may be present or may migrate to the site after the ESA study is complete.

SECTION 13: SUBSURFACE EXPLORATIONS **13.1** Client acknowledges that subsurface conditions may vary from those observed at locations where borings, surveys, samples, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed or provided by UES. **13.2** Subsurface explorations may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or boring device moves through a contaminated zone and links it to an aquifer, underground stream, or other hydrous body not previously contaminated. UES is unable to eliminate totally cross-contamination risk despite use of due care. Since subsurface explorations may be an essential element of UES's services indicated herein, Client shall, to the fullest extent permitted by law, waive any claim against UES, and indemnify, defend, and hold UES harmless from any claim or liability for injury or loss arising from cross-contamination allegedly caused by UES's subsurface explorations. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 14: SOLICITATION OF EMPLOYEES Client agrees not to hire UES's employees except through UES. In the event Client hires a UES employee within one year following any project through which Client had contact with said employee, Client shall pay UES an amount equal to one-half of the employee's annualized salary, as liquidated damages, without UES waiving other remedies it may have.

SECTION 15: ASSIGNS Neither Client nor UES may delegate, assign, sublet, or transfer its duties or interest in this Agreement without the written consent of the other party.

SECTION 16: GOVERNING LAW AND SURVIVAL **16.1** This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the UES office performing the services hereunder is located. **16.2** In any of the provisions of this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this agreement for any cause.

SECTION 17: INTEGRATION CLAUSE **17.1** This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement, and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless

expressly incorporated herein. **17.2** This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

SECTION 18: WAIVER OF JURY TRIAL Both Client and UES waive trial by jury in any action arising out of or related to this Agreement.

SECTION 19: INDIVIDUAL LIABILITY PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

UES DOCS No. 1823094 Revised 12/04/2020

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Grant Update Report for March 2024

REQUESTED ACTION: For Information Only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see attached Grant Update Report for March 2024.

Grant Update
March 5, 2024
Updates Shown in Red

1. Florida Recreation Development Assistance Program (FRDAP)

- a. Millennium Park Improvements
 - i. Bike Trail
 - ii. Soccer Fields
 - iii. Picnic Pavilion
 - iv. Baseball Fields
 - v. Landscaping
 - vi. Restrooms
 - vii. Parking
- b. Submitted: August 2022
- c. Grant Request: \$200,000
- d. Match Requirement: \$200,000
- e. **Status:** Received Approval Notice May 2023.
Commission approved agreement accepting funds during 11/27/23 commission meeting.
- f. Contracting RMPK to do contract administration.
- g. **Commission moved to delay the project until April**

2. Florida Recreation Development Assistance Program (FRDAP)

- a. MLK Splash Pad (Able to receive reimbursement for activities underway) & Renovation of basketball courts.
- b. Submitted: August 2022
- c. Grant Request: \$50,000
- d. Match Requirement: \$0
- e. **Status:** Received Approval Notice May 2023.
Commission approved agreement accepting funds during 11/27/23 commission meeting. This is retroactive reimbursement for the installation of the SplashPad.
- f. Contracting RMPK to do contract administration.

3. Resilient Florida

- a. Oak Grove Village Pump Station
- b. Submitted: September 2023
- c. Requested Amount: \$450,000
- d. Match requirement: \$450,000
- e. **Status:** Under evaluation

4. Hazard Mitigation Grant Program (HMGP)

- a. Oak Grove Village Pump Station
- b. Submitted September 2023
- c. Requested Amount: \$675,000
- d. Match requirement: \$225,000
- e. **Status:** Under evaluation

5. Water Quality Improvement Grant

- a. Wastewater Treatment Plant Project – AWT Components
- b. Submitted: September 2023
- c. Requested Amount: \$9,250,000
- d. Match Requirement: \$120,750,000 (referenced as local contribution - remainder of projected cost)
- e. **Status:** Received Approval Notice December 19, 2023. Value = \$9,250,000.00
- f. Coordinating with FDEP to develop funding agreement; tentatively scheduled for March 25, 2024 Commission adoption

6. Local Government Cybersecurity Grant Program

- a. For Cybersecurity software solutions city-wide
- b. Submitted: March 2023
- c. Requested Amount: N/A – Requested state-resourced services.
- d. Match Requirement: - \$0
- e. **Status:** Received Approval Notice May 2023. Value = \$155,749.23
Commission approved agreement accepting funds during 5/22/23 commission meeting.
- f. Received notification the grant may be discontinued due to state funding issue

7. Local Appropriations Request to the House and Senate

- a. Wildwood Regional WRF BNR and Capacity Expansion Improvements
- b. Submitted: October 2023
- c. Requested Amount: \$4,000,000.00
- d. Match Requirement: - \$0
- e. **Status:** House and Senate tentatively approved \$2,000,000 appropriation. Will need approval from Governor.

8. Florida Blue Wellness Grant

- a. Approved in October 2023
- b. Provides up to \$10,000 to hold a health fair for City employees.
- c. Health Fair to be held on Thursday, March 14th, 2024.

9. Florida Recreation Development Assistance Program (FRDAP)

- a. Lake Deaton Park to include boat access renovations, nature study boardwalks, park area, restrooms, and picnic facilities. (Able to receive reimbursement for activities underway)
- b. Submitted August, 2023
- c. Grant Request: \$200,000
- d. Match Requirement: \$200,000
- e. **Status:** Received notification March 2024 of award, awaiting Governor's approval of the budget to begin working with FDEP on grant agreement.

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Local Construction Projects Update

REQUESTED ACTION: For information only

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please find the attached update on the City's infrastructure projects.

Local Infrastructure Projects
Construction Update
March 5, 2023

Updates Shown in Red

1. City Water Projects

- a. *CR 209 Water Main - Phase 2&3 and CR 462 Line Relocation*
 - i. Project included in the Developer's Agreement with Twisted Oaks
 - i. Portion of Phase 3 (Highfield development) will be included in a Developer's Agreement modification with Kolter – **Developer's Agreement modification to be considered by the City Commission on March 25, 2024***
 - ii. KHA submitted ROW permit for CR-462 crossing to Sumter County
 - iii. KHA provided Plan Revision #1 to Hughes Brothers and Kolter
 - ii. KHA coordinating with Hughes Brothers to include the water line relocation at the intersection of CR 462 and US 301 due to the new intersection alignment
- b. *Ashley Well and Water Use Permit Modification*
 - i. Well Pump #2 Installation:
 - i. Sawcross - \$277,00
 - ii. Notice to Proceed – October 16, 2023
 - iii. Substantial Completion: January 14, 2024
 - iv. Final Completion: March 17, 2024
 - v. CM approved a change order to add additional days to the contract due to electrical delays
 - ii. ~~Well Construction:~~
 - i. **COMPLETE***
- c. *Coleman WTP- Iron Filtration and High Service Pump Upgrades*
 - i. Construction Plans for iron filtration, electrical upgrades, and pump upgrades completed
 - i. KHA water quality improvements recommendation letter received on April 25th
 - ii. Work Authorization to increase scope of project to relocate chlorine injection, tank, cover, and caustic and corrosion inhibitor dosing approved at the November 13, 2023 Commission meeting
 - iii. **Coordinating bid dates with KHA***

2. City Wastewater Projects

- a. *Water Reclamation Facility*
 - i. CPH designing the expansion of the new plant to 8 MGD

- ii. Commission moved to build 4 MGD new plant and maximize the capacity of the existing plant; both will be AWT with a total capacity estimated at 5.5 MGD
 - iii. Garney Preconstruction Agreement approved at the January 22, 2024 Commission meeting
 - iv. Negotiating Construction Agreement
 - v. Partnering meeting with Garney/CPH/City held on February 15, 2024
 - vi. Monthly meetings being scheduled during preconstruction
 - vii. Working with CPH to resolve dissolved oxygen issue; may require additional funding (sunken cost)
- b. *Oxford Oaks/CR 209 Lift Station*
 - i. Approval for additional property from the HOA received
 - i. Working to finalize the easement
 - ii. Commission approved CPH design activities
- c. *SR 44 Forcemain and CR 219 Lift Station Improvements*
 - i. Funded by Sumter County (ARPA funds)
 - ii. BOCC to consider awarded whole project to Art Walker Construction
 - iii. Coordinating construction dates with the contractor and Sumter County
- d. *Osceola Forcemain/St. Claire Lift Station Rehab (Huey Street Reroute)*
 - i. FDEP Permit received
 - ii. Art Walker Construction
 - iii. Project over budget
 - iv. Staff to self-perform aspects of the lift station upgrades
 - i. Panels and pumps have been ordered
 - v. Forcemain by Art Walker to begin construction February 20, 2024
- e. *Millennium Park Reclaimed Water Line Extension*
 - i. Pump Station design at RIBS site – 99% complete
 - i. Invitation to bid in March 2024 pending verification from NSU regarding 8” bottleneck at CR 121 and RIBS site (may change the pump size)
 - ii. Reclaimed line design – 80% complete
 - i. ~~Phase 1 (Millennium Park)~~
 - ~~i. COMPLETE~~
 - ii. Phase 2: St. Claire Street
 - iii. DB Civil - \$524,828.60
 - iv. Construction has commenced
 - ~~ii. Phase 3: Broken Oak Drive~~
 - ~~i. Construction complete~~
 - ~~ii. Awaiting final pay application and retainage release~~

- ii. Phase 4: Assembly of God/Ed and Irish Wolf Property
 - i. Critical easement needed from C-466A to Broken Oak
 - ii. Awaiting development proposals from either property
 - iii. Phase 5: Solamar
 - i. Easement Agreement including installation of reuse main needed
 - iv. Phase 6: Turkey Run Development and North
 - i. Easement on The Villas property received
 - ii. Coordinating easement D32-093 (Dixon – Cassablanca)
 - iii. Coordination route through Turkey Run/Inspiration Drive; developer unresponsive
 - f. *SR 44 Forcemain – Decommissioning of the Continental Country Club WWTF*
 - i. DB Civil - \$3,434,899
 - i. NTP – October 16, 2023
 - ii. Final Completion – May 13, 2024
 - iii. Construction Progress – 40%
 - iv. FDOT permitting to be finalized upon completion of sidewalk improvement; FDOT sidewalk project delayed – will cause a delay in the installation of the forcemain along SR 44
 - i. Meeting with FDOT on February 28, 2024 to see if we can accelerate the permit
 - v. Change Order No. 1 for additional work on the wet well on the March 11, 2024 Commission agenda
 - vi. Owner Direct Purchase of equipment approved at the September 11, 2023 Commission meeting; Purchase Orders sent to contractor; Reflected in Change Order No. 2
 - vii. Pay Application No. 4 in the amount of \$257,482.33 on the March 11, 2024 Commission agenda

3. City Projects (Other)

- a. *Millennium Park Phase I and II*
 - i. Commission approved the intent to award bid to Blackwater at the October 23, 2023 Commission meeting
 - ii. Blackwater could not provide P&P Bond; City terminated the bid award
 - iii. Commission moved to reconsider the project after mid-year budget report (April 15)
 - iv. Coordination with Parkview for Joint Stormwater/Reuse pond:

- i. Coordinating lighted pathway and new tie-in location around the joint pond
 - ii. CPH designing a pedestrian bridge and the tie-in location on the City side
 - b. *Dr. Martin Luther King Jr. Park Recreation and Outreach Center*
 - i. OLC Design contract approved at the 5/22 City Commission meeting
 - ii. Design progress – OLC preparing 60% design documents
 - c. *Lake Deaton Pier Renovation*
 - i. Fender Marine Construction, Inc - \$394,497.55
 - ii. Under construction; Boat ramp and pier are closed
 - iii. Final completion – May 19, 2024
 - d. *Downtown Master Plan Related*
 - i. Coordinating with FDOT on Complete Streets Project
 - i. Development Services Department working directly with FDOT on Complete Street application
 - i. Included in FDOT's 5 Year Work Plan
 - ii. Project may require a 50% match
 - ii. Christian Worship Center
 - i. Purchase Agreement for building approved by seller
 - ii. Closing scheduled for March 8, 2024
 - iii. Future workshop needed to discuss building usage
 - iii. Commercial Properties
 - i. City Attorney coordinating real estate closing with G3 development; removing TIF deed from FDOT
 - i. Awaiting final agency determination from FDEP
 - ii. G3 submitted site plan application in December; currently in the review process; March PRC date set
 - iv. Parking Garage
 - i. Stormwater system under construction
 - ii. Pay App. No. 2 in the amount of \$243,178.79 on the February 26, 2024 Commission agenda

4. City Road and Drainage Projects

- a. FY 24 Pavement Activities
 - i. Updating Pavement Management Plan
 - ii. Rejuvenation Activities
 - i. Commission approved rejuvenation activities within The Villages development at the February 12, 2024

ii. Second batch of roads to be completed later in the fiscal year

i. Public Works generating list of roads for Commission consideration

- iii.* Coordinating bid date

viii. KHA to submit updated OPCs based on City's phasing preference

iv. On hold - Decision to bid project during mid-year budget report in April

v. Second pond (near Osceola Rd.) - waiting for city-initiated foreclosure to finish; appraisal for adjacent property received

iii. ~~Pond and parking lot (Across from Elementary School)~~

- i.* ~~PROJECT COMPLETE~~
 - ii.* ~~City to send request for reimbursement to SCSB~~
- iv.* Roadway
 - i.* KHA preparing FDR mix design and permit
 - ii.* Finalizing drainage plans and report
 - iii.* Added scope to include stormwater pipe along Old Wire Road

CITY COMMISSION OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Human Resources Quarterly Report

REQUESTED ACTION: For informational purposes only.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see attached for the Human Resources Quarterly Report.



TO: Jason McHugh, City Manager
FROM: Melissa Tuck, HR/Risk Director
RE: Human Resources Department Update
Date: March 11, 2024

+++++

Employee Events

- The HR Department hosted the Employee Appreciation BBQ on December 14, which was catered by Mahon's Real BBQ. Sixteen employees received service awards, including two who have been with the City for 35 years.
- In January, we held the 2nd Annual Employee Photography contest. With 26 entries, the judges had a very difficult time picking out their favorites and it was a tie for both 1st and 3rd Place. All entries are currently being displayed in the HR Office.
- On February 14, 2024, the HR Department held an Employee Cookie Bake-Off competition with nine entries. The HR Department is looking to host more employee events during the year, to include more employee engagement, which will aid retention and the overall employee experience.
- On March 14th, the HR Department will host an Employee Health Fair. Employees will have a chance to meet with local health providers; receive flu and pneumonia vaccinations; and have an opportunity to get their blood glucose and cholesterol checked. The Commissioners are welcome to attend as well, which will run from 10:00 a.m. to 2:00 p.m. at the Wildwood Community Center.
- After the success of the Leadership Training on the City's Core Values, we conducted similar trainings with Public Works, Development Services, Finance, Executive, Utilities, and IT teams. The feedback has been positive and helped the HR Department in potentially re-defining our Core Values.



HR By the Numbers:

HR Quarterly Report - February 2024

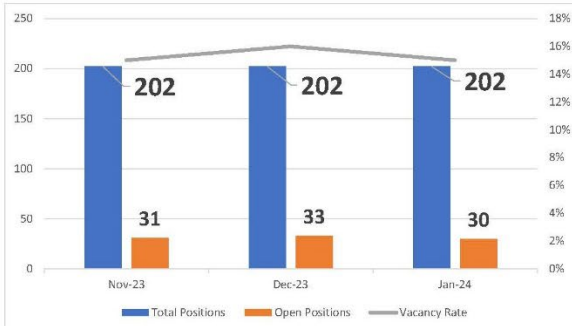
Offers Accepted
26 Since
November 2023



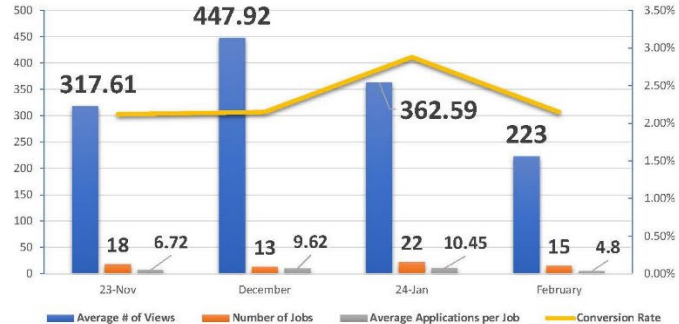
New Hires
Since November 1, 2023 **22**

Offer to Hire
Average # of days from
offer letter to hire for
Non-PD applicants **17.7**

Vacancy Rate



Job Posting Views/Applicants Per Month



- The City's vacancy rate has remained steady in the past four months, ranging from 14%-15%. The open positions will likely remain at this level in the next quarter due to an increasing demand due to new positions created in hiring for the Police Department.
- The Job Postings/Applicants Per Month has decreased from a robust 447.92 average views in December 2023 to 223 average views in February. The decrease from December to February can be attributed to fewer open administrative and managerial positions openings. The Parks & Recreation Director position opened in December 2023 and attracted 89 applicants in the six weeks it was posted. Also, an administrative support staff role was posted for Parks & Recreation in January and attracted 54 applicants.
- The City is averaging nearly 4.75 new hires per month since November 2023. That can be attributed to the City taking an average of only 17.7 days from offer to hire, which is a decrease from 18.1 average days per hire in the HR Quarterly Report in October 2023. With the expedient turnaround time, the City is able to manage the turnover ratio, while keeping those departments running smoothly with very few disruptions.
- With 87% of offers accepted since November 2023, it lets the HR team know that our offers are competitive and in line with marketplace rates. It also increased from 70% in October 2023 to 87% in February 2024. That information helps inform the HR Department that the salary survey conducted last year by Evergreen is putting the City of Wildwood in a more favorable position in recruiting and retention.