



PLANNING & ZONING BOARD - CITY OF WILDWOOD
Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
February 4, 2025 2:15 PM
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.

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Regular Meeting January 07, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2412-001 HEU Wildwood**

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.

Parcels G16A002, G16A008, G16A011, & G16DA003

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcels G16A002, G16A008, G16A011, & G16DA003 on a total of 0.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2412-001 (O2025-1). **Staff Recommends approval.**

2. PD 2406-001 Densan Park Planned Development Amendment

Parcel (s) D08-016, D08-18, D08-040, D09-016, D09-042, D09-046, D09N071 & D09-028

The applicant seeks a favorable recommendation from the Planning and Zoning Board for a Planned Development Amendment on a property zoned R-2 consisting of 276 residential units on 85.13 acres MOL. **The Project Review Committee recommends approval**

3. SP 2310-002 Hydrologic Wildwood

Parcel G15-012

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one-story 32,200-square-foot commercial building providing for 30,200 square feet of warehouse space and 2,000 square feet of retail spaces, featuring 10 bays separated by truckwells, 25 standard parking spaces, two (2) Florida ADA accessible parking spaces, and nine (9) loading areas, and associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway on 5.06 acres MOL, as per the attached plans. **The Project Review Committee recommends approval upon resolution of outstanding comments.**

4. SP 2412-002 VOSO PH XXXI JKL Master Plan

Parcels K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027, and K33-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board for a master plan consisting of residential areas, not to exceed 3,500 dwelling units, and nonresidential areas on 968.479 acres MOL. **The Project Review Committee recommends approval**

V. ADJOURNMENT

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

February 4, 2025 2:15 PM

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Planning & Zoning Regular Meeting January 07, 2025, at 2:15 PM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 7, 2025 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:31 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting December 03, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the December 3, 2024, meeting.

RESULT:	Approved
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2410-002 Kylie

Special Magistrate Holt read aloud the title of RZ 2410-002 Kylie. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5 (County) to RMU (City) for parcel G05-258 on 4.82 acres MOL. The

owner/applicant was not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. RZ 2410-004 Oxford Professional Plaza

Special Magistrate Holt read aloud the title of RZ 2410-004 Oxford Professional Plaza. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL (County) to C-2 (City) for parcel D20-050 on 3.63 acres MOL. Stephen Campbell with Clymer Farner Barley was present as a representative for the project. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. RZ 2411-001 VOSO 11th Amendment Rezoning

Special Magistrate Holt read aloud the title of RZ 2411-001 VOSO 11th Amendment Rezoning. The item was presented by Assistant Development Services Director Then. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from RR5C & RPUD (County) to ARD (City) for parcel G16-005 and portion of parcel G16-100 on 9.745 acres MOL. Brandon Matulka was present on behalf of the applicant. He added that at the time of the hearing, there were no plans to connect to the roads in Antram Dells, and thanked city staff. Resident Michael Balsama stated on behalf of the residents of Antram Dells, that they would be opposed to any kind of internal connection between their neighborhood and the proposed development in the future. Resident John Hedrick echoed the concerns of Mr. Balsama regarding the internal connection. Resident Diana Faris also stated she would be opposed to internal connection. Resident John Peak reiterated the opposition of the internal connection as he believed it would decrease property value. No further comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. RZ 2411-002 Megan Stover Storage

Special Magistrate Holt read aloud the title of RZ 2411-002 Megan Stover Storage. The item was presented by Planner Page. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from C-3 (City) to CC (City) for parcel G15D009 on 2 acres MOL. The owner, Megan Stover, was present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
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MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

5. RZ 2412-002 Wieckhorst

Special Magistrate Holt read aloud the title of RZ 2412-002 Wieckhorst. The item was presented by Planner Lammers. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to ER (City) for parcel G29A239 on 2.5 acres MOL. The owner/applicant was not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

6. SP 2204-004 Freedom Fellowship Church

Special Magistrate Holt read aloud the title of SP 2204-004 Freedom Fellowship Church. The item was presented by Planner Bondi. The applicant sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 10,000 SF church with associated infrastructure on parcel D33-020 consisting of 6.72 acres MOL. The project had outstanding review comments by the Development Services Dept. and Utilities regarding a utility easement and performance surety. The owner/applicant was not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval with Contingencies
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

7. SP 2408-008 Citizen's First Bank Office Building

Special Magistrate Holt read aloud the title of SP 2408-008 Citizens First Bank Office Building. The item was presented by Assistant Development Services Director Then. The applicant sought a favorable recommendation from the City of Wildwood Planning and Zoning Board for the construction of a one-story 20,000-square-foot commercial office building featuring a total of 85 parking spaces, including 81 standard parking spaces, four (4) Florida ADA accessible parking spaces, together with associated infrastructure such as proposed sidewalks, landscaping buffers, site lighting improvements on parcel G08-120, totaling 2.41 acres MOL. Access to the site would be established by a cross access easement through a connecting drive aisle along the southern boundary of the existing Citizens First Bank site at 6495 Powell Road. Additionally, there was a drainage easement in place to address the storm water runoff. A technical waiver was also submitted to waive the requirements of an Environmental Assessment Report since the property to the north had been developed. Stephen Campbell with Clymer Farner Barley was present as a representative for the project. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 2:59 p.m.

RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

SEAL

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2412-001 HEU Wildwood

REQUESTED ACTION: Staff Recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number RZ 2412-001 HEU Wildwood

Ordinance Number O2025-2

Applicant/Owner Heushtein A. Moise

Property Location The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

Parcel(s) G16A002, G16A008, G16A011, G16DA003

Date January 24, 2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for the parcel listed above on 0.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2412-001 (O2025-1).

ANALYSIS: The applicant is proposing one mobile home for each parcel, making a total of 4 additional mobile homes.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to MHP should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of Mobile Home Park and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is residential, located within the Wildwood Country Resort Subdivision. The proposed MHP zoning designation is compatible with the

area as it will not change the character of the existing mobile home park.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: Each parcel would contribute 0.286 school-aged children. With all four parcels, this would be a total of 1.144 school-aged children.

Potable Water & Sewer: The four parcels are located within the Wildwood Country Resort Subdivision where the City of Wildwood is already providing water and sewer services to all parcels. Since all parcels within the subdivision are stubbed out for water and sewer services this will not create an increase in density or intensity as the City of Wildwood is obligated to service all parcels within the subdivision. Two out of the four parcels have already been connected to city water and sewer, so only two additional ERUs are to be added.

Streets: Access to the parcels are off of Williamsburg Lane, Columbus Circle, and Hancock Drive which are all residential roadways within the Wildwood Country Resort Subdivision.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Justification has been presented to the city to support the proposed development, highlighting that the subject parcels are located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop mobile homes on each of the parcels and 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;

A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as the four parcels are not to produce more than 50 trips per day.

(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	RPUD (County) & ARD (City)
SOUTH	RPUD (County)
EAST	RPUD (County), C-2 & ARD (City)
WEST	RPUD (County) & ARD (City)

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 applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2025-2 to be forwarded to the City Commission for further action, subject to the approval of O2025-1, which establishes a future land use appropriate for the proposed zoning.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" written in a larger, more prominent script than the last name "Bondi".

Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2025-2

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:

G16A002, G16A008, G16A011, & G16DA003
Heushtein A. Moise
0.59 +/-

LEGAL DESCRIPTION:

PARCEL G16A002 (0.11+/-)

LOT 2, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A008 (0.11+/-)

LOT 8, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A011 (0.17+/-)

LOT 11, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16DA003 (0.20 +/-)

LOT 3, BLOCK A, HEARTY HOST LAKE RESORT UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 62, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RPUD (Sumter County) to MHP (City of Wildwood)

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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this ____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

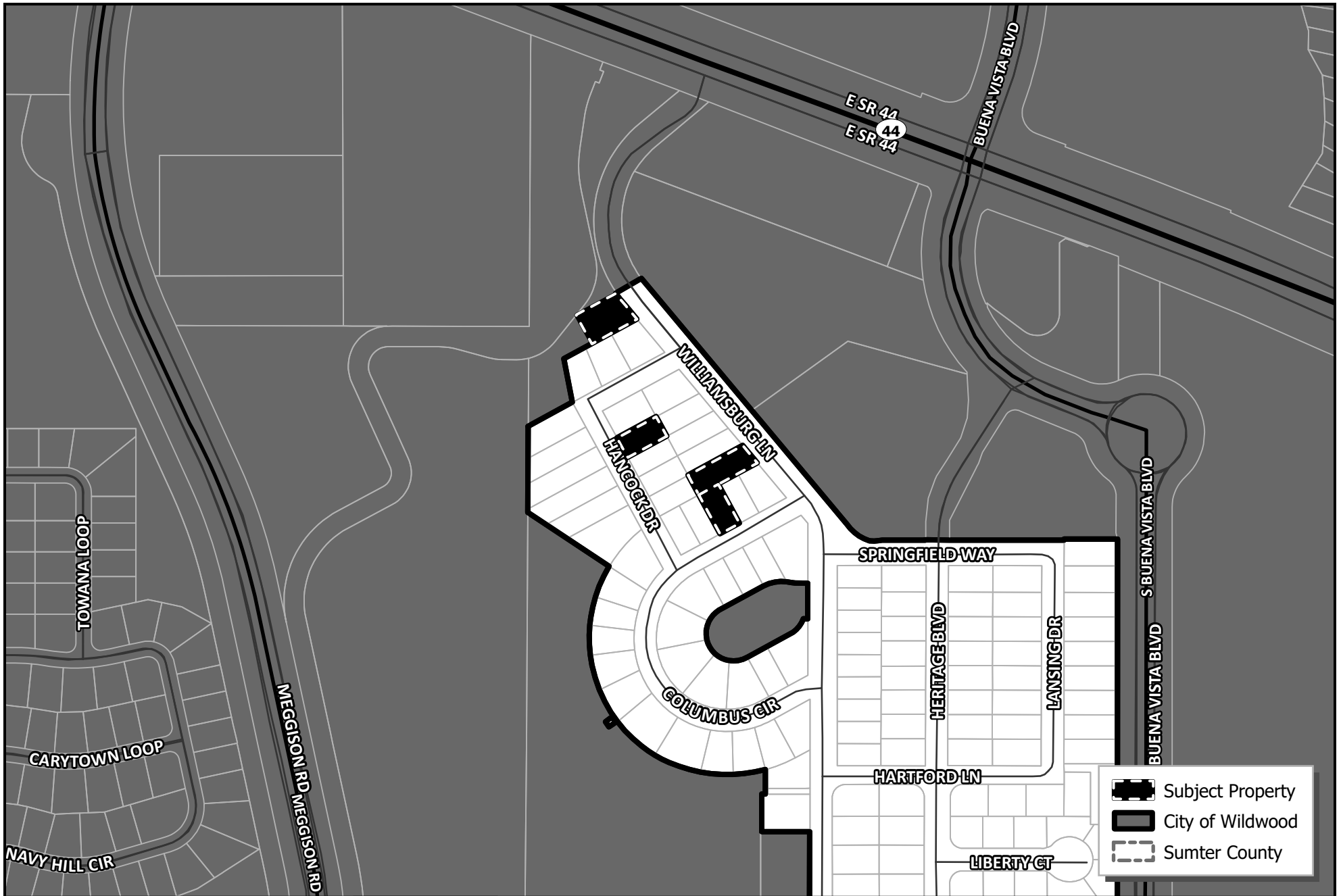
First Reading: _____

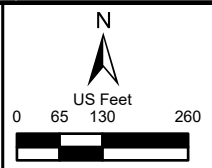
Second Reading: _____

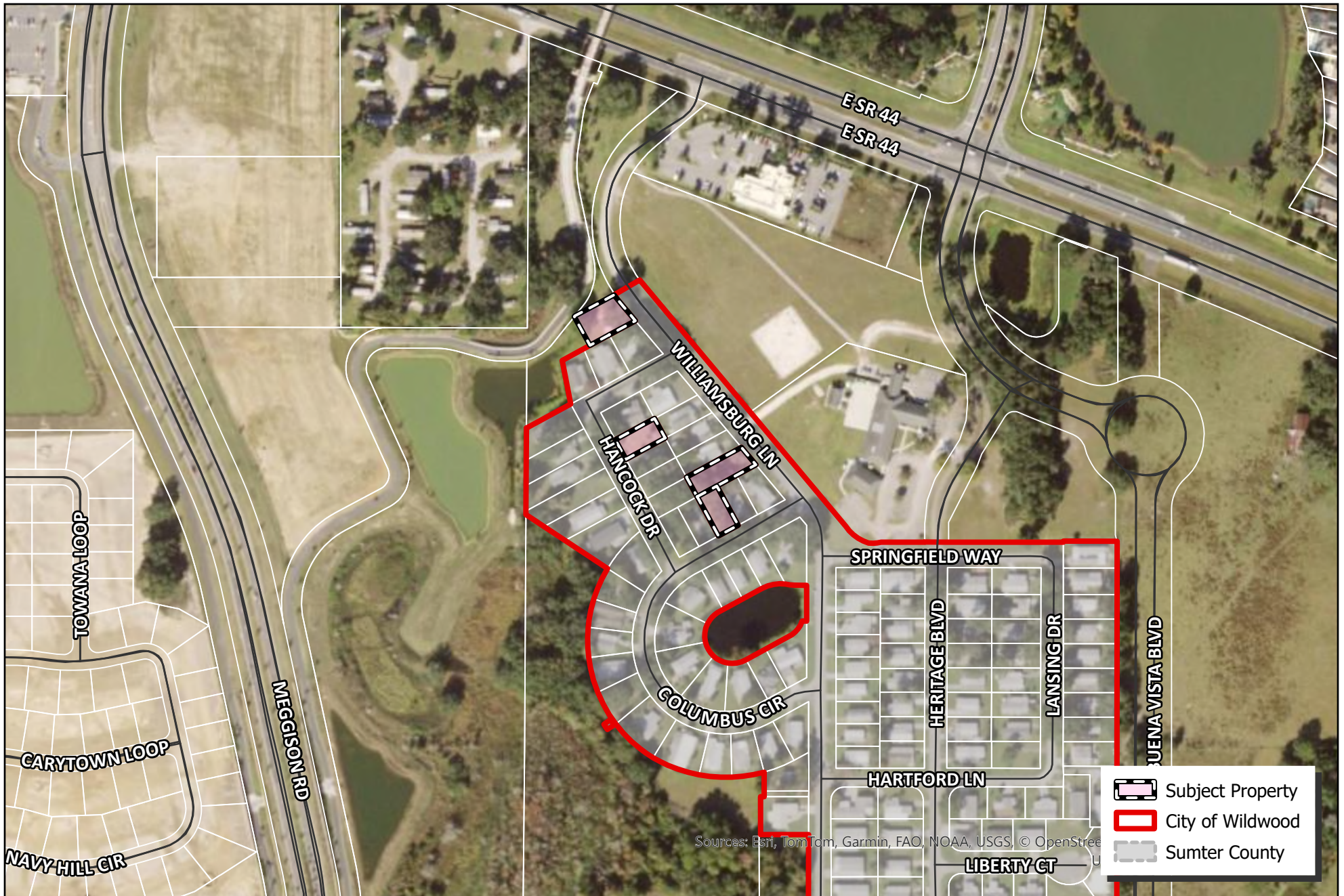
Approved as to form:

City Attorney

EXHIBIT A

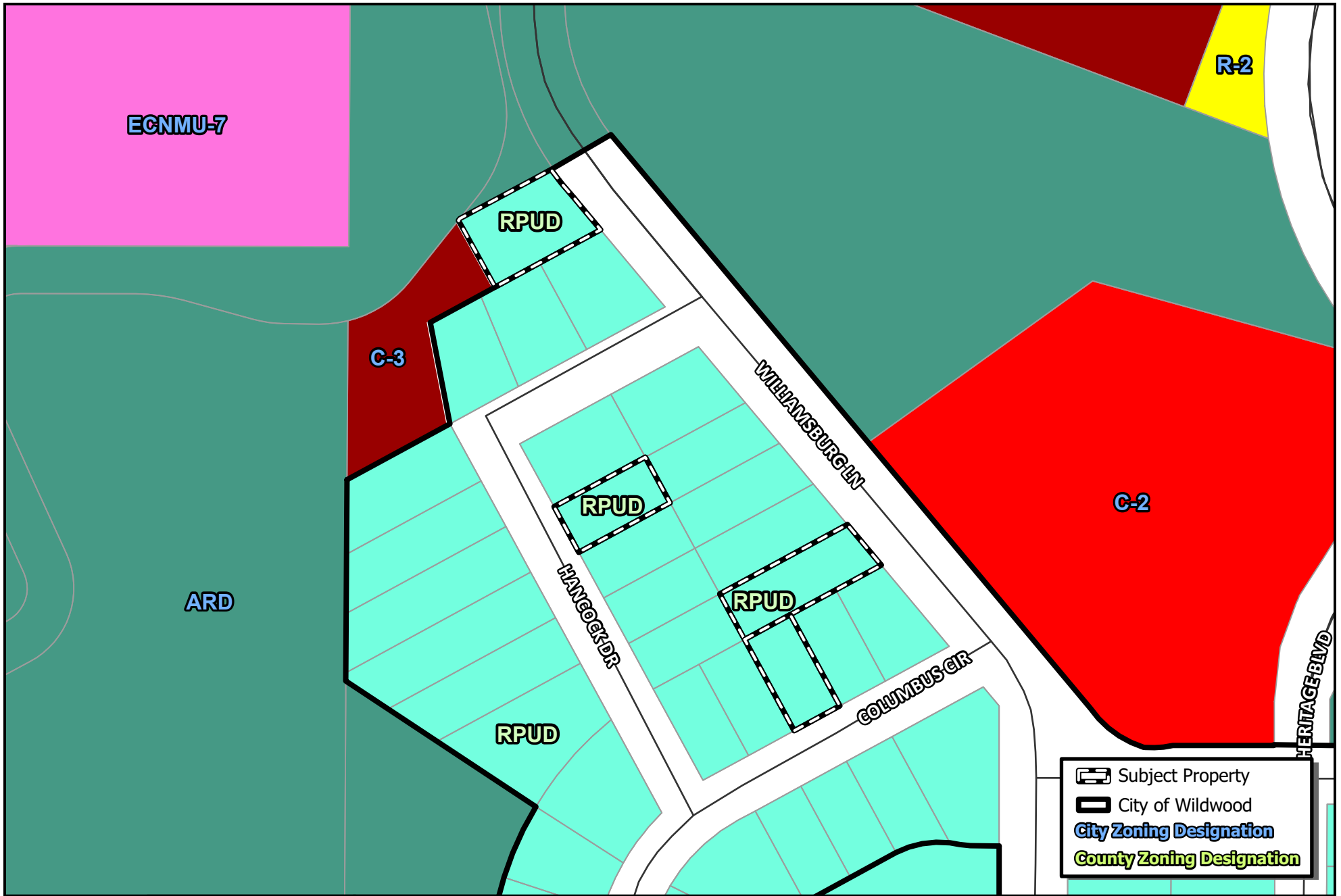


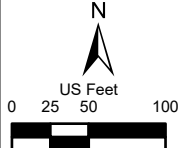
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 65 130 260 US Feet	RZ 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 1A LOCATION MAP JAN 2025
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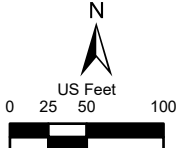
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.01 0.02 0.03 0.04 Miles	CP 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 1B LOCATION MAP JAN 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 25 50 100 US Feet	RZ 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 3A EXISTING ZONING JAN 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 25 50 100	RZ 2412-001		MAP 3B
			HEU WILDWOOD		PROPOSED ZONING
			PARCELS G16A002, G16A008, G16A011 & G16DA003		JAN 2025



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2025-2

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This 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.

¹ See Section 166.041(4)(c), Florida Statutes.



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

January 15, 2025

KINSMEN PROPERTIES LLC
100 DUBBS ST
UMATILLA, FL 32784

Your Parcel Number(s): G16A006

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential (County) to Mobile Home Park (City) and to change the Zoning Map designation from RPUD (County) to MHP (City).

OWNER: Heushtein A. Moise
APPLICANT: Heushtein A. Moise
CASE NUMBERS: CP/RZ 2412-001
PARCEL NUMBER: G16A002, G16A008, G16A011, & G16DA003

The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, February 4, 2025, at 2:00 & 2:15pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, February 24, 2025, at 7:00 pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday, March 10, 2025, at 9:00 am.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

DSDI NFD@wildwood-FL.gov

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

- ☒ I support this request.
☐ I do not object to this request.
☐ I do not support this request for the following reason(s) _____

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PD 2406-001 Densan Park Planned Development Amendment

REQUESTED ACTION: The Project Review Committee recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	PD 2406-001 Densan Park Planned Development Amendment
Ordinance #	O2024-96
Applicant/Owner	Dennis Ferguson/Densan Partners, LLC
Property Location	The subject property is generally located fronting CR 101, 0.8 miles north of the intersection of CR 101 and CR 466 and 0.2 miles east of CR 103
Parcel Number(s)	D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071 & D09-028
Acres	85.13 acres MOL
Date	01/28/2025

Densan Partners, LLC seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment. This is an amendment to the original Planned Development (O2019-54) approved on November 25, 2019. The owner would like to amend the phasing to add an additional phase for the development. Previously consisting of 239 units, the project's total number of proposed residential units is now 276 on 85.13± acres MOL.

During the Project Review Committee meeting on January 14, the City Manager recommended that the language within Section 3(I)(3)(b) of the attached Ordinance be revised to clarify the public improvements required for this development per the Traffic Impact Analysis (TIA). Approval of this amendment will supersede Ordinance O2019-54 in its entirety, with the sole modification being the change in proposed units.

Per City of Wildwood Land Development Regulations Sec. 8.6.(E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;

The proposed amendment is consistent with the comprehensive plan and is consistent with the intent of this Future Land Use designation. This change would follow Policy 1.2.8.b. within the 2050 Comprehensive plan, as it fosters distinctive and attractive neighborhoods with a strong sense of place.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;

The proposed change to the project's phasing plan will not adversely affect public facilities. The Sumter County School Board is able to accommodate the increase in school-aged children that may be a result of this change to the project's phasing plan. The additional dwelling units proposed in this PD amendment will be serviced by City Utilities. A Traffic Impact Analysis (TIA) accepted by Sumter County Public Works has been provided, including the condition that one off-site improvement be constructed.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;

Changing conditions make the proposed amendment necessary. The applicants phasing has been revised which is cause for the subject amendment.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

The applicant has submitted a Traffic Impact Analysis (TIA) accepted by Sumter County. The subject TIA requires an off-site improvement of adding a northbound left turn lane on CR 101 at the south entrance of the site.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdictions.

Staff recommends approval and a favorable recommendation of Ordinance O2024-96.



McKenna Page
Planner I, Development Services Department

ORDINANCE NO. O2024-96

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY DENSED PARTNERS, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the first Densan Park Planned Development Agreement (“Agreement”) was filed with the City of Wildwood (“City”) on or about September 25, 2019,

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 2019-54 on or about November 25, 2019;

WHEREAS, said Ordinance was recorded on December 18, 2019 in O.R. Book 3674, Page 414, Public Records of Sumter County, Florida;

WHEREAS, the first Densan Park Planned Development Amendment application was filed on or about June 27, 2024;

WHEREAS, it is the intention of the City for this Amended and Restated Ordinance to supersede Ordinance 2019-54.

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City’s Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

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

The application filed by Densan Partners, LLC, a Florida Limited Liability Company (hereinafter referred to as the “Developer”) for a Residential Planned Development was heard by and before the City Commission, Wildwood, Florida on this ____ day of _____, _____. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____, _____ and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Densan Park Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on September 25, 2019 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 85.13± acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Residential Planned Development of the lands described in Exhibit "A."
- B. That the zoning district of the subject land described in Exhibit "A" are classified as "R-2: Low-Medium Density Residential" on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a Conceptual Development Plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Springstead Engineering, Inc. dated June 12, 2024 is incorporated into this Ordinance as Exhibit "B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan. The Conceptual Development Plan illustrates the general location of the following land uses:
- 1) Residential Homes
 - 2) Common/Shared Facilities
 - 3) Recreational Areas
 - 4) Open Space, Buffers, and Conservation Areas
- C. Development Program. The Project will consist of 276 Single-Family Detached Residential Units with recreation space and other amenities. The project shall be developed in four (4) phases in accordance with the Conceptual Development Plan and this Section. Phase 1 will consist of 68 Single-Family Detached Units, Phase 2 will consist of 70 Single-Family Detached Units, Phase 3 will consist of 67 Single Family Detached Units and Phase 4 will consist of 71 Single Family Detached Units. The Project is being developed under the provisions stated in Section 2.2 of the Land Development Regulations.
- The following shall apply:
- 1) Residential. Single Family Detached Houses, as defined in Section 2.2 of the Land Development Regulations, shall be the only allowable residential use.
 - 2) Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Acres	%
Residential	44.08	51.78
Common/Shared Facilities	1.35	1.59
Sales, Operations, Maintenance Facilities	0.0	0
Recreational Areas	1.36	1.60
Road Right-of-Way	18.07	21.23
Stormwater Retention Areas	11.86	13.93
Open Space, Buffers, Conservation Areas	8.41	9.87*
TOTAL	85.13	100

*Common/Shared Facilities, Recreational Areas, 50% of Stormwater Retention Areas and Open Space, Buffers, Conservation Areas combine for a Total Open Space of 17.05 acres or 20.03% of the project area.

- D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.
- F. Principal Uses. Principal uses for the R-2 zoning district listed in Chapter 3, Table 3-6 of the Land Development Regulations shall be permitted within the project.
- G. Development Standards. Unless otherwise stated, the Project shall adhere to the zoning district standard prescribed in Chapter 3 of the Land Development Regulations for the "R-2" zoning district for the Project
- 1) Residential Design Standards. Residential development shall comply with the City of Wildwood Density, Intensity, and Lot Standards, except as stated below:
 - a. Minimum living area: 750 sq. ft.
 - b. Minimum lot width: 50 ft.
 - c. Minimum front setback: 15 ft. (Front setback will alternate from 15 to 20 per DDS)
 - d. Building separation: 10 ft. between foundations.
 - 2) Building Standards for Residential Structures. All residential structures shall be of conventional construction and shall meet all requirements of the Florida Building Code (FBC).
 - 3) Accessory Storage Structures. All accessory structures shall adhere to all requirements of the Land Development Regulations regarding accessory structures, unless otherwise stated in this Agreement. The design of an accessory structure shall be comparable to the primary structure and be compatible with the surrounding neighborhood. Accessory structures may not be placed in the front yard or within any of the required setbacks.
- H. Design District Standards. The Project shall adhere to the Design District Standards (DDS) pursuant to Section 6.12 except as noted below:
- 1) Sidewalks located on the north-south streets may be constructed on only one side of the street, but shall maintain continuity throughout the subdivision.
 - 2) Garage width shall be the total width of the actual garage door openings.
- I. Access, Parking, and Transportation.
- 1) Access. The Project's main access is off of CR-101, a two lane roadway. Two access points shall be required for the development.

2) Internal Roadways.

- a. Individual land uses shall be interconnected by a series of roadways within the Project. Internal roadways shall be developed in accordance with the Conceptual Development Plan and the typical roadway section incorporated into this Ordinance as part of Exhibit "B." All roads shall be designed to the City's specifications.
- b. Golf carts may be allowed to be utilized on the internal roadways in the Project, subject to existing Florida Statutes and other applicable laws. The City reserves the right to deny use of golf carts within the Project should such use present a safety concern.

3) Transportation System Improvements.

- a. Transportation Impact Fees. Developer acknowledges that the Project is subject to Sumter County's impact fees ordinances.
- b. Construct a northbound left turn lane at the southern entrance along CR 101 per the SCPW review of the revised TIA study performed by VHB dated February, 2024.

J. Streetscape.

- 1) Two-Way Private Residential Streets. These streets shall comprise a minimum right-of-way width of 50 feet, including two (2) 10-foot wide roadway lanes, curb and gutter for drainage, one 5-foot wide sidewalk on one side of the roadway on north-south streets; two 5-foot wide sidewalks on all other streets.
- 2) Floor Plans. For single-family residential developments with greater than one-hundred (100) units, there should be at least five (5) different floor plans plus one (1) additional floor plan for every additional one-hundred (100) units. Reverse floor plans are not included as different floor plans.
- 3) Elevations. Each floor plan should have at least two (2) architecturally distinct and unique elevations. Simply adding or deleting shutters, changing trim, changing façade materials and other types of minimal changes will not suffice as one of the required distinct and unique elevations.
- 4) Repetition of Residential Unit Designs. A minimum of three (3) residential lots should be skipped on the same side of the street and two (2) residential lots must be skipped on the opposite side of the street before building an identical (or nearly identical) single-family home. Reversed floor plans are considered as identical in design.
- 5) Driveways. All homes in residential neighborhoods shall have hard-surfaced driveways. Driveways will accommodate up to two (2) regular sized cars.
- 6) Recreational Vehicle Storage. The storage of recreational vehicles such as boats, campers, trailers or noncommercial vehicles shall NOT be permitted in yards due to space limitations. The homeowners association may also further restrict recreational vehicle parking.
- 7) Kayak, Paddleboard, Canoe, and Bike Storage. Recreation equipment is to be stored within the residence or in a small ancillary shed per HOA approval.

- 8) Golf Cart Parking. Golf carts will be permitted in the driveway. Storage structures will be allowed as accessory structures and following all applicable codes and regulations, subject to the provisions set forth in this Agreement and in the City's Land Development Regulations, and are subject to HOA approval.
- 9) Fencing. When selected and allowed for use, fencing should complement and enhance the design and character of the home as well as that of the neighborhood. The design of fences shall be compatible with the architecture of the home and should blend with the surrounding neighborhood. Opaque fencing will only be used by the developer in common spaces and will not be permitted by individual residents. Fencing should be considered and designed as an integral part of the project, not left as an afterthought when the project is completed.

K. Recreation and Open Space. The Project shall maintain a minimum of 20.00% open space.

- 1) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other public similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. A homeowner's association, adjoining property owners or other private entity must maintain all such elements. Open space shall not include open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.
- 2) Buffers. The Project shall maintain a 20 ft. buffer along the project's boundary where not abutting a similar land use. Buffers shall contain canopy and understory trees as well as a 3 ft. tall hedge in accordance with the Design District Standards.
- 3) Parks and Recreation. The Project shall contain a minimum of three (3) amenities which may include both passive and active recreation parks in the form of multi-use fields, event lawns, multi-use trails, dog parks, nature/wilderness parks, and other allowed amenities as presented in the DDS.

L. Environmental Considerations. The Project shall promote water and energy efficiency and conservation initiatives throughout the project, including the following:

- 1) Use a comprehensive integrated design and implementation process for implementing holistic energy efficiency measures.

- 2) Reduce heating, cooling, and lighting loads by taking advantage of the building site and climate attributes, including passive solar design and integrated landscape design that uses landscapes for shading, windbreaks and attractive outdoor spaces.
- 3) Research opportunities to include renewable energy sources such as daylighting, passive solar, photovoltaics and geothermal heating and cooling.
- 4) Specify energy efficient HVAC equipment and appliances that meet or exceed federal, state, and local energy efficiency and Energy Star standards.
- 5) Use US Green Building Council standards for Energy and Environmental Design.
- 6) Improve efficiency via wall insulation, window treatments, solar shading, daylight controls, ground source heat pumps and energy recovery ventilation units.
- 7) Increase building performance by including predictive energy models and system controls such as occupancy and daylight sensors, CO2 sensors and other air quality alarms.
- 8) Integrate water saving technologies that reduce the energy burden while including low flow irrigation fixtures, appliances, and faucets.
- 9) Provide rainwater harvesting methods for individual unit irrigation use to supplement potential on-site irrigation well(s) for the overall community.
- 10) Implement landscape strategies and native species included in the Florida Friendly Landscaping Program.

M. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project will connect to City Water and Wastewater systems prior to issuance of any Certificate of Occupancy. Reuse water is not currently available to the Project and shall not be required. Individual Residential Meters will be provided to service the Project with water and wastewater. The City shall be responsible for ownership and maintenance of the utility lines up to the individual property lines/water meters and lift station. The Developer shall grant all necessary utility easements as set forth in Section M.2) below. All utilities shall be designed and constructed to the City's specifications.
- 2) Easements. In addition to existing easements, where utilities are owned and maintained by the City, the Developer shall provide a 15 ft. utility easement along the rights-of-way where such utilities are located. No permanent structures may be constructed within the utility easements.
- 3) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
- 4) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.

- 5) Underground Utilities. All utilities on site shall be located underground. The Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement, serving lands other than the Project, shall be underground. Gas utility may be provided at the sole discretion of the developer. Provision of gas shall meet all County and State standards and regulations.
 - 6) Lighting. Exterior lighting of all building and parking lots shall be designed so that light is not directed off of the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Regulations and Design District Standards.
- N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas and open space within the Project shall be the responsibility of the property owner or its designee such as a home owners association, at no cost or obligation to the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate. The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas and open space. The City will be granted the right to enforce the common areas and open space maintenance obligations against the Developer, or other property owner, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- O. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.N. above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- P. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- Q. Noise Ordinance. The Project shall adhere to the City of Wildwood's noise ordinance (Ordinance O2017-2) with a maximum allowable sound level not to

exceed 55 dB between the hours of 7:00 AM and 10:00 PM, and quiet hours observed from 10:00 PM to 7:00 AM.

- R. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in Exhibit A) within 24 months of the final adoption of this Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

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: SCRIVENER'S ERROR

The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

SECTION 6: EFFECTIVE DATE

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

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this ____ day of _____, ____.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ED WOLF, MAYOR

ATTEST: _____

Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

EXHIBIT A

DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA.

ALSO:

THE NORTH 1/2 OF THE NORTH 1/2 OF AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA. LESS RIGHT OF WAY FOR COUNTY ROAD NO, 101.

ALSO:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN N.00°05'31"W., ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 659.83 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN S.89°54'04"E. ALONG SAID NOTH LINE 396.10 FEET; THENCE RUN S.00°05'31"E., PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 659.88 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN N.89°53'36"W. ALONG SAID NORTH LINE 396.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS THE WEST 396.10 FEET THEREOF.

AND

PARCEL D09-028 DESCRIPTION:

BEING THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING SOUTH OF COUNTY ROAD 104 (RIGHT OF WAY WIDTH VARIES), SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

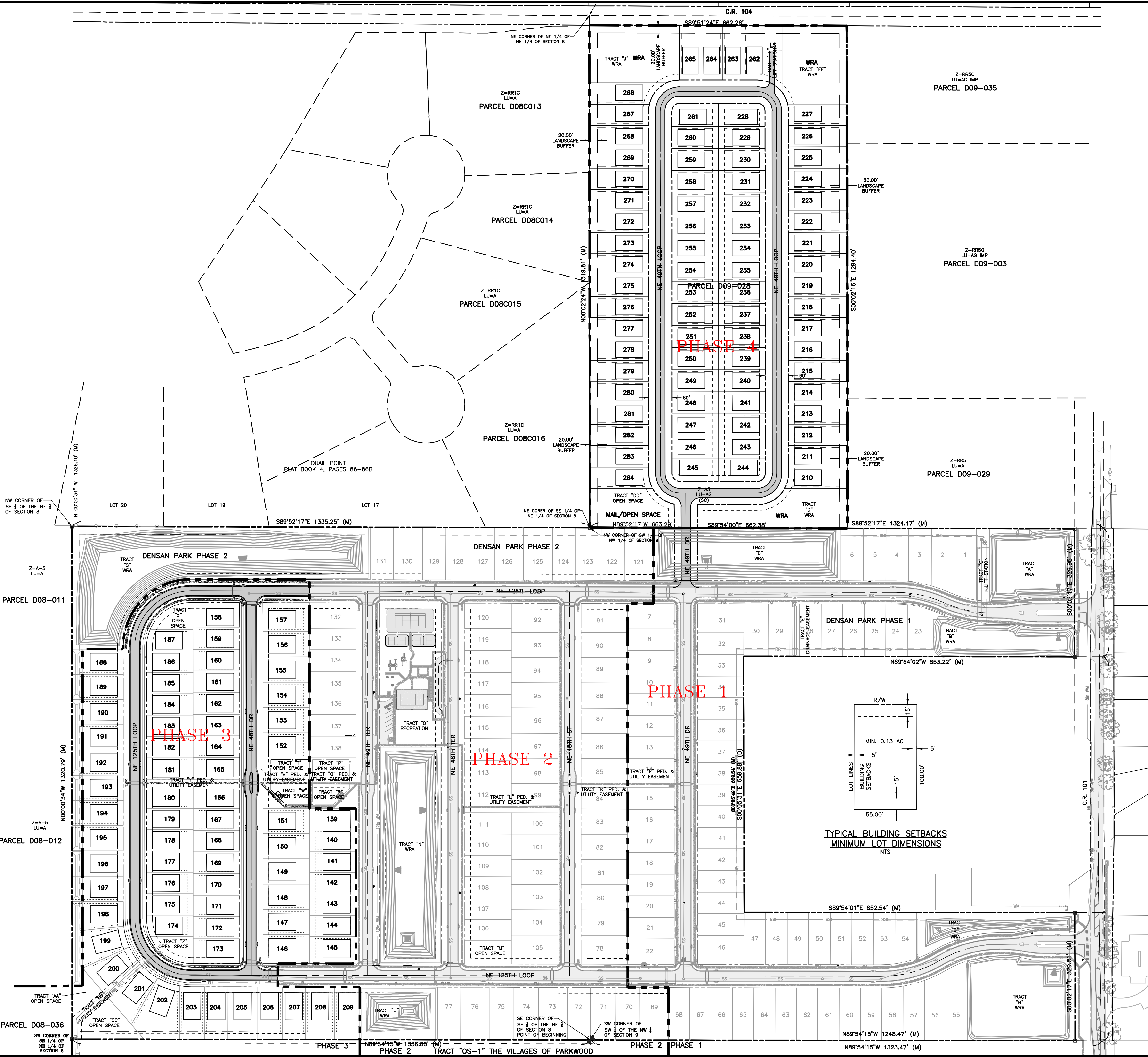
COMMENCE AT THE N.W. CORNER OF SAID SECTION 9: THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°24'59"E., A DISTANCE OF 24.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED COUNTY ROAD

104, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING THE WEST BOUNDARY OF N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°51'24"E., A DISTANCE OF 662.26 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°02'16"E., A DISTANCE OF 1294.40 FEET TO THE S.E. CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.89°54'00"W., A DISTANCE OF 662.38 FEET TO THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE AFOREMENTIONED WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.00°01'58"W., A DISTANCE OF 1294.90 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 19.68 ACRES, MORE OR LESS.

EXHIBIT B

CONCEPTUAL PLAN

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.

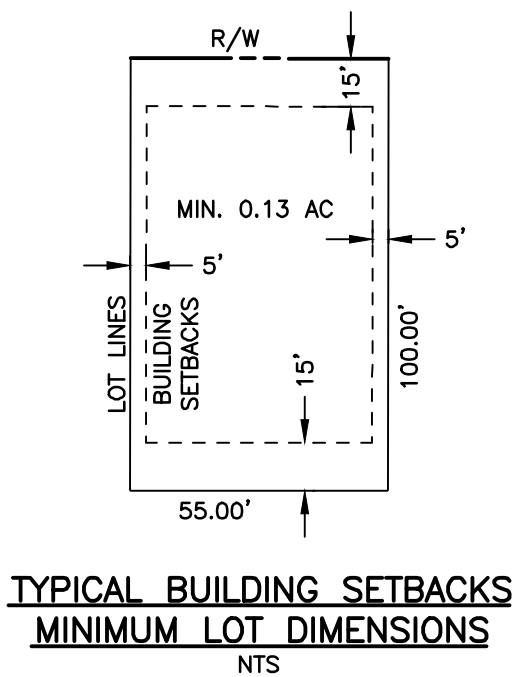


- NOTES:
- LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12119C 0059 D DATED SEPTEMBER 27, 2013.
 - DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM, 1988 (NAVD 88).
 - THE PROPOSED SITE USES WILL INCLUDE SINGLE FAMILY RESIDENTIAL.
 - WETLANDS DO NOT EXIST ON SUBJECT PARCEL.
 - SOIL CLASSIFICATION IS CANDLER, MABEL, MILLHOPPER AND ARRENDONDO FINE SAND PER SCS.
 - EXISTING BUILDING TO BE USED AS SITE CONSTRUCTION OFFICE, AND TO BE REMOVED.
 - POTABLE WATER AND SANITARY SEWER SUPPLIED BY THE CITY OF WILWOOD.
 - MAXIMUM BUILDING HEIGHT 35'.
 - ALL OTHER STRUCTURES TO BE REMOVED DURING SITE CONSTRUCTION.
 - EXISTING WELLS TO BE ABANDONED DURING SITE CONSTRUCTION.
 - STORMWATER SYSTEM TO BE OWNED AND MAINTAINED BY HOME OWNERS ASSOCIATION.
 - TOTAL ACREAGE OF SITE=85.10 AC. NUMBER OF LOTS=284 MINIMUM/AVERAGE LOT SIZE=0.15 AC. 3.34 DWELLING UNITS PER ACRE.

ALL PHASE CALCULATIONS:

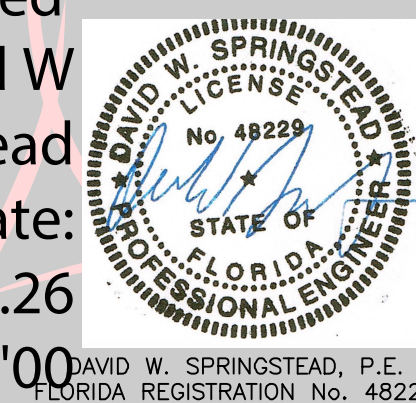
TOTAL PROJECT AREA:	3,706,922 SF	85.10 AC	100.00%
RIGHT OF WAY:	795,159 SF	18.25 AC	21.45%
PROPOSED LOTS:	2,039,114 SF	46.81 AC	55.00%
WATER RETENTION AREAS:	406,607 SF	9.33 AC	10.97%
OPEN SPACE:	285,291 SF	6.56 AC	7.71%
LANDSCAPE BUFFER:	180,751 SF	4.15 AC	4.87%
OPEN SPACE REQUIRED:	741,384 SF	17.02 AC	20.00%
OPEN SPACE:	285,291 SF	6.56 AC	7.71%
LANDSCAPE BUFFERS:	180,751 SF	4.15 AC	4.87%
DRAINAGE RETENTION CREDIT:	203,304 SF	4.67 AC	5.48%
OPEN SPACE PROVIDED:	669,346 SF	15.38 AC	18.06%

ALIGNMENTS	STREET NAMES
ROAD A	NE 125TH LOOP
ROAD B	NE 48TH TER
ROAD C	NE 48TH TER
ROAD D	NE 48TH DR
ROAD E	NE 48TH ST
ROAD F	NE 48TH DR
ROAD G	NE 48TH LOOP



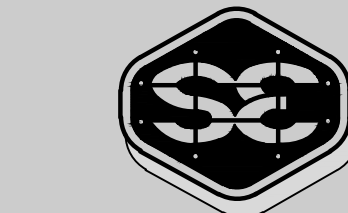
LAND I.D.	LAND USE
TRACT A,B,C,D,E,F,G,H,I,J,K,L,M,N,O,P,Q,R,S,T,U,V,W,X,Y,Z	WRA/DRAINAGE
TRACT C,F	UTILITY SEWAGE PUMPSTATION
TRACT E	DRAINAGE EASEMENT
TRACT F	PED. & UTILITY EASEMENT
TRACT K	PED. & UTILITY EASEMENT
TRACT L	PED. & UTILITY EASEMENT
TRACT M	OPEN SPACE
TRACT O	RECREATION
TRACT P	OPEN SPACE
TRACT Q	PED. & UTILITY EASEMENT
TRACT R	OPEN SPACE
TRACT T	OPEN SPACE
TRACT V	PED. & UTILITY EASEMENT
TRACT W	OPEN SPACE
TRACT X	OPEN SPACE
TRACT Y	PED. & UTILITY EASEMENT
TRACT Z	OPEN SPACE
TRACT AA	OPEN SPACE
TRACT BB	UTILITY EASEMENT
TRACT CC	OPEN SPACE
TRACT DD	OPEN SPACE
LOTS 1-284	SF RESIDENTIAL

Digitally signed
by David W
Springstead
Date:
2024.06.26
15:24:02 -04'00'



DAVID W. SPRINGSTEAD, P.E.
FLORIDA REGISTRATION No. 48229
If this document is digitally signed & sealed note:
This item has been digitally signed & sealed by David
W. Springstead, 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. This is in accordance with
FAC Rule 61G15-23.004.

Springstead
Engineering, inc.



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

SCALE:	FILE:	DATE:
AS SHOWN	OVERALL SITEPLAN	6/24
DESIGN:	DRAWN:	CHECKED:
	VL	

DRAWING:
SITE PLAN ALL PHASES

CLIENT:
DENISAN PARTNERS, LLC
SITEPLAN ALL PHASES

JOB NO.: 0410025.009
SHEET: 1
OF: 1

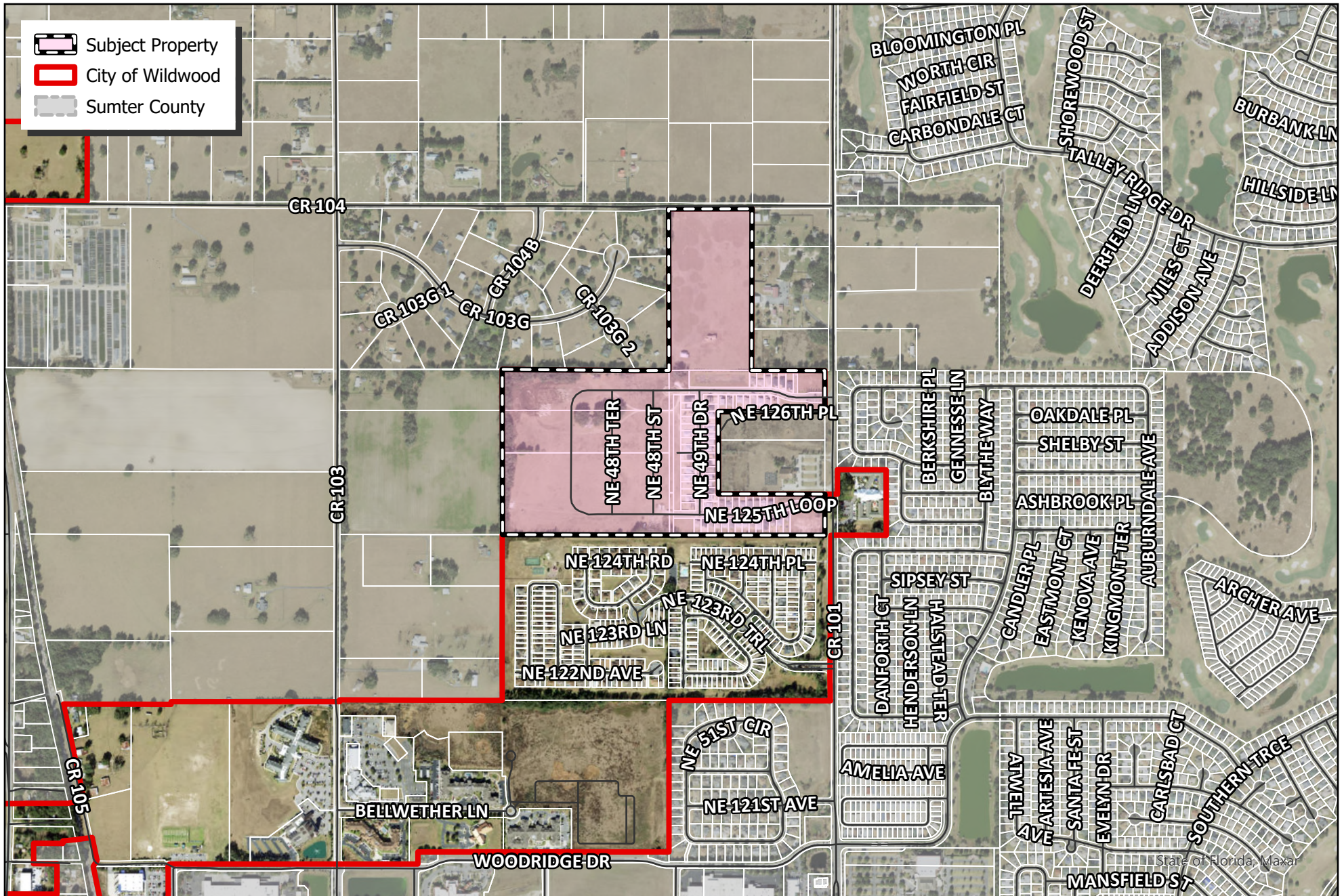
CLIENT:
DENISAN PARTNERS, LLC

PROJECT:
DENISAN PARK

DRAWING:
SITE PLAN ALL PHASES

1 of 1

REV. BY: DESCRIPTION DATE: DRAWN:



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.04 0.07 0.11 0.14 Miles	PD 2406-001 DENSEN PARK - PHASE 2 PARCELS D08-016, D08-018, D08-040, D09-016, D09-028, D09-042, D09-046 & D09N071	MAP 1B LOCATION MAP DEC 2024
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DENSAN PARK PLANNED DEVELOPMENT AGREEMENT
ORDINANCE NO. O2024-51

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A
REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT
PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT
REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY
OF WILDWOOD, FLORIDA; OWNED BY DENSED PARTNERS,
LLC; PROVIDING FOR SEVERABILITY; ~~PROVIDING FOR~~
~~CODIFICATION~~; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the first Densan Park Planned Development Agreement (“Agreement”) was filed with the City of Wildwood (“City”) on or about September 25, 2019; :

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 2019-54 on or about November 25, 2019;

WHEREAS, said Ordinance was recorded on December 18, 2019 in O.R. Book 3674, Page 414, Public Records of Sumter County, Florida;

WHEREAS, the first Densen Park Planned Development Amendment application was filed on or about June 27, 2024;

WHEREAS, it is the intention of the City for this Amended and Restated Ordinance to supersede Ordinance 2019-54.

WHEREAS, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City’s Comprehensive Plan;

WHEREAS, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

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

The application filed by Densan Partners, LLC, a Florida Limited Liability Company (hereinafter referred to as the “Developer”) for a Residential Planned Development was heard by and before the City Commission, Wildwood, Florida on this 25th day of November, 202419. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on November 5, 202419 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Densan Park Planned Development Application (hereinafter referred to as the “Project”) was duly and properly filed herein on September 25, 2019 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 85.1065.41± acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 3.3(B)(3) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Residential Planned Development of the lands described in Exhibit “A.”
- B. That the zoning district of the subject land described in Exhibit “A” are classified as “R-2: Low-Medium Density Residential” on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.

- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a Conceptual Development Plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Springstead Engineering, Inc. dated September 25, 2019-June 12, 2024 is incorporated into this Ordinance as Exhibit "B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan. The Conceptual Development Plan illustrates the general location of the following land uses:
- 1) Residential Homes
 - 2) Common/Shared Facilities
 - 3) Recreational Areas
 - 4) Open Space, Buffers, and Conservation Areas
- C. Development Program. The Project will consist of 239-246 284 Single-Family Detached Residential Units with recreation space and other amenities. The project shall be developed in three (3)-four (4) phases in accordance with the Conceptual Development Plan and this Section. Phase 1 will consist of 68 Single-Family Detached Units, Phase 2 will consist of 70 Single-Family Detached Units, and Phase 3 will consist of 101-71 Single Family Detached Units and Phase 4 will consist of 75 Single Family Detached Units. The Project is being developed under the provisions stated in Section 2.2 of the Land Development Regulations.

The following shall apply:

- 1) Residential. Single Family Detached Houses, as defined in Section 2.2 of the Land Development Regulations, shall be the only allowable residential use.
- 2) Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

Land Use	Acres	%
Residential	<u>37.48 46.81</u>	<u>57.30</u> <u>55.00</u>
Common/Shared Facilities	<u>0.47 0.72</u>	<u>0.72</u> <u>0.85</u>
Sales, Operations, Maintenance Facilities	0.0	0
Recreational Areas	1.36	<u>2.08</u> <u>1.60</u>

Road Right-of-Way	9.91 <u>18.25</u>	15.15 <u>21.45</u>
Stormwater Retention Areas	8.77 <u>9.33</u>	13.41 <u>10.97</u>
Open Space, Buffers, Conservation Areas	7.42 <u>8.63</u>	11.34 <u>10.13*</u>
TOTAL		100

*Common/Shared Facilities, Recreational Areas, 50% of Stormwater Retention Areas and Open Space, Buffers, Conservation Areas combine for a Total Open Space of ~~43.64~~ 15.38 acres or ~~20.85~~ 18.00% of the project area.

- D. Amendments. ~~Changes to the conceptual development plan can be completed without a public hearing.~~ All modifications requiring an amendment to the Planned Development Agreement shall require review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan shall be submitted for review and approval in the manner required by Chapter 4 of the Land Development Regulations.
- F. Principal Uses. Principal uses for the R-2 zoning district listed in Chapter 3, Table 3-6 of the Land Development Regulations shall be permitted within the project.
- G. Development Standards. Unless otherwise stated, the Project shall adhere to the zoning district standard prescribed in Chapter 3 of the Land Development Regulations for the “R-2” zoning district for the Project
- 1) Residential Design Standards. Residential development shall comply with the City of Wildwood Density, Intensity, and Lot Standards, except as stated below:
 - a. Minimum living area: 750 sq. ft.
 - b. Minimum lot width: 50 ft.
 - c. Minimum front setback: 15 ft. (Front setback will alternate from 15 to 20 per DDS)
 - d. Building separation: 10 ft. between foundations.
 - 2) Building Standards for Residential Structures. All residential structures shall be of conventional construction and shall meet all requirements of the Florida Building Code (FBC).
 - 3) Accessory Storage Structures. All accessory structures shall adhere to all requirements of the Land Development Regulations regarding accessory structures, unless otherwise stated in this Agreement. The design of an accessory structure shall be comparable to the primary structure and be compatible with the surrounding neighborhood. Accessory structures may not be placed in the front yard or within any of the required setbacks.

- H. Design District Standards. The Project shall adhere to the Design District Standards (DDS) pursuant to Section 6.12 except as noted below:
- 1) Sidewalks located on the north-south streets may be ~~may be~~ constructed on only one side of the street, but shall maintain continuity throughout the subdivision.
 - 2) Garage width shall be the total width of the actual garage door openings.
- I. Access, Parking, and Transportation.
- 1) Access. The Project's main access is off of CR-101, a two lane roadway. Two access points shall be required for the development.
 - 2) Internal Roadways.
 - a. Individual land uses shall be interconnected by a series of roadways within the Project. Internal roadways shall be developed in accordance with the Conceptual Development Plan and the typical roadway section incorporated into this Ordinance as part of Exhibit "B." All roads shall be designed to the City's specifications.
 - b. Golf carts may be allowed to be utilized on the internal roadways in the Project, subject to existing Florida Statutes and other applicable laws. The City reserves the right to deny use of golf carts within the Project should such use present a safety concern.
 - 3) Transportation System Improvements.
 - a. Transportation Impact Fees. Developer acknowledges that the Project is subject to Sumter County's impact fees ordinances.
 - 3)b. None per the Traffic Impact Study performed by VHB dated May, 2019, and a northbound left turn lane at the southern entrance along CR 101 per the SCPW review of the revised TIA study performed by VHB dated February, 2024.
- J. Streetscape.
- 1) Two-Way Private Residential Streets. These streets shall comprise a minimum right-of-way width of 50 feet, including two (2) 10-foot wide roadway lanes, curb and gutter for drainage, one 5-foot wide sidewalk on one side of the roadway on north-south streets; two 5-foot wide sidewalks on all other streets.
 - 2) Floor Plans. For single-family residential developments with greater than one-hundred (100) units, there should be at least five (5) different floor plans plus one (1) additional floor plan for every additional one-hundred (100) units. Reverse floor plans are not included as different floor plans.
 - 3) Elevations. Each floor plan should have at least two (2) architecturally distinct and unique elevations. Simply adding or deleting shutters, changing trim, changing façade materials and other types of minimal changes will not suffice as one of the required distinct and unique elevations.
 - 4) Repetition of Residential Unit Designs. A minimum of three (3) residential lots should be skipped on the same side of the street and two (2) residential lots must be skipped on the opposite side of the street before building an identical (or nearly identical) single-family home. Reversed floor plans are considered as identical in design.

- 5) Driveways. All homes in residential neighborhoods shall have hard-surfaced driveways. Driveways will accommodate up to two (2) regular sized cars.
- 6) Recreational Vehicle Storage. The storage of recreational vehicles such as boats, campers, trailers or noncommercial vehicles shall NOT be permitted in yards due to space limitations. The homeowners association may also further restrict recreational vehicle parking.
- 7) Kayak, Paddleboard, Canoe, and Bike Storage. Recreation equipment is to be stored within the residence or in a small ancillary shed per HOA approval.
- 8) Golf Cart Parking. Golf carts will be permitted in the driveway. Storage structures will be allowed as accessory structures and following all applicable codes and regulations, subject to the provisions set forth in this Agreement and in the City's Land Development Regulations, and are subject to HOA approval.
- 9) Fencing. When selected and allowed for use, fencing should complement and enhance the design and character of the home as well as that of the neighborhood. The design of fences shall be compatible with the architecture of the home and should blend with the surrounding neighborhood. Opaque fencing will only be used by the developer in common spaces and will not be permitted by individual residents. Fencing should be considered and designed as an integral part of the project, not left as an afterthought when the project is completed.

K. Recreation and Open Space. The Project shall maintain a minimum of 2018.00% open space.

- 1) Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may also include trails, plazas, courtyards, and other ~~public~~-similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed within conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas (stormwater management areas) may be included in the open space calculation; however, the amount of open space credit from the drainage retention areas shall not exceed 50% of the open space requirement. A homeowner's association, adjoining property owners or other private entity must maintain all such elements. Open space shall not include open bodies of water, right-of-ways, yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria. Based on the provided amenities per the project plan the open space requirement is reduced to 18.00% (15.38 ac) of project area
- 2) Buffers. The Project shall maintain a 20 ft. buffer along the project's boundary where not abutting a similar land use. Buffers shall contain canopy and understory trees as well as a 3 ft. tall hedge in accordance with the Design District Standards.

- 3) Parks and Recreation. The Project shall contain a minimum of three (3) amenities which may include both passive and active recreation parks in the form of multi-use fields, event lawns, multi-use trails, dog parks, nature/wilderness parks, and other allowed amenities as presented in the DDS.

L. Environmental Considerations. The Project shall promote water and energy efficiency and conservation initiatives throughout the project, including the following:

- 1) Use a comprehensive integrated design and implementation process for implementing holistic energy efficiency measures.
- 2) Reduce heating, cooling, and lighting loads by taking advantage of the building site and climate attributes, including passive solar design and integrated landscape design that uses landscapes for shading, windbreaks and attractive outdoor spaces.
- 3) Research opportunities to include renewable energy sources such as daylighting, passive solar, photovoltaics and geothermal heating and cooling.
- 4) Specify energy efficient HVAC equipment and appliances that meet or exceed federal, state, and local energy efficiency and Energy Star standards.
- 5) Use US Green Building Council standards for Energy and Environmental Design.
- 6) Improve efficiency via wall insulation, window treatments, solar shading, daylight controls, ground source heat pumps and energy recovery ventilation units.
- 7) Increase building performance by including predictive energy models and system controls such as occupancy and daylight sensors, CO2 sensors and other air quality alarms.
- 8) Integrate water saving technologies that reduce the energy burden while including low flow irrigation fixtures, appliances, and faucets.
- 9) Provide rainwater harvesting methods for individual unit irrigation use to supplement potential on-site irrigation well(s) for the overall community.
- 10) Implement landscape strategies and native species included in the Florida Friendly Landscaping Program.

M. Public Facilities.

- 1) Potable Water, Wastewater, and Reuse Water. The Project will connect to City Water and Wastewater systems prior to issuance of any Certificate of Occupancy. Reuse water is not currently available to the Project and shall not be required. Individual Residential Meters will be provided to service the Project with water and wastewater. The City shall be responsible for ownership and maintenance of the utility lines up to the individual property lines/water meters and lift station. The Developer shall grant all necessary utility easements as set forth in Section M.2) below. All utilities shall be designed and constructed to the City's specifications.

- 2) Easements. In addition to existing easements, where utilities are owned and maintained by the City, the Developer shall provide a 15 ft. utility easement along the rights-of-way where such utilities are located. No permanent structures may be constructed within the utility easements.
 - 3) Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
 - 4) Stormwater. The Project shall contain a stormwater management system which meets the requirements of the Southwest Florida Water Management District and Chapter 6, Section 6.4 of the City's Land Development Regulations.
 - 5) Underground Utilities. All utilities on site shall be located underground. The Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement, serving lands other than the Project, shall be underground. Gas utility may be provided at the sole discretion of the developer. Provision of gas shall meet all County and State standards and regulations.
 - 6) Lighting. Exterior lighting of all building and parking lots shall be designed so that light is not directed off of the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs so as to eliminate spill light, trespass light and glare. [Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.](#)
- N. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common areas and open space within the Project shall be the responsibility of the property owner or its designee such as a home owners association, at no cost or obligation to the City. [In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate.](#) The Developer shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned or delayed, for the maintenance of common areas and open space. The City will be granted the right to enforce the common areas and open space maintenance obligations against the Developer, [or other property owner](#), as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- O. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.N. above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating

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

- P. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- Q. Noise Ordinance. The Project shall adhere to the City of Wildwood's noise ordinance (Ordinance O2017-2) with a maximum allowable sound level not to exceed 55 dB between the hours of 7:00 AM and 10:00 PM, and quiet hours observed from 10:00 PM to 7:00 AM.
- R. Expiration of Planned Development Agreement. Significant~~Actual~~ construction must begin within the Project boundary (as legally described in Exhibit A)~~Planned Development~~ within 24 months of the final adoption of this Planned Development Agreement. If no significant construction has started on the approved Planned Development~~Project~~ within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

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.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this 25th day of November, 2024~~19~~.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ED WOLF, MAYOR

ATTEST: _____

Jessica Barnes~~Cassandra Smith~~, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

Ashley Hunt, City Attorney

EXHIBIT A

DESCRIPTION:

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA.

ALSO:

THE NORTH 1/2 OF THE NORTH 1/2 OF AND THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY FLORIDA. LESS RIGHT OF WAY FOR COUNTY ROAD NO, 101.

ALSO:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN N.00°05'31"W., ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 659.83 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN S.89°54'04"E. ALONG SAID NOTH LINE 396.10 FEET; THENCE RUN S.00°05'31"E., PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9, 659.88 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE RUN N.89°53'36"W. ALONG SAID NORTH LINE 396.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 20 FEET OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS THE WEST 396.10 FEET THEREOF.

AND

PARCEL D09-028 DESCRIPTION:

BEING THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING SOUTH OF COUNTY ROAD 104 (RIGHT OF WAY WIDTH VARIES), SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 9: THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°24'59"E., A DISTANCE OF 24.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED COUNTY ROAD 104, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE DEPARTING THE WEST BOUNDARY OF N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°51'24"E., A DISTANCE OF 662.26 FEET TO A POINT ON THE EAST BOUNDARY OF

THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.00°02'16"E., A DISTANCE OF 1294.40 FEET TO THE S.E. CORNER OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.89°54'00"W., A DISTANCE OF 662.38 FEET TO THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE DEPARTING SAID SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE AFOREMENTIONED WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.00°01'58"W., A DISTANCE OF 1294.90 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 19.68 ACRES, MORE OR LESS.

EXHIBIT B

CONCEPTUAL PLAN

DRAFT



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

December 17, 2024

WILLIAMS TIMOTHY & RHONDA (LE)
4959 CR 103G
OXFORD, FL 34484-2931

Your Parcel Number(s): D08C013

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS
NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners next to property which is being considered by the Planning & Zoning Board/Special Magistrate for approval and favorable recommendation to the City Commission of Ordinance O2021-38. This Ordinance establishes a Planned Development overlay for the Villas at Wildwood Project.

OWNER/APPLICANT: Dennis Ferguson/Densan Partners, LLC
CASE NUMBERS: PD 2406-001
PARCEL NUMBERS: D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071, D09-028

The subject property is generally located fronting CR 101, 0.8 miles north of the intersection of CR 101 and CR 466 and 0.2 miles east of CR 103.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, February 4, 2025 at 2:15 p.m. or immediately following the LPA.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, February 24, 2025 at 7:00 p.m. and Monday, March 10, 2025 at 9:00 a.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s)

Bad road conditions and property is home to many turtles (Gopher tortoises)

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2310-002 Hydrologic Wildwood

REQUESTED ACTION: The Project Review Committee recommends approval upon resolution of outstanding comments.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No	SP 2310-002 Hydrologic Wildwood
Parcel Number	G15-012
Acreage	5.06 Acres, MOL
Property Location	The property is addressed as 6083 County Road 44A, Wildwood, FL 34785, approximately 0.79 miles east of the intersection of SR 44 and Buena Vista Blvd.
Owner	6083 Wildwood LLC
Applicant	Dan Karcher Construction, Inc.

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one-story 32,200-square-foot commercial building providing for 30,200 SF of warehouse space and 2,000 SF of retail spaces, featuring 10 bays separated by truckwells, 25 standard parking spaces, two (2) Florida ADA accessible parking spaces, and nine (9) loading areas, together with associated infrastructure such as landscaping buffers, storm water retention pond, site lighting improvements, and commercial driveway on 5.06 acres MOL, as per the attached plans. As of the writing of this report, the project has outstanding comments from the City Attorney and Utilities. Please see the comment review sheet report enclosed. The applicant has submitted revised plans and are currently under review.

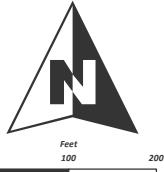
Once the outstanding comments are addressed, SP 2310-002 is expected to meet the criteria set forth within the Land Development Regulations, the Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comp. Plan.

DATED: 1/28/2025



Wendy Then, Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 100 200	SP 23010-002 HYDROLOGIC WILDWOOD PARCEL G15-012	MAP 1B LOCATION MAP OCTOBER 2023
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WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2310-002 Hydrologic Wildwood

Parcel(s): G15-012

Representative: Dan Karcher Construction, Inc.

Date: 1/8/2024

*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted. *****

CITY ENGINEER

No comment.

DEVELOPMENT SERVICES

No comment.

CITY ATTORNEY

1. New Comment: Please add note on utility plan (Inset "A") depicting/showing the end of city maintenance for utility lines servicing property.
 - A. **RESPONSE: Note has been added to Insert "A" on Utility Plan Sheet 9.**
 - I. **Partially satisfied. Please add note in regards to sanitary sewer line.**
 - a. **RESPONSE: This notation has been added to the plans.**
 - i. **Please see forthcoming comment from City Utilities. End of City Maintenance should be on other side of roadway.**
2. City Attorney reserves the right to make further comments upon resubmittal.
 - A. **RESPONSE: Acknowledged.**
 - I. **Standing Comment.**

FIRE

No comment.

POLICE

Standing Comment regarding traffic control devices for all development in the City of Wildwood:

1. All traffic control signals, or devices must comply with the Florida State Statutes regarding the installation.
2. All traffic control signals, or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs size and height.

PUBLIC WORKS (WILDWOOD)

Public Works Road

1. No Comment.

Stormwater / Tree Mitigation

1. No Comment.

SUMTER COUNTY PUBLIC WORKS– ROADS AND BRIDGES &TRAFFIC ANALYSIS

No comments.

UTILITIES – WATER/WASTEWATER

1. Sheet 9 of 17, Utility Plan:
 - a. Previous outstanding comment: The proposed lift station does not meet the City of Wildwood's specifications, needs to be designed to city standards.
 - b. A 12" x 4" reducer with 4" blowoff shows at the end of the 12" water line extension. Please refer to detail sheet W-11, 2" blowoff and revise the plan and change the reducer to a 12" x 2" threaded plug.
2. Sheet 16 of 17, Lift Station Details: Please remove detail S-22 as the station will need to be designed and built to city standards.

Utilities Miscellaneous – Standing Comment

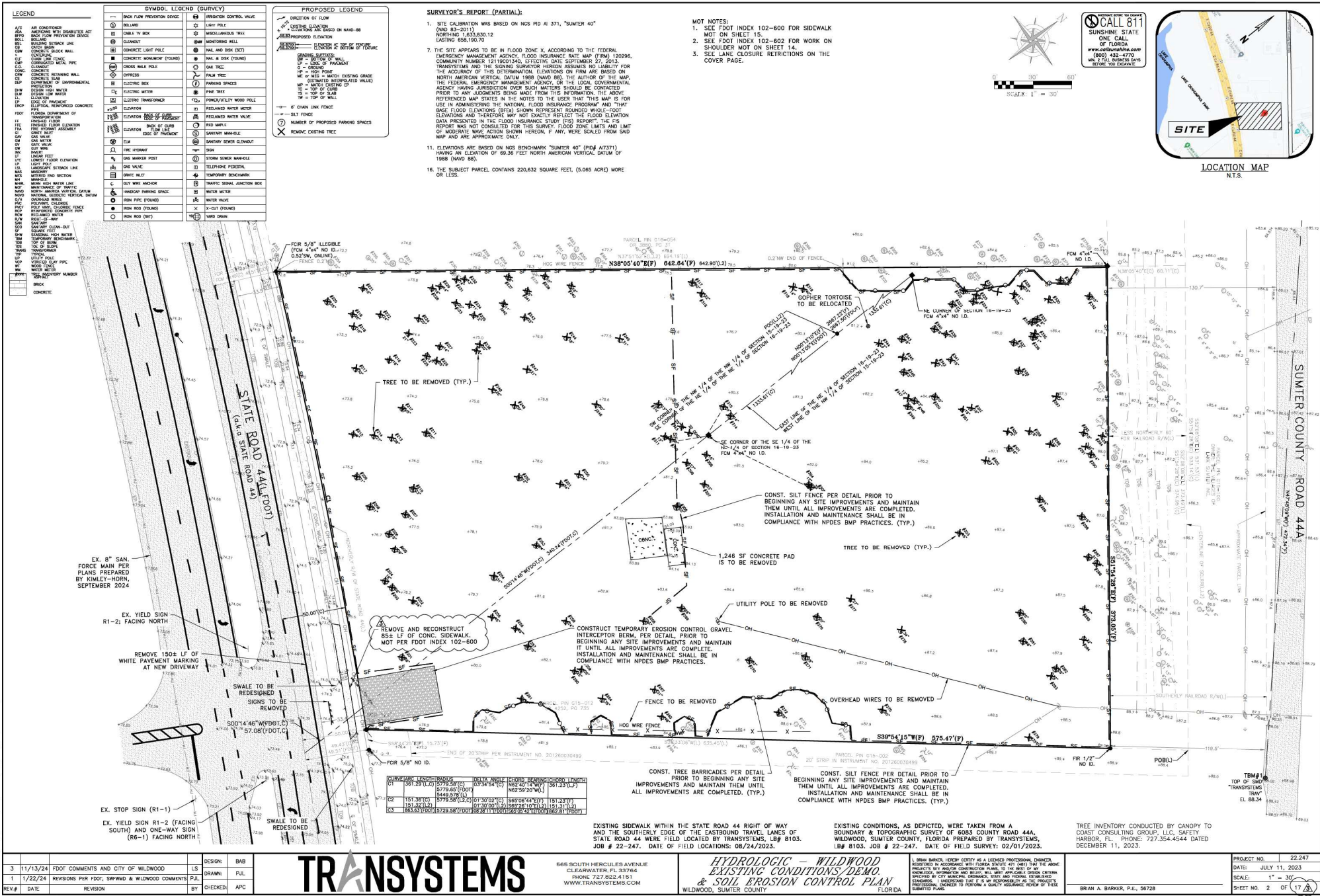
1. A construction cost estimate must be provided for all utility construction. Unit costs shall be per the City website.
2. Contractor shall schedule a pre-construction meeting with the Utility Department 2 weeks prior to the start of construction and prior to any materials being delivered on-site.

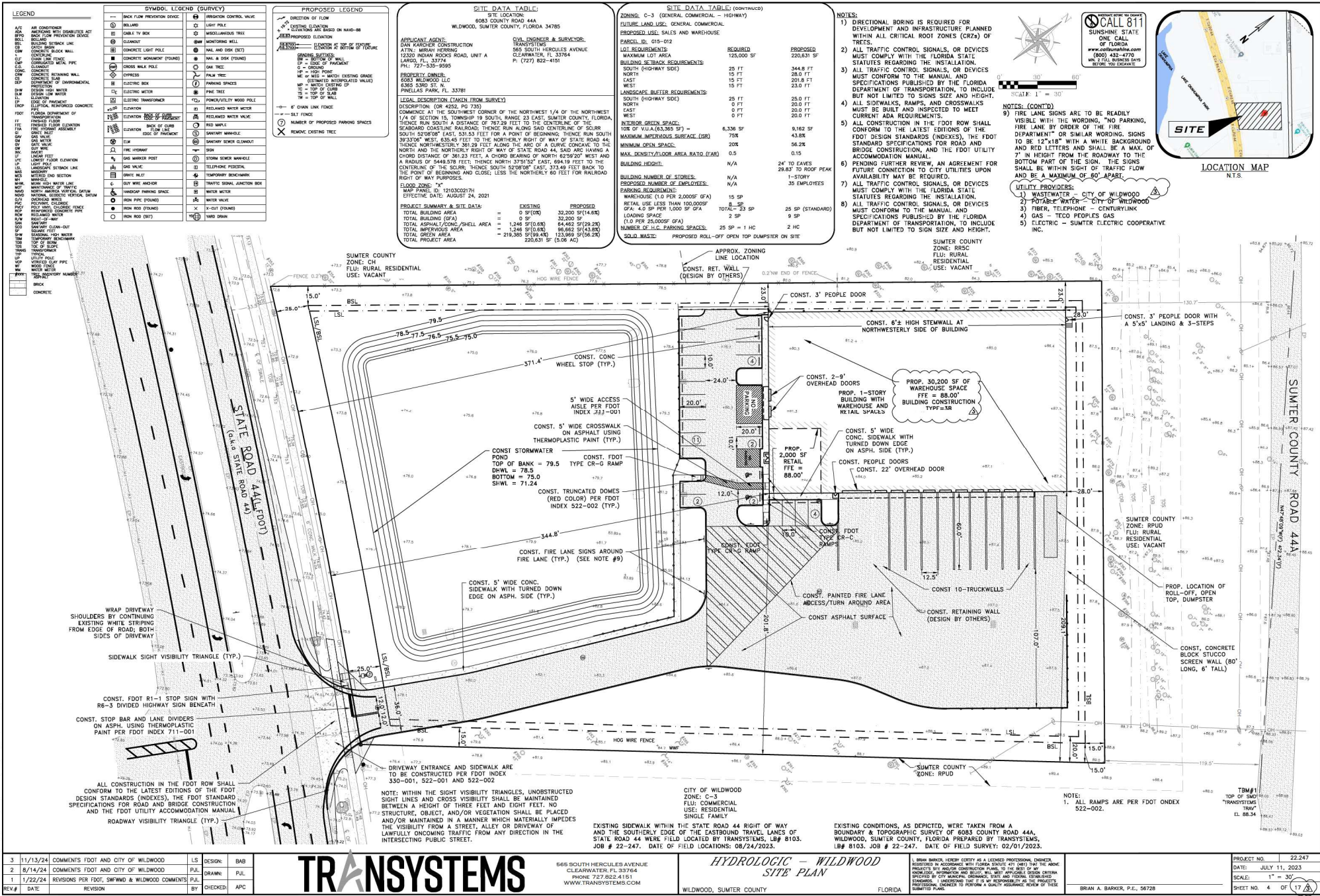
WASTE MANAGEMENT

No comment.

FDOT ACCESS PERMIT: 2023-A-592-00052
FDOT DRAINAGE PERMIT: 2023-D-592-00047
SECTION 18070 / SR 44 / MP 14.608 / CLASS 3 / 55 MPH

Page 57 of 79

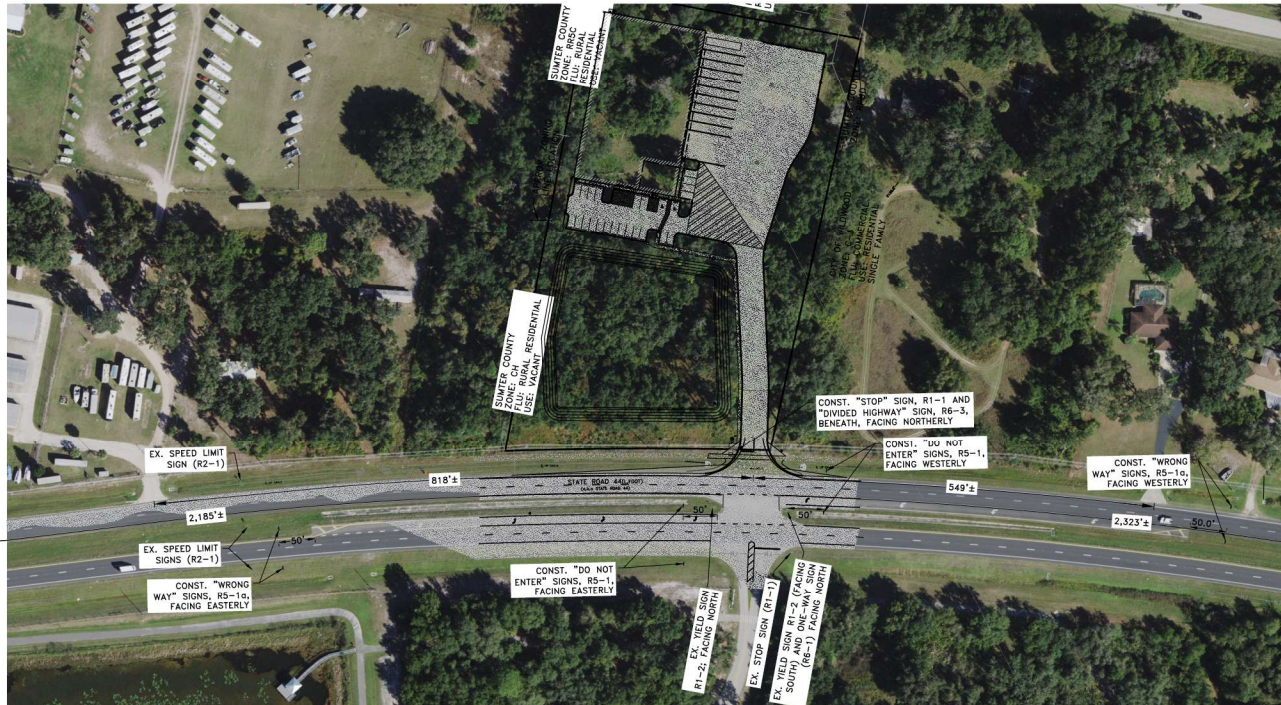
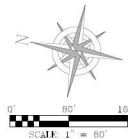




LEGEND

SYMBOL LEGEND (SURVEY)

PROPOSED LEGEND



EXISTING SIDEWALK WITHIN THE STATE ROAD 44 RIGHT OF WAY
AND THE SOUTHERLY EDGE OF THE EASTBOUND TRAVEL LANES OF
STATE ROAD 44 WERE FIELD LOCATED BY TRANSYSTEMS, LB# 8103.
JOB # 22-247. DATE OF FIELD LOCATIONS: 08/24/2023.

EXISTING CONDITIONS, AS DEPICTED, WERE TAKEN FROM A
BOUNDARY & TOPOGRAPHIC SURVEY OF 6083 COUNTY ROAD 44A,
WILDWOOD, SUMTER COUNTY, FLORIDA PREPARED BY TRANSYSTEMS,
LB# 8103. JOB # 22-247. DATE OF FIELD SURVEY: 02/01/2023.

565 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM

HYDROLOGIC - WILDWOOD NEIGHBORING CONNECTIONS & FDOT SIGN LOCATIONS

I, BRIAN BARKER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER, REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 471 (481) THAT THE ABOVE PROJECT'S SITE AND/OR CONSTRUCTION PLANS, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA SPECIFIED BY CITY MUNICIPAL ORDINANCE, STATE AND FEDERAL ESTABLISHED STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE SUBMITTED PLANS.

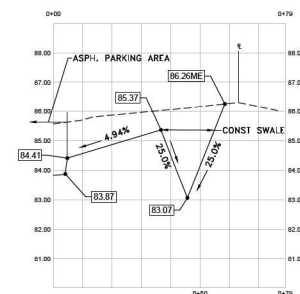
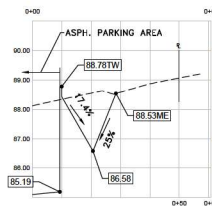
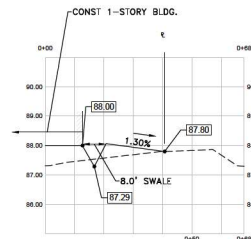
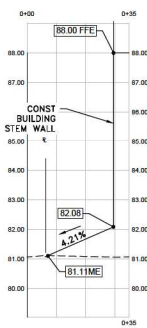
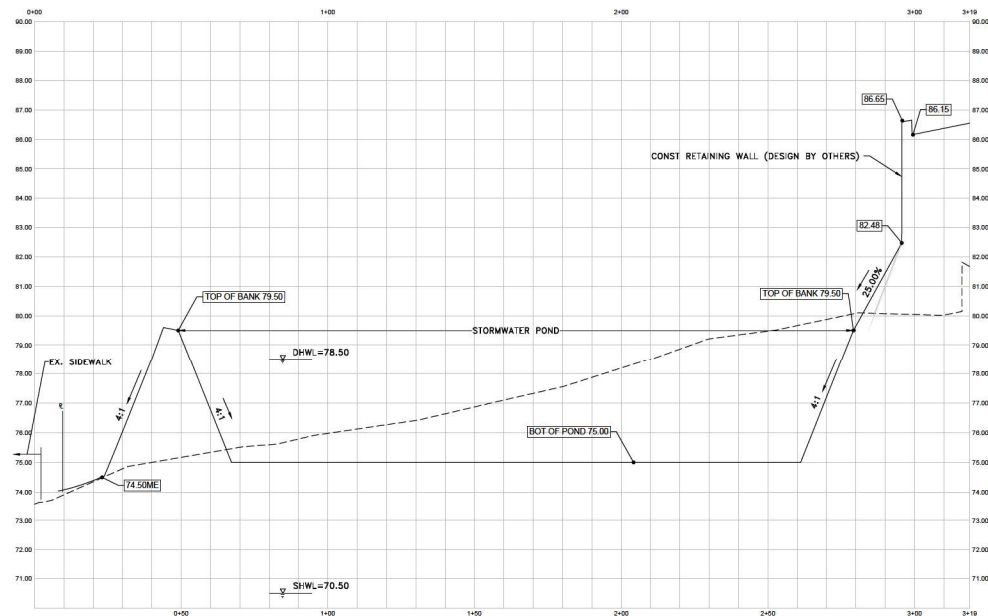
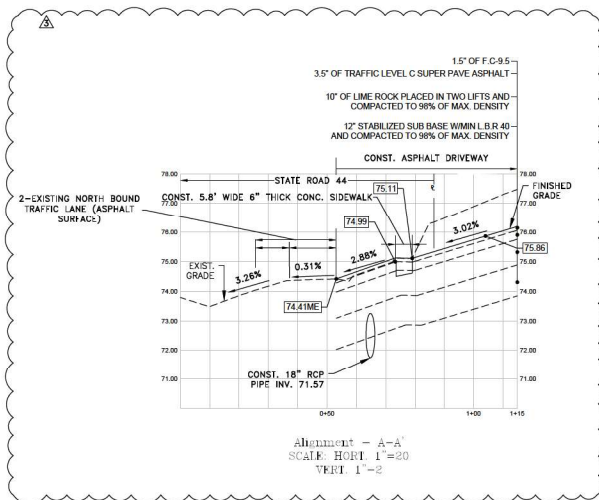
BRIAN A. BARKER, P.E., 56728

PROJECT NO.	22.247
DATE:	JULY 11, 2023
SCALE:	1" = 80'
SHEET NO.	6 OF 17

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OF FLORIDA
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(800) 432-4770
MIN. 2 BUS. DAYS
BEFORE YOU EXCAVATE



LOCATION MAP
N.T.S.



EXISTING SIDEWALK WITHIN THE STATE ROAD 44 RIGHT OF WAY
AND THE SOUTHERLY EDGE OF THE EASTBOUND TRAVEL LANES OF
STATE ROAD 44 WERE FIELD LOCATED BY TRANSYSTEMS, L.P. 8103,
JOB # 22-247. DATE OF FIELD LOCATIONS: 08/24/2023.

EXISTING CONDITIONS, AS DEPICTED, WERE TAKEN FROM A
BOUNDARY & TOPOGRAPHIC SURVEY OF 8083 COUNTY ROAD 44A,
WILDWOOD, SUMTER COUNTY, FLORIDA PREPARED BY TRANSYSTEMS,
L.P. 8103, JOB # 22-247. DATE OF FIELD SURVEY: 02/01/2023.

REV.#	DATE	REVISION	BY	CHECKED
3	11/13/24	FDOT COMMENTS AND CITY OF WILDWOOD	LS	OSION: BAB
2	8/14/24	COMMENTS FDOT AND CITY OF WILDWOOD	PUL	DRAWN: PUL
1	1/22/24	REVISIONS PER FDOT, SWFMD & WILDWOOD COMMENTS	PUL	

TRANSYSTEMS

866 SOUTH HERCULES AVENUE
CLEARWATER, FL 33764
PHONE 727.822.4151
WWW.TRANSYSTEMS.COM

**HYDROLOGIC - WILDWOOD
CROSS SECTIONS**

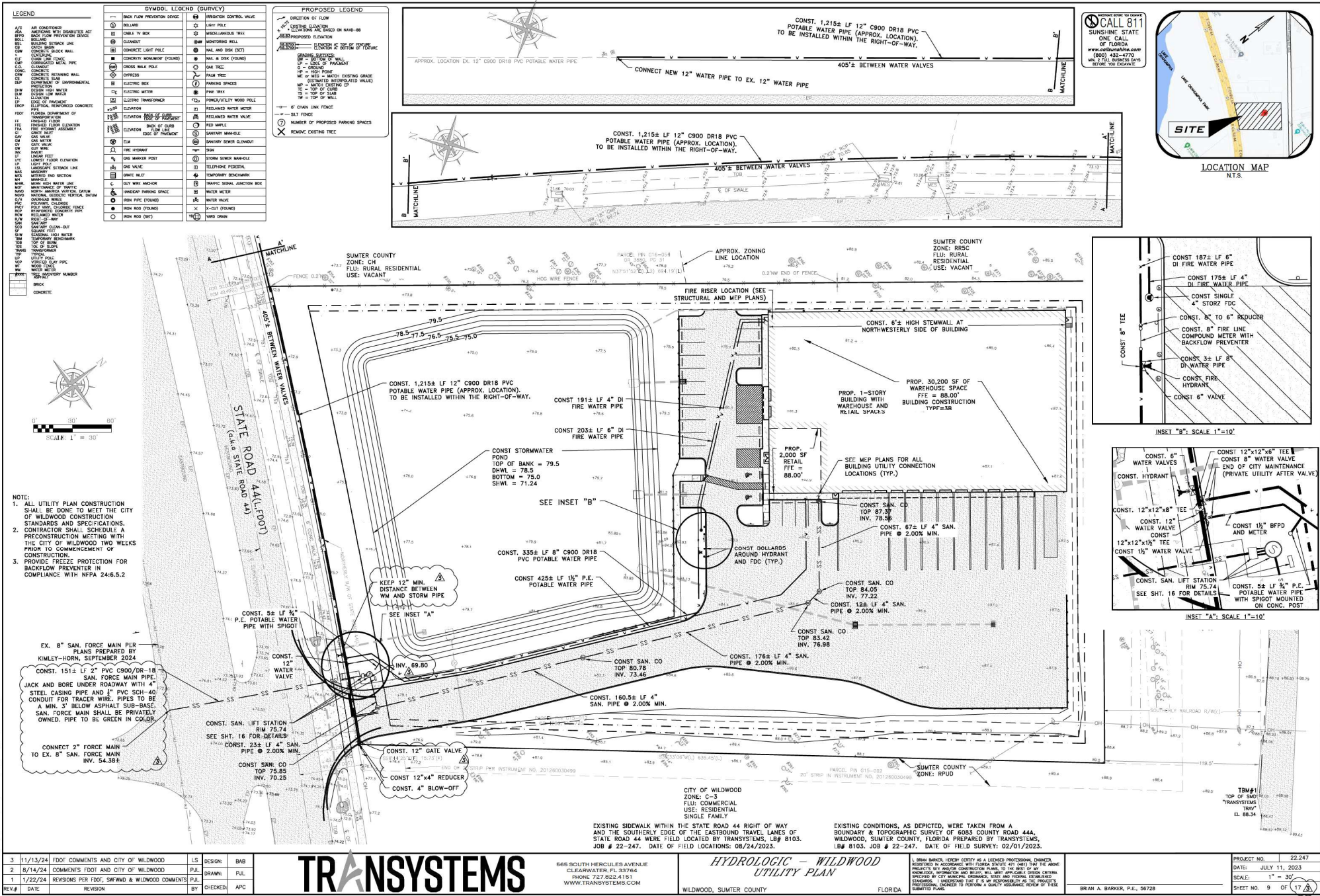
WILDWOOD, SUMTER COUNTY

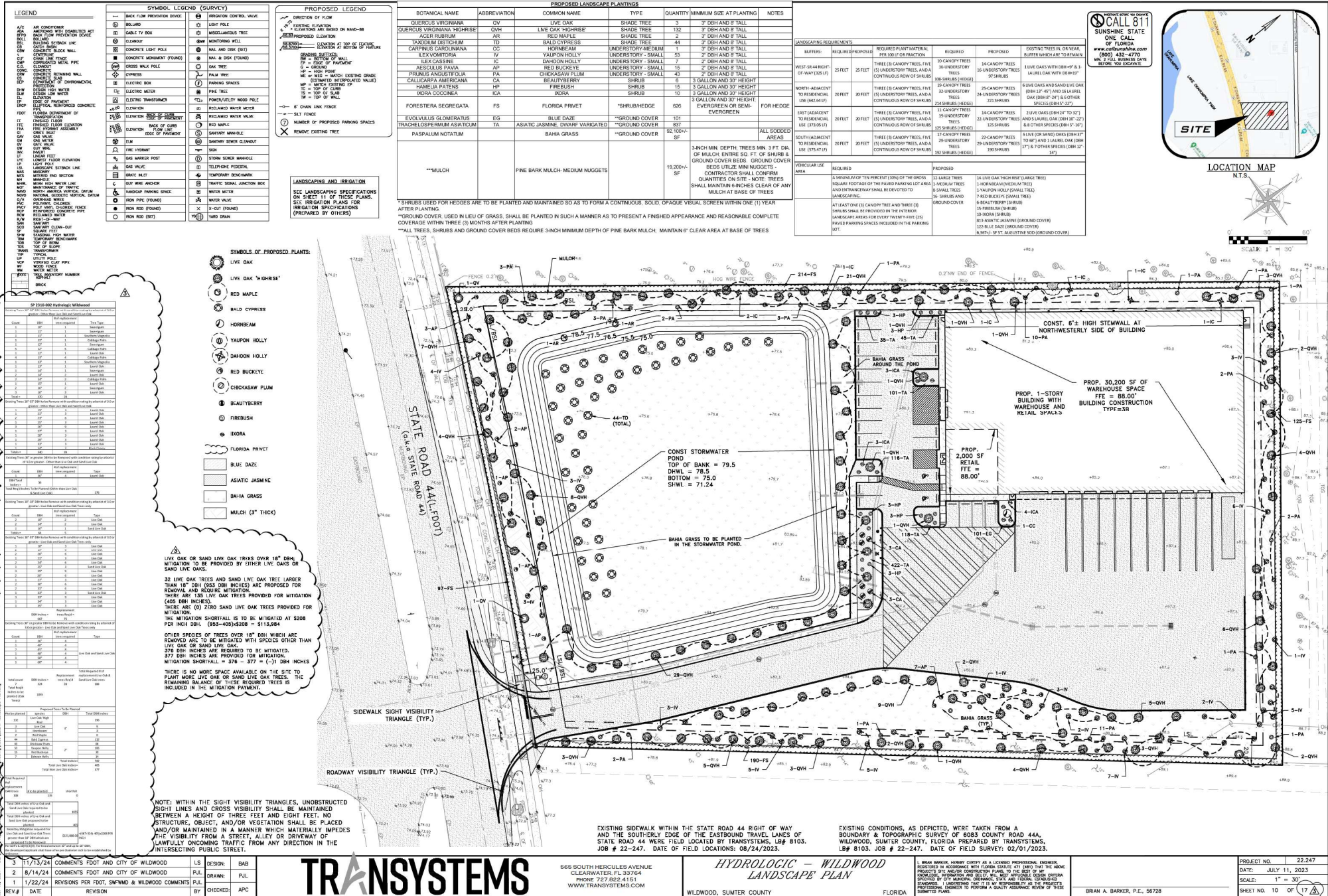
FLORIDA

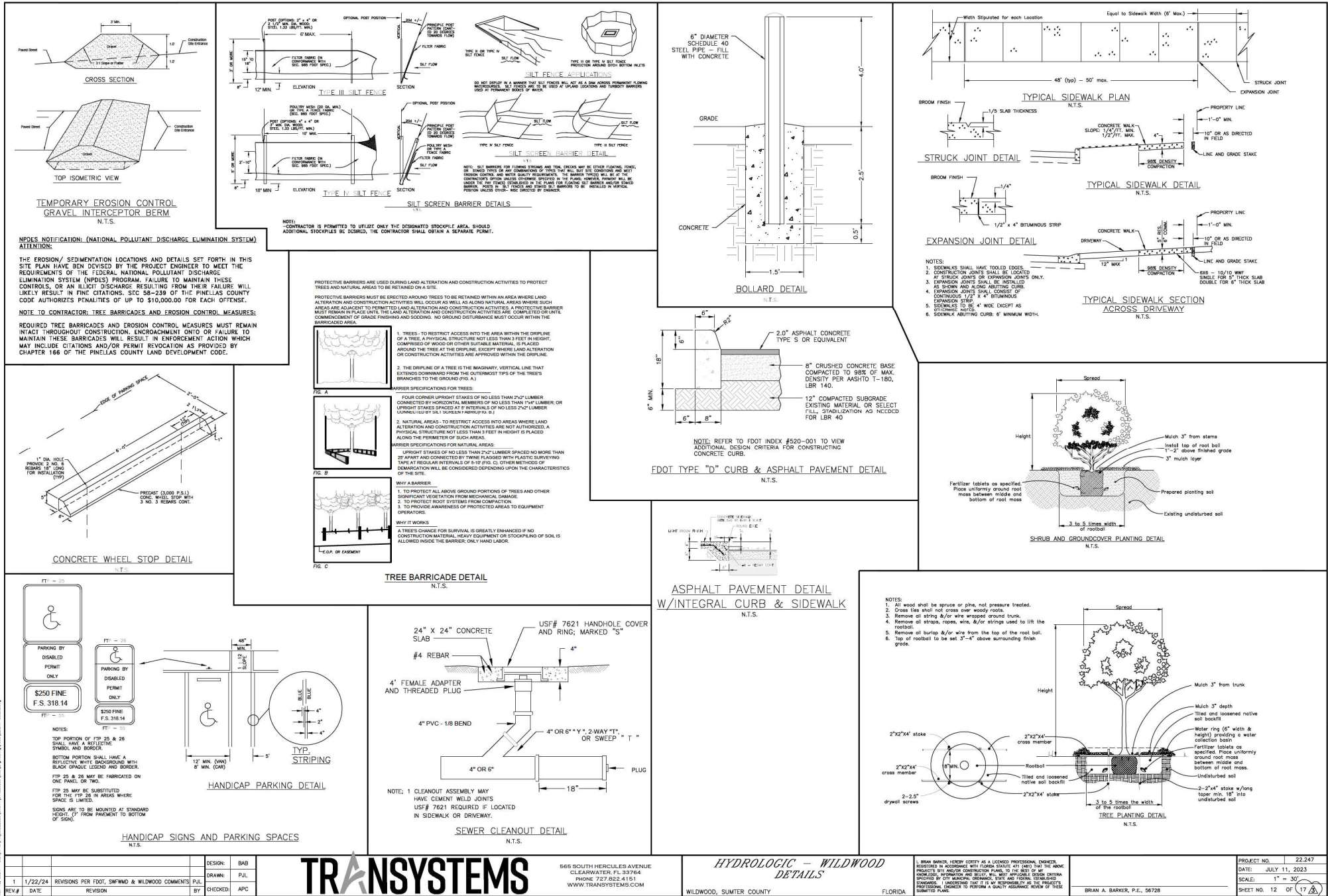
I, BRIAN A. BARKER, HEREBY CERTIFY AS A LICENSED PROFESSIONAL ENGINEER,
REGISTERED IN ACCORDANCE WITH FLORIDA STATUTE 475 (48) THAT THE ABOVE
PROJECTED HYDROLOGIC CONSTRUCTION PLANS, TO THE BEST OF MY
KNOWLEDGE, INFORMATION AND BELIEF, WILL MEET APPLICABLE DESIGN CRITERIA
SPECIFIED BY CITY, MUNICIPAL, ORDINANCE, STATE AND FEDERAL ESTABLISHED
STANDARDS. I UNDERSTAND THAT IT IS MY RESPONSIBILITY AS THE PROJECT'S
PROFESSIONAL ENGINEER TO PERFORM A QUALITY ASSURANCE REVIEW OF THESE
CONSTRUCTION PLANS.

BRIAN A. BARKER, P.E., 56728

PROJECT NO.	22-247
DATE:	JULY 11, 2023
SCALE:	AS SHOWN
SHEET NO. 8 OF 17	







[illegible][illegible][illegible]

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.34		
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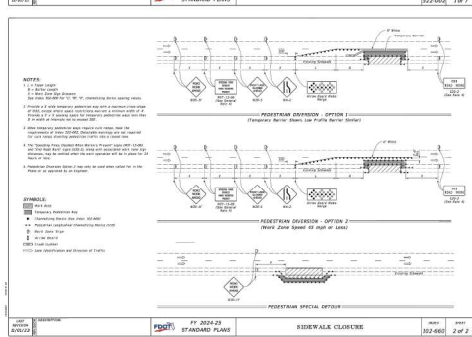
MINIMUM LENGTH OF PIPE, "IT" MUST BE DETERMINED (DOWNSIDE AND UPSTREAM FROM THE POINT OF INTERFERENCE) RELATION TO ANOTHER DOWNSTREAM FROM THE POINT OF INTERFERENCE, RELATION 3									
FITTING TYPE		PIPE SIZE							
45°	1/2"	4	6	8	10	12	14	16	20
45°	3/4"	7	10	13	16	19	22	25	32
45°	1"	10	14	18	22	26	30	35	45
45°	1 1/4"	14	20	25	30	35	40	45	60
45°	1 1/2"	16	23	29	35	41	47	53	70
45°	2"	20	28	35	42	50	58	66	85
45°	2 1/2"	24	33	41	50	59	68	77	100
45°	3"	28	38	47	57	67	77	87	115
45°	3 1/2"	32	43	53	64	75	86	97	130
45°	4"	36	48	59	71	83	95	107	145
45°	4 1/2"	40	53	65	78	91	104	117	160
45°	5"	44	58	71	85	99	113	127	175
45°	5 1/2"	48	63	77	92	107	122	137	190
45°	6"	52	68	83	99	115	131	147	205
45°	6 1/2"	56	73	90	107	125	142	160	225
45°	7"	60	78	96	115	134	153	172	245
45°	7 1/2"	64	83	102	122	142	162	182	265
45°	8"	68	88	108	129	150	171	192	280
45°	8 1/2"	72	93	114	136	158	180	202	305
45°	9"	76	98	120	143	166	189	212	325
45°	9 1/2"	80	103	126	150	174	200	224	350
45°	10"	84	108	132	157	182	208	234	375
45°	10 1/2"	88	113	138	164	190	217	244	400
45°	11"	92	118	144	171	198	226	254	425
45°	11 1/2"	96	123	150	178	206	235	264	450
45°	12"	100	128	156	185	214	244	274	475
45°	12 1/2"	104	133	162	192	222	252	282	500
45°	13"	108	138	168	198	228	258	288	525
45°	13 1/2"	112	143	174	204	234	264	294	550
45°	14"	116	148	180	210	240	270	300	575
45°	14 1/2"	120	153	186	216	246	276	306	600
45°	15"	124	158	192	222	252	282	312	625
45°	15 1/2"	128	163	198	228	258	288	318	650
45°	16"	132	168	204	234	264	294	324	675
45°	16 1/2"	136	173	210	240	270	300	330	700
45°	17"	140	178	216	246	276	306	336	725
45°	17 1/2"	144	183	222	252	282	312	342	750
45°	18"	148	188	228	258	288	318	348	775
45°	18 1/2"	152	193	234	264	294	324	354	800
45°	19"	156	198	240	270	300	330	360	825
45°	19 1/2"	160	203	246	276	306	336	366	850
45°	20"	164	208	252	282	312	342	372	875

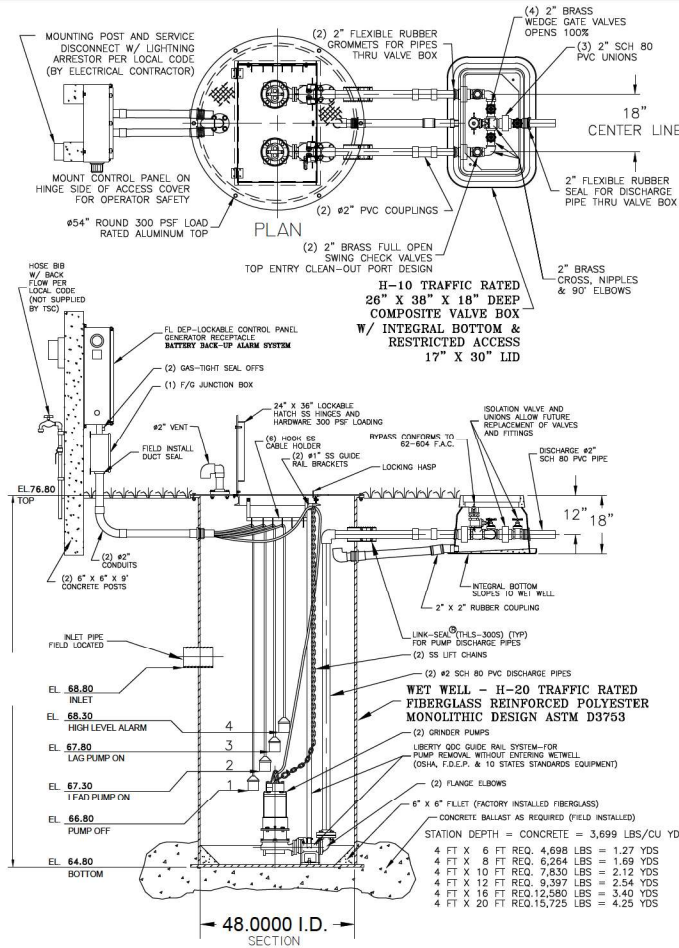
The diagram illustrates a mechanical lock assembly. A horizontal "PLASTIC TIE STRING" is attached to a vertical "LOCKING WIRE". The locking wire is connected to a "TRIGGER LINK AS SPECIFIED ON PLAN". This link operates a "TRIGGER-LOCK WIRE CONNECTOR F1-106-18". The connector is linked to a circular component labeled "P.O. WATER MAIN". A "P.O. WIRE SOLID COVER LEO D-31, HALL PROD. NO. EAF-038-18, 30" encloses part of the mechanism.

	CITY OF WILDWOOD 190 N. BAYVIEW STREET WILMINGTON, CALIF. 90740 COURT ROOM - 3RD FLOOR	NONE	CITY OF WILMINGTON WATER DEPT. LOCATING WIRE DETAIL	W-15 1 OF 1
	DATE ISSUED: 09-12-19			

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TRANSYSTEMS

Page 71 of 79



**LIBERTY SEWAGE GRINDER PUMP
48" DUPLEX STATION - 2" PIPING
WITH SLIDE RAIL SYSTEM, V.B. AND F.D.E.P. PANEL
TSC PRE-FAB PUMP SOLUTIONS**

MODEL
TSC-48.0 BBU R21.dwg

2. GROUT FILLET (1 TO 1 SLOPE TO "HOPPER" BOTTOM)
1. HOSE BIBB WITH REDUCED PRESSURE BACK FLOW PREVENTER
FIELD INSTALL BY CONTRACTOR

JOB: _____
QS: _____

GENERAL NOTES

FURNISH AND INSTALL LIBERTY SUBMERSIBLE GRINDER PUMPS:

DESIGN CONDITION:

MODEL	LSGX	2	HP
GPM	33	85	FT/TH
VOLTAGE	208 / 230 / 460	SINGLE / THREE	PHASE
DISCHARGE	2"		IMPELLER

SEWAGE GRINDER PUMP, RATED FOR TWELVE (12) STARTS PER HOUR.

- OIL FILLED MOTOR DESIGNED FOR SEWAGE APPLICATION WITH CLASS B INSULATION.
- DUAL MECHANICAL SHAFT SEALS (SILICON CARBIDE / SILICON CARBIDE) LOCATED OUT OF THE PUMPAGE IN A SEPARATE OIL FILLED CHAMBER.
- HIGH TEMPERATURE BALL BEARINGS 8-10 RATING OF 50,000 HOURS, UPPER BEARING SINGLE ROW AND LOWER BEARINGS - DOUBLE ROW TYPE.
- PUMP SHAFT HORSEPOWER (BHP) SHALL NOT EXCEED MOTOR RATED HORSEPOWER THROUGHOUT THE ENTIRE OPERATING RANGE OF THE PUMP PERFORMANCE CURVE.
- SINGLE PHASE MOTORS SHALL BE DUAL WOUND, CAPACITOR START-RUN AND CAPABLE OF OPERATING ON 208/230 VOLT WITH A 10% TOLERANCE VOLTAGE (190 TO 260) OR OPERATE ON 460 VOLT BY CHANGING THE MOTOR LEADS INSIDE THE PUMP.

FIBERGLASS WET WELL: SHALL BE A ONE PIECE UNIT WITH INTEGRAL BOTTOM, WALL AND UPPER FLANGE. THE ENTIRE FIBERGLASS WET WELL SHALL HAVE A DYNAMIC LOAD RATING OF 16,000 FT/LBS. EACH UNIT MUST BE SERIAL NUMBERED TO IDENTIFY THE TEST PROCEDURE. ASTM D 3753 & H-20 SPECIFICATIONS SHALL BE REQUIRED AS MINIMUM.

ALUMINUM HATCH: TSC MODEL-54R (54") ROUND WITH 24" X 36" LOCKABLE HATCH, REINFORCED FOR LOAD RATING OF 300 LBS/FT WITH HOLD OPEN SAFETY ARM, LOCKING DEVICE FOR HSP TYPE PADLOCK AND STAINLESS STEEL HARDWARE.

VALVE BOX: FIBERGLASS COMPOSITE (H-10 TRAFFIC RATED) WITH INTEGRAL BOTTOM. (FOR 1 1/4" AND 2" DISCHARGE PIPING SXS HEADER SYSTEM) SHALL BE 26" X 38" X 18" WITH 17" X 30" LIMITED ACCESS LID

ACCESSORIES: #304 S/S - GUIDE RAILS, UPPER GUIDE RAIL BRACKETS, CABLE HOLDER, ANCHOR BOLTS AND PUMP LIFTING CHAINS.

VALVES: SHALL BE SEWAGE SERVICE DESIGN BRASS SWING CHECK VALVES WITH TOP ENTRY CLEAN-OUT PORT AND BRASS WEDGE GATE VALVES OPEN 100%.

PIPING: 2" SCHEDULE 80 PVC.

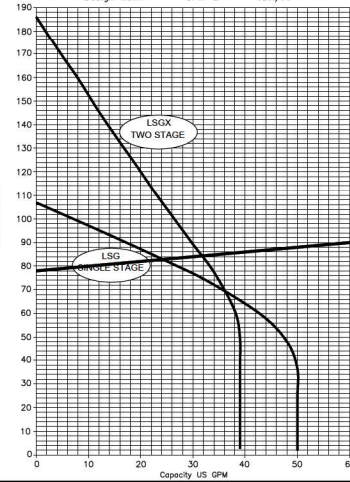
FLOAT SWITCHES: UL LISTED SJ ELECTRO MODEL (SJ 30 SWENO).

PUMP SUPPLIER SHALL PROVIDE SUBMERSIBLE PUMPS, SLIDE RAIL ASSEMBLIES, CONTROL PANEL, JUNCTION BOX, FLOAT SWITCHES, ALUMINUM HATCH AND ACCESSORIES TO INSURE PROPER OPERATION AND WARRANTY.

THE COMPLETE PACKAGE PUMPING STATION SHALL HAVE PUMP BASES, SLIDE RAIL ASSEMBLIES AND DISCHARGE PIPING ASSEMBLY BY TECHNICAL SALES CORPORATION READY TO SHIP FOR FIELD INSTALLATION. THE MANUFACTURER OF PRE-FAB PUMP SOLUTIONS.

TECHNICAL SALES CORPORATION, 4621 N. HALE AVE. TAMPA, FL 33614 (813)876-9256

LIBERTY LSG, LSGX 2HP Synchronous Speed: 3450 RPM
Single and Three Phase 1.25 Inch Discharge
Design flow: GPM @ TDH/FT



CONTROL PANEL - SHALL CONFORM TO FL DEP 62-604 F.A.C.
CONTROL PANEL SHALL BE TSC MODEL # 38-D IN NEMA 4X FIBERGLASS ENCLOSURE. THE PANEL SHALL MEET STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP), ENVIRONMENTAL PROTECTION COMMISSION (EPC) AND LOCAL CODE REQUIREMENTS GOVERNING PRIVATE UTILITY STATIONS.

FLOAT SWITCHES AND CONTROL SYSTEM SHALL BE UL LISTED AND INTRINSICALLY SAFE. ALL COMPONENTS SHALL BE UL LISTED.

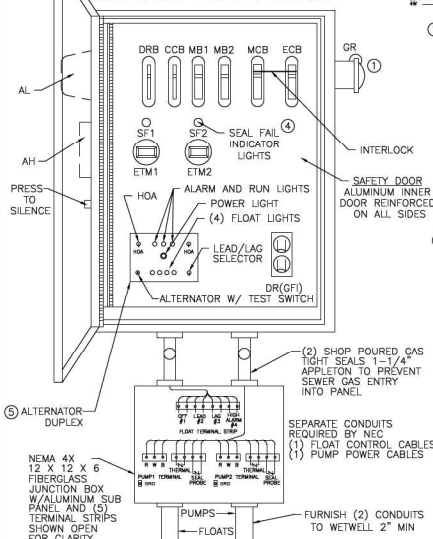
A JUNCTION BOX IS REQUIRED, WITH SHOP POURED SEALS BETWEEN BOX AND CONTROL PANEL TO PREVENT SEWER GAS ENTRY INTO CONTROL PANEL.

ELECTRICAL CONTRACTOR TO PROVIDE SERVICE DISCONNECT WITH LIGHTNING ARRESTOR MOUNTED PER LOCAL CODES.

THE CONTROL PANEL SHALL BE SUITABLY INSTALLED TO PREVENT SETTLING OR TIPPING.

BATTERY BACK-UP ALARM SYSTEM TO BE INCORPORATED INTO CONTROL PANEL PER THE "10 STATES STANDARDS"

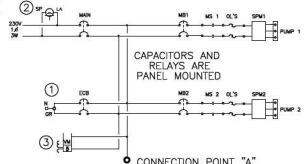
CONTROL PANEL LAYOUT



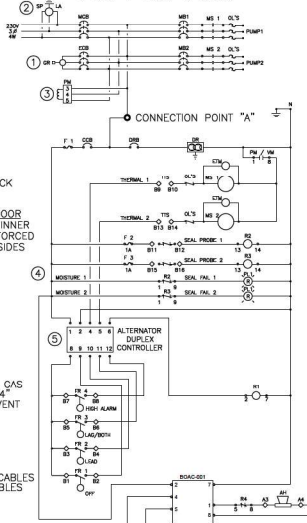
LEGEND

- AH ALARM HORN
- AL ALARM LIGHT
- ASB ALARM SILENCE BUTTON
- ATS ALTERNATOR W/TEST SWITCH
- BBU BATTERY (BACK-UP UNIT)
- CCB CONTROL CIRCUIT BREAKER
- DR DUPLEX RECEPTACLE
- DRB DUPLEX RECEPTACLE BREAKER
- ECB EMERGENCY CIRCUIT BREAKER
- ETM ELAPSED TIME METER
- F FUSE
- FL FLASHER
- FS FLOAT SWITCH (REGULATOR)
- GR GENERATOR RECEPTACLE
- GRD GROUND
- HOA HAND-OUT-AUTOMATIC SELECTOR
- LA LIGHTNING ARRESTOR
- MB MOTOR BREAKER
- MCB MAIN CIRCUIT BREAKER
- MS MOTOR STARTER
- N NEUTRAL
- OL'S OVERLOAD HEATERS
- PM PHASE MONITOR
- PTS PUMP TERMINAL STRIP
- R RELAY
- RC RUN CAPACITOR
- RD DISCHARGE RESISTOR
- RL PUMP RUN INDICATORS
- RTS REGULATOR TERMINAL STRIP
- SC START CAPACITOR
- SEAL (4) SEAL (4) (SHAFT)
- SR START RELAY
- SP SURGE PROTECTOR
- TTS THERMAL TERMINAL STRIP

SINGLE PHASE WIRING DIAGRAM
U-RED V-WHITE Y-BLACK



THREE PHASE WIRING DIAGRAM
U-RED V-WHITE W-BLACK



PANEL WIRING DIAGRAM

PANELS SHALL CONFORM TO FLORIDA DEP 62-604 F.A.C.

- GENERATOR RECEPTACLE FOR EMERGENCY POWER CONNECTION WITH INTERLOCK
- SURGE PROTECTION AND LIGHTNING PROTECTION ON ALL INCOMING LEGS
- PHASE PROTECTION SHALL BE PROVIDED
- SHAFT SEAL FAIL DETECTION
- ALTERNATOR WITEST SWITCH
- BATTERY BACK-UP UNIT

PANEL MANUFACTURER SHALL BE A "UL" LISTED SHOP.

TSC DUPLEX GRINDER PUMP STATION
FIBERGLASS WET WELL

TECHNICAL SALES CORPORATION

TSC PRE-FAB PUMP SOLUTIONS

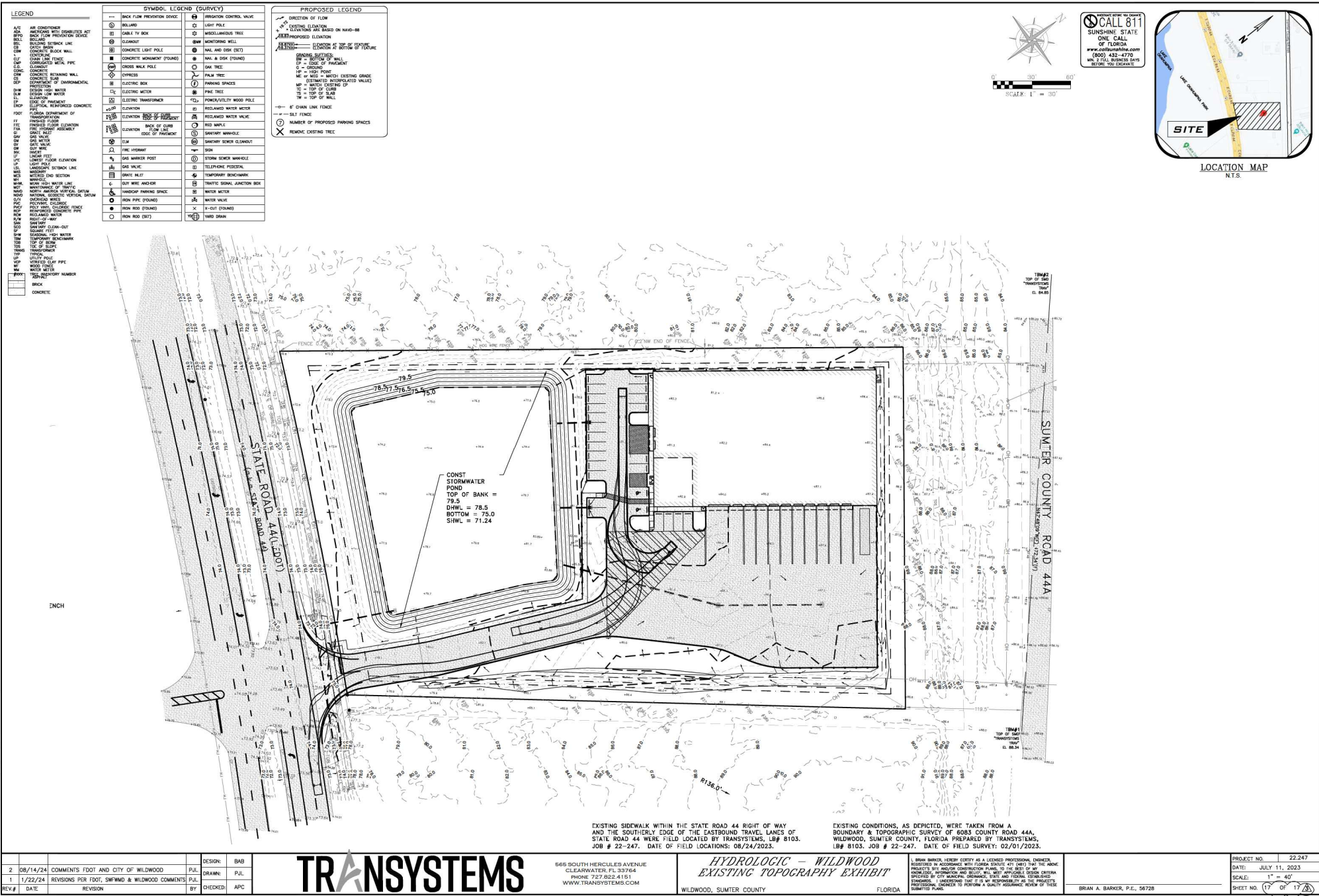
WATERWORKS & WASTEWATER SPECIALTIES

Representing Innovative Manufacturers

MODEL TSC2-48.0 BBU

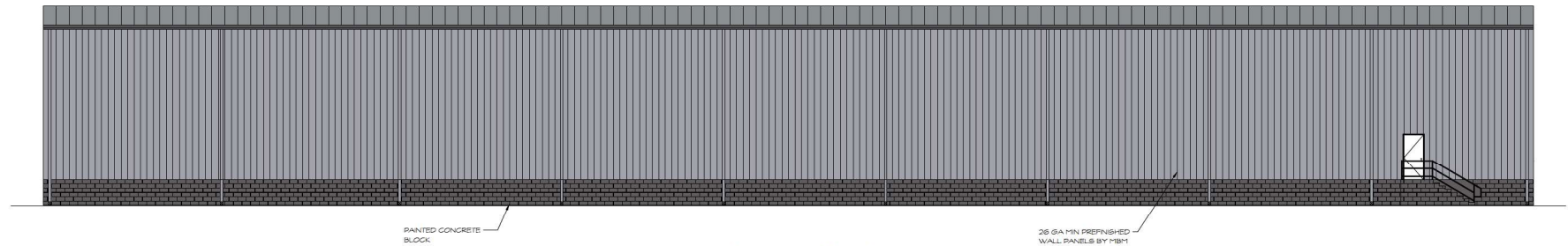
4621 N. HALE AVENUE PH (813)876-9256
TAMPA, FL 33614 FAX (813)874-1194
EMAIL: Sales@TSCtampa.com

REV-21 SCALE: N.T.S.





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

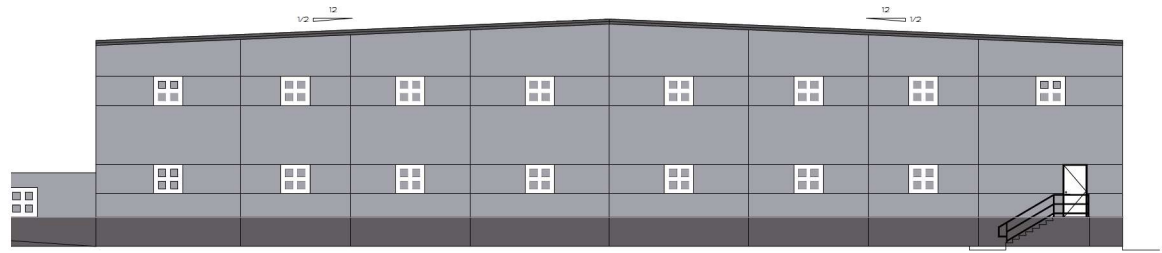


WEST ELEVATION
SCALE: 1/8" = 1'-0"

COLOR LEGEND	
	GALVALUME ROOF
	PEARL GRAY WALL PANELS
	CHARCOAL GRAY TRIM

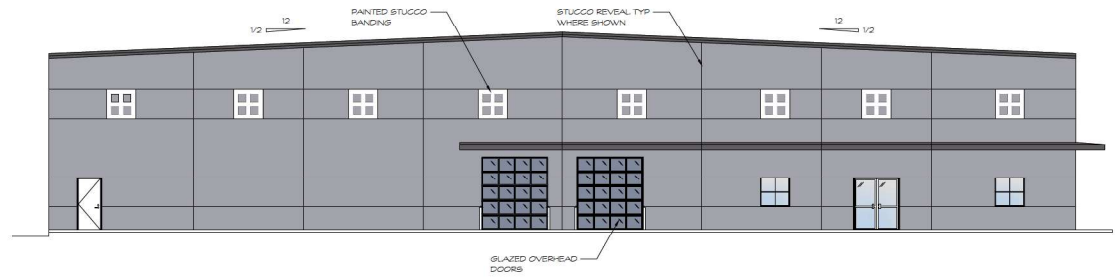
REVISIONS 1 2 3 4 5	
CLIENT: DAN KARCHER CONSTRUCTION INC 12322 INDIAN ROCKS ROAD SUITE A DUNEDIN, FL 33511	PROPOSED BUILDING FOR: HYDROLOGIC DISTRIBUTION COMPANY 6083 COUNTY ROAD 44A WILKINSON, FL 34655
I CERTIFY TO THE BEST OF MY KNOWLEDGE THAT THE DRAWINGS & SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES.	
SCALE: AS SHOWN DRAWN BY: JON CHECKED BY: JTB ISSUE DATE: 000000 PROJECT: 23-003	SHEET NUMBER 101

AVANTI GROUP
 consulting engineers
 1345 N. Follenburg Rd.
 Tampa, Florida 33619
 P 813.655.2841
 www.avantigrp.com
 A FLORIDA CERTIFICATE OF
 PROFESSIONAL ENGINEERING



NORTH ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

REVISIONS	DATE	BY	APP'D
1			
2			
3			
4			
5			

THE AVANTI GROUP
consulting engineers
1345 N. Tallahassee Rd.
Tampa, Florida 33619
P 813.655.2851
www.avantigroup.com
FLORIDA CERTIFICATE OF
PROFESSIONAL ENGINEERING
NO. 12517

CLIENT:
DAN KARCHER
CONSTRUCTION INC
12332 INDIAN ROCKS ROAD, SUITE A
LARGO, FL 33071

PROPOSED BUILDING FOR:
HYDROLOGIC
DISTRIBUTION COMPANY
6083 COUNTY ROAD 44A
WILKINSON, FL 33455

I CERTIFY TO THE BEST OF
MY KNOWLEDGE THAT THE
DRAWINGS &
SPECIFICATIONS COMPLY
WITH THE APPLICABLE
MINIMUM BUILDING CODES.

SCALE: AS SHOWN
DRAWN BY: JON
CHECKED BY: JTB
ISSUE DATE: 03/20/22
PROJECT: 23-003

SHEET NUMBER
102

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2412-002 VOSO PH XXXI JKL Master Plan

REQUESTED ACTION: The Project Review Committee recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number SP 2412-002 VOSO PH XXXI JKL Master Plan

Applicant(s) The Villages Development Company, LLC

Owner(s) The Villages Development Company, LLC & Buffalo Hide
and Cattle Company, LLC

Acreage 968.479 +/-

Property Location The subject property is generally located approximately one
mile south of E C 470 and 1.28 miles east of SE 34th Way

Parcel(s) K20-001, K20-007, K20-008, K21-001, K27-002, K28-001,
K28-002, K29-003, K29-027, and K33-001

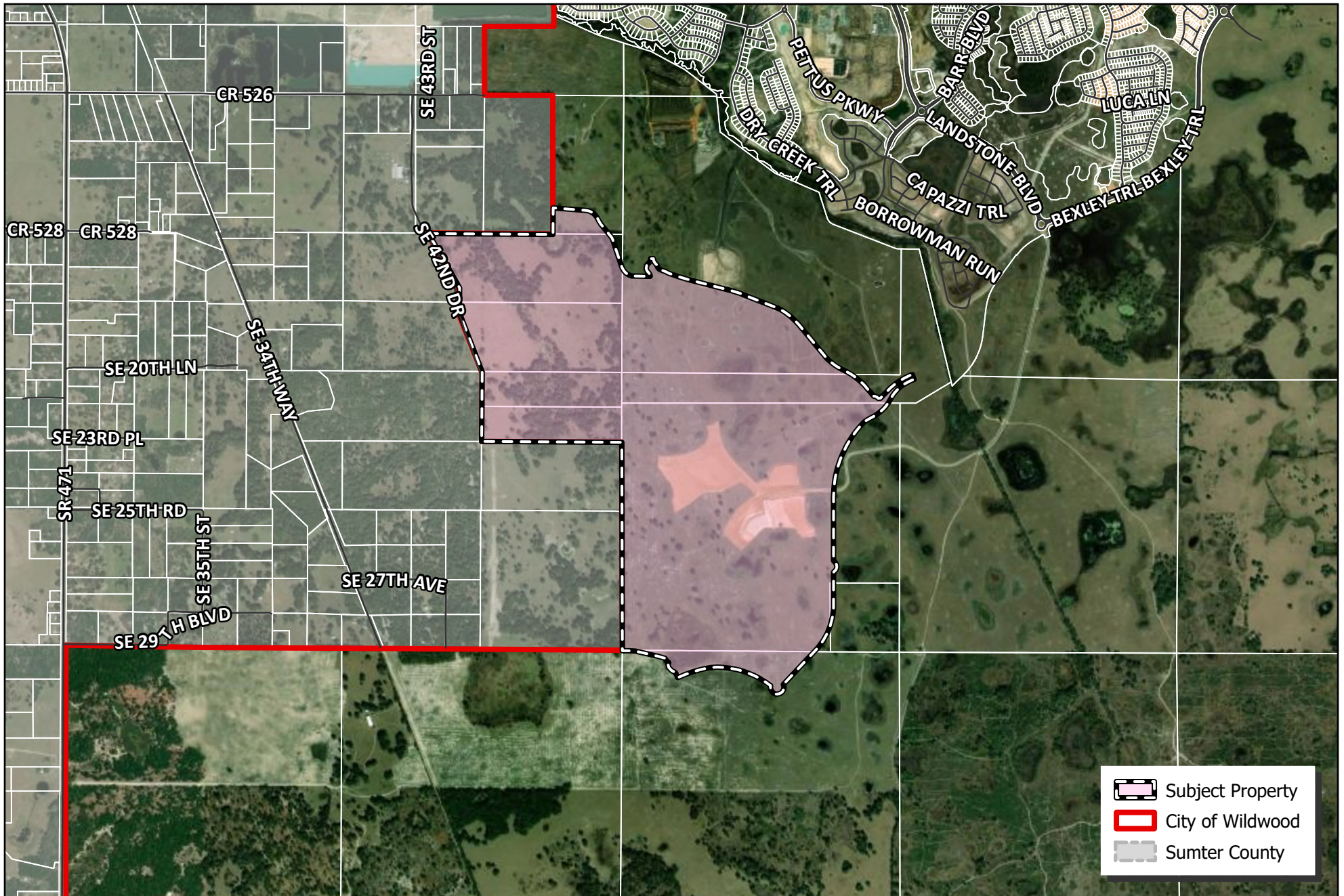
Date January 3, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 3,500 dwelling units, and nonresidential areas on 968.479 acres MOL.

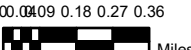
SP 2412-002 meets the criteria set forth within The Villages of Southern Oaks Chapter 163 Agreement.



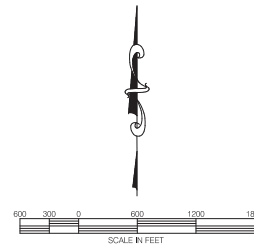
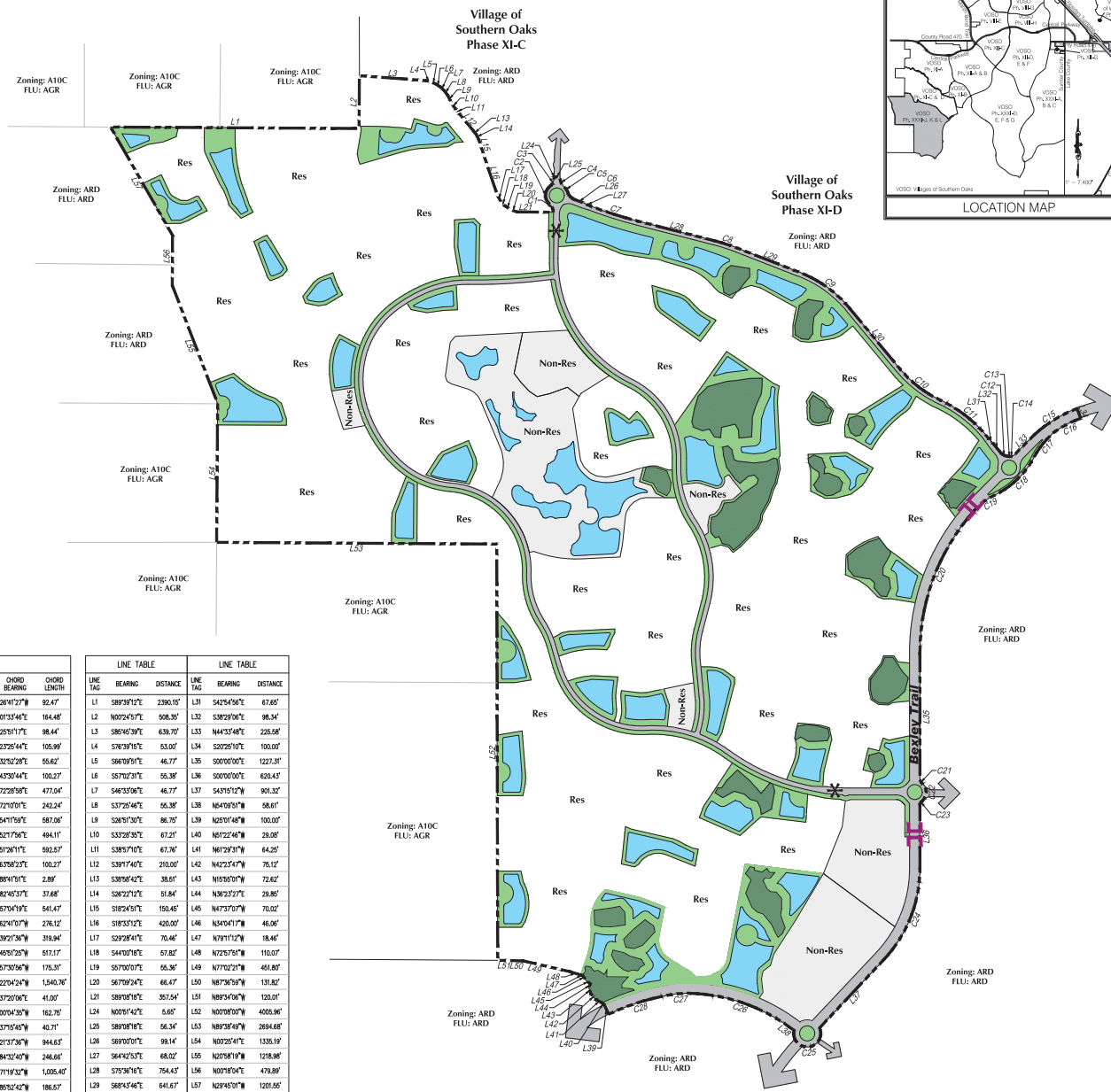
McKenna Page
Planner I, Development Services



 Subject Property
 City of Wildwood
 Sumter County

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0.00 0.09 0.18 0.27 0.36  Miles	SP 2412-002 VOSO - PHASE XXXI JKL MASTER PLAN PARCELS K20-001, K20-007, K20-008, K21-001, K27-002, K28-001, K28-002, K29-003, K29-027 & K33-001	MAP 1B LOCATION MAP DEC 2024
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CURVE TABLE						LINE TABLE			LINE TABLE		
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
C1	128.83	42°03'45"	94.56	N04°12'27"W	92.47	L1	S89°38'12"E	2380.15	L31	S42°54'56"E	67.65
C2	108.50	98°34'10"	186.66	N07°33'46"E	164.48	L2	N00°24'33"E	508.35	L32	S38°29'06"E	96.34
C3	116.50	49°59'08"	101.64	N25°01'17"E	98.44	L3	S86°40'39"E	638.70	L33	N44°33'48"E	226.06
C4	128.83	48°54'53"	109.24	S32°56'44"E	106.99	L4	S36°38'19"E	63.00	L34	S20°25'10"E	100.00
C5	108.50	29°47'01"	96.24	S32°02'28"E	95.62	L5	S46°09'01"E	46.77	L35	S00°00'00"E	1227.31
C6	116.50	50°58'34"	103.60	S43°59'44"E	102.27	L6	S67°01'39"E	56.38	L36	S00°00'00"E	430.43
C7	4380.00	61°43'36"	477.28	S22°28'59"E	471.04	L7	S46°33'09"E	46.77	L37	S43°01'15"W	901.32
C8	2020.00	61°53'30"	242.38	S22°10'10"E	242.24	L8	S37°25'46"E	56.38	L38	N64°08'16"W	58.01
C9	1170.00	29°03'33"	583.40	S64°11'50"E	587.06	L9	S26°57'30"E	86.75	L39	N20°01'48"W	100.00
C10	1130.00	25°19'27"	496.13	S02°17'36"E	494.11	L10	S33°28'35"E	67.21	L40	N61°22'46"W	29.08
C11	1270.00	26°58'56"	588.08	S01°26'11"E	582.65	L11	S38°51'01"E	67.76	L41	N61°29'31"W	64.25
C12	116.50	50°58'34"	103.60	S63°58'23"E	102.27	L12	S39°17'40"E	210.00	L42	N42°23'47"W	75.12
C13	108.50	13°18'38"	2.89	S88°41'51"E	2.89	L13	S38°56'42"E	38.61	L43	N16°05'01"W	72.62
C14	116.50	16°36'40"	37.84	N82°45'37"E	37.68	L14	S26°22'12"E	51.84	L44	N36°23'32"E	29.85
C15	1250.00	25°01'02"	545.79	N67°04'19"E	541.47	L15	S18°24'31"E	150.45	L45	N47°33'07"W	70.02
C16	1150.00	12°47'25"	276.79	S62°24'10"W	276.12	L16	S18°33'12"E	420.00	L46	N34°04'17"W	46.06
C17	812.00	22°42'14"	322.05	S39°21'38"W	318.94	L17	S29°28'41"E	70.46	L47	N79°11'12"W	18.46
C18	843.50	35°42'14"	325.63	S45°15'25"W	317.17	L18	S44°02'18"E	57.82	L48	N72°57'51"W	110.07
C19	812.00	12°23'11"	175.65	S57°35'46"W	175.31	L19	S67°00'19"E	56.36	L49	N77°02'21"W	481.85
C20	2050.00	44°05'49"	1579.54	S22°04'24"W	1540.76	L20	S67°00'19"E	66.47	L50	N87°36'59"W	131.82
C21	114.52	20°37'28"	41.22	S37°30'04"W	41.00	L21	S69°01'18"E	357.54	L51	N89°34'08"W	120.01
C22	110.50	94°51'01"	182.83	S00°54'50"W	162.79	L22	N00°01'42"E	5.65	L52	N00°08'00"W	4005.96
C23	114.50	20°37'28"	40.85	S37°35'46"W	40.71	L23	S69°01'18"E	56.34	L53	N89°38'49"W	2694.68
C24	1281.53	43°15'12"	967.44	S23°37'36"W	944.63	L24	S69°01'18"E	99.14	L54	N00°25'41"E	1335.19
C25	130.21	21°27'21"	494.11	S84°32'40"W	246.60	L25	S64°43'53"E	68.02	L55	N20°58'19"W	1218.98
C26	1703.72	34°19'21"	1020.60	N71°19'32"W	1005.40	L26	S75°36'16"E	754.53	L56	N00°00'04"E	478.89
C27	960.00	11°46'13"	186.87	S80°32'42"W	186.57	L27	S86°43'46"E	641.87	L57	N28°45'01"W	1201.55
C28	2353.74	15°16'23"	627.42	S72°36'24"W	625.57	L28	S38°40'13"E	757.62			



- Legend**
- Tunnel
 - Entry Feature & Gate
 - Residential
 - Non-Residential
 - Open Space
 - Drainage Retention Basin
 - Wetland Preserve

Master Plan Data

1. Acreage: 968.48 ±
2. Densities: Not to Exceed 3,000
3. Zoning: ARD
4. Parcel ID: K20-001, K20-002, K20-003, K20-004, K20-005, K20-006, K20-007, K20-008, K20-009, K20-010, K20-011, K20-012, K20-013, K20-014, K20-015, K20-016, K20-017, K20-018, K20-019, K20-020, K20-021, K20-022, K20-023, K20-024, K20-025, K20-026, K20-027, K20-028, K20-029, K20-030, K20-031, K20-032, K20-033, K20-034, K20-035, K20-036, K20-037, K20-038, K20-039, K20-040, K20-041, K20-042, K20-043, K20-044, K20-045, K20-046, K20-047, K20-048, K20-049, K20-050, K20-051, K20-052, K20-053, K20-054, K20-055, K20-056, K20-057, K20-058, K20-059, K20-060, K20-061, K20-062, K20-063, K20-064, K20-065, K20-066, K20-067, K20-068, K20-069, K20-070, K20-071, K20-072, K20-073, K20-074, K20-075, K20-076, K20-077, K20-078, K20-079, K20-080, K20-081, K20-082, K20-083, K20-084, K20-085, K20-086, K20-087, K20-088, K20-089, K20-090, K20-091, K20-092, K20-093, K20-094, K20-095, K20-096, K20-097, K20-098, K20-099, K20-100, K20-101, K20-102, K20-103, K20-104, K20-105, K20-106, K20-107, K20-108, K20-109, K20-110, 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