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

Agenda
Regular Meeting
June 3, 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 May 06, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **A25-1565 - Variance - 102 Gator Ct.**

2. **Text Amendment to the City's Land Development Regulations**

   AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA; AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF WILDWOOD, FLORIDA; PROVIDING FOR CODIFICATION IN THE LAND

DEVELOPMENT REGULATIONS; PROVIDING FINDINGS AND INTENT; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

Staff is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the proposed Text Amendments to the Land Development Regulations made in accordance with requirements for compliance with the City's 2050 Comprehensive Plan and to comply with new legislation. **Staff recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's Comprehensive Plan.**

3. **SP 2404-007 All County Collision**

   Parcel D08A001

   The applicant is seeking a favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for the construction of a 12,321 SF vehicle repair building with parking spaces, storm water pond, and associated infrastructure on 1.97 acres MOL, per the attached plans. **The Project Review Committee recommends approval.**

4. **SP 2407-005 Wildwood Oaks Master Plan - Mass Grading**

   Parcel G05-183 and G05-125

   The applicant is seeking a favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for the construction of a retention pond and improved driveway on 4.681 acres MOL, per attached plans. **The Project Review Committee recommends approval subject to resolution of outstanding comments and agreement to proceed with dedication of the 15' utility easement along the western border of the property via the final plat.**

5. **PLAT 2408-008 Matteo Oaks Improvement Plan**

   Parcels C36-102, C36-003

   The applicant is seeking a favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for the construction of one hundred and eighty (180) single-family dwelling units, parking, drive aisles, and associated infrastructure on 45.16 acres MOL per the attached plans. **The Project Review Committee recommends approval.**

6. **A25-1127 VOSO Shanty Creek Villas Master Plan**

   Parcel(s) G16-005, G16-112

   The applicant is seeking a favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for a master plan consisting of residential areas not to exceed 80 units, and nonresidential areas, on 9.74 acres MOL. **The Project Review Committee recommends approval.**

7. **A25-0036 Twisted Oaks Commercial Final Plat**

   The applicant is seeking favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for a replat of Tracts C-2B, C-2A, C-3, C-4, C-5, and P-3 within the Twisted Oaks Final Plat (PLAT 2308-004 PB 21/Page 18), creating tracts C2-C, C2-A, C-3A, and C-3B for the Twisted Oaks Commercial Final Plat on 8.119 acres MOL, per the attached plan. **The Project Review Committee recommends approval.**

8. **A25-1714 - Rezoning - Parcel # G15A132 (6454 C-44A, Wildwood, FL 34785)**

   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.

   Parcel G15A132
   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 R6M (Sumter County) to RMU-10 (City) for the parcel listed above on 0.14 acres MOL. **Staff recommends a favorable recommendation of Ordinance Number O2025-23 be forwarded to the City Commission for further action.**

9. **SP 2407-007 Discount Tire - Turkey Run Lot 6**

   Parcel G05Y006

   The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure on 1.45 acres, MOL. **The Project Review Committee recommends approval with conditions**

10. **SP 2407-009 Convenience Store & Coffee Shop - Utilities Only**

    Parcels F03-005 & F03-007

    The applicant is seeking approval from the Project Review Committee for the construction of private utility infrastructure to serve a 5,270 SF convenience store with 13 fueling pumps and a 900 SF coffee shop on 3.07 acres, MOL. **The Project Review Committee recommends approval**

11. **SP 2409-002 One Hundred (100) Oaks Offsite Forcemain**

    Within US 301 Right-of-Way

    The applicant is seeking approval from the Project Review Committee for the construction of an 8,682 linear foot, 14-inch force main running approximately

1.7 miles within the US 301 Right-of-Way. **The Project Review Committee recommends approval contingent on the submission of the performance surety.**

12. **A25-0035 Densan Park Phase 2 Final Plat**

    Parcels D08-016, D08-018, D08-040, D09-016, D09-042, D09-046, D09N071

    The applicant is seeking a favorable recommendation from the Project Review Committee for the Densan Park Phase 2 Final Plat, a 67-unit residential subdivision which includes 12 tracts and dedication of four rights-of-way to the City of Wildwood, on 28.75 acres, MOL. **The Project Review Committee recommends approval subject to resolution of outstanding comments.**

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.

June 3, 2025 2:15 PM

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Planning & Zoning Regular Meeting May 06, 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
May 6, 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
McKenna Page	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:08 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 April 08, 2025, at 2:15 PM.
   Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the April 8, 2025, meeting.

RESULT:	**Passed**
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-1154 RZ Mills Property
   Special Magistrate Holt read aloud the title of A25-1154 RZ Mills Property, O2025-19. Planner Page presented a rezoning request for the Mills Property. The applicants sought to change the zoning district from R6M (County) to MHP (City) for a 4.479-acre parcel. The applicant, Richard Mills, was present for the hearing. No public comments were received. Based on the testimony and evidence provided, Special Magistrate Holt recommended approval of Ordinance O2025-19 to go to the City Commission for final determination.

RESULT:	**Passed**
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

2. SP 2310-004 Wildwood Self Storage

   Special Magistrate Holt read aloud the title of SP 2310-004 Wildwood Self Storage. Assistant Development Services Director Then presented the site plan for Wildwood Self Storage, a three-story self-storage facility on 4.86 acres. The plan included parking spaces, landscaping, buffers, and associated infrastructure. The project representative was attending the hearing virtually. No public comments were received. Special Magistrate Holt made a favorable recommendation for approval of the site plan to go to the City Commission for final determination, contingent on satisfying outstanding comments from the city attorney and utilities department.

RESULT:	**Passed**
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. SP 2405-001 Circle K US 301 & CR 462

   Special Magistrate Holt read aloud the title of SP 2405-001 Circle K US 301 & CR 462. Planner Page presented the site plan for a Circle K store at the intersection of US 301 and County Road 462. The plan included a 5,200 square-foot building, fueling pumps, parking spaces, and associated infrastructure on 3.28 acres. Dustin Dillingham, civil engineer representing Kimley Horn, was present to answer questions, but none were raised. No public comments were received. Special Magistrate Holt made a favorable recommendation for approval of the site plan to go to the City Commission for final determination.

RESULT:	**Passed**
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. PLAT 2409-002 One Hundred (100) Oaks Improvement Plan

   Special Magistrate Holt read aloud the title of PLAT 2409-002 One Hundred (100) Oaks Improvement Plan. Assistant Development Services Director Then presented the improvement plan for the One Hundred (100) Oaks Subdivision, consisting of 305 single-family lots on 99.81 acres. The plan included amenities such as a community garden, grill area, playground, and nature trails. There was no representative present for the hearing. No public comments were received. Special Magistrate Holt made a favorable recommendation for approval of the plat to go to the City Commission for final determination, contingent on addressing the tree mitigation issue.

RESULT:	**Passed**
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

5. PLAT 2410-004 Boulder Square Improvement Plan

   Special Magistrate Holt read aloud the title of PLAT 2410-004 Boulder Square Improvement

Plan. Assistant Development Services Director Then presented the improvement plan for the Boulder Square Subdivision, consisting of 270 dwelling units (178 single-family detached and 92 single-family attached) on 84.10 acres. The plan included amenities such as a community pool, walking trail with exercise equipment, and a picnic area. There was no representative present for the hearing. No public comments were received. Special Magistrate Holt made a favorable recommendation for approval of the plat to go to the City Commission for final determination.

RESULT:	**Passed**
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:25 p.m.

RESULT:	**Passed**
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1565 - Variance - 102 Gator Ct.**

REQUESTED ACTION:

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant is seeking favorable approval from the Planning and Zoning Board/Special Magistrate a variance from the Land Development Regulations for the reduction of side and rear yard setbacks on an irregular lot for the erection of a single-family residence to be constructed on parcel G27B010, which is 0.182 acres MOL, is addressed as 102 Gator Ct., and is located within the Timberwoods Estates Phase III in the Continental Country Club Development.

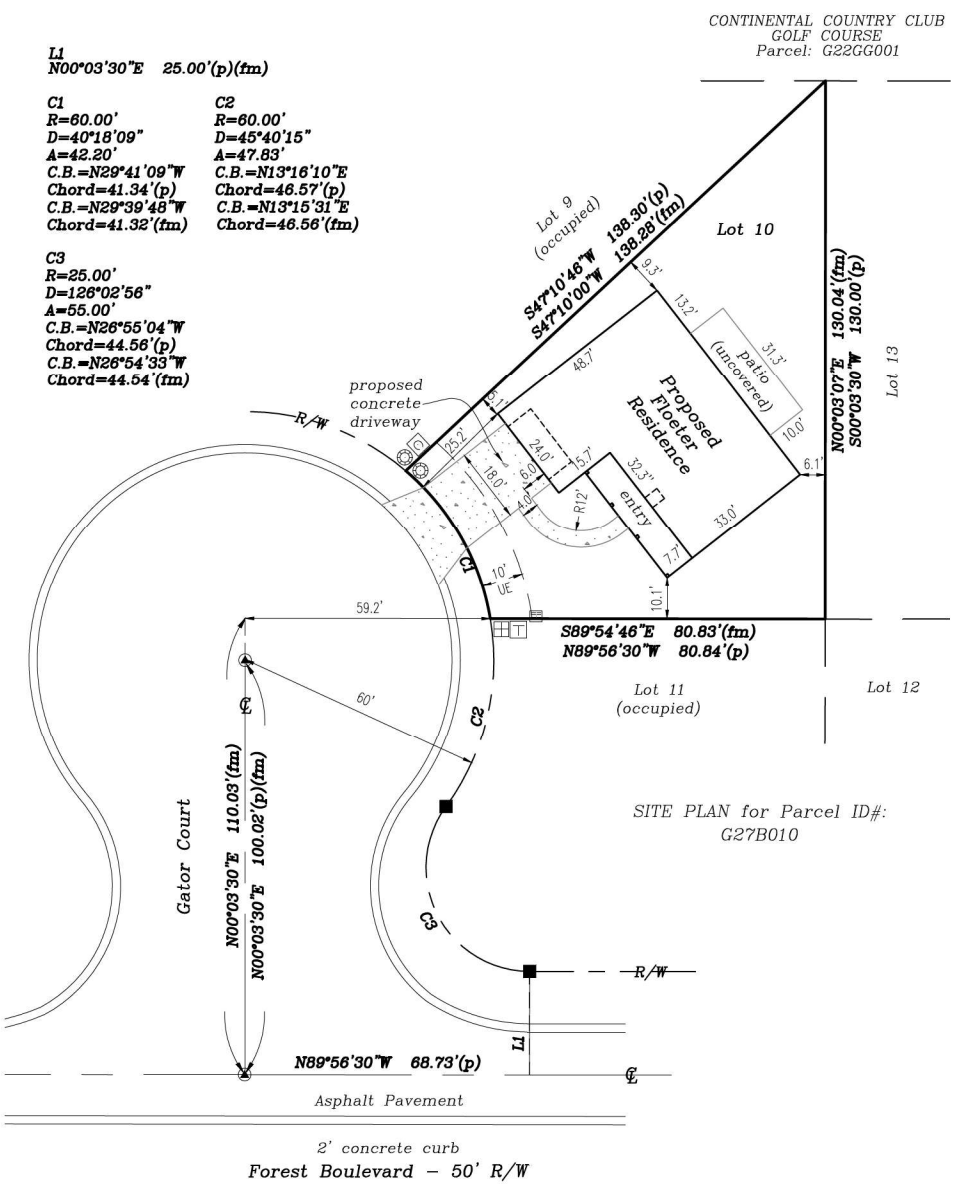
The property falls within the Joint Planning Area, and has recently been annexed into the city. The land use was amended to MHP and the property was rezoned to MHP. The MHP zoning district requires minimum setbacks of 25' (front), 15' (rear), and 10' (sides). The site plan submitted to the city after annexation showed that the proposed construction would not meet MHP zoning district setbacks within the City of Wildwood; however, Sumter County had given approval prior to the annexation.

The applicant has worked with city staff to provide necessary documentation and justification for a variance from the MHP setbacks due to Sumter County's site plan approval, irregular shape of the lot, and the development pattern of the neighborhood.

Pursuant to the Land Development Regulations 3.12(A)(3), an extraordinary/exceptional situation not generally prevalent in the zoning district exists, creating an unnecessary hardship for the property owner. Additionally, and pursuant to the Land Development Regulations 3.12(A)(4), the situation was not self-created by the property owner.

Staff supports the variance request to reduce the setback requirements as shown on the attached site plan previously approved by Sumter County. The applicant understands that approval of the variance would grant the right to develop the property in accordance with the previously approved site plan; however, the property would be deemed legal-nonconforming in accordance with Chapter 3.18 of the Land Development Regulations.

Melanie Strickland, AICP, CPM
Development Services Director



SITE PLAN for Parcel ID#: G27B010

SCALE: 1" = 30'

DESCRIPTION (provided by client or their agent):

Lot 10, TIMBERWOOD ESTATES PHASE III, A REPLAT OF TIMBERWOODS ESTATES, according to the plat thereof recorded in Plat Book 5, Pages 48 through 48C, of the Public Records of Sumter County, Florida.

NOTES:

1) Bearings based on an assumed meridian as shown hereon. 2) Underground improvements, if any, not located. 3) Public records have not been searched for rights of ways, easements, restrictions, reservations and/or other instruments of record. 4) This survey has been prepared for the sole and exclusive benefit of the parties named hereon and shall not be relied upon by any other individual or entity.

LEGEND:

Cn = curve number
BSL = building setback line
CB = Chord Bearing
CL = centerline
= fire hydrant
= 4" cleanout
= water valve
= septic tank
R/W = right of way
OU = overhead utility lines
d = deed call p = plat call
fm = field measurement
= light pole
= utility pole
= electric utility box
= 4" well
PC = point of curvature (R) = radial
conc = concrete cov = covered
DUE = drainage & utility easement
UE = utility easement
= telephone junction box
= cable TV junction box
= utility junction box
= water meter (shown schematically; actual location is covering property corner)

D.W. HIRST & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
13560 SE 36th Avenue, Summerfield, FL 34491
P.O. BOX 3159, Belleview, Florida 34421
(352) 347-6775 dwhlandsurveying@aol.com

SITE PLAN
FOR
Aqua Cops Inc.

DATE OF SKETCH: February 25, 2025
FIELD BOOK: 18E PAGE: 56
FILE NO: 19-374 DC FILE: 19-374.txt
DWG FILE: 19-374 Site plan.dwg
DRAWN BY: BL CHK BY: DWH

REVISIONS	DATE	BY
Name changed to Aqua Cops...	02/26/25	BL
Resize util. symbols. Remove dots	03/03/25	BL

FLOETER HOUSE
LOT 10

WILDWOOD, FLORIDA

CONTENTS OF SET

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A1.40	ROOF PLAN, ATTIC STORAGE TRUSS SECTION
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S5.10	STRUCTURAL DETAILS
S6.10	STRUCTURAL DETAILS

BUILDING DEPARTMENT APPROVAL:

SEE ATTACHED STRUCTURAL ENGINEERING PACKAGE BY OTHERS FOR ADDITIONAL INFORMATION

PRE-ENGINEERED ROOF AND FLOOR TRUSSES SHALL BE AS COORDINATED WITH AND DESIGNED BY: "MAYO TRUSS COMPANY INC." IN MAYO, FLORIDA, NO SUBSTITUTES

THE DRAWINGS HERE WITHIN COMPLY WITH THE 2020 FLORIDA BUILDING CODE, RESIDENTIAL

GENERAL NOTES:

1) CONSTRUCTION BIDS AND CONTRACT SHALL INCLUDE ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT, TOOLS, APPLICABLE INSURANCE, LICENSE, TAXES, AND FEES REQUIRED TO COMPLETE WORK AS DEPICTED AND SPECIFIED WITHIN THESE PLANS UNLESS NOTED OTHERWISE.

2) ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE FLORIDA BUILDING CODE AND ANY APPLICABLE COUNTY OR LOCAL REGULATIONS.

3) THE CONTRACTOR SHALL CHECK PLANS AND SHALL NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF CONSTRUCTION.

4) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.

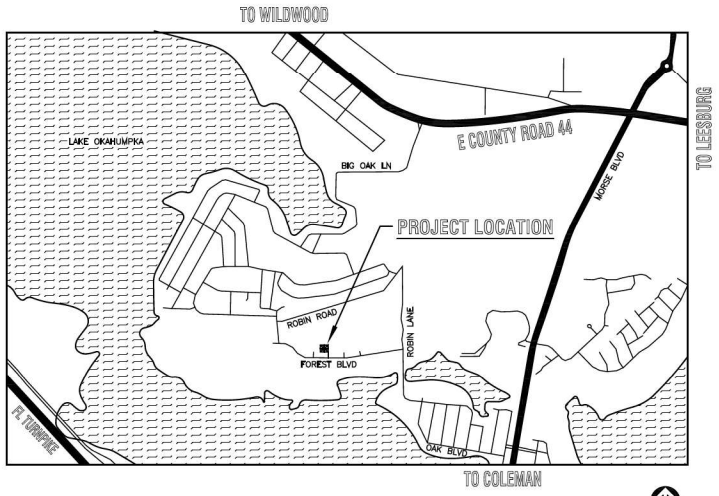
5) ALL MATERIALS SHALL BE INSTALLED IN COMPLIANCE WITH CONSTRUCTION DOCUMENTS, MANUFACTURER'S RECOMMENDATIONS, AND IN ACCORDANCE WITH ALL APPLICABLE CODES. IF DISCREPANCIES EXIST, CONSULT ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

6) CONTRACTOR SHALL OBTAIN ENERGY CALCULATIONS AND HVAC DESIGN FROM APPROPRIATE AND QUALIFIED SUBCONTRACTORS/ENGINEERS AS REQUIRED FOR THE PERMITTING PROCESS. FLORIDA PRODUCT APPROVAL NUMBERS SHALL ALSO BE PROVIDED BY THE CONTRACTOR FOR THE PERMITTING PROCESS UTILIZING THE CONTRACTORS SELECTED PRODUCTS EXCEPT AS SPECIFIED OTHERWISE HERE WITHIN. CONTRACTORS SELECTED PRODUCTS SHALL COMPLY WITH ALL APPLICABLE CODES AND THE REQUIREMENTS SPECIFIED WITHIN THESE CONSTRUCTION DOCUMENTS.

7) WITHIN THESE PLANS, THE PHRASES "COORDINATE WITH OWNER AND BUDGET", OR "COORDINATE WITH OWNER" SHALL INDICATE THAT THE CONTRACTOR AND APPLICABLE SUBCONTRACTOR/SUPPLIER SHALL REVIEW ALL APPLICABLE OPTIONS WITH THE OWNER, SUGGEST A RECOMMENDED OPTION BASED ON BUDGET AND CONDITIONS, AND ALLOW THE OWNER TO SELECT A CODE COMPLIANT OPTION WHICH THEY DESIRE. CONTRACTOR SHALL NOT MAKE A SELECTION ON THE OWNERS BEHALF. ALL OPTIONS SELECTED BY OWNER SHALL BE DOCUMENTED IN WRITING AND SIGNED/DATED BY OWNER AND CONTRACTOR.

8) SPECIFIED PRODUCTS SHALL BE INSTALLED UNLESS FOLLOWED BY "OR EQUAL". SHOULD CONTRACTOR AND/OR OWNER DESIRE TO UTILIZE "OR EQUAL" PRODUCTS, WRITTEN AUTHORIZATION SHALL BE OBTAINED BY THE CONTRACTOR FROM THE OWNER INDIVIDUALLY APPROVING EACH SUBSTITUTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EQUALNESS OF SUBSTITUTED PRODUCTS AND COMPATIBILITY WITH THE GENERAL DESIGN, ALL APPLICABLE CODES, AND OTHER PRODUCTS BEING INSTALLED. SHOULD THE CONTRACTOR AND/OR OWNER UTILIZE THE RIGHT TO SUBSTITUTE PRODUCTS, LIABILITY SHALL TRANSFER TO THE CONTRACTOR FOR ANY AND ALL MATTERS RELATING TO SUCH SUBSTITUTIONS UNLESS ARCHITECT IS HIRED TO EVALUATE SUCH PRODUCTS AND PROVIDES WRITTEN APPROVAL OF PRODUCT AS "EQUAL".

9) CONSTRUCTION SHALL NOT BEGIN UNTIL A BUILDING PERMIT HAS BEEN OBTAINED.



LOCATION MAP

SCALE: NOT TO SCALE

SITE NOTES:

1) SITE PLAN IS BASED ON SURVEY PREPARED BY "LANDTEC SURVEYING" DATED: 10/22/2021.

2) CONTRACTOR SHALL VERIFY AND COMPLY WITH MINIMUM FLOOR ELEVATION REQUIREMENTS BY LOCAL AUTHORITIES. CONTRACTOR SHALL PROVIDE ADEQUATE FILL AND GRADE SURROUNDING TOPOGRAPHY AS REQUIRED TO ALLOW FOR PROPER DRAINAGE OF WATER FROM HOME AND TO PREVENT POOLING AND EROSION.

3) W.E.B. DESIGNS STRONGLY RECOMMENDS THAT A SOIL TEST BE PERFORMED ON SITE TO DETERMINE THE SOIL CLASSIFICATION, SOIL DENSITY, SOIL BEARING CAPACITY, AND THE DEPTH OF THE WATER TABLE AT THE LOCATION(S) OF CONSTRUCTION ACTIVITY. SOIL TEST SHALL BE PERFORMED BY A LICENSED GEO-TECHNICAL ENGINEER AND SHALL PROVIDE INSTRUCTIONS FOR SITE PREPARATION SHOULD SPECIAL PROCEDURES BE REQUIRED.

4) W.E.B. DESIGNS RECOMMENDS THAT TESTS BE PERFORMED TO DETERMINE THE ELEVATION OF THE WATER TABLE ON SITE AND ANY UNDERGROUND WATER MOVEMENT AND THAT ALL NECESSARY PRECAUTIONS ARE TAKEN TO ELIMINATE THE POTENTIAL EXISTENCE OF HYDROSTATIC PRESSURE IF NECESSARY.

5) ALL CONCRETE SLABS, SIDEWALKS, AND DRIVEWAYS SHALL RECEIVE 1" DEEP SAWCUT CONTROL JOINTS AT REGULAR INTERVALS TO MAINTAIN A MAXIMUM AREA OF 100 SQ.FT. BETWEEN JOINTS. AREAS SHALL HAVE APPROXIMATELY EQUAL LENGTH AND WIDTH WHEREVER POSSIBLE.

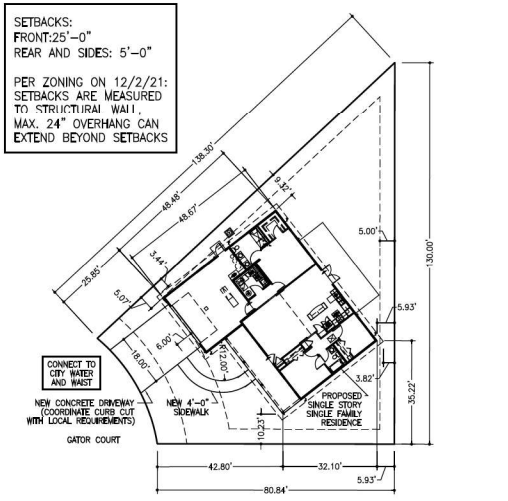
PROJECT LOCATION: (PER SURVEY)

ADDRESS: 102 GATOR COURT WILDWOOD, FL 34785
COUNTY: SUMTER COUNTY
PARCEL ID#: G27B013
SECTION/TOWNSHIP/RANGE: S:26 & 27, T:19S, R:23E
PLAT BOOK/PAGE: PB: 5, PG: 48
SUBDIVISION: TIMBERWOODS ESTATES PHASE 3, LOT: 10
FLOOD ZONE: X

SITE PLAN APPROVED
By Kathy Steele at 2:48 pm, Jun 16, 2022
Must maintain a 5' setback to structural wall KS 6-16-23

SETBACKS:
FRONT:25'-0"
REAR AND SIDES: 5'-0"

PER ZONING ON 12/2/21:
SETBACKS ARE MEASURED TO STRUCTURAL WALL
MAX. 24" OVERHANG CAN EXTEND BEYOND SETBACKS



SITE PLAN

TRUE PROJECT

SCALE: 1"=20'-0"

ARCHITECT
WARREN E. BARRY
FLORIDA ARCHITECT, LICENSE #AR93495
www.WEBarryDesIgns.com
4409 NW 186TH STREET
NEWBERRY, FLORIDA 32669
PHONE: (352) 472-2600
FAX: (352) 472-2611

FLOETER HOUSE
LOT 10

Warren E Barry
2023.04.2
10:10:48 0
'00'04-

STATE OF FLORIDA WARREN E. BARRY AR93495 REGISTERED ARCHITECT

WILDWOOD, FLORIDA

LIMITATIONS OF USE:

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CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

PROJECT NO.: 21018 – D2+S
DATE: APRIL 20, 2023
REVISION DATES: .

CONTENTS OF SET, LOCATION MAP, SITE PLAN

A0.00

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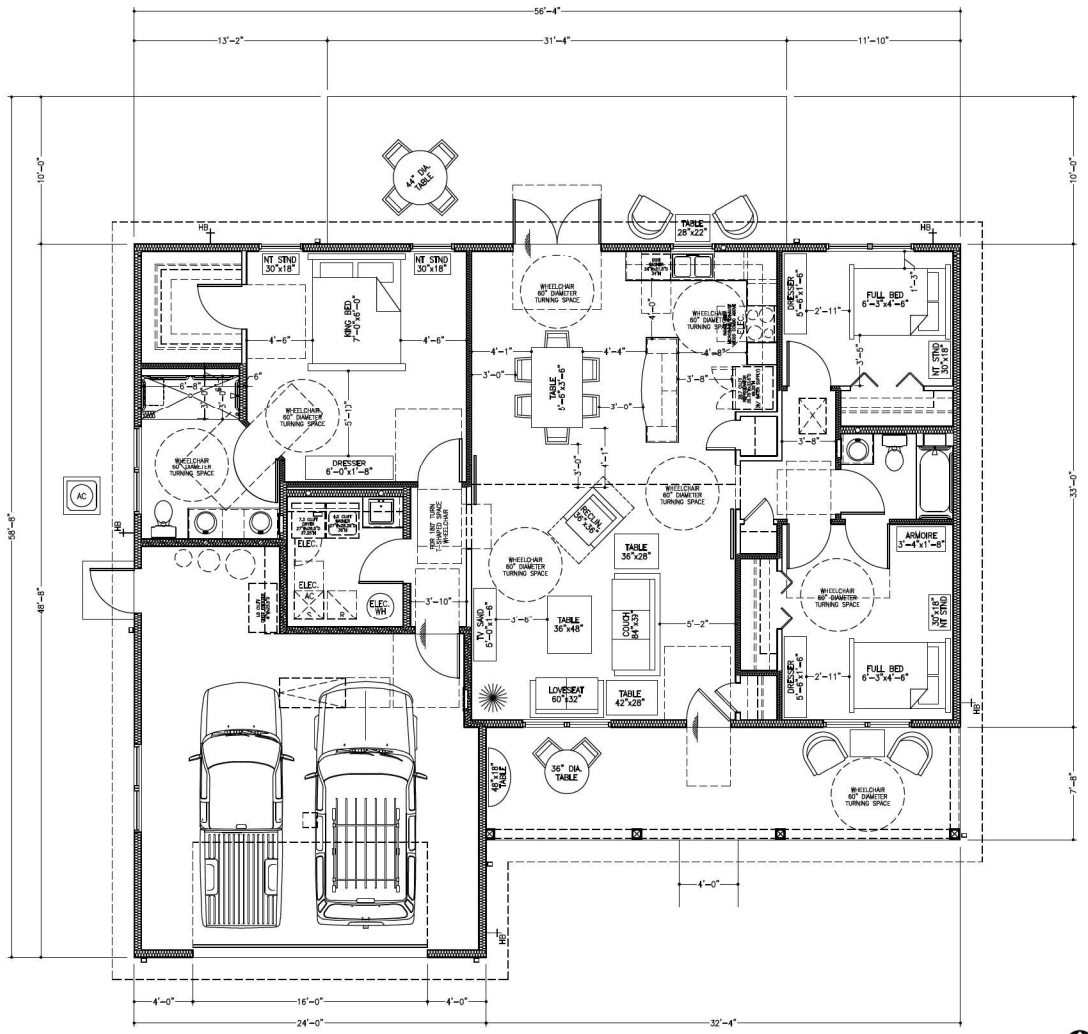

SQUARE FOOTAGE

MAIN LIVING (H&C)	1,657 sq. ft.
FRONT PORCH	248 sq. ft.
GARAGE	578 sq. ft.
TOTAL (UNDER ROOF)	**2,483 sq. ft.**
UNCOVERED REAR PATIO	313 sq. ft.

FURNITURE PLAN

PROJECT

SCALE: 1/4"=1'-0"

ARCHITECT

WARREN E. BARRY

FLORIDA ARCHITECT, LICENSE #AR93495

www.WEBarryDesIgns.com

4409 NW 186TH STREET
NEWBERRY, FLORIDA 32669

PHONE: (352) 472-2600
FAX: (352) 472-2611

FLOETER HOUSE
LOT 10

WILDWOOD, FLORIDA

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CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

PROJECT NO.: 21018 – D2+S

DATE: APRIL 20, 2023

REVISION DATES:

FURNITURE PLAN

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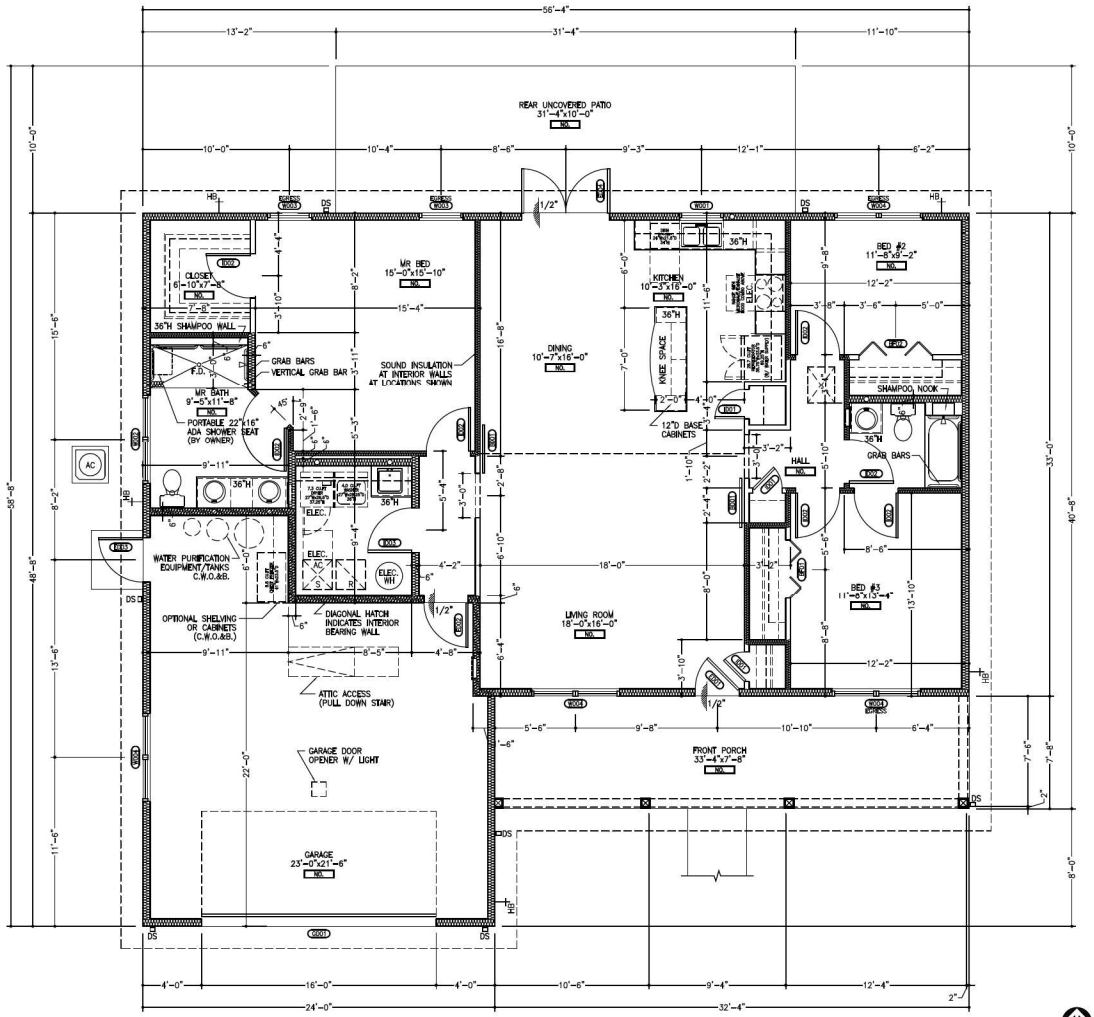

SQUARE FOOTAGE

MAIN LIVING (H&C)	1,657 sq. ft.
FRONT PORCH	248 sq. ft.
GARAGE	578 sq. ft.
TOTAL (UNDER ROOF)	**2,483 sq. ft.**
UNCOVERED REAR PATIO	313 sq. ft.

DIMENSIONED FLOOR PLAN

SCALE: 1/4"=1'-0"

■ ARCHITECT ■

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FLOETER HOUSE
LOT 10

WILDWOOD, FLORIDA

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CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

PROJECT NO.: 21018 - D2+S
DATE: APRIL 20, 2023
REVISION DATES: .
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DIMENSIONED FLOOR PLAN
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ABBREVIATIONS:

CMU	CONCRETE MASONRY UNIT/ CONCRETE BLOCK
C.W.O.&B.	COORDINATE WITH OWNER AND BUDGET
DS	DOWN SPOUT
F.B.C.	FLORIDA BUILDING CODE
GWB	GYPSUM WALL BOARD
HB	HOSE BIB
MFR.	MANUFACTURER
N.I.C.	NOT IN CONTRACT
P.T.	PRESSURE TREATED
R.C.P.	REFLECTED CEILING PLAN
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE

GENERAL REQUIREMENTS:

1) REMOVE ALL WASTE AND SURPLUS MATERIALS FROM SITE THROUGHOUT CONSTRUCTION. WASTE AND SURPLUS MATERIALS SHALL NOT BE BURIED ON SITE OR LEFT TO BE COVERED BY LATER WORK.

2) AT THE CONCLUSION OF CONSTRUCTION, THE PROJECT SHALL BE PROPERLY CLEANED. THIS SHALL INCLUDE BUT NOT BE LIMITED TO; CLEANING INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW, REMOVING TEMPORARY LABELS, STAINS, AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACE AREAS, SWEEP AND MOP ALL TILED SURFACES, ETC. CLEAN EXTERIOR OF DEBRIS FROM ROOF, GUTTERS, LANDSCAPE AREAS, DRIVEWAYS AND WALKS, ETC. REMOVE ANY REMAINING WASTE.

3) CONTRACTOR SHALL PROTECT ALL ON SITE CONSTRUCTION AND PRODUCTS FROM DAMAGE AND THEFT. IF PRODUCTS OR MATERIALS COME WITH A PROTECTIVE COATING, CONTRACTOR SHALL MAINTAIN PROTECTIVE COATING UNTIL CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL REPLACE (OR REPAIR TO NEW CONDITION) ANY ITEMS THAT BECOME DEFECTIVE, DAMAGED, OR MISSING PRIOR TO FINAL COMPLETION.

4) CONTRACTOR SHALL CONFIRM PRIOR TO PURCHASE/INSTALLATION THAT MATERIALS TO BE UTILIZED ARE COMPATIBLE WITH THE GEOGRAPHIC LOCATION AND OTHER MATERIALS IN WHICH THEY WILL CONTACT TO MINIMIZE THE POTENTIAL FOR CORROSION, GALVANIC ACTION, AND OTHER ADVERSE AFFECTS. IF NON-COMPATIBLE MATERIALS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY AND CONSULT ARCHITECT PRIOR TO PROCEEDING WITH WORK.

GARAGE SEPARATION:

INTERIOR OF GARAGE FRAMED WALLS SHALL BE FINISHED WITH PAINT ON TEXTURED 1/2" GWB.

GARAGE CEILINGS SHALL BE FINISHED WITH PAINT ON TEXTURED 5/8" GWB. GARAGE CEILINGS BENEATH HABITABLE ROOMS SHALL BE FINISHED WITH PAINT ON TEXTURED TYPE-X 5/8" GWB PER 2020 FBC TABLE 302.6.

OPENING NOTES:

OPENING DIMENSIONS ARE FOR GENERAL DESIGN ONLY. COORDINATE EXACT ROUGH OPENING SIZE WITH MANUFACTURER'S PRODUCT DATA.

SURPLUS MATERIALS:

CONTRACTOR SHALL PROVIDE OWNER WITH SURPLUS/"ATTIC STOCK" FOR THE FOLLOWING PRODUCTS IN THE QUANTITIES LISTED. ATTIC STOCK SHALL BE IN NEW CONDITION AND PACKAGED TO PREVENT DAMAGE.

1) MIN. (5) SQUARE FEET OF EACH TYPE AND COLOR OF FLOOR AND WALL TILE.

2) MIN. (10) SQUARE FEET OF EACH TYPE AND COLOR OF WOOD AND VINYL FLOORING.

3) MIN. (1) ONE OF EACH TYPE AND STYLE OF CABINETRY DOOR HANDLE AND DRAWER PULL.

4) MIN. (1) ONE FULL UNOPENED GALLON OF EACH TYPE AND COLOR OF PAINT LABELED WITH NON FADING INK TO INDICATE THE MANUFACTURE, PRODUCT LINE, COLOR NAME, COLOR NUMBER, AND GLOSS RANGE.

OWNER'S MANUAL:

CONTRACTOR SHALL PROVIDE OWNER AT COMPLETION OF CONSTRUCTION ONE COPY OF AN OPERATION AND MAINTENANCE MANUAL (OWNERS MANUAL) CONTAINING THE FOLLOWING INFORMATION:

1) A SPREADSHEET LISTING OF ALL CONTRACTOR INSTALLED OR APPLIED INTERIOR AND EXTERIOR FINISHES, FIXTURES, EQUIPMENT, AND APPLIANCES. LIST SHALL INCLUDE MANUFACTURER'S NAME, MODEL NUMBER, COLOR, ANY PRODUCT OPTIONS SELECTED, AND ANY GENERAL SPECIFICATIONS THAT WOULD BE REQUIRED TO ORDER ADDITIONAL AND/OR REPLACEMENTS OF THE SAME PRODUCT.

2) A COPY OF THE MANUFACTURER'S OWNER'S MANUAL AND INSTALLATION INSTRUCTIONS FOR ALL CONTRACTOR INSTALLED OR APPLIED PRODUCTS.

3) A LISTING OF ALL SUBCONTRACTORS AND INSTALLERS FOR ALL WORK INCLUDING BUSINESS NAME, PHONE NUMBER, AND ADDRESS.

4) A COPY OF THE MANUFACTURER'S AND INSTALLER'S WARRANTY INFORMATION FOR ALL CONTRACTOR INSTALLED OR APPLIED INTERIOR AND EXTERIOR PRODUCTS.

5) OWNER'S MANUAL SHALL BE ORGANIZED IN A LOGICAL MANNER AND CONTAIN A TABLE OF CONTENTS FOR QUICK AND EASY UTILIZATION BY OWNER. OWNER'S MANUAL SHALL BE ASSEMBLED IN 3 RING BINDER(S) AND/OR IN A DIGITAL FORMAT.

INTERIOR FINISH NOTES:

1) COORDINATE SELECTION OF INTERIOR FLOORING WITH OWNER AND BUDGET.

2) FLOOR TILE: ALL FLOOR TILE SHALL BE INSTALLED OVER A SHEET APPLIED CRACK ISOLATION MEMBRANE.

3) WALL TILE: WALL TILE IN SHOWERS SHALL EXTEND TO CEILING. ALL WALL TILE BACKER BOARD SHALL BE 1/2" "HARDIEBACKER".

4) GWB INSTALLED IN BATHROOMS SHALL BE MOISTURE RESISTANT.

5) 6" PAINTED WOOD BASEBOARDS THROUGHOUT

6) WINDOWS, AND PASS THROUGH OPENINGS SHALL HAVE GWB WRAPPED HEAD AND JAMBS. WINDOWS SHALL HAVE WOOD SILLS AND APRONS. COORDINATE WOOD WINDOW SILL DETAIL WITH OWNER AND BUDGET.

7) PAINTS AND COATINGS (INTERIOR AND EXTERIOR): ALL PAINT SHALL BE "SHERWIN WILLIAMS". USE "EMERALD" PAINT OR EQUIVALENT AS RECOMMENDED BY MANUFACTURER FOR EACH SUBSTRATE.
- A) ALL PAINTS AND COATINGS SHALL BE THOSE RECOMMENDED BY MANUFACTURER FOR EACH SUBSTRATE.
- B) PREPARE EACH SURFACE PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE FINAL PAINTS AND COATINGS.
- C) PAINT APPLIED IN BATHROOMS SHALL HAVE ADDITIVE(S) FOR MILDEW RESISTANCE.
- D) COORDINATE COLOR(S) AND GLOSS RANGE WITH OWNER.
- E) CONTRACTOR'S BID SHALL ALLOW FOR OWNER TO SELECT A MIN. OF 3 INTERIOR PAINT COLORS AND 3 EXTERIOR PAINT COLORS.

8) SHELVING:
- A) INSTALL PAINTED SOLID WOOD SHELVING IN BEDROOM CLOSETS AND OTHER LOCATIONS WHERE INDICATED ON PLAN. NEITHER PARTICLE BOARD NOR WIRE SHELVING SHALL BE UTILIZED.
- B) COORDINATE DESIGN OPTIONS FOR BEDROOM CLOSET SHELVING WITH OWNER AND BUDGET.
- C) INSTALL A MIN. OF 5 STACKED ADJUSTABLE SHELVES IN PANTRIES AND BATHROOM LINEN CLOSETS WITH VERTICAL SUPPORTS AT EACH WALL STUD.

9) INSTALL MIRRORS AT ALL BATHROOM VANITIES. COORDINATE SIZES, ETCHING, BEVELING, AND FRAME OPTIONS WITH OWNER AND BUDGET.

10) VAPOR IMPERMEABLE FINISHES SHALL NOT BE INSTALLED EXCEPT AS SPECIFIED WITHIN THESE PLANS.

11) CONTRACTOR SHALL INSTALL A MINIMUM OF ONE SOAP DISH, TOILET PAPER HOLDER, TOWEL BAR, AND SHOWER CURTAIN ROD IN EACH BATHROOM. COORDINATE SELECTIONS AND LOCATION OF INSTALLATION WITH OWNER AND BUDGET. PROVIDE 2X BLOCKING PER FRAMING NOTES:
- A) CURTAIN RODS SHALL BE SECURELY ATTACHED WITH FASTENERS TO WALL AT EACH END.
- B) INSTALL A GRAB BAR AT TOWEL BAR LOCATION TO SERVE AS A TOWEL BAR.

FRAMING NOTES:

1) FIREBLOCKING AND DRAFTSTOPPING SHALL COMPLY WITH 2020 FBC R302.11 AND R302.12.

2) PROVIDE 2X6 BLOCKING AS REQUIRED FOR BATHROOM ACCESSORIES AND WALL MOUNTED DOOR STOPS. WALL MOUNTED DOOR STOPS SHALL BE INSTALLED AT DOOR HANDEL HEIGHT. VERIFY DOOR HANDEL HEIGHT WITH SELECTED DOORS AND HARDWARE.

3) PROVIDE CONTINUOUS 12"H BLOCKING AT TOP OF WINDOWS FOR FUTURE INSTALLATION OF WINDOW TREATMENTS. BLOCKING SHALL EXTEND MIN. 18" BEYOND EACH SIDE OF EACH WINDOW.

4) PROVIDE CONTINUOUS 2X6 BLOCKING FOR ATTACHMENT OF GRAB BARS AROUND ALL TOILETS AND ALL SHOWERS. GRAB BARS SHALL BE INSTALLED AT TIME OF CONSTRUCTION IN ALL SHOWERS, AND BE MOUNTED BETWEEN 33" AND 36" ABOVE FINISHED FLOOR. BLOCKING FOR TOILETS IS FOR OPTIONAL FUTURE INSTALLATION OF GRAB BARS TO BE MOUNTED BETWEEN 33" AND 36" ABOVE FINISHED FLOOR. BLOCKING SHALL EXTEND 60" FROM CORNERS AT TOILET SIDE WALLS AND 30" BEYOND CENTERLINE OF TOILET AT TOILET REAR WALLS WITHOUT A SIDE WALL.

5) PROVIDE BLOCKING AS REQUIRED AT DOOR JAMBS FOR SECURE ATTACHMENT OF ELECTRICAL LIGHT SWITCH BOXES 6" MIN. FROM DOOR JAMBS.

6) INTERIOR DOOR JAMBS FRAMED 4" FROM INSIDE CORNERS UNLESS DIMENSIONED OTHERWISE.

7) INSTALL RECESSED CLOTHES DRYER VENT BOX CENTERED BEHIND DRYER.

8) WOOD FRAMING IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

PLUMBING NOTES:

1) HOT WATER SYSTEMS SHALL COMPLY WITH 2020 FBC ENERGY EFFICIENCY CH4(RE) 403.5.

2) ALL HOT WATER SUPPLY LINES SHALL BE INSULATED THROUGHOUT RESIDENCE, ABOVE AND BELOW CONCRETE SLAB.

3) ROUTE ALL THROUGH ROOF PLUMBING VENTS TO THE REAR OR SIDES OF ROOF WHENEVER PRACTICAL WHILE COMPLYING WITH ALL APPLICABLE CODES. MERGE VENTS TOGETHER IN ATTIC AS PRACTICAL TO MINIMIZE THROUGH ROOF PENETRATIONS.

4) ALL TOILETS SHALL BE FLOOR MOUNTED, ADA/COMFORT HEIGHT, AND ELONGATED. COORDINATE SELECTION WITH OWNER AND BUDGET.

5) INSTALL REVERSE OSMOSIS SYSTEM AT/BELOW KITCHEN SINK. COORDINATE SYSTEM SELECTION AND INSTALLATION WITH OWNER AND BUDGET.

6) ALL PLUMBING FIXTURES SHALL HAVE LEVER STYLE CONTROLS.

7) ALL SHOWERS SHALL HAVE ADJUSTABLE HAND HELD SHOWER HEAD(S), EACH WITH A SLIDE BAR ALLOWING ADJUSTMENT IN HEIGHT AND ANGLE OF SHOWER HEAD. SHOWER HEAD HOSE(S) SHALL BE MIN. 6'-0" LONG.

8) ROUGH-IN PLUMBING SUPPLY LINE TO PASS THROUGH WATER TREATMENT EQUIPMENT IN GARAGE NEAR SIDE DOOR PRIOR TO SPLITTING FOR WATER HEATER.

HVAC NOTES:

1) HVAC CONTRACTOR TO REVIEW WITH OWNER OPTIONS FOR ZONING, FRESH AIR INTAKE, EXHAUST MAKEUP AIR, AND AIR FILTRATION/PURIFICATION. SELECTED OPTIONS SHALL COMPLY WITH THE FOLLOWING SPECIFICATIONS.

2) HVAC SYSTEM SHALL INCORPORATE A FRESH AIR INTAKE, COORDINATE OPTIONS WITH OWNER AND BUDGET.

3) HVAC EQUIPMENT SHALL HAVE A MINIMUM SEER RATING OF 15. COORDINATE OPTIONAL UPGRADE TO HIGHER SEER RATING WITH OWNER AND BUDGET.

4) HEATING AND COOLING SHALL BOTH BE PROVIDED BY USE OF A VARIABLE SPEED HEAT PUMPS. SUPPLEMENTAL HEAT SHALL BE PROVIDED BY INCORPORATION OF A SUPPLEMENTAL HEAT COIL.

5) ZONING IS REQUESTED TO BE AS FOLLOWS, EACH ZONE SHALL HAVE A DAMPER FOR BOTH SUPPLY AND RETURN AIR:
- AC UNIT #1:
  - ZONE 1): MASTER SUITE
  - ZONE 2): ALL OTHER

6) RESIDENCE UTILIZES A SEMI-CONDITIONED ATTIC SPACE AND A TIGHT EXTERIOR ENVELOPE. HVAC SYSTEM DESIGN SHALL MAINTAIN PROPER HUMIDITY LEVELS IN ATTIC SPACE AND INCORPORATE FRESH AIR INTAKE TO MAINTAIN GOOD INDOOR AIR QUALITY. COORDINATE OPTIONS WITH OWNER AND BUDGET.

7) PROVIDE DIGITAL PROGRAMMABLE THERMOSTATS WITH HUMIDITY SENSOR/INDICATOR AND TOUCH SCREEN OPERATION FOR ALL CONDITIONED ZONES. INSTALLED LOCATION OF THERMOSTATS SHALL BE DISCRETE AND LOCATED TO AVOID CONFLICTS WITH FURNISHINGS AND INTENDED USE OF THE ROOMS IN WHICH THEY ARE LOCATED, SEE FURNITURE PLAN.

8) PROVIDE STANDARD AIR FILTER UNLESS REQUESTED OTHERWISE BY OWNER.

9) HVAC SYSTEM SHALL UTILIZE SUPPLY AND RETURN DUCTWORK TO ALL ROOMS.
- A) "JUMP OVER" DUCTS, THROUGH WALL TRANSFER GRILLS, AND UNDERCUT DOORS SHALL NOT BE UTILIZED AS A MEANS FOR RETURN AIR.
- B) EXCEPTIONS: SMALL CLOSETS, KITCHENS, AND BATHROOMS. KITCHENS AND BATHROOMS SHALL HAVE SUPPLY AIR ONLY WITH EXHAUST AS SHOWN ON E1.10.

10) SUPPLY AIR REGISTERS SHALL BE PRE-FINISHED ALUMINUM WITH GANG OPERATED DAMPER AND INDIVIDUALLY ADJUSTABLE FRONT BLADES, "KRUEGER MODEL 5800" OR EQUAL. RETURN AIR GRILLS SHALL BE PRE-FINISHED ALUMINUM WITH AN AESTHETICALLY SIMILAR DESIGN.

11) SUPPLY REGISTERS AND RETURN GRILLS SHALL BE POSITIONED AS TO NOT INTERFERE WITH THE PLACEMENT OF LIGHTING FIXTURES, CROWN MOLDING, AND OTHER TRIMWORK AS SHOWN ON A1.30.

12) DUCT SEALING AND TIGHTNESS SHALL BE SEALED, TESTED, AND VERIFIED IN ACCORDANCE WITH 2020 FBC ENERGY EFFICIENCY CH4(RE) R403.3.2 AND R403.3.3.

13) THE BUILDING THERMAL ENVELOPES AIR TIGHTNESS AND INSULATION SHALL COMPLY WITH THE 2020 FBC ENERGY EFFICIENCY CODE CH4(RE) 402.4. A BLOWER DOOR TEST SHALL BE PERFORMED AS REQUIRED BY 402.4.1.2 TO VERIFY A MAXIMUM OF 7 AIR CHANGES PER HOUR. CONTRACTOR SHALL COMPLY WITH CH4 (RE) TABLE R402.4.1.1 THROUGHOUT CONSTRUCTION..

14) KITCHEN COOKING EXHAUST(S) SHALL BE VENTED TO THE EXTERIOR. RECIRCULATING EXHAUST SYSTEMS SHALL NOT BE UTILIZED AND VENTILATION SHALL NOT BE RELEASED INTO ATTIC.

15) BATHROOM EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR.

16) BATHROOM AND KITCHEN EXHAUST FANS SHALL HAVE LOW SONE, INLINE FANS. FANS SHALL BE LOCATED AT UPPER END OF ATTIC FOR ADDITIONAL SOUND CONTROL. COORDINATE SELECTION, OPTIONS, AND INSTALLATION WITH OWNER.

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GENERAL NOTES
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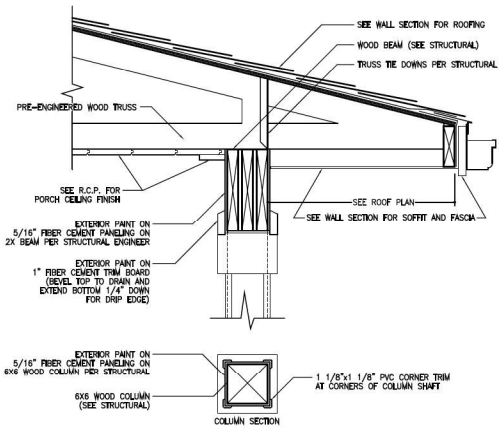
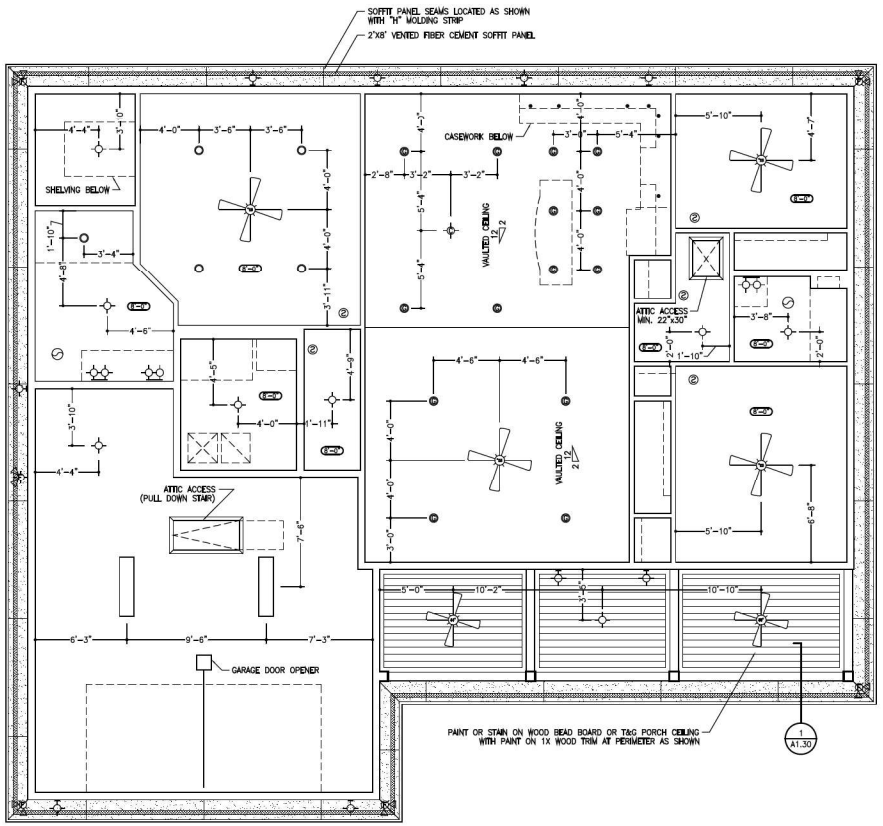


PORCH BEAM AND COLUMN DETAILS

SCALE: 1 1/2"=1'-0" (1 / A1.30)

CEILING LEGEND

8'-0"	CEILING HEIGHT TAG
S	COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (HARDWIRED AND INTERCONNECTED PER FBC R314 & R315.)
	EXTERIOR SECURITY FLOOD LIGHT
	PENDANT LIGHT
	CHANDELIER LIGHT
	EXHAUST FAN
	SURFACE MOUNT LIGHT
	WALL SCONCE
	6" RECESSED CAN LIGHT
	6" EYEBALL CAN LIGHT
	6" GIMBAL CAN LIGHT
4"	4" "GIMBAL" CAN LIGHT
	COMPACT ACCENT "PUCK" LIGHT
-----	ROPE LIGHTING
	TRACK LIGHTING
	WALL MOUNT FLUORESCENT LIGHT
	SURFACE MOUNT FLUORESCENT LIGHT
	CEILING FAN WITH LIGHT
	CEILING FAN WITHOUT LIGHT



REFLECTED CEILING PLAN

SCALE: 1/4"=1'-0"

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REFLECTED CEILING PLAN, PORCH BEAM DETAIL

A1.30

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TRUSS PACKAGE NOTES:

1) SOME GABLE WALLS ARE INSET PAST THE EXTERIOR WALLS, SEE ROOF PLAN FOR DIMENSIONS.

2) TOP OF GABLE END TRUSSES SHALL BE DROPPED TO ALLOW OVERHANG OUTLOOKS TO EXTEND TO FIRST INTERIOR TRUSS. SEE STRUCTURAL PACKAGE FOR DETAILING.

3) SEE PLANS FOR PORCH COLUMN AND BEAM INSET (INSET OF TRUSS BEARING) FROM OUTSIDE EDGE OF SLAB/FOUNDATION.

4) SEE WALL SECTION(S) FOR OVERHANG TYPE.

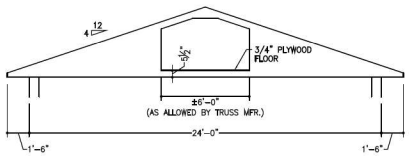
5) TRUSSES SHALL BE SPACED TO ALLOW FOR HVAC SUPPLY AND RETURN DUCTWORK TO PASS INTO ATTIC. SEE FLOOR PLAN FOR LOCATION(S).

NOTES:

1. SEE REFLECTED CEILING PLAN AND FLOOR PLAN FOR DIMENSIONS.
2. RIDGE VENTS / OFF RIDGE VENTS SHALL NOT BE INSTALLED U.N.O., RESIDENCE UTILIZES SEMI-CONDITIONED ATTIC CONSTRUCTION.
3. ROUTE ALL THROUGH ROOF PLUMBING VENTS TO THE REAR OR SIDES OF ROOF WHENEVER FEASIBLE WHILE COMPLYING WITH ALL APPLICABLE CODES.

STRUCTURAL NOTE:

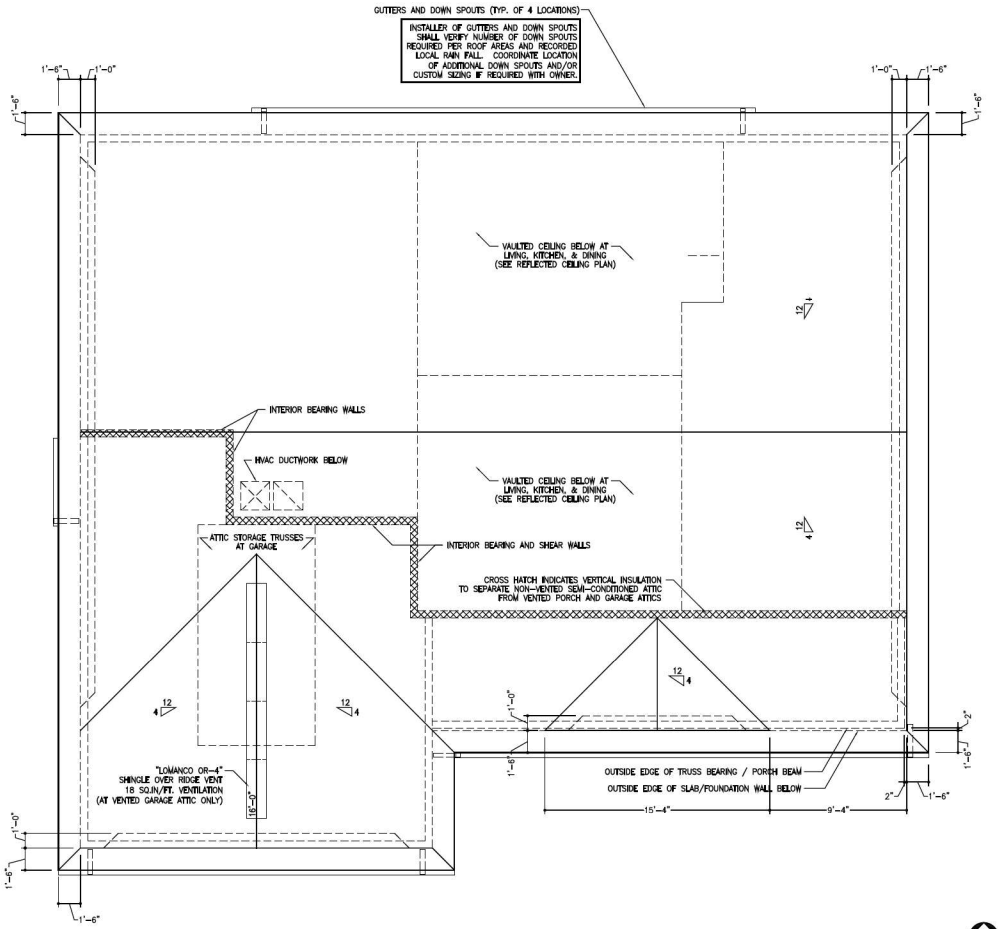
1) SEE TRUSS PACKAGE BY MAYO TRUSS COMPANY INC. AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



ATTIC STORAGE TRUSS SECTION

SCALE: 1/4"=1'-0"

1 A1.40



ROOF PLAN

PROJECT

SCALE: 1/4"=1'-0"

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ROOF PLAN, ATTIC STORAGE TRUSS SECTION

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A1.40

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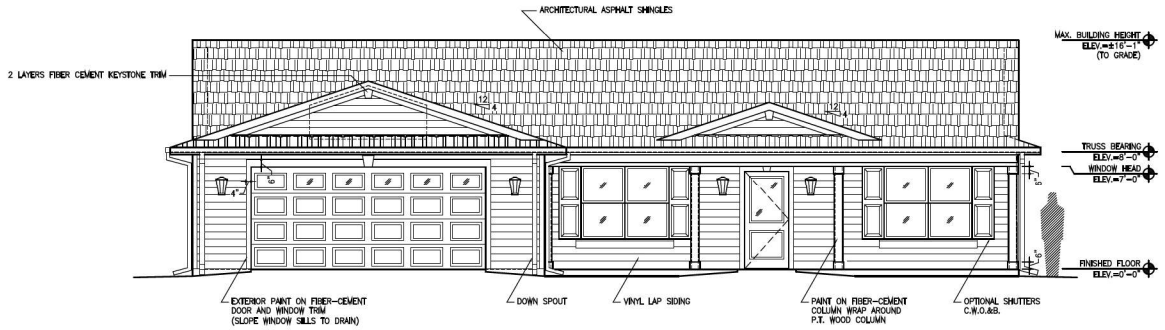
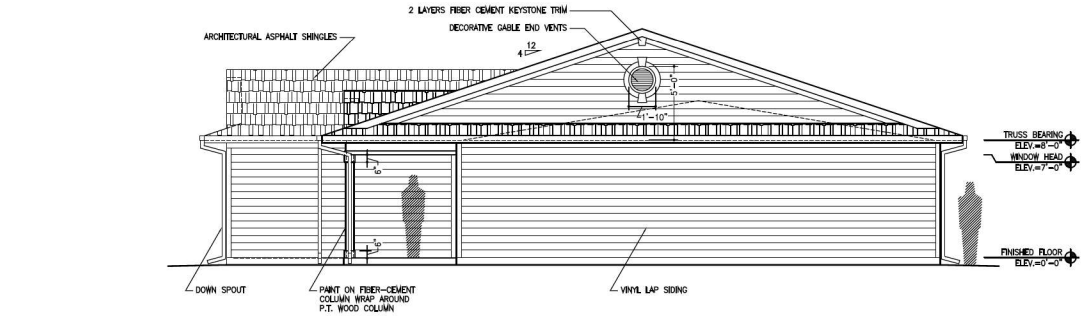
NOTES:

1. ADDRESS NUMBERS SHALL BE INSTALLED IN ACCORDANCE WITH 2020 FBC R319.1.



SOUTH (FRONT) ELEVATION

SCALE: 1/4"=1'-0" (1 / A2.10)



EAST (SIDE) ELEVATION

SCALE: 1/4"=1'-0" (2 / A2.10)

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FLOETER HOUSE
LOT 10

WILDWOOD, FLORIDA

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CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

PROJECT NO.: 21018 – D2+S
DATE: APRIL 20, 2023
REVISION DATES: .

EXTERIOR ELEVATIONS

A2.10

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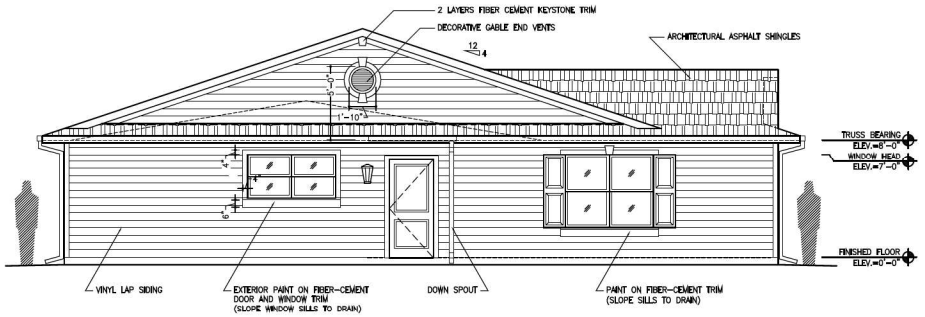
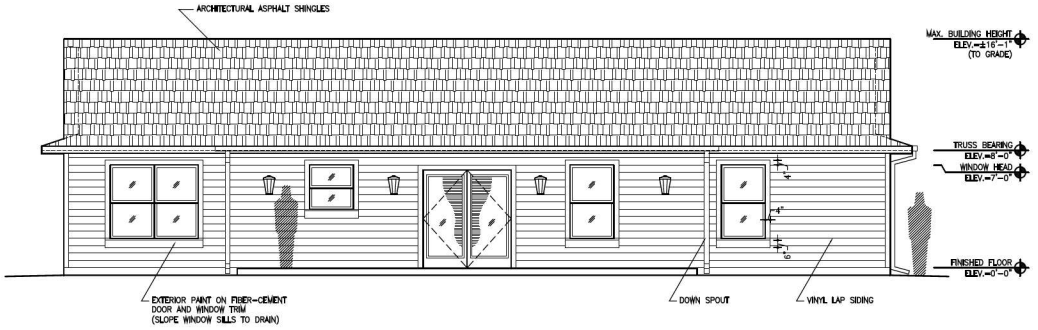


WEST (SIDE) ELEVATION

SCALE: 1/4"=1'-0" (1 / A2.11)



NORTH (REAR) ELEVATION

SCALE: 1/4"=1'-0" (2 / A2.11)

▪ ARCHITECT ▪

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EXTERIOR ELEVATIONS
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A2.11

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GLAZING - HAZARDOUS LOCATIONS: (PER 2020 F.B.C. RESIDENTIAL)

1) PER R308.1, EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS SPECIFIED IN R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S LABEL, DESIGNATING WHO APPLIED THE LABEL, THE TYPE AND THICKNESS OF GLAZING MATERIAL AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, EMBOSSED MARK, OR SHALL BE OF A TYPE WHICH ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. SEE R308.1 FOR EXCEPTIONS. SEE R308.1.1 FOR IDENTIFICATION OF MULTI-PANE ASSEMBLIES.

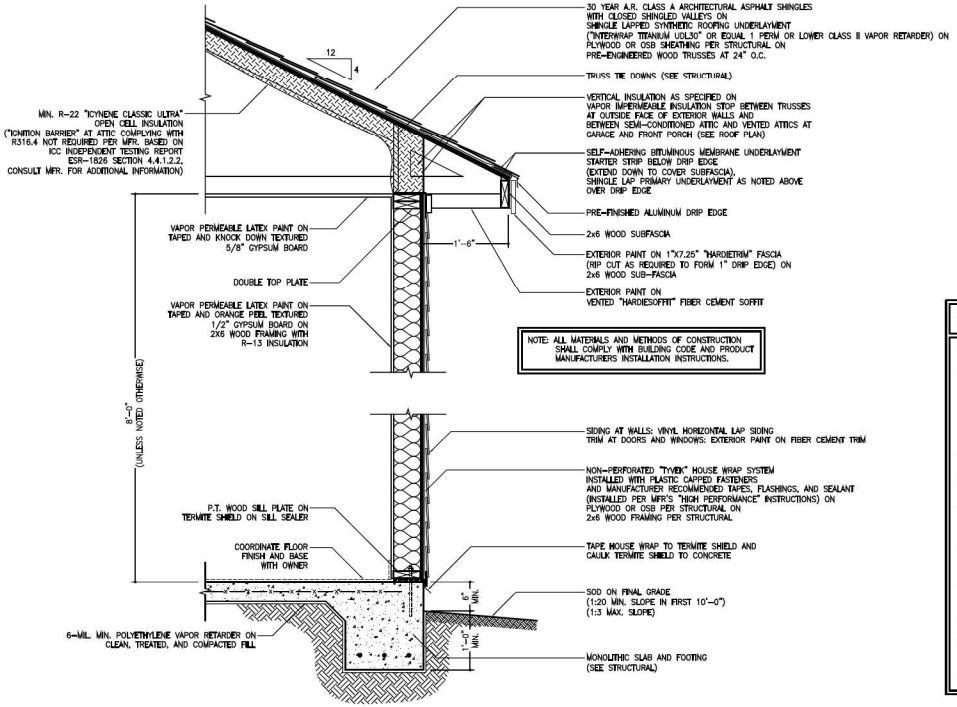
2) HAZARDOUS LOCATIONS. R308.4 (SEE CODE FOR EXCEPTIONS)

1) GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOORS PER R308.4.1.
2) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE PER R308.4.2.
3) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS PER R308.4.3:
   3.1 THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ.FT; AND
   3.2 THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; AND
   3.3 THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR; AND
   3.4 ONE FOR MORE WALKING SURFACES ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.
4) ALL GLAZING IN GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE PER R308.4.4.
5) GLAZING IN WALLS , ENCLOSURES, OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE AND WITHIN 60" HORIZONTALLY OF THE WATERS EDGE PER R308.4.5.
6) GLAZING ADJACENT TO AND WITHIN 36" HORIZONTALLY OF STAIRWAYS, LANDINGS, AND RAMPS WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 36" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE PER R308.4.6.
7) GLAZING ADJACENT TO THE BOTTOM OF A STAIRWAY WHEN LOCATED WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF THE STAIRWAY AND THE GLAZING IS LESS THAN 36" ABOVE THE LANDING PER 308.4.7.

INSULATION NOTE:

R VALUE PER 2020 FBC ENERGY TABLE R402.1.2 AND R402.2.1: MUST BE R-38 UNLESS, R-30 OK IF FULL DEPTH OF INSULATION EXTENDS OVER FULL THICKNESS OF EXTERIOR WALL

HVAC DESIGN AND ENERGY CALCULATIONS TO BE PERFORMED FOR SEALED SEMI-CONDITIONED ATTIC CONSTRUCTION. SYSTEM DESIGN SHALL PROVIDE FOR AND MAINTAIN PROPER ATTIC TEMPERATURES AND RELATIVE HUMIDITY LEVELS TO REMOVE THE POSSIBILITY OF MOLD AND MOISTURE PROBLEMS. HVAC CONTRACTOR SHALL REVIEW WITH OWNER INSTRUCTIONS ON PROPER OPERATION AND MAINTENANCE OF SYSTEM.



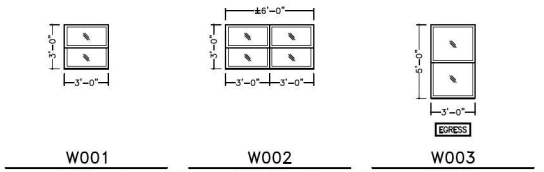
NOTE: ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH BUILDING CODE AND PRODUCT MANUFACTURERS INSTALLATION INSTRUCTIONS.

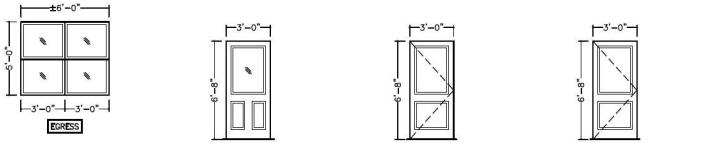
EXTERIOR WALL SECTION

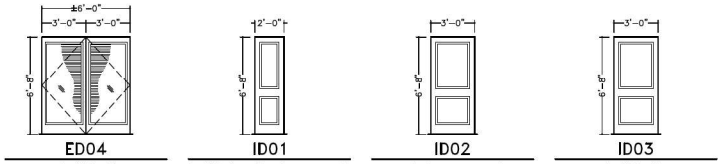
SCALE: 1"=1'-0" (1 / A5.10)

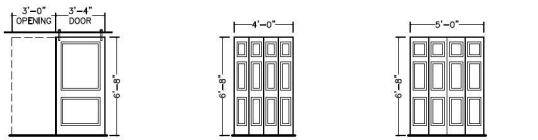
OPENING NOTES:

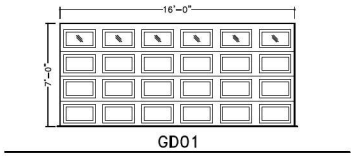
1. COORDINATE FINISH OF HINGES WITH OWNER.
2. ALL SIZING INFORMATION IS FOR GENERAL DESIGN ONLY. CONTRACTOR TO SELECT EXACT DOOR AND WINDOW SIZES FROM SELECTED MANUFACTURER'S OPTIONS. COORDINATE SELECTION WITH OWNER AND BUDGET. SIZING MAY NOT BE ENLARGED WITHOUT WRITTEN APPROVAL BY PROJECT ARCHITECT OR STRUCTURAL ENGINEER.
3. FRAME SIZE AND ROUGH OPENING SIZE PER MANUFACTURER'S PRODUCT DATA.
4. PROVIDE SAFETY GLAZING WHERE REQUIRED. SEE 2020 FBC R308.4.
5. CONTRACTOR TO SUPPLY SPECIFIC DOOR AND WINDOW INFORMATION AS REQUIRED BY LOCAL AUTHORITIES FOR PERMITTING PROCESS.
6. DOORS AND WINDOWS SHALL MEET ALL APPLICABLE CODES INCLUDING THOSE REGARDING WIND PRESSURE RATINGS.
7. ALL DOORS SHALL HAVE LEVER STYLE HANDLES/HARDWARE. COORDINATE SELECTION WITH OWNER AND BUDGET.
8. INSTALL SCREENS AT ALL OPERABLE WINDOWS.
9. ALL WOOD TRIM WORK PER CONTRACTOR'S STANDARD CONSTRUCTION AND PER ALLOWANCE.
10. SEE FLOOR PLAN FOR DOOR SWING.











OPENING TYPES

SCALE: 1/4"=1'-0" (2 / A5.10)

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CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

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EXTERIOR WALL SECTION, OPENING TYPES

A5.10

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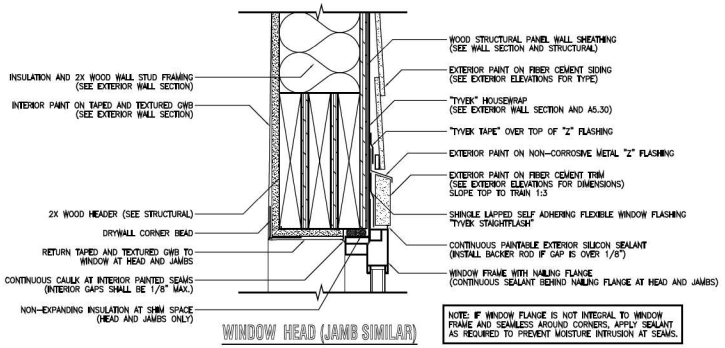
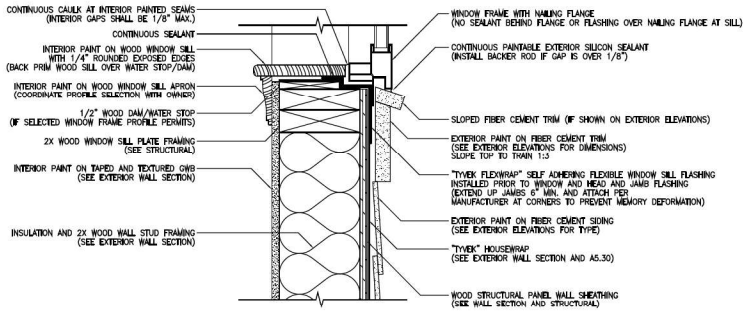


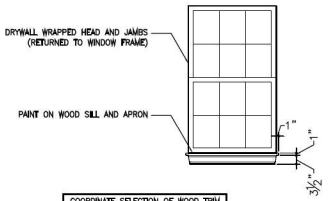
WINDOW HEAD (JAMB SIMILAR)



WINDOW SILL

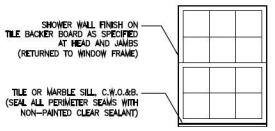
WINDOW INSTALLATION DETAIL

SCALE: 3"=1'-0" (1 / A5.20)



WINDOW INTERIOR TRIM DETAIL

SCALE: 1/2"=1'-0" (2 / A5.20)



WINDOW INTERIOR TRIM DETAIL AT SHOWERS

SCALE: 1/2"=1'-0" (3 / A5.20)

■ ARCHITECT ■

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OPENING DETAILS
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A5.20

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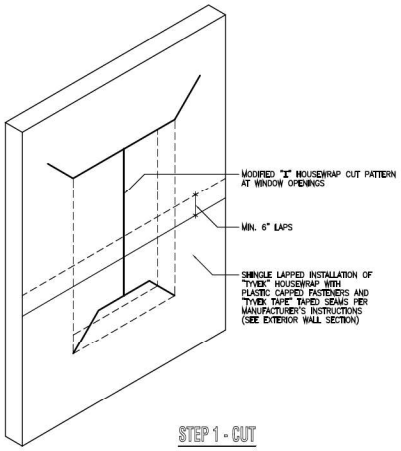
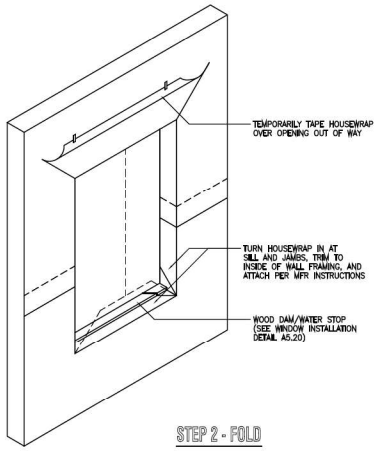
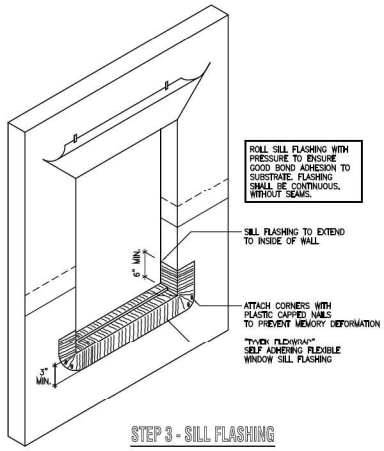


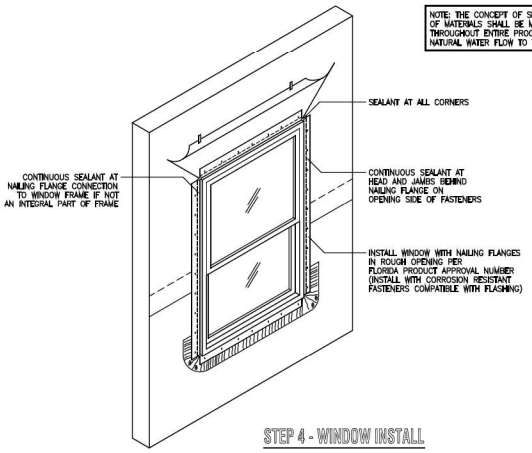
STEP 1 - CUT



STEP 2 - FOLD

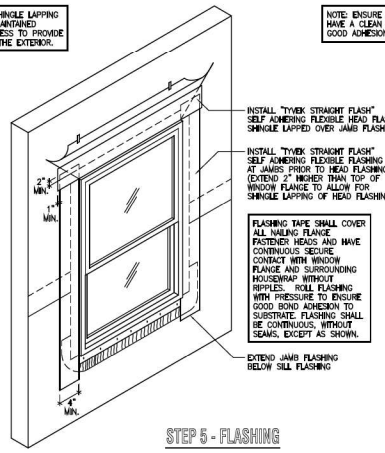


STEP 3 - SILL FLASHING



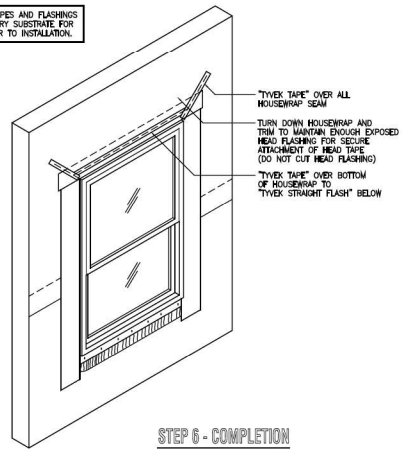
NOTE: THE CONCEPT OF SHINGLE LAPPING OF MATERIALS SHALL BE MAINTAINED THROUGHOUT ENTIRE PROCESS TO PROVIDE NATURAL WATER FLOW TO THE EXTERIOR.

STEP 4 - WINDOW INSTALL



NOTE: ENSURE ALL TAPES AND FLASHINGS HAVE A CLEAN AND DRY SUBSTRATE FOR GOOD ADHESION PRIOR TO INSTALLATION.

STEP 5 - FLASHING



STEP 6 - COMPLETION

WINDOW INSTALLATION PROCESS

SCALE: 1"=1'-0" (1 / A5.30)

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.

WINDOW INSTALLATION PROCESS
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A5.30

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ELECTRICAL LEGEND

- 120V DUPLEX WALL OUTLET, BOTTOM MIN. 15" A.F.F. (UNLESS REQUIRED OTHERWISE BY APPLIANCE)
- 120V DOUBLE DUPLEX WALL OUTLET
- HALF-SWITCHED DUPLEX WALL OUTLET
- 120V DUPLEX WALL OUTLET, BOTTOM AT 42" A.F.F.
- 220V WALL OUTLET, MOUNT ACCORDING TO APPLIANCE REQUIREMENTS
- 120V, GROUND FAULT INTERRUPT
- 120V, WATER PROOF, GROUND FAULT INTERRUPT
- RANGE OUTLET AND EXHAUST HOOD
- CLOTHES DRYER OUTLET
- ELECTRIC CAR CHARGING OUTLET/STATION
- 120V, FLOOR OUTLET
- SWITCH WITH DUPLEX OUTLET
- ROCKER SWITCH
- ROCKER SWITCH W/ SLIDE DIMMER
- CEILING FAN 3 SPEED CONTROL SWITCH
- EXHAUST FAN TIMER SWITCH
- ROCKER SWITCH, 3 WAY
- ROCKER SWITCH, 3 WAY WITH SLIDE DIMMER
- ELECTRICAL CIRCUIT BREAKER PANEL
- BACKLIT DOOR BELL WITH 2 RINGERS
- VENTILATION EXHAUST FAN W/ TIMER SWITCH
- EXHAUST FAN WITH TIMER SWITCH AND LIGHT
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR (HARDWIRED AND INTERCONNECTED PER FBC R314 & R315.)
- GARBAGE DISPOSAL
- THERMOSTAT (LOCATIONS PER HVAC CONTRACTOR)
- JUNCTION BOX W/ CONDUIT FOR FUTURE ELECTRIC
- TELEVISION OUTLET
- RECESSED MULTI-FUNCTION TELEVISION BOX (SEE ELECTRICAL NOTES)
- TELEPHONE OUTLET
- COMPUTER INTERNET OUTLET WITH CONDUIT TO ATTIC (COORDINATE WITH OWNER AND PROVIDER)
- SERVICE METER AND DISCONNECT
- EXTERIOR SECURITY FLOOD LIGHT
- PENDANT LIGHT
- CHANDELIER LIGHT
- SURFACE MOUNT LIGHT
- WALL SCONCE
- RECESSED CAN LIGHT
- 6" "EYEBALL" CAN LIGHT
- 6" "GIMBAL" CAN LIGHT
- 4" "GIMBAL" CAN LIGHT
- COMPACT ACCENT "PUCK" LIGHT
- ROPE LIGHTING
- TRACK LIGHTING
- WALL MOUNT FLUIORESCENT LIGHT
- SURFACE MOUNT FLUORESCENT LIGHT
- CEILING FAN WITH LIGHT
- CEILING FAN WITHOUT LIGHT

N.E.C. 2017 NOTES:

1) THE FOLLOWING LOCATIONS SHALL RECEIVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION PER 210.8:

A) BATHROOMS
B) GARAGES
C) OUTDOORS
D) CRAWL SPACES
E) LAUNDRY AREAS
F) RECEPTACLES SERVING KITCHEN COUNTERTOP SURFACES
G) RECEPTACLES WITHIN 6'-0" OF THE OUTSIDE EDGE OF SINKS
H) WITHIN 6'-0" OF BATHTUBS OR SHOWERS
J) UNFINISHED BASEMENTS

2) ALL OUTLETS IN KITCHENS, BEDROOMS, FAMILY ROOMS, LIVING ROOMS, RECREATION ROOMS, DINING ROOMS, LIBRARIES, PARLORS, DENS, SUNROOM, CLOSETS, HALLWAYS, AND OTHER SIMILAR SPACES SHALL BE ARC-FAULT CIRCUIT-INTERRUPTER PROTECTED AS OUTLINED IN 210.12.

3) NO POINT ON ANY "WALL SPACE" AS DEFINED BY 210.52(A)(2) SHALL BE MORE THAN 6'-0" HORIZONTALLY FROM A RECEPTACLE OUTLET PER 210.52(A)(1).

4) PER 210.52(C)(1) EVERY COUNTER SPACE 12" OR WIDER IN KITCHENS, PANTRIES, BREAKFAST ROOMS, DINING ROOMS, AND OTHER SIMILAR SPACES SHALL HAVE A RECEPTACLE OUTLET AND NO POINT ALONG THE WALL AT THESE COUNTER SPACES SHALL BE MORE THAN 2'-0" FROM A RECEPTACLE OUTLET.

5) AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND AND PENINSULAR COUNTER "SPACE" PER 210.52(C)(2)&(3).

6) A MINIMUM OF ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 3'-0" OF THE OUTSIDE EDGE OF EACH SINK PER 210.52(D).

7) OUTDOOR OUTLETS SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING UNIT AND AT ALL BALCONIES, DECKS, AND PORCHES. OUTLETS SHALL BE INSTALLED AT NOT MORE THAN 6'-6" ABOVE GRADE PER 210.52(E)(1)&(3).

8) AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH LAUNDRY AREA, GARAGE, AND IN HALLWAYS 10'-0" OR MORE IN LENGTH PER 210.52(F),(G),&(H).

9) PER 210.70(A) AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, KITCHEN, HALLWAY, STAIRWAY, GARAGE, EXTERIOR ENTRANCES AT GRADE LEVEL, ATTICS, BASEMENTS, UTILITY ROOMS, UNDER FLOOR SPACES, AND SPACES USED FOR STORAGE OR EQUIPMENT REQUIRING SERVICING.

10) RECEPTACLES IN DAMP AND WET LOCATIONS SHALL BE INSTALLED PER 406.9.

11) LUMINARIES IN CLOTHES CLOSETS SHALL BE INSTALLED IN COMPLIANCE WITH 410.16.

12) RECESSED INCANDESCENT LUMINARIES SHALL BE INSTALLED PER 410.115 AND 410.116.

13) OUTDOOR ELECTRICAL OUTLETS/RECEPTACLES SHALL BE NOT LESS THAN 10'-0" FROM THE INSIDE WALL OF DWELLING UNIT SWIMMING POOLS, SHALL BE WATER PROOF, AND GFI PROTECTED PER N.E.C. 680.22.

14) THESE NOTES SHALL NOT BE MISCONSTRUED AS A COMPLETE REPRESENTATION OF ALL APPLICABLE CODES. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND BE PERFORMED BY A QUALIFIED LICENSED ELECTRICIAN.

ELECTRICAL NOTES

1) THESE DRAWINGS ARE FOR SCHEMATIC PURPOSES ONLY. ELECTRICIAN SHALL MAKE NECESSARY ADJUSTMENTS TO COMPLY WITH ALL APPLICABLE CODES.

2) SEE REFLECTED CEILING PLAN FOR DIMENSIONED LOCATIONS OF LIGHT FIXTURES. NOTE: LIGHTING FIXTURE LOCATIONS HAVE BEEN COORDINATE WITH TRUSS LAYOUT.

3) REVIEW SELECTION OF SWITCHES, SWITCH/OUTLET COVER PLATES, AND ALL LIGHTING FIXTURES (INCLUDING CAN LIGHTS) WITH OWNER. SELECTIONS SHALL COMPLY WITH PLANS AND SHALL NOT BE MADE ON OWNERS BEHALF.

4) INSTALL POWER CONNECTION AND MANUAL TRANSFER SWITCH FOR PORTABLE BACKUP GENERATOR. COORDINATE OPTIONS FOR POWER DISTRIBUTION WITH OWNER AND BUDGET.

5) INSTALL PRE-WIRED SECURITY SYSTEM, COORDINATE OPTIONS WITH OWNER AND BUDGET.

6) TV OUTLET IN LIVING ROOM AND MASTER BEDROOM SHALL BE A RECESSED BOX WITH CONNECTIONS FOR ELECTRIC, TV, PHONE, INTERNET, AND A BLANK FOR MISCELLANEOUS CABLES. INSTALL RECESSED BOX(S) AT 5'-0 ABOVE FINISHED FLOOR. INSTALL A MINIMUM OF (1) ONE 1.5" DIA. SMOOTH WALL CONDUIT FROM TV BOX BLANK TO LOCATION FOR ELECTRONICS EQUIPMENT TO ALLOW FOR HIDDEN WIRE/ROUTING OF ELECTRONICS CABLING BY OWNER. INSTALL A DURABLE PULL STRING IN CONDUIT WITH A LENGTH TWICE THE LENGTH OF THE CONDUIT. CONDUIT SHALL HAVE MINIMAL TURNS AND SHALL NOT HAVE SHARP 90 DEGREE BENDS, USE 90 DEGREE SWEEPS AS/IF REQUIRED. INSTALL A PULL STOP ON EACH END OF PULL STRING.

7) RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL COMPLY WITH 2020 FBC ENERGY CONSERVATION CH4(RE) R402.4.5.

8) ELECTRICIAN SHALL VERIFY HVAC, WATER HEATER, WATER FILTRATION EQUIPMENT, WELL AND SEPTIC, POOL EQUIPMENT, GENERATOR, APPLIANCE, AND OTHER EQUIPMENT REQUIREMENTS AS APPLICABLE WITH CONTRACTOR.

9) ELECTRICIAN SHALL PERFORM LOAD CALCULATIONS. DO NOT REDUCE AMPS BELOW THAT SPECIFIED ON FLOOR PLAN. INCREASE TOTAL AMPS OF ELECTRICAL SYSTEM IF CALCULATIONS DEEM NECESSARY. IF AN INCREASE IS RECOMMENDED, BUT NOT REQUIRED, COORDINATE WITH OWNER AND BUDGET.

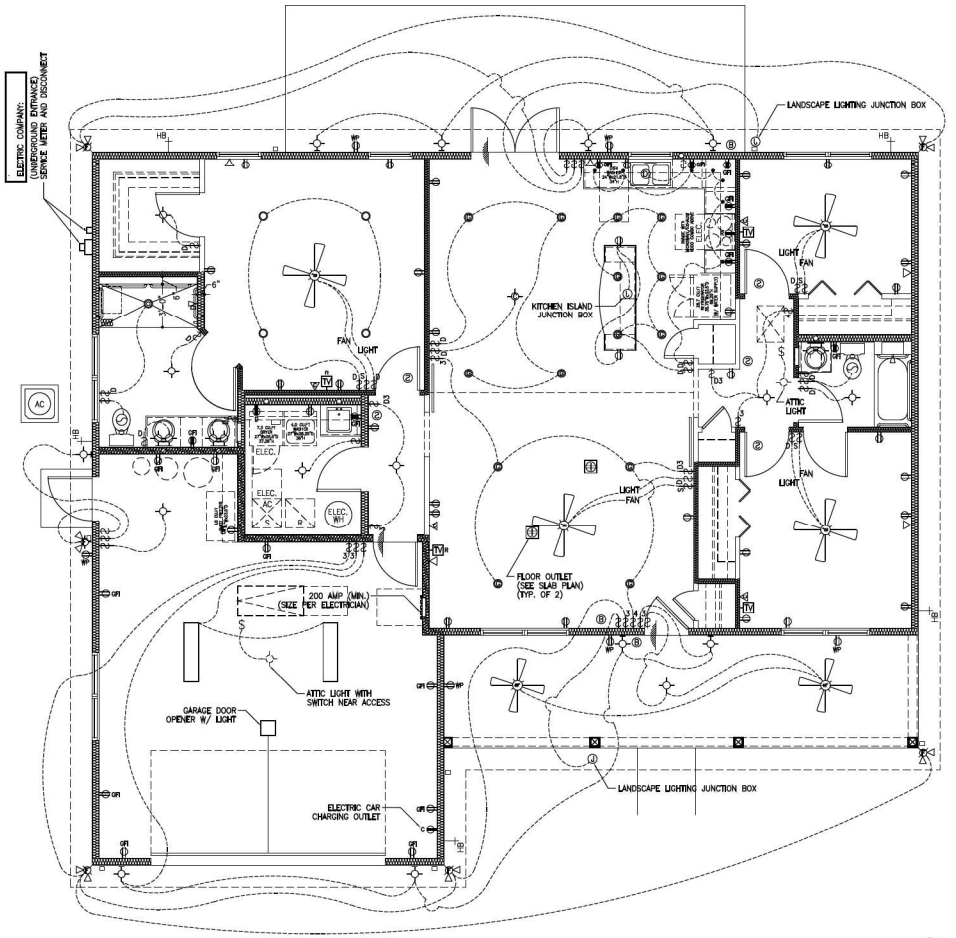
10) CIRCUIT BREAKER BOX SHALL BE LABELED, IN DETAIL, TO IDENTIFY LOCATIONS AND ITEMS SERVED BY EACH CIRCUIT BREAKER. ROOM NAMES SHALL MATCH THOSE ON FLOOR PLAN.

11) INSTALL ATTIC LIGHTS WITH SWITCH AT EACH ATTIC ACCESS OPENING, SEE A1.30 FOR ACCESS LOCATIONS.

12) CONTRACTOR SHALL INSTALL LED LAMPS (LIGHT BULBS) IN ALL LIGHTING FIXTURES UNLESS APPROVED OTHERWISE BY OWNER. COORDINATE SELECTION OF LAMP COLOR/CRI WITH OWNER.

EXCEPTION(S): LOW VOLTAGE AND FLUORESCENT FIXTURES SHOWN IN PLANS.

NOTE: PER 2020 F.B.C. ENERGY CONSERVATION CH4(RE) SECTION R404.1, A MINIMUM OF 90% OF LAMPS SHALL BE HIGH-EFFICIENCY LAMPS. SEE CODE FOR SPECIFICATIONS.



SCHEMATIC ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

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SCHEMATIC ELECTRICAL PLAN

E1.10

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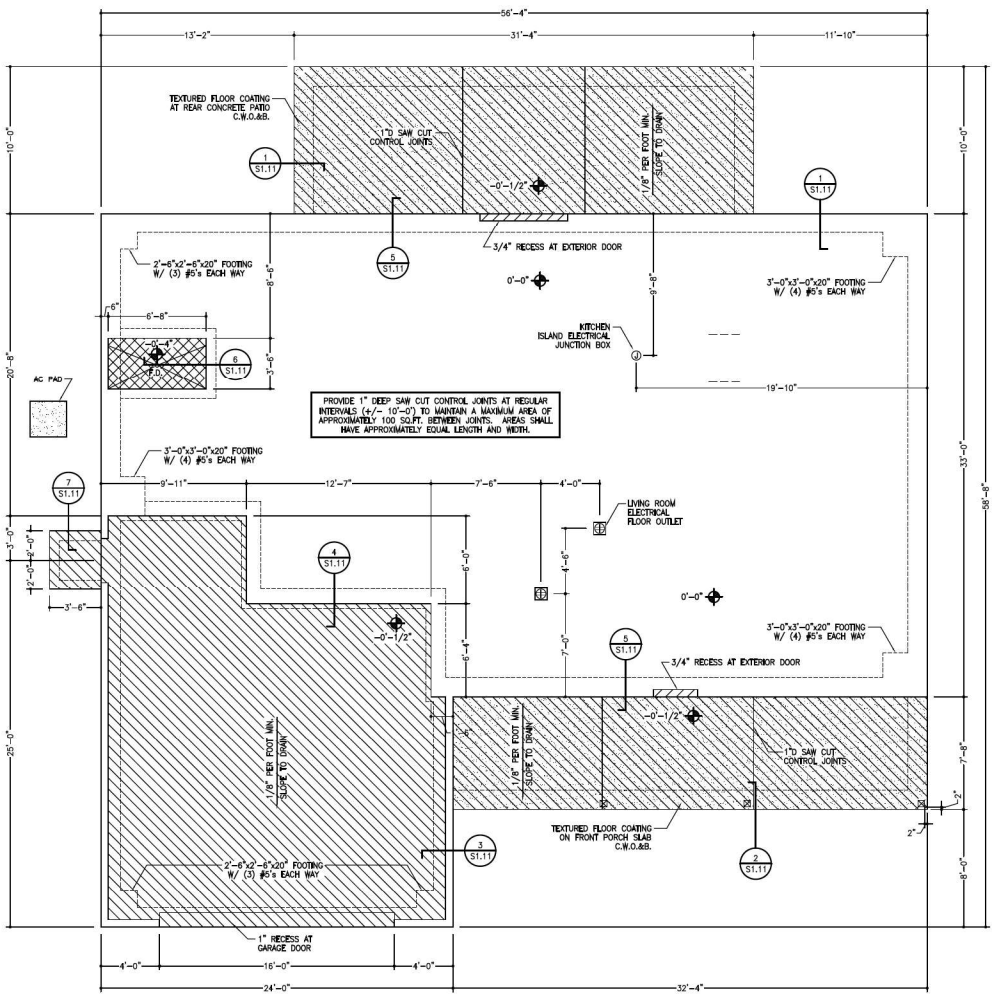

SLAB LEGEND

F.D.	FLOOR DRAIN
	BUILT-UP SLAB, SLOPE TO DRAIN
	EXTERIOR SLAB TO RECEIVE LIGHT BROOM FINISH
	RECESSED SLAB, SEE TAG FOR ELEVATION

NOTES:

1. W.E.B. DESIGNS RECOMMENDS THAT SOIL TESTS BE PERFORMED ON SITE TO DETERMINE SOIL CLASSIFICATION, SOIL DENSITY, AND SOIL BEARING CAPACITY AND THAT THE RESULTS ARE REVIEWED BY A LICENSED STRUCTURAL ENGINEER FOR APPROVAL/RECOMMENDATIONS.
2. W.E.B. DESIGNS RECOMMENDS THAT TESTS BE PERFORMED TO DETERMINE THE ELEVATION OF THE WATER TABLE ON SITE AND ANY UNDERGROUND WATER MOVEMENT AND THAT ALL NECESSARY PRECAUTIONS ARE TAKEN TO ELIMINATE THE POTENTIAL EXISTENCE OF HYDROSTATIC PRESSURE IF NECESSARY.
3. SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR AND TESTED IN LIFTS NOT TO EXCEED 12".
4. ALL CONCRETE SLABS, SIDEWALKS, AND DRIVEWAYS SHALL RECEIVE 1" DEEP SAWCUT CONTROL JOINTS AT REGULAR INTERVALS TO MAINTAIN A MAXIMUM AREA OF 100 SQ.FT. BETWEEN JOINTS. AREAS SHALL HAVE APPROXIMATELY EQUAL LENGTH AND WIDTH WHEREVER POSSIBLE.

FOUNDATION PLAN

SCALE: 1/4"=1'-0"

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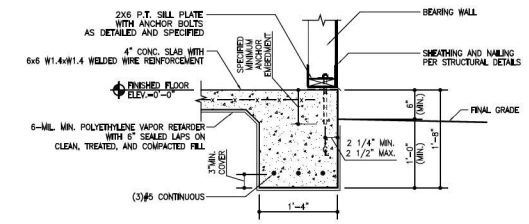
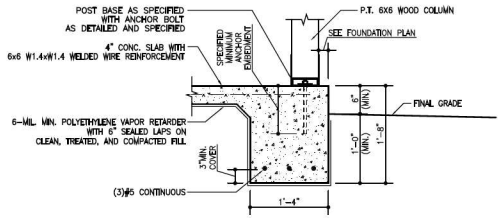


FOUNDATION DETAIL — SCALE: 1"=1'-0" — 1 / S1.11



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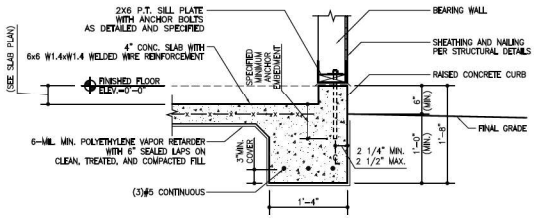

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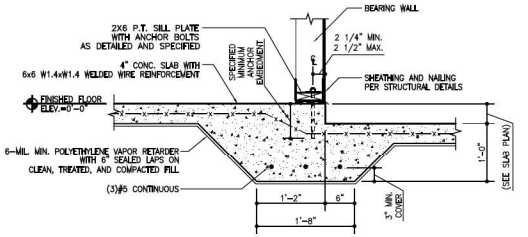

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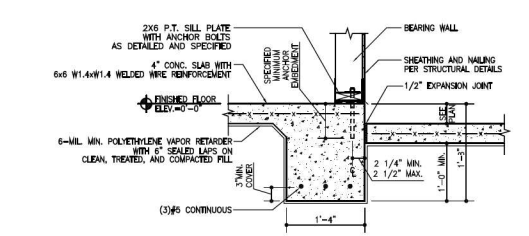
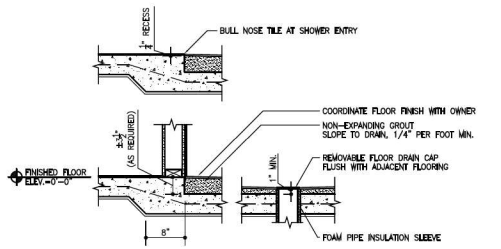
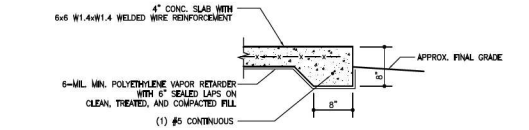


FOUNDATION DETAIL — SCALE: 1"=1'-0" — 5 / S1.11



SLAB DETAIL — SCALE: 1"=1'-0" — 6 / S1.11



SLAB DETAIL (EXTERIOR CONCRETE PADS, SIDEWALKS, AND DRIVEWAYS) — SCALE: 1"=1'-0" — 7 / S1.11

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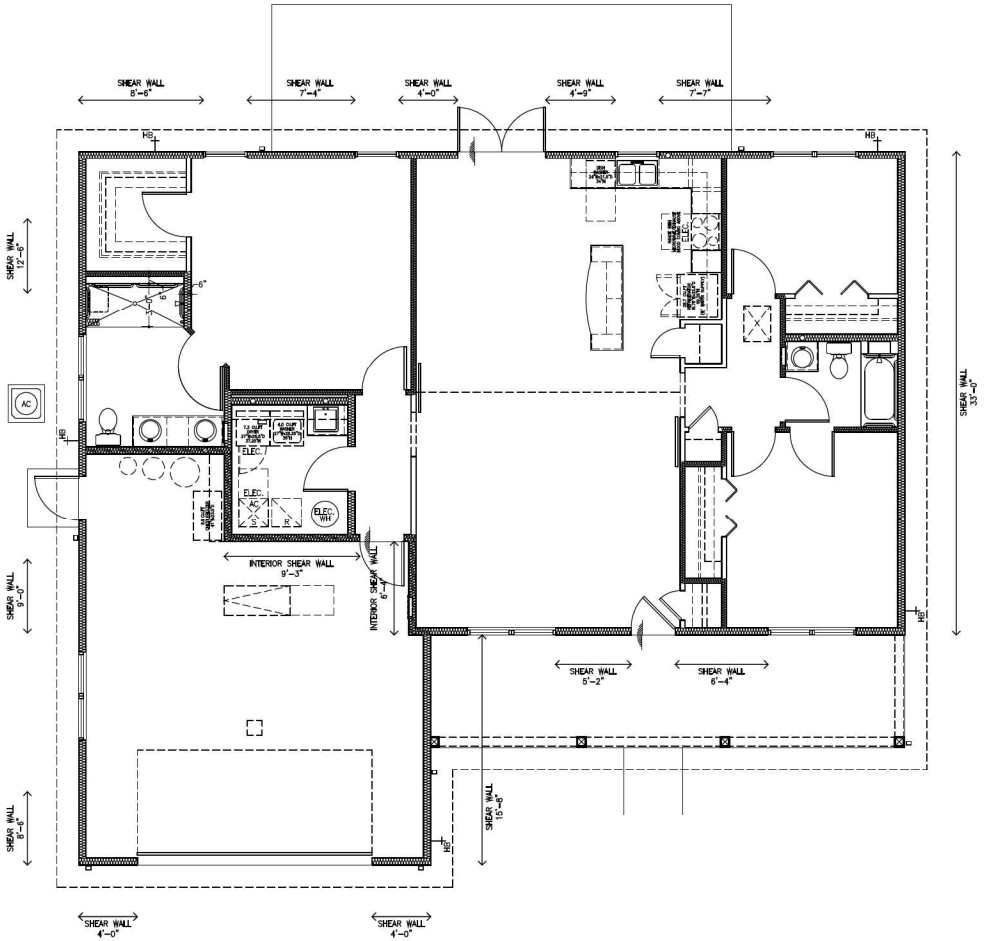

SHEAR WALL PLAN

PROJECT NORTH

SCALE: 1/4"=1'-0"

SHEAR WALL EVALUATION NOTES:

1. LENGTH OF SEGMENTED SHEAR WALLS REQUIRED BY WFCM TABLE 3.17A FOR 140 MPH WIND ZONE, EXPOSURE C, AFTER APPLICATION OF SHEATHING TYPE ADJUSTMENT FACTOR OF 1.00 AND ROOF SLOPE ADJUSTMENT FACTOR OF 0.74:

   MIN. ↔ AT REAR WALL: 12'-0", 32'-2" PROVIDED – OK

   MIN. ↔ AT PORCH AND GARAGE INTERIOR WALLS: 13'-4", 20'-9" PROVIDED – OK

   MIN. ↔ AT FRONT GARAGE WALL: 4'-4", 8'-0" PROVIDED – OK

   MIN. ↕ AT LEFT/SOUTH SIDE WALL: 9'-4", 33'-0" PROVIDED – OK

   MIN. ↕ AT GARAGE LEFT/SOUTH SIDE WALL: 15'-4", 22'-0" PROVIDED – OK

   MIN. ↕ AT RIGHT/NORTH SIDE WALL: 5'-4", 30'-0" PROVIDED – OK

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SHEAR WALL PLAN,
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TRUSS ANCHORS: (WOOD EXT. WALLS)

1) INSTALL "SIMPSON STRONG-TIE" CONNECTORS WITH "Z MAX" COATING, INSTALL PER MFR INSTRUCTIONS.

(T) "H10A" EACH TRUSS END TO WALL OR BEAM WITH (9+9) 1.5"x0.148" FASTENERS THROUGHOUT UNLESS NOTED OTHERWISE

(J) (2) "H2.5A" JACK TRUSS TO WALL WITH (10+10) 2.5"x0.131" FASTENERS

(G) "LGT2" GIRDER TRUSS TO WALL WITH (16+14) 3.25"x0.148" FASTENERS OVER (2) 2x6 BUILT-UP COLUMN CENTERED BELOW TRUSS WITH "HTT5-3/4" COLUMN TO FOUNDATION THROUGH SILL PLATE WITH (28) 2.5"x0.162" FASTENERS AND 3/4" SIMPSON THREADED ROD WITH MIN. 9" EMBEDMENT INTO CONCRETE CORE DRILL AND EPOXY SET WITH "SIMPSON SET-3G" EPOXY

(M) "VGT" WITH (16) 3"x0.25" SDS FASTENERS AND "HDU4" WITH (10) 2.5"x0.25" SDS FASTENERS WITH 5/8" ANCHOR GIRDER TRUSS TO WALL OVER (2) 2X6 BUILT-UP COLUMN CENTERED BELOW TRUSS WITH "HTT5-3/4" COLUMN TO FOUNDATION THROUGH SILL PLATE WITH (26) 2.5"x0.162" FASTENERS AND 3/4" SIMPSON THREADED ROD WITH MIN. 12" EMBEDMENT INTO CONCRETE CORE DRILL AND EPOXY SET WITH WITH "SIMPSON SET-3G" EPOXY

STRUCTURAL NOTE:

1. SEE TRUSS PACKAGE BY MAYO TRUSS COMPANY INC. IN MAYO, FLORIDA FOR ADDITIONAL INFORMATION.

TRUSS PACKAGE NOTES:

1. SOME GABLE WALLS ARE INSET PAST THE EXTERIOR WALLS. SEE ROOF PLAN FOR DIMENSIONS.

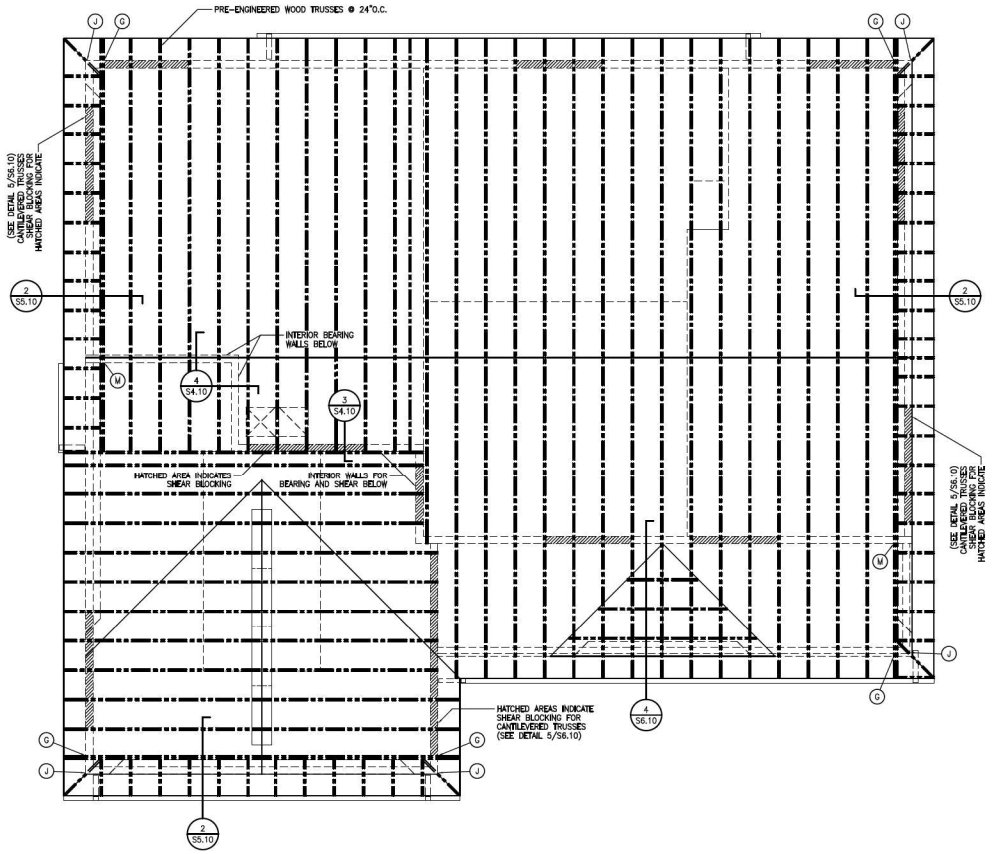
2. TOP OF GABLE END TRUSSES SHALL BE DROPPED TO ALLOW OVERHANG OUTLOOKS TO EXTEND TO FIRST INTERIOR TRUSS. SEE STRUCTURAL PACKAGE FOR DETAILING.

3) SEE PLANS FOR PORCH COLUMN AND BEAM INSET (INSET OF TRUSS BEARING) FROM OUTSIDE EDGE OF SLAB/FOUNDATION.

4) GABLE END TRUSSES SHALL PROVIDE OPENINGS AS REQUIRED FOR GABLE END WINDOWS WHEN SHOWN ON ELEVATIONS. SEE PLANS FOR LOCATIONS AND SIZING. OPENINGS IN TRUSSES SHALL BE OVERSIZED TO ALLOW FOR SITE FRAMING OF WINDOW ROUGH OPENING.

5) SEE WALL SECTION(S) FOR OVERHANG TYPE.

6) TRUSSES SHALL BE SPACED TO ALLOW FOR HVAC SUPPLY AND RETURN DUCTWORK TO PASS INTO ATTIC. SEE FLOOR PLAN FOR LOCATION(S).



ROOF FRAMING PLAN

PROJECT

SCALE: 1/4"=1'-0"

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ROOF FRAMING PLAN,
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1) THE STRUCTURAL DESIGN, DETAILS, AND SPECIFICATIONS WITHIN THESE PLANS COMPLY WITH THE 2020 FLORIDA BUILDING CODE – RESIDENTIAL.

2) COMPLY WITH ONE OR MORE OF THE FOLLOWING CODES PER 2020 FBC R301.1.1, R301.2.1.1, AND R602.3:
- A) 2020 FLORIDA BUILDING CODE – BUILDING
- B) WFCM: WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO-FAMILY DWELLINGS
- C) ASCE-7: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
- D) ANSI AMERICAN WOOD COUNCIL NDS: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

3) EXCEPTIONS PER 2020 FBC R301.2.1.1:
- A) FOUNDATIONS: SEE 2020 FBC RESIDENTIAL CHAPTER 4
- B) EXTERIOR DOORS AND WINDOWS: SEE 2020 FBC RESIDENTIAL R609
- C) ROOF SHEATHING: SEE 2020 FBC RESIDENTIAL R803
- D) CONCRETE: SEE 2020 FBC RESIDENTIAL R608.2

4) ADDITIONAL APPLICABLE CODES:
- A) ACI 318 PER 2020 FBC R608.5.1 (ACI 318 DEFERS TO ACI 332 FOR 1 AND 2 FAMILY DWELLINGS)
- B) TMS 402 : BUILDING CODE REQUIREMENTS AND SPECIFICATIONS FOR MASONRY STRUCTURES PER 2020 FBC R606.1

GENERAL STRUCTURAL NOTES:

1) THE STRUCTURAL DESIGN, DETAILS, AND SPECIFICATIONS WITHIN THESE PLANS ARE APPLICABLE ONLY TO PROJECTS WITHIN A 140MPH (OR LESS) WIND SPEED ZONE, AND NOT LOCATED WITHIN WITHIN 1 MILE OF THE COAST. SEE F.B.C. FIGURE R301.2(4) FOR WIND SPEED MAP.

2) ROOF TRUSS LAYOUT, UPLIFT LOADS, AND GRAVITY LOADS RELIED UPON FOR DESIGN OF SUPPORTING CONSTRUCTION (WALLS, LINTELS, HEADERS, COLUMNS, FOOTINGS, ETC.) PREPARED BY:

MAYO TRUSS COMPANY INC. IN MAYO, FL

3) THE ARCHITECT IS NOT RESPONSIBLE FOR CHANGES MADE TO THE STRUCTURAL CONTENT OF THESE DRAWINGS BY OTHERS WITHOUT WRITTEN CONSENT.

4) IT IS THE ARCHITECT'S UNDERSTANDING THAT THIS RESIDENCE IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN. THIS STRUCTURE IS NOT DESIGNED FOR HYDROSTATIC OR MOVING WATER LOADS. IF IT IS DISCOVERED THAT THIS RESIDENCE WILL BE CONSTRUCTED WITHIN A FLOOD ZONE OTHER THAN "X" OR "C", CONSULT ARCHITECT PRIOR TO CONSTRUCTION.

5) CONTRACTOR SHALL SCHEDULE CONSTRUCTION AND INSPECTIONS TO MINIMIZE THE EXPOSURE OF WOOD SHEATHING TO WEATHER/RAIN TO MINIMIZE THE POTENTIAL OF WATER DAMAGE.

PRE-ENGINEERED WOOD TRUSSES:

1) ARCHITECT IS NOT RESPONSIBLE FOR DESIGN AND DETAILING, OR INSTALLATION OF, PRE-ENGINEERED WOOD ROOF OR FLOOR TRUSSES. THESE ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND CONTRACTOR.

2) TRUSS ENGINEERING DRAWINGS SHALL BE PREPARED AND SIGNED/SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.

3) TRUSSES SHALL BE ENGINEERED TO SUPPORT DEAD, LIVE, AND WIND LOADS PER FLORIDA BUILDING CODE, AND ASCE 7.

4) TRUSSES SHALL COMPLY WITH ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION.

5) INSTALLATION OF TRUSSES SHALL COMPLY WITH BCSI "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

6) TRUSSES SHALL COMPLY WITH TPI HIB "COMMENTARY AND RECOMMENDATIONS FOR HANDLING, INSTALLING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."

7) INSTALLATION OF TRUSSES SHALL COMPLY WITH TPI DSB "RECOMMENDED DESIGN SPECIFICATIONS FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.

8) TRUSSES SHALL BE PERMANENTLY BRACED WITH LATERAL AND DIAGONAL BRACING AT LOCATIONS SPECIFIED ON TRUSS ENGINEERING DRAWINGS AND AS OUTLINED IN BCSI AND TPI REFERENCES ABOVE.

9) TRUSSES SHALL NOT BE CUT, NOTCHED, BORED, OR MODIFIED IN ANY WAY WITHOUT PRIOR WRITTEN APPROVAL FROM THE TRUSS MANUFACTURER.

DESIGN LOADS AND DEFLECTION:

1) WIND LOADS (ASCE 7-16, F.B.C. BUILDING 1609, AND F.B.C. RESIDENTAIL CH3):
- A) ENCLOSURE CLASSIFICATION: ENCLOSED
- B) BASIC WIND SPEED: DESIGNED FOR 140 MPH (SEE FBC FIGURE 1609.3(1) FOR MAP)
- C) BUILDING RISK CATEGORY (TABLE 1604.5): II
- D) SURFACE ROUGHNESS (FBC R301.2.1.4.2): C (C=FLAT OPEN COUNTRY AND GRASSLANDS, NOT ADJACENT TO OPEN AREAS/WATER WITH 5,000ft OR MORE OF OPEN SPACE)
- E) EXPOSURE CATEGORY (FBC 301.2.1.4.3): C (C=FLAT OPEN COUNTRY AND GRASSLANDS, NOT ADJACENT TO OPEN AREAS/WATER WITH 5,000ft OR MORE OF OPEN SPACE)
- F) INTERNAL PRESSURE COEFFICIENTS: +/-0.18
- G) TOPOGRAPHIC WIND EFFECT NOT APPLICABLE UNLESS HILL IS OVER 30' TALL IN EXPOSURE C PER FBC R301.2.1.5(2).

2) DEAD LOADS (F.B.C. BUILDING 1606): SEE "MATERIAL DEAD LOADS" ON S3.10

3) UNIFORM LIVE LOADS (2020 FBC TABLE R301.5):
ATTICS WITHOUT STORAGE: 10 PSF
ATTICS WITH LIMITED STORAGE: 20 PSF
HABITABLE ATTICS: 30 PSF
STAIRS: 40 PSF AND 300lb POINT LOAD CONCENTRATED ON 4 SQUARE INCHES
SLEEPING AREAS: 30 PSF
ROOMS OTHER THAN SLEEPING: 40 PSF
EXTERIOR BALCONIES AND DECKS: 40 PSF
GARAGES: 50 PSF AND 2,000lb POINT LOAD CONCENTRATED ON 20 SQUARE INCHES

4) MIN. ROOF LIVE LOADS (Lr):
16lbs MIN. PER 2020 FBC TABLE R301.6
20lbs PER FBC TABLE 1607.1
MODIFIED/REDUCED PER FBC 1607.12.2.1:
$Lr = L_o x R_1 x R_2$
R_1 = 1 (R_1 REDUCTION NOT UTILIZED)

12:12 PITCH	R_2=0.6:	~~12~~ 16 PSF
10:12 PITCH	R_2=0.7:	~~14~~ 16 PSF
8:12 PITCH	R_2=0.8:	16 PSF
7:12 PITCH	R_2=0.85:	17 PSF
6:12 PITCH	R_2=0.9:	18 PSF
5:12 PITCH	R_2=0.95:	19 PSF
4:12 PITCH	R_2=1:	20 PSF

5) COMPONENTS AND CLADDING:
DESIGN WIND PRESSURE FOR DOORS, WINDOWS, WALL AND ROOF COVERINGS, AND SKYLIGHTS

ROOF WIND PRESSURE (140MPH, EXP:C):
PER TABLE: +19.4/-67.8
ADJUSTMENT FACTOR FOR EXP C: 1.4
ADJUSTED:
+19.4x1.4 = +27.16 lbs/sq.ft.
-67.8x1.4 = -94.92 lbs/sq.ft.

WALL WIND PRESSURE (140 MPH, EXP:C):
PER TABLE: +21.2/-28.3
ADJUSTMENT FACTOR FOR EXP C: 1.4
ADJUSTED:
+21.2x1.4 = +29.68 lbs/sq.ft.
-28.3x1.4 = -39.62 lbs/sq.ft.

OVERHANGS (140MPH, EXP:C): 122.35 lbs/sq.ft.

SEE "WIND LOAD PRESSURE" DETAIL AND CHART ON S4.10 FOR ZONE SPECIFIC PRESSURES

6) GARAGE OVERHEAD DOOR WIND LOAD PRESSURE:
SEE 2020 FBC TABLE R301.2(4)&(3)
PER TABLE: +18.5/-20.9
ADJUSTMENT FACTOR FOR EXP C: 1.4
ADJUSTED:
+18.5x1.4 = +25.90 lbs/sq.ft.
-20.9x1.4 = -29.26 lbs/sq.ft.

7) ROOFS, FLOORS, AND WALLS HAVE BEEN DESIGNED USING PRESCRIPTIVE DESIGN AS PROVIDED WITHIN THE BUILDING CODES OR TO ALLOW FOR A MAXIMUM DEFLECTION OF L/360 (SEE 2020 FBC TABLE R301.7) WHILE ACCOUNTING FOR LOAD COMBINATIONS PER 2020 F.B.C. – BUILDING 1605.
EXCEPTION: LINTELS SUPPORTING MASONRY VENEER WALLS = L/600

8) INTERIOR WALLS AND PARTITIONS (FBC 1607.14): SHALL RESIST A 5 lbs PER SQUARE FOOT LOAD

9) HANDRAILS & GUARDS (2020 FBC TABLE R301.5): SHALL RESIST 200 lbs POINT LOAD APPLIED IN ANY DIRECTION ALONG THE TOP

METHODS OF CONSTRUCTION:

1) ARCHITECT HAS NO RESPONSIBILITY FOR CONSTRUCTION SAFETY, MEANS, METHODS, SCHEDULE, OR SEQUENCING OF CONSTRUCTION, THESE ARE THE RESPONSIBILITY OF THE CONTRACTOR. FINAL CONSTRUCTION SHALL COMPLY WITH CONSTRUCTION DOCUMENTS.

2) THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCES TO ENSURE SAFETY OF THE BUILDING, ITS COMPONENTS DURING ERECTION, AND ALL PERSONS ON SITE. THIS INCLUDES THE USE OF NECESSARY TEMPORARY SHORING AND BRACING, AND IMPLEMENTING COMPLIANCE WITH APPLICABLE SAFETY REGULATIONS.

MATERIAL DEAD LOADS:

1) SOILS:
- A) SOIL/SAND-DRY: 100 lbs/cu.ft.
- B) SOIL/SAND-WET: 125 lbs/cu.ft.

2) CONCRETE AND CMU:
- A) CONCRETE: 150 lbs/cu.ft.
- B) 8"x16"x8" CONCRETE BLOCK: 39 lbs
- C) STEEL REINFORCEMENT
  - #3: 0.376 lbs/ft
  - #4: 0.668 lbs/ft
  - #5: 1.043 lbs/ft
  - #6: 1.502 lbs/ft

3) WOOD:
- A) WOOD FRAMING (SPF):
  - a. 1x2 P.T.: 1.34 lbs./ft
  - b. 2x4: 1.49 lbs./ft.
  - c. 2x4 P.T.: 2.65 lbs./ft.
  - d. 2x6: 2.34 lbs./ft.
  - e. 2x6 P.T.: 4.17 lbs./ft.
  - f. 2x8: 3.09 lbs./ft.
  - g. 2x10: 3.95 lbs./ft.
  - h. 2x12: 4.80 lbs./ft.
  - i. 4x4: 3.49 lbs./ft.
  - j. 4x4 P.T.: 6.21 lbs/ft
  - k. 6x6: 8.61 lbs./ft.
  - l. 6x6 P.T.: 15.33 lbs/ft.
  - m. 11.25"x1.75" LVL: 5.6 lbs/ft.
  - n. 14"x1.75" LVL: 7 lbs/ft.
  - o. 16"x1.75" LVL: 8 lbs/ft.
  - p. 18"x1.75" LVL: 9 lbs/ft.
- B) ROOF/WALL SHEATHING:
  - m. 1/2" PLYWOOD: 1.5 lbs/sq.ft.
  - n. 5/8" PLYWOOD: 1.9 lbs/sq.ft.
  - o. 3/4" PLYWOOD: 2.3 lbs./sq.ft.
  - p. 7/16" OSB: 1.68 lbs./sq.ft.
  - q. 19/32" OSB: 2 lbs./sq.ft.
- C) PRE-ENGINEERED ROOF TRUSSES (1 PLY):
  - a. TYPICAL: 7 lbs/ft.
  - b. GABLE END TRUSS: 9 lbs/ft.
  - c. ATTIC STORAGE TRUSS: 9 lbs/ft.
- D) PRE-ENGINEERED FLOOR TRUSSES:
  - a. 24"D OPEN WEB (1 PLY): 7.5 lbs/ft.

4) EXTERIOR FINISHES:
- A) HOUSEWRAP: 0.06 lbs./sq.ft.
- B) FIBER CEMENT
  - a. F.C. LAP SIDING: 5 lbs/sq.ft.
  - b. F.C. PANEL: 2.4 lbs./sq.ft.
  - c. F.C. SHINGLE SIDING: 2 lbs/sq.ft.
  - d. F.C. 3.5" TRIM: 5.04 lbs/sq.ft.
- C) CULTURED STONE: UP TO 15 lbs/sq.ft.
- D) BRICK (REAL): 39 lbs/sq.ft.
- E) SYNTHETIC STUCCO: 3 lbs/sq.ft
- F) 3 COAT STUCCO: 9 lbs/sq.ft.

5) INTERIOR FINISHES:
- A) 1/2" GWB: 1.6 lbs/sq.ft.
- B) 5/8" GWB: 2.2 lbs/sq.ft.
- C) PLASTER. 1" = 8 lbs/sq.ft.
- D) PORCELAIN WALL TILE: 10 lbs./sq.ft.
- E) CEMENT TILE BACKER: 2.6 lbs./sq.ft.

6) INSULATION:
- A) BATT INSULATION: 0.4 lbs/sq.ft.
- B) BLOWN-IN INSULATION: 2.35 lbs/sq.ft.
- C) SPRAY FOAM INSULATION: 0.5 lbs/cu.ft.

7) ROOF/CEILING:
- A) ROOFING UNDERLAYMENT:
  - a. 15# FELT: 0.2 lbs./sq.ft.
  - b. 30# FELT: 0.3 lbs./sq.ft.
  - c. SYNTHETIC UNDERLAYMENT: 0.4 lbs/sq.ft.
  - d. SELF-ADHERING: 3 lbs/sq.ft.
- B) ASPHALT SHINGLES:
  - a. 3 TAB: 2 lbs/sq.ft.
  - b. ARCHITECTURAL: 3.05 lbs/sq.ft.
  - c. LUXURY: 4.25 lbs/sq.ft.
- C) CLAY TILE WITH MORTAR: 19 lbs./sq.ft.
- B) METAL ROOF: 1.5 lbs/sq.ft.
- C) WATER: 62.4 lbs/cubic ft (8.4 lbs/gallon)
- D) ICE: 57.3 lbs/cubic ft

8) TYPICAL ASSEMBLIES:
- A) ROOF WITH ARCH. SHINGLES = 21 lbs/sf.ft.
- B) 2x6x8' WALL W/ LAP SIDING = 114 lbs/ft.
- C) 2x6x10' WALL W/ LAP SIDING = 141 lbs/ft.
- D) 8"x8' CMU WITH STUCCO = 449 lbs/ft.
- E) 8"x10' CMU WITH STUCCO = 562 lbs/ft.

GEOTECHNICAL / BEARING SOIL:

1) A GEOTECHNICAL REPORT (STRUCTURAL EVALUATION OF SOIL) HAS NOT BEEN PERFORMED FOR THIS SITE. IT IS STRONGLY RECOMMENDED THAT THE OWNER OR CONTRACTOR EMPLOY THE SERVICES OF A GEOTECHNICAL ENGINEER TO PERFORM SOIL BORINGS, EVALUATE BORING DATA, CONFIRM THE SOIL TYPE ASSUMED IN THIS SPECIFICATION, AND PROVIDE RECOMMENDATIONS FOR PREPARATION OF THE SOILS SPECIFIC TO THIS BUILDING SITE. CONSULT GEOTECHNICAL ENGINEER FOR RECOMMENDATIONS ON TYPE, QUANTITY, AND DEPTH OF BORINGS. THE ARCHITECT HAS NO KNOWLEDGE OF THE ON-SITE SOILS, AND THEREFORE ACCEPTS NO RESPONSIBILITY FOR THEIR BEARING CAPACITY OR PERFORMANCE.

2) BEARING SOIL IS PRESUMED TO BE SANDY SOIL WITH NO ORGANICS, PEAT, CLAY, EXPANSIVE CLAYS, OR BOULDERS.
- A) IN COMPLIANCE WITH 2020 FBC TABLE R401.4.1, FOUNDATIONS BEARING ON SANDY SOIL ARE DESIGNED FOR AN ALLOWABLE VERTICAL SOIL BEARING PRESSURE OF 2,000 PSF.

3) IT IS ASSUMED THAT THE SEASONAL HIGH GROUNDWATER TABLE IS DEEP ENOUGH ON SITE TO BE INCONSEQUENTIAL AND IRRELEVANT TO THE DESIGN OF THE BUILDING AND ITS FOUNDATIONS.

4) IF THE CONTRACTOR, OWNER, OR BUILDING INSPECTOR ENCOUNTER ORGANICS, CLAYS, SILTS, BOULDERS, OR HIGH GROUNDWATER LEVELS DURING FOUNDATION EXCAVATION, A GEOTECHNICAL ENGINEER SHALL BE CONTACTED AND EMPLOYED TO ASSESS CONDITIONS FIRST HAND AND GIVE DIRECTION FOR ADDITIONAL CORRECTIVE WORK OR MODIFICATIONS TO THE DESIGN THAT MAY NEED TO BE PERFORMED.

SITEWORK:

1) STRIP ALL TREES, ROOTS, STUMPS, GRASSES, TOPSOIL, AND OTHER ORGANICS FROM THE BUILDING FOOTPRINT, AND WITHIN A MINIMUM OF 10'-0" OF THE BUILDING FOOTPRINT. USE ROOT RAKE OR SIMILAR EQUIPMENT.

2) PROOFCOMPACT EXISTING GRADE WITH A LOADED DUMP TRUCK OR COMPACTOR TO DENSIFY SOILS AND IDENTIFY SOFT AREAS. IF SOFT SOILS ARE ENCOUNTERED, OVERCUT UNSUITABLE MATERIAL AND REPLACE WITH COMPACTED BACKFILL IN LIFTS AS SPECIFIED BELOW.

3) EXCAVATIONS SHALL BE PERFORMED IN ACCORDANCE WITH OSHA STANDARDS. CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION SAFETY.

4) COMPACT ALL EXCAVATION BOTTOMS TO FIRM UNYIELDING CONDITIONS. FOUNDATIONS TO BEAR ON COMPACTED SANDY SOIL OR COMPACTED FILL AS DESCRIBED BELOW.

5) EXCAVATION AND BACKFILL OPERATIONS ARE TO BE MAINTAINED IN A DRY CONDITION.

6) SLOPE OR CROWN BUILDING SUBGRADES, FILL, AND SURROUNDING ON-SITE GRADE TO PROMOTE RUN-OFF AND PREVENT PONDING AND EROSION. WATER SHALL NOT DRAIN AGAINST THE STRUCTURE OR ITS FOUNDATIONS. FINAL GRADE SHALL SLOPE AWAY FROM THE BUILDING TO PROMOTE DRAINAGE.

7) SURFACE AND INFILTRATING WATER ARE TO BE REMOVED BY GRADING AND PUMPING FROM SUMPS IF REQUIRED. SEE "GEOTECHNICAL/BEARING SOIL" NOTES.

8) BACKFILL SHALL BE ONLY CLEAN, WELL GRADED SAND, FREE OF VEGETATION AND FOREIGN MATERIAL, WITH NO MORE THAN 10% PASSING #200 SIEVE FOR BACKFILL WITHIN THE BUILDING FOOTPRINT.

9) MECHANICALLY COMPACT ALL BACKFILL WITHIN BUILDING FOOTPRINT IN MAXIMUM 12" LOOSE LIFTS TO FIRM UNYIELDING CONSISTENCY. COMPACTION OF FILL AND BEARING SOIL UNDER ALL FOUNDATIONS SHALL BE TO 95% OF MAXIMUM DRY DENSITY PER MODIFIED PROCTOR TEST, ASTM D-1557.

10) TREAT ALL SLAB SUBGRADES FOR TERMITES IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND LOCAL ORDINANCES AND REGULATIONS.

11) EXTERIOR GRADE (AFTER PLACEMENT OF SOD, LANDSCAPING MULCH/ROCKS, ETC.) SHALL BE 6" MIN. BELOW WOOD SIDING AND FOAM INSULATION.

CONCRETE:

1) COMPLY WITH 2020 FBC R402.2 AND ACI 332-14 CODE REQUIREMENTS FOR RESIDENTIAL CONCRETE.

2) CONCRETE (ACI 332 4.1):
CEMENT: ASTM C150, TYPE I PORTLAND CEMENT
AGGREGATE: ASTM C33, MAX. SIZE = 1"
WATER: ASTM C1602, CLEAN AND POTABLE
WATER/CEMENT RATIO: 0.5 MAX.
SLUMP: 4" (±1")
AIR ENTRAINING (FBC TABLE R402.2): CONCRETE EXPOSED TO WEATHER, ASTM C260, MILD EXPOSURE 5 TO 6%
COMPRESSIVE STRENGTH (ACI 322 TABLE 5.3.2): MIN. AT 28 DAYS PER ASTM C39 TEST FOOTINGS, SLAB ON GRADE: 3,000psi

3) REINFORCING (ACI 332 4.2.1.1):
ASTM A615, GRADE 40 (40,000 psi)

CONCRETE – LAPS, BENDS, HOOKS 2020 FBC TABLE R608.5.4(1) AND FIGURE R608.5.4(3)

BAR SIZE	LAP LENGTH	BEND DIAMETER	HOOK LENGTH
#3	15"	2 1/4"	6"
#4	20"	3"	8"
#5	25"	3 3/4"	10"
#6	30"	4 1/2"	12"

BAR COVER (2020 FBC R404.1.3.3.7.4 AND ACI 332 5.6)

EXPOSURE CONDITION	MIN. COVER
CAST AGAINST AND EXPOSED TO EARTH	3"
EXPOSED TO EARTH OR WEATHER #5 AND SMALLER	1 1/2"
#6 AND LARGER	2"
NOT EXPOSED TO WEATHER OR EARTH SLABS, WALLS, JOISTS	3/4"
BEAMS, COLUMNS (STIRRUPS, TIES)	1 1/2"
MAX. TOLERANCE	±3/8"

4) SLABS-ON-GRADE:
- A) THICKNESS: 4" UNLESS NOTED OTHERWISE
- B) VAPOR RETARDER: 6 MIL. POLYETHYLENE, LAP EDGES 6"
- C) WIRE REINFORCING (REQUIRED): WELDED WIRE REINFORCING (WWR) ASTM A185, 6x6-w1.4xw1.4 (6x6-10/10) LAP EDGES MIN. 10" SUPPORT ON CHAIRS AT 36"O.C. EACH WAY
- D) MICROFIBER REINFORCING (OPTIONAL ADDITIVE): ASTM C 1116, FIBERMESH POLYPROPYLENE FIBERS BY SI CONCRETE SYSTEMS OR EQUAL ADD 1.5 POUNDS PER CUBIC YARD
- E) PROTECTION: CURE ALL SLABS FOR 7 DAYS USING SPRAYED-ON CURING COMPOUND OR CONTINUOUS WATER SPRINKLING. CURING COMPOUND SHALL BE COMPATIBLE WITH FLOORING ADHESIVES.
- F) SLAB JOINTS: AS CONCRETE SLABS CURE AND DRY OUT, THEY WILL SHRINK, CAUSING CRACKS TO FORM IN SURFACE OF SLAB. SLAB REINFORCEMENT IS PLACED IN SLAB TO HELP LIMIT WIDTH OF CRACKS THAT DO FORM. ALL SLABS SHOULD BE SAW CUT IN 10'-0"x10'-0" MAX. SQUARES.
- G) TO PREVENT RUST STAINS, RECYCLED CONCRETE SHALL NOT BE USED.

5) CONSTRUCTION JOINTS (2020 FBC R404.1.3.3.7.8): #4 REINFORCEMENT AT 24"O.C. WITH 12" EMBEDMENT EACH SIDE

6) TEMPERATURE PROTECTION:
- a) INSTITUTE HOT WEATHER PROTECTION PROCEDURES WHEN AIR TEMPERATURES EXCEEDS 90° F.
- b) INSTITUTE COLD WEATEHR PROJECTION PROCEDURES WHEN AIR TEMPERATURES ARE BELOW 40° F.

7) CONCRETE ANCHORS: SEE "WOOD FRAMING" NOTES ON S3.10.

MASONRY:

1) COMPLY WITH 2020 FBC R606 AND ACI 530.1 SPECIFICATIONS FOR MASONRY STRUCTURES.

2) MASONRY (2020 FBC R606.2.1 AND R402.4): RUNNING BOND, ASTM C90, TYPE 1 TWO CORE, NORMAL WEIGHT UNITS 1,900psi NET AREA COMPRESSIVE STRENGTH

3) MORTAR (2020 FBC TABLE R404.1.1(2)a): ASTM C270 AND C90, TYPE M OR S

4) GROUT (FBC R606.2.12 AND ARTICLE 2.2 OF TMS 602):
ASTM C476, FINE OR COARSE GROUT
MIN. 3,000psi COMPRESSIVE STRENGTH AT 28 DAYS
8"-9" SLUMP

5) REINFORCING:
- A) FOUNDATION STEMWALLS: GRADE 60, #5 BARS AT 48"O.C. MAX. PER 2020 FBC TABLE R404.1.1(2)c
- B) HORIZONTAL: PROVIDE ONE #5 BAR CONTINUOUS IN BOND BEAM AT TOP OF WALLS AND STEMWALLS
- C) HOOKS: PROVIDE STANDARD HOOK INTO FOOTING, AND INTO BOND BEAM AT TOP OF WALLS AND STEMWALLS
- D) CORNERS: PROVIDE 90° BEND CORNER BARS AT ALL WALL CORNERS AND INTERSECTIONS
- E) LAPS: MIN. 40 x BAR DIA. PER 2020 FBC 2107.2 U.N.O.
- F) GROUT FILL ALL CELLS CONTAINING REINFORCEMENT.

MASONRY – LAPS, BENDS, HOOKS

BAR SIZE	LAP LENGTH	BEND DIAMETER	HOOK LENGTH
#3	18"	2 1/4"	6"
#4	24"	3"	8"
#5	30"	3 3/4"	10"
#6	36"	4 1/2"	12"

6) CELLS AND CAVITIES:
SHALL BE CLEANED OF WOOD AND OTHER DEBRIS PRIOR TO PLACING CONCRETE PER 2020 FBC R606.3.5.2.
CLEANOUTS SHALL BE PROVIDED AT THE BOTTOM COURSE OF MASONRY FOR EACH GROUT POUR OVER 24" PER FBC R606.3.5.2.

7) POUR HEIGHTS (FBC R606.3.5):
GROUT SHALL BE POURED IN MAX. LIFTS OF 8'-0". IF POUR EXCEEDS 8'-0", LIFTS SHALL NOT EXCEED 64" (5'-4"). IF WORK IS STOPPED FOR 1 HOUR OR LONGER, A HORIZONTAL CONSTRUCTION JOINT SHALL BE FORMED BY STOPPING ALL TIERS AT THE SAME ELEVATION AND WITH THE GROUT 1" BELOW THE TOP.

DOORS, WINDOWS, SKYLIGHTS:

1) DESIGN:
ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF WINDOWS, DOORS, OR SKYLIGHTS. THE BUILDING ENVELOPE IS DESIGNED ASSUMING A FULLY ENCLOSED CONDITION, THEREFORE WINDOWS, DOORS, AND SKYLIGHTS MUST BE DESIGNED TO SUPPORT THE SAME WIND PRESSURES THAT WALLS AND ROOFS ARE DESIGNED FOR.

2) CERTIFICATION AND FL PRODUCT APPROVAL #'S:
WINDOW, DOOR, AND SKYLIGHT MANUFACTURER SHALL SUBMIT FL PRODUCT APPROVAL NUMBER CERTIFICATION INDICATING THAT WINDOW OR DOOR UNITS CAN ADEQUATE SUPPORT DESIGN WIND PRESSURES FOR THE SPECIFIED WIND ZONE.

3) FASTENING:
WINDOW, DOOR, AND SKYLIGHT MANUFACTURER SHALL PROVIDE FASTENING INFORMATION FOR ATTACHMENT TO SUPPORTING CONSTRUCTION. SEE MANUFACTURER'S FLORIDA PRODUCT APPROVAL INFORMATION.

4) PROTECTION:
GLAZED OPENINGS IN "WIND BORN DEBRIS REGIONS" (140MPH OR GREATER) SHALL BE PROTECTED BY USE OF IMPACT RESISTANT GLAZING IN COMPLIANCE WITH 2020 FBC R301.2.1.2. ALTERNATIVE: WOOD STRUCTURAL PANELS COMPLYING WITH R301.2.1.2 EXCEPTION.

WOOD FRAMING:

1) COMPLY WITH 2020 FBC RESIDENTIAL, WFCM, AND FBC CHAPTER 23.

2) STUDS:

WALL HEIGHT	MEMBER SIZE	STUD SPACING	LUMBER GRADE	WOOD SPECIES
UP TO 10'-0"	2x4 OR 2x6 PER PLAN	16" O.C. MAX.	NO. 2 OR BETTER	SPRUCE-PIN-FIR (SPF)

3) HEADERS, JOISTS, BEAMS, POSTS/COLUMNS: NO. 2 SOUTHERN PINE (SP)

4) LAMINATED VENEER LUMBER (LVL):
ASTM D5456 PER NDS 8.1.1
F_b=2,850psi MIN. (FOR 12"DEPTH),
F_v=285psi, E=2,000,000psi
$F_{c||}$=2,510psi MIN., $F_{c\perp}$=750psi MIN.,

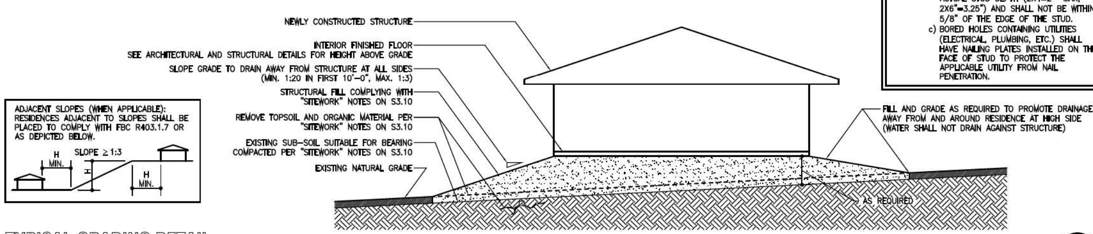
5) FASCIA: NO 2. SPRUCE-PINE-FIR (SPF)

6) TREATMENT: PROVIDE PRESERVATIVE TREATED WOOD FOR ALL LOCATION WHERE WOOD IS IN CONTACT WITH SOIL, CONCRETE, OR MASONRY, OR IS PERMANENTLY EXPOSED TO EXTERIOR WEATHER. DO NOT USE PRESERVATIVES CONTAINING CCA PRODUCTS.

7) SHEATHING:
- A) ROOF SHEATHING: APA RATED MIN. SPECIFIC GRAVITY: 0.49 DOC SP1 OR SP2 COMPLIANT SHEATHING GRADE EXPOSURE 1 THICKNESS, TYPE, AND FASTENERS PER TYPICAL ROOF SHEATHING DETAIL
- B) WALL SHEATHING: APA RATED MIN. SPECIFIC GRAVITY: 0.49 DOC SP1 OR SP2 COMPLIANT SHEATHING GRADE EXPOSURE 1 THICKNESS, TYPE, AND FASTENERS PER TYPICAL EXTERIOR WALL DETAIL

8) FASTENERS:
- A) NAILS:
  1) COMPLY WITH 2020 FBC 2303.6 AND TABLE 2304.10.1 "FASTENING SCHEDULE" AND WFCM TABLE 3.1 "NAILING SCHEDULE" UNLESS NOTED OTHERWISE.
  2) SHALL COMPLY ASTM F1667 PER NDS 12.1.6.1.
- B) CONCRETE ANCHORS:
  1) L-BOLTS: ASTM F1554 OR ASTM A307, GRADE 36, L EXTENSION SHALL BE MIN. 3x DIAMETER
  2) EPOXY SET: "SIMPSON SET 3G" EPOXY ADHESIVE WITH GRADE 36 "SIMPSON THREADED ROD". FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS EXACTLY. SHALL NOT BE INSTALLED PRIOR TO CONCRETE CURING TIME OF 21 DAYS PER ACI 318.
  3) SCREWS: "SIMPSON TITAN HD". FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS EXACTLY. SHALL NOT BE INSTALLED PRIOR TO CONCRETE CURING TIME OF 21 DAYS PER ACI 318.
  4) PER ACI 318 17.1.3, THE REMOVAL AND RESETTING OF POST-INSTALLED MECHANICAL ANCHORS IS PROHIBITED.
  5) DUST AND WATER SHALL BE BLOWN OUT OF ANCHOR HOLES PRIOR TO ANCHOR OR EPOXY INSTALLATION PER "SIMPSON" INSTALLATION INSTRUCTIONS.
- C) BOLTS: ASTM A307, HOT-DIP GALVANIZED SEE PLAN FOR SIZE AND QUANTITY.
- D) UPLIFT ANCHORS & TIES: USE "SIMPSON STRONG-TIE", ZMAX NAILS SHALL FILL ALL NAIL HOLES
- E) CORROSION PROTECTION: ALL FASTENERS AND CONNECTORS EXPOSED TO WEATHER OR IN CONTACT WITH PRESERVATIVE TREATED WOOD (AND AS RECOMMENDED BY MANUFACTURER) ARE TO HAVE MIN. G185 HOT-DIP GALVANIZED COATING PROTECTION.

9) NOTCHING AND BORING NOTES
- A) COLUMNS, HEADERS, BEAMS, GIRDERS, AND TRUSSES SHALL NOT BE NOTCHED OR BORED.
- B) WALL STUDS
  1) STUDS SHALL NOT BE NOTCHED
  2) BORED HOLES IN STUDS (WFCM 3.4.1.1.1, 3.4.2.1.1, AND 3.4.3.1.1):
     - a) EXTERIOR AND LOAD BEARING WALLS: BOARDED HOLES SHALL NOT EXCEED 40% OF THE ACTUAL STUD DEPTH (2X4=1.25" MAX, 2X6"=2") AND SHALL NOT BE WITHIN 5/8" OF THE EDGE OF THE STUD.
     - b) INTERIOR NON-BEARING WALLS: BORED HOLES SHALL NOT EXCEED 60% OF THE ACTUAL STUD DEPTH (2X4=2"" MAX, 2X6"=3.25") AND SHALL NOT BE WITHIN 5/8" OF THE EDGE OF THE STUD.
     - c) BORED HOLES CONTAINING UTILITIES (ELECTRICAL, PLUMBING, ETC.) SHALL HAVE NAILING PLATES INSTALLED ON THE FACE OF STUD TO PROTECT THE APPLICABLE UTILITY FROM NAIL PENETRATION.



TYPICAL GRADING DETAIL

D-SLAB

SCALE: NOT TO SCALE 1 / S3.10

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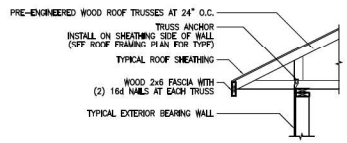
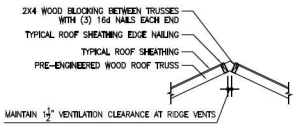


TRUSS BEARING DETAIL (WOOD FRAMED EXTERIOR WALL)

D-STRUCTURAL

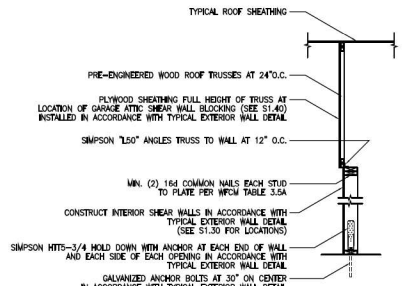
SCALE: NOT TO SCALE — 1 / S4.10



TYPICAL VENTED RIDGE DETAIL

D-STRUCTURAL

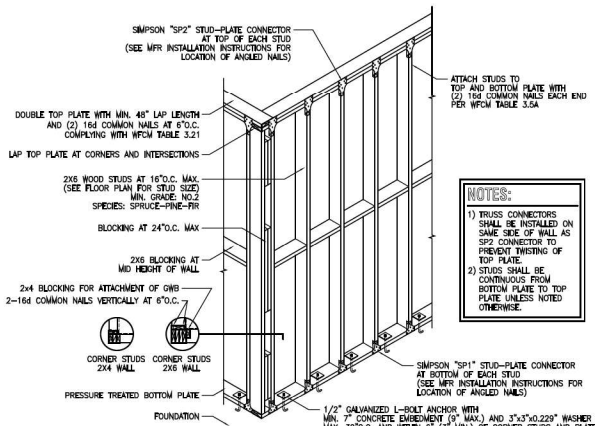
SCALE: NOT TO SCALE — 2 / S4.10



GARAGE INTERIOR SHEAR WALL DETAIL

D-STRUCTURAL

SCALE: NOT TO SCALE — 3 / S4.10



NOTES:

1) TRUSS CONNECTORS SHALL BE INSTALLED ON SAME SIDE OF WALL AS SP2 CONNECTOR TO PREVENT TWISTING OF TOP PLATE.
2) STUDS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE UNLESS NOTED OTHERWISE.

NOTE: CONCRETE ANCHOR ALTERNATES SHALL NOT BE INSTALLED PRIOR TO CONCRETE CURING TIME OF 21 DAYS PER ACI 318.

TYPICAL INTERIOR BEARING WALL DETAIL (MAX. 20'-0" TRIBUTARY SPAN LOADING)

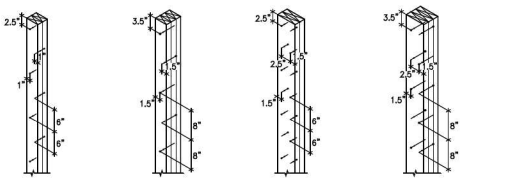
D-STRUCTURAL

SCALE: NOT TO SCALE — 4 / S4.10

BUILT-UP COLUMN NAILING NOTES: PER NDS 15.3.3

1) ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
2) ALL NAILS SHALL PENETRATE ALL LAMINATIONS AND AT LEAST 3/4 OF THE THICKNESS OF THE OUTERMOST MEMBER.
3) NAILING END DISTANCE SHALL BE MIN 15D AND MAX 18D
   10d NAILS = 0.148"x15 = 2.22" MIN., 0.148"x18 = 2.66" MAX.
   30d NAILS = 0.207"x15 = 3.105" MIN., 0.207"x18 = 3.726" MAX.
4) SPACING BETWEEN ADJACENT NAILS IN A ROW SHALL BE MIN 20D AND MAX 6T
   10d NAILS = 0.148"x20 = 2.96" MIN.
   30d NAILS = 0.207"x20 = 4.14" MIN.
   2x FRAMING = 6x1.5 = 9"O.C. MAX. FOR BOTH
5) SPACING BETWEEN ROWS OF NAILS SHALL BE MIN. 10D AND MAX. 20D
   10d NAILS = 0.148"x10 = 1.48" MIN., 0.148"x20 = 2.96" MAX.
   30d NAILS = 0.207"x10 = 2.07" MIN., 0.207"x20 = 4.14" MAX.
6) EDGE DISTANCE SHALL BE MIN. 5D AND MAX. 20D
   10d NAILS = 0.148"x5 = 0.75" MIN., 0.148"x20 = 2.96" MAX.
   30d NAILS = 0.207"x5 = 1.04"MIN., 0.207"x20 = 4.14" MAX.
7) 2 OR MORE LONGITUDINAL ROWS OF NAILS SHALL BE PROVIDED WHERE d>3T.
   3T = 3x1.5 = 4.5" = TWO ROWS REQUIRED FOR 2x6s

LEGEND:
D=NAIL DIAMETER
T=THICKNESS OF THINNEST LAMINATION
d=NAILING FACE WIDTH OF COLUMN



TWO 2x4 LAMINATIONS WITH ONE ROW OF STAGGERED 10d COMMON NAILS (D=0.148", L=3")

THREE 2x4 LAMINATIONS WITH ONE ROW OF STAGGERED 30d COMMON NAILS (D=0.207", L=4.5")

TWO 2x6 LAMINATIONS WITH TWO ROWS OF 10d COMMON NAILS (D=0.148", L=3")

THREE 2x6 LAMINATIONS WITH TWO ROWS OF 30d COMMON NAILS (D=0.207", L=4.5")

TYPICAL BUILT-UP COLUMN NAILING DETAIL

D-STRUCTURAL

SCALE: NOT TO SCALE — 5 / S4.10

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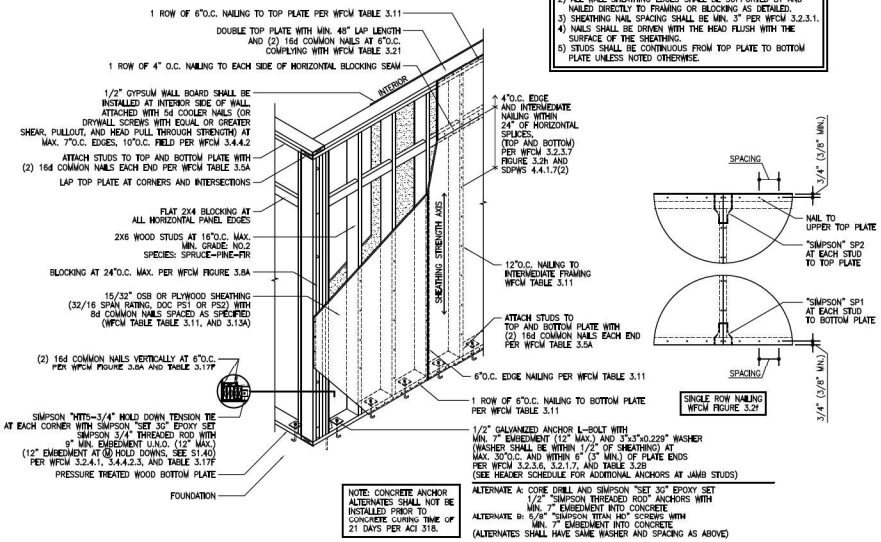


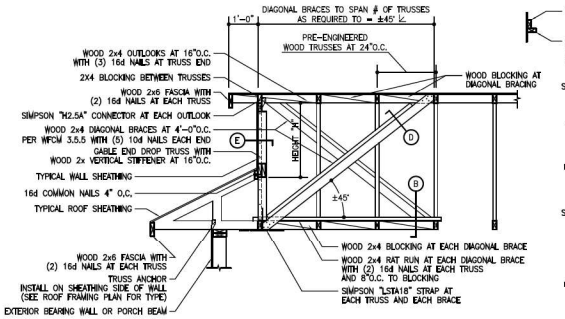
NOTES:

1) SHEATHING SHALL BE MIN. 4'x8' EXCEPT AT BOUNDARIES AND CHANGES IN DIRECTION, MINIMIZE CUTS.
2) ALL WALL SHEATHING EDGES SHALL BE SUPPORTED BY AND NAILED DIRECTLY TO FRAMING OR BLOCKING AS DETAILED.
3) SHEATHING NAIL SPACING SHALL BE MIN. 3" PER WFCM 3.2.3.1.
4) NAILS SHALL BE DRIVEN WITH THE HEAD FLUSH WITH THE SURFACE OF THE SHEATHING.
5) STUDS SHALL BE CONTINUOUS FROM TOP PLATE TO BOTTOM PLATE UNLESS NOTED OTHERWISE.

TYPICAL EXTERIOR WALL DETAIL (WOOD FRAMED EXTERIOR WALL) AND INTERIOR SHEAR WALLS WHEN UTILIZED (SHEATHING RESISTING SHEAR ONLY, CONNECTIONS RESISTING UPLIFT)

D-STRUCTURAL

SCALE: NOT TO SCALE (1 / S5.10)



TRUSS AND BRACE STIFFENERS

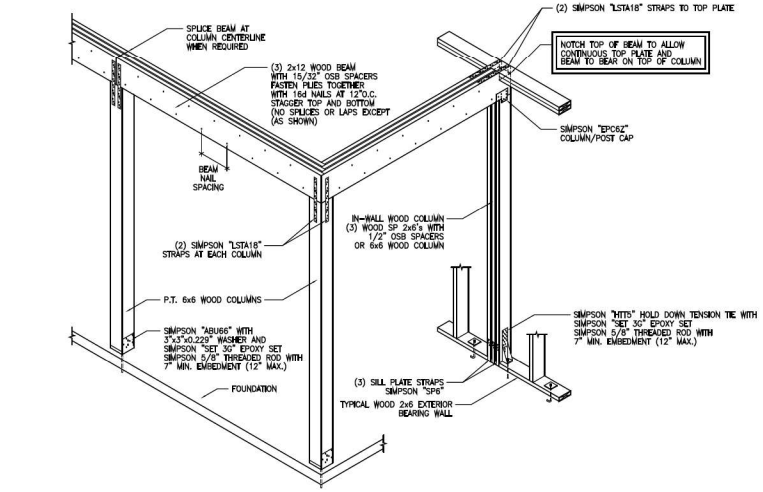
MAX. HEIGHT "H" OR LENGTH	STIFFER REQUIRED
4'-0" OR LESS	NONE
10'-0" OR LESS	2x4 TEE
16'-0" OR LESS	2x6 TEE

NOTE: TRUSS MANUFACTURER INSTALLATION INSTRUCTIONS, IF MORE STRINGENT, SHALL SUPERSEDE

TYPICAL OFFSET GABLE END BRACING DETAIL (WOOD FRAMED EXTERIOR WALL)

D-STRUCTURAL

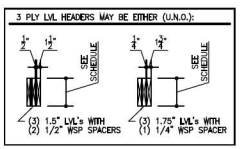
SCALE: NOT TO SCALE (2 / S5.10)



TYPICAL COLUMN AND BEAM DETAIL (WOOD FRAMED EXTERIOR WALL)

D-STRUCTURAL

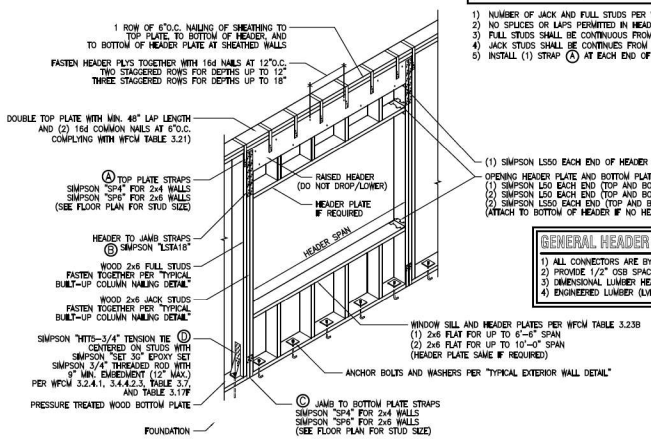
SCALE: NOT TO SCALE (3 / S5.10)



HEADER SCHEDULE

MAX. HEADER SPAN	HEADER LOCATION	WOOD HEADER	STRAP (A) SPACING	QUANTITY REQUIRED AT EACH END: JACK STUDS	FULL STUDS	STRAP (B)	STRAP (C)	ANCHOR (D)
4'-0"	TYP. U.N.O.	(3) 2x6's	NOTE 5)	2	2	1	2	1
	FRONT DOOR	(3) 2x10's	NOTE 5)	2	2	1	2	1
6'-0"	TYP. U.N.O.	(3) 2x12's	NOTE 5)	2	3	2	2	1
	PORCH WINDOWS	(3) 11.25"LVL's	NOTE 5)	3	3	2	2	1
16'-0"	GARAGE DOOR	(3) 11.88"LVL's	NOTE 5)	3	6	3	3	1

1) NUMBER OF JACK AND FULL STUDS PER WFCM TABLES 3.23C AND 3.22F AND CALCULATIONS.
2) NO SPLICES OR LAPS PERMITTED IN HEADERS.
3) FULL STUDS SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE.
4) JACK STUDS SHALL BE CONTINUES FROM BOTTOM PLATE TO BOTTOM OF HEADER.
5) INSTALL (1) STRAP (A) AT EACH END OF HEADER AND MAX. 18"O.C. THROUGHOUT SPAN



GENERAL HEADER NOTES:

1) ALL CONNECTORS ARE BY SIMPSON STRONG-TIE.
2) PROVIDE 1/2" OSB SPACER BETWEEN HEADER PLYS FOR DIMENSIONAL LUMBER.
3) DIMENSIONAL LUMBER HEADERS: GRADE=NO.2, SPECIES=SOUTHERN PINE (SP).
4) ENGINEERED LUMBER (LVL): F_b=2,850 psi, F_v=285 psi, E=2,000,000 psi, $F_{c\perp}$=2,510, $F_{v\perp}$=750.

TYPICAL HEADER DETAIL

D-STRUCTURAL

SCALE: NOT TO SCALE (4 / S5.10)

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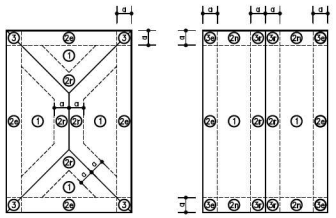
FBC-R WIND PRESSURE SCHEDULE FOR COMPONENTS AND CLADDING - 140 MPH, EXPOSURE C

AREA (SQ.FT.)	ROOF ZONES												WALL ZONES			
	ZONES 1		ZONES 2e		ZONES 2n – GABLE ONLY		ZONES 2r		ZONES 3 AND 3e		ZONE 3r – GABLE ONLY		ZONE 4		ZONE 5	
	+ (PSF) ↓	– (PSF) ↑	+ (PSF) ↓	– (PSF) ↑	+ (PSF) ↓	– (PSF) ↑	+ (PSF) ↓	– (PSF) ↑	+ (PSF) ↓	– (PSF) ↑	+ (PSF) ↓	– (PSF) ↑	+ (PSF) →|	– (PSF) ←|	+ (PSF) →|	– (PSF) ←|
< 10	+19.4x1.4=+27.16	–39.1x1.4=–54.74	+19.4x1.4=+27.16	–49.8x1.4=–69.72	+19.4x1.4=+27.16	–57.0x1.4=–79.80	+19.4x1.4=+27.16	–57.0x1.4=–79.80	+19.4x1.4=+27.16	–57.0x1.4=–79.80	+19.4x1.4=+27.16	–67.8x1.4=–94.92	+21.2x1.4=+29.68	–22.9x1.4=–32.06	+21.2x1.4=+29.68	–28.3x1.4=–39.62
10 ≤ A ≤ 20	+17.2x1.4=+24.08	–39.1x1.4=–54.74	+17.2x1.4=+24.08	–44.8x1.4=–62.72	+17.2x1.4=+24.08	–49.2x1.4=–68.88	+17.2x1.4=+24.08	–49.2x1.4=–68.88	+17.2x1.4=+24.08	–49.2x1.4=–68.88	+17.2x1.4=+24.08	–58.1x1.4=–81.34	+20.2x1.4=+28.28	–22.0x1.4=–30.80	+20.2x1.4=+28.28	–26.4x1.4=–36.96
20 ≤ A ≤ 50	+14.3x1.4=+20.02	–27.4x1.4=–38.36	+14.3x1.4=+20.02	–38.2x1.4=–53.48	+14.3x1.4=+20.02	–38.8x1.4=–54.32	+14.3x1.4=+20.02	–38.8x1.4=–54.32	+14.3x1.4=+20.02	–38.8x1.4=–54.32	+14.3x1.4=+20.02	–45.2x1.4=–63.28	+19.0x1.4=+26.60	–20.7x1.4=–28.98	+19.0x1.4=+26.60	–23.9x1.4=–33.46
50 ≤ A ≤ 100	+12.2x1.4=+17.08	–22.1x1.4=–30.94	+12.2x1.4=+17.08	–33.2x1.4=–46.48	+12.2x1.4=+17.08	–31.0x1.4=–43.40	+12.2x1.4=+17.08	–31.0x1.4=–43.40	+12.2x1.4=+17.08	–31.0x1.4=–43.40	+12.2x1.4=+17.08	–35.5x1.4=–49.70	+18.0x1.4=+25.20	–19.8x1.4=–27.72	+18.0x1.4=+25.20	–22.0x1.4=–30.80
100 ≤ A ≤ 500	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	SEE ABOVE	+15.8x1.4=+22.12	–17.6x1.4=–24.64	+15.8x1.4=+22.12	–17.6x1.4=–24.64



OVERHANG UPLIFT: 122.35 lbs./SQ.FT ↑

1) PER CALCULATIONS FROM ASCE 7-16 CHAPTER 30 PART 1, USING HIGHEST PRESSURES FROM HIP AND GABLE ROOF TYPES FOR ROOF SLOPES OF 3:12 TO 12:12.
2) VALUE IS FOR EXPOSURE CATEGORY C, WITH MAX. MEAN ROOF HEIGHT OF 30'-0".
3) VALUE HAS ALREADY BEEN MULTIPLIED BY 0.6 TO CONVERT PRESSURES TO ASD (APPLIED STRENGTH DESIGN).

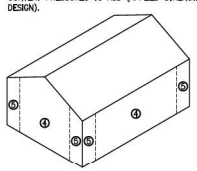
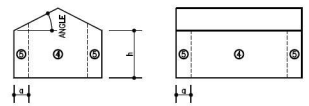


TABLE NOTES:

1) TABLE BASE VALUES ARE FROM 2020 FBC TABLE R301.2(2), USING HIGHEST PRESSURES FROM HIP AND GABLE ROOF TYPES FOR ROOF SLOPES OF 3:12 TO 12:12. VALUES ALSO COMPLY WITH ASCE 7-16 CH30 PART 1.
2) TABLE BASE VALUES ARE FOR EXPOSURE CATEGORY B. VALUES ARE MULTIPLIED BY AN ADJUSTMENT COEFFICIENT OF 1.4 TO GIVE EXPOSURE CATEGORY C VALUES PER 2020 FBC TABLE R301.2(3).
3) FBC HAS MULTIPLIED TABLE VALUES BY 0.6 TO CONVERT PRESSURES TO ASD (APPLIED STRENGTH DESIGN).
4) WIND PRESSURE ZONE FIGURES ARE PER 2020 FBC FIGURE R301.2(7).
5) TABLE VALUES ALSO COMPLY WITH ASCE 7-16 CHAPTER 30.



a = 4'-0" IN ALL CASES
h = EAVE HEIGHT SHALL BE USED FOR ROOF SLOPES OF 10° AND GREATER (2.12/12).

ROOF NAILING SCHEDULE

NAILING ZONE	MAX. NAIL SPACING UP TO 140 MPH	
	EDGE	FIELD
ZONE 1	6"	6"
ZONE 2	6"	6"
ZONE 3	6"	6"

NOTES:
1) NAIL SPACING IS FOR 19/32" SHEATHING PER 2020 FBC TABLE R803.2.3.1.
2) NAIL SPACING TABLE IS BASED WOOD TRUSSES CONSTRUCTED OF SOUTHERN PINE (SP) WITH A SPECIFIC GRAVITY OF 0.55 (0.49 MIN.)
3) NAILS: SHALL BE GALVANIZED AND ASTM F1667 RSRS-03 (2.5"x0.131") RING SHANK OR ASTM F1667 RSRS-04 (3"x0.120") RING SHANK PER 2020 FBC R803.2.3.1.
4) MINIMUM NAIL SPACING: 3" PER WFCM 3.2.3.1
5) NAILS SHALL BE MIN. 3/8" FROM SHEATHING EDGES.

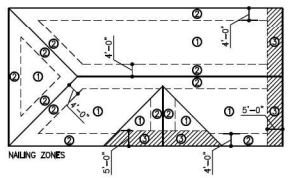
ROOF SHEATHING NOTES:

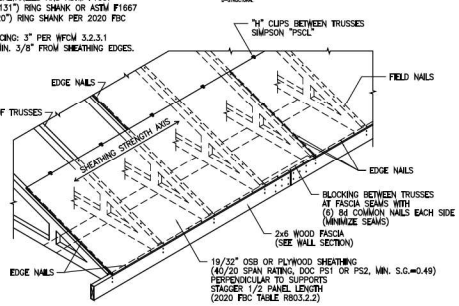
1) SHEATHING SHALL BE MIN. 4'x8' EXCEPT AT BOUNDARIES AND CHANGES IN DIRECTION. MINIMIZE CUTS.
2) MIN. SHEATHING DIMENSION ON CUT PANELS SHALL BE 24" UNLESS ALL EDGES ARE SUPPORTED AND FASTENED TO FRAMING OR BLOCKING.
3) SUPPORTED ROOF SHEATHING EDGES SHALL BE SUPPORTED BY AND NAILED DIRECTLY TO FRAMING OR BLOCKING AS DETAILED.
4) MIN. NAIL SPACING SHALL BE 3".
5) NAILS SHALL BE DRIVEN WITH THE HEAD FLUSH WITH THE SURFACE OF THE SHEATHING.

WIND LOAD PRESSURE - COMPONENT AND CLADDING PRESSURE ZONES

D-STRUCTURAL

SCALE: NOT TO SCALE (1 / S6.10)

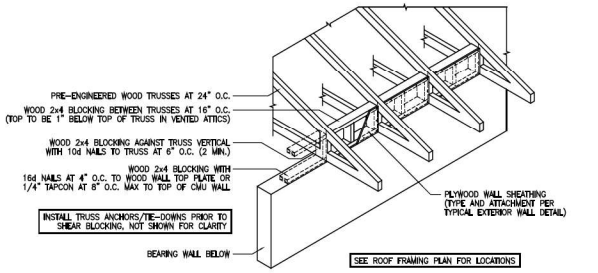




TYPICAL ROOF SHEATHING DETAIL

D-STRUCTURAL

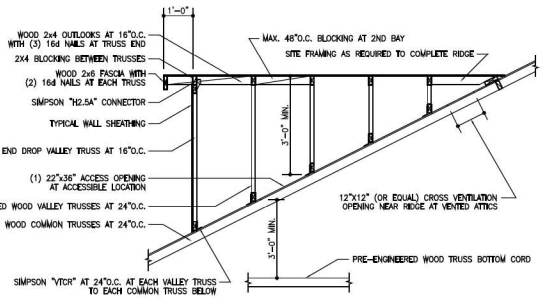
SCALE: NOT TO SCALE (2 / S6.10)



SHEAR BLOCKING DETAIL FOR CANTILEVERED TRUSSES

D-STRUCTURAL

SCALE: NOT TO SCALE (3 / S6.10)



GABLE ROOF VALLEY TRUSS OVERBUILD DETAIL

D-STRUCTURAL

SCALE: NOT TO SCALE (4 / S6.10)

■ ARCHITECT ■

WARREN E. BARRY

FLORIDA ARCHITECT, LICENSE #AR93495

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4409 NW 186TH STREET
NEWBERRY, FLORIDA 32669

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FLOETER HOUSE
LOT 10

WILDWOOD, FLORIDA

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LIABILITY DISCLAIMER:

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CONSTRUCTION DOCUMENTS FOR CONTRACTOR'S STANDARD CONSTRUCTION

PROJECT NO.: 21018 – D2+S
DATE: APRIL 20, 2023
REVISION DATES: .
.

STRUCTURAL DETAILS
.
.

S6.10

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Justification for Setback Variance

In March 2023, we submitted a building permit application to Sumter County Building Department to build a small family residence (SFR) at 102 Gator Ct, Wildwood FL 34785. Sumter County Building Department approved both the building plans and site plan for our proposed SFR at 102 Gator Ct. A site review was conducted, and the site plan was approved at the original setbacks of 25 feet in the front and 5 feet on the sides and rear by Kathy S. on June 16, 2023 (see attached for the county approved site plan). This permit application was held up by a contractor registration issue and the county required us to resubmit the application. After resubmitting, the county told us that the property fell within the JPA boundaries and needed to be annexed into the City of Wildwood to proceed.

The City of Wildwood helped us annex the property into the city and rezone it to Mobile Home Park (MHP) to comply with these requirements. A Small Scale Comprehensive Plan Amendment (SSCPA) application was also submitted and approved by the City of Wildwood.

We were then instructed to apply for a Zoning Clearance Application with the City of Wildwood. While submitting the application we were informed that the setbacks changed due to rezoning the property to MHP. The setbacks were changed to 25 feet in the front, 10 feet on the sides, and 15 feet in the rear. The changes to the setbacks now prevent us from building the floor plan that we designed, paid for, and submitted in our building application with Sumter County.

We request a variance in the setbacks to return them to 25 feet in the front and 5 feet on the rear and sides to pass the Zoning Clearance Application with the City of Wildwood and proceed with the building permit. The requested setbacks originally approved by Sumter County Zoning are precedented throughout Continental Country Club. Almost every residence within Continental Country Club, in some fashion or another, falls either on or within mere feet of the 5-foot setback on the sides and rear of the property line. We are not requesting to exceed any setback precedent that already exists within the subdivision.

Changing the buildings plans and truss engineering to resubmit for another building permit through Sumter County would put us under undue financial hardship. We have been compliant and cooperative with all the County and City’s requirements and ask for this variance to proceed with our SFR build.

WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.03 0.04
Miles

#A25-1565

GATOR CT. VARIANCE

PARCEL G27B010

MAP 1B

LOCATION MAP

MAY 2025

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: Staff recommends approval of the Land Development Regulations and Fee Schedule Amendments and Revisions for compliance with the City's Comprehensive Plan.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

On May 13, 2024, the City Commission approved amendments to the City's Land Development Regulations (LDRs) that were determined to be necessary to comply with the City's 2050 Comprehensive Plan.

At this time, new amendments have been prepared for review and evaluation by the City of Wildwood Planning and Zoning Board/Special Magistrate as a result of new legislation and other housekeeping changes needed for responsible development, and Ordinance O2025-21 is ready for a recommendation to advance to the City Commission for final consideration. The amendments should be supported as they help enforce the interpretation, application and implementation of the provisions of the Code.

With the adoption of Ordinance O2025-21 which includes Exhibit "A" Chapters 2-6 and Exhibit "B" Amended Fee Schedule, former ordinance O2024-24 adopted on May 13, 2024, will be amended.

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

- *Chapter 1 - General Provisions* - Updates to approval processes and development orders
- *Chapter 2 - Definitions and Interpretations* – Adding several definitions that will help with the interpretation and application of the Land Development Regulations to its various chapters.
- *Chapter 3 - Zoning* – Updating the Special Exception Use Section (3.9), revising language addressing manufactured homes, and revamping various tables that address density, lot standards, and allowable Principal Use Matrix.
- *Chapter 4 - Site Regulations* – Adding clarification on applicable requirements for residential and non-residential developments.
- *Chapter 5* - Subdivision Regulations – Updates any requirements for compliance with the Comprehensive Plan and Florida Statutes.
- *Chapter 6* - Technical Standards – Provides more language for clarification on Tree Protection mitigation standards, incorporation of standard details drawings to serve as

guidelines on technical subjects.

Ordinance O2025-21 will become effective upon its second and final reading.

DATED: 5-28-2025

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-21

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

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

WHEREAS, the City most recently updated and amended its LDRs, made effective on May 13, 2024;

WHEREAS, the City wishes to update its LDRs, as amended May 13, 2024, to revise and update its standards;

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

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

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

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

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

SECTION 6. 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

Chapter 1 Chapter 1 – General Provisions and Procedures

1.1. Statement of Intent. 1-1
1.2. General Code Provisions. 1-1
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1.4. Building and Demolition Permits. 1-3
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1.6. Project Review Committee (PRC) 1-4
1.7. Planning and Zoning Board. 1-6
1.8. Board of Adjustment. 1-7
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1.10. Plat or Lot Vacation and Right-of-Way Abandonment. 1-7
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1.13. Quasi-Judicial Proceedings. 1-8
1.14. Project Approval Process. 1-9
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1.17. Traffic Impact Studies. 1-11

1.1. Statement of Intent.

(A) The regulations and requirements contained herein have been made in accordance with the City of Wildwood Comprehensive Plan, with reasonable consideration, among other things, to the prevailing land uses, natural and historic resources, growth characteristics, and the character of the respective districts and their peculiar suitability for particular uses, and to encourage the most appropriate use of land throughout the City.

(B) In their interpretation and application, the provisions of this Code shall be the requirements to:

(1) Promote the public health, safety and general welfare;

(2) Protect the character and maintain the stability of residential, commercial, industrial, agricultural, educational, cultural, recreational, historical and environmental areas within the City;

(3) Provide densities needed to accommodate the projected population and to provide non-residential uses at intensities which meet the needs of City residents;

(4) Protect natural and environmentally significant resources;

(5) Provide adequate open spaces and recreation facilities which meet the needs of the residents;

(6) Promote transportation choices to reduce traffic congestion and to improve mobility;

(7) Define the powers and duties of the boards and appointed administrative officers;

(8) Provide adequate public facilities and services, and ensure that new development is served with necessary services and improvements without being a burden on the taxpayers of the City;

(9) Ensure that all future development approvals and permits for both new and existing projects comply with this Code.

(C) It is not intended by this Code to interfere with or annul any existing lawful easements, covenants or other agreements between parties.

1.2. General Code Provisions.

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

(B) *Enforcement and Penalties.*

(1) A violation of this chapter shall, in addition to other legal remedies or appropriate sanctions, be enforced in accordance with the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances.

(2) Penalties shall be in accordance with the requirements set forth in Section 1-7 and Chapter 2 of the Code of Ordinances.

(3) The Special Magistrate established under Article V. Special Magistrate Code Enforcement Procedure shall use the latest version of the International Property Management Association Code (IPMC) published by the International Code Council as the standard for the maintenance of rental properties within the City of Wildwood.

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

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

(D) *Amendments.* This Code may be amended provided, however, that no amendments shall become effective until a public hearing has been held. Each proposed amendment shall be submitted to the Development Services Director for review by the Planning and Zoning Board. Amendments are subject to approval by City Commission. Public notice regarding the time, place and date of the hearing shall be published per the Florida Statutes.

(E) *Supplemental documents*. Supplemental documents and manuals to this Code may be amended by City staff from time to time. Such amendments may occur without adhering to section 1.2 (D) above to allow for innovations in construction and land development practices and new technologies provided that the intent of the regulation, restriction or allowance does not contradict the intentions of this Code.

(F) *Saving clause.* If any part or provision of this Code or application thereof to any person or circumstances are adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this Code or the application thereof to other persons or circumstances. The City Commission hereby declares that it would have enacted the remainder of this Code even without any such part, provision or application.

(G) *Officers', employees' liability.* No provision of this Code designating the duties of any City officer or employee shall be so construed as to make such officer or employee liable for any fine or penalty for failure to perform such duty.

(H) *Statutory references.* Any statutory references, herein this Code, are the 2010 Florida Statutes, as amended.

1.3. General Development Provisions.

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

(1) The regulations contained within this Code shall be adhered to be all lands contained within the municipal limits of the City of Wildwood.

(2) No building, structure, or land shall be used or occupied except in conformity with all of the regulations specified by this Code for the districts in which said building, structure, or land is located or is to be located.

(3) No building or structure or part thereof shall be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations specified by this Code for the district in which it is located.

(4) No building or other structure shall be erected or altered in such a manner as to:

(a) Exceed the permitted density or intensity provisions;

(b) Occupy a greater portion of the lot area than allowed; or

(c) Be contrary to the provisions of this Code.

(5) In all development activities, the applicant is required to take measures to preserve all natural, archeological, and historic features which will add attractiveness and value to the remainder of the property and the City in general. These features include trees, water resources, environmentally significant lands, archeological and historic areas and structures, and similar community assets.

(B) *Permit required.*

(1) No site plan or subdivision shall be approved in writing, no plat shall be recorded, nor shall any building permit, certificate of occupancy, or any other type of written development order or permit be executed, unless the project meets all the requirements of this Code~~,~~ and has been approved in writing in accordance with~~,~~ this Code. Payment of all required fees, costs, or the like shall be a prerequisite to the issuance of a written development order or permit under this Code. Development Orders shall be issued within five (5) business days of City Commission approval, provided that all fees are paid and all conditions are met. The City Commission or any aggrieved person may have recourse to the remedies in

law and equity necessary to ensure compliance with the provisions of this Code. The City shall have the authority to conduct inspections of any project undertaken under this Code.

(2) Subdivisions and site plan review and approval shall be as specified in the individual Chapters of this Code.

(3) A building permit is required as specified in section 1.4 of this Chapter.

(C) *Certificate of occupancy required.*

(1) *Building occupancy.* No new building or addition shall be used or occupied in whole or in part, nor there be any change of occupancy, change in use, or change in nature of a use, until after the Building Services Director or the City designated building official issues an appropriate certificate of occupancy.

(2) *Contents of certificate of occupancy.* A certificate of occupancy shall contain the recognized street address of the subject property and the common name of the property. A certificate of occupancy shall also contain the nature of the occupancy, the number of occupants permitted, and the maximum floor loading when it is limited, if applicable.

(3) *Issuance.* Prior to issuance of a certificate of occupancy, the City shall require copies of all applicable permits from outside agencies such as the Florida Department of Environmental Protection (FDEP), the Southwest Florida Water Management District (SWFWMD), the Florida Department of Transportation (FDOT) and Sumter County. A certificate of occupancy shall be issued by the Building Services Director or the City designated building official.

(D) *Concurrency review required.* Certain applications may be subject to concurrency reviews pursuant to Chapter 7. A determination will be made as to the environmental, technological and fiscal impacts of the proposal on public services and facilities and the measures necessary to offset any adverse impacts and to promote positive impacts as required by state law. The assessment of positive and negative impacts will use the best available information. The applicant is encouraged, and in some cases required, to provide information that will assist in accurately assessing impacts. The City may require additional analyses as needed.

1.4. Building and Demolition Permits.

(A) *Permit requirements.* No building or other structure shall be erected, moved, added to, structurally altered, demolished or otherwise significantly changed without a building permit which was lawfully issued by the Building Services Director or City designated building official.

(B) *Requirements for issuance of building permits.*

(1) No building shall be erected on a lot or parcel of land subject to regulation of this Code, nor shall any building permit be issued, unless one or more of the following conditions exists:

(a) The lot or parcel is within a subdivision for which a final plat has been approved by the City Commission, and the required improvements have been installed and accepted by the City;

(b) The lot or parcel is within a subdivision for which a final plat has been approved by the City Commission, a surety for construction improvements has been posted to guarantee performance and maintenance, and there is ongoing construction of the required improvements;

~~(b)~~(c) The lot or parcel is within an approved preliminary improvement plat pursuant to F.S. 177.073 that has met all of the requirements of this Code, a performance bond in accordance with section 5.5(D)(13) has been posted, a construction and maintenance agreement has been executed, and an indemnification agreement has been executed.

~~(c)~~(d) The lot or parcel abuts a public street which has been dedicated to the City and accepted by the City Commission, or the street is shown on a legally recorded subdivision plat, or unless a waiver has been obtained by the Development Services Director allowing such construction and the parcel otherwise meets City Codes; or

~~(d)~~(e) A variance has been granted pursuant to the provisions within this Code.

(2) The following requirements must be met prior to issuance of a building, demolition, or renovation permit for building, moving, adding to, structurally altering or otherwise significantly changing any building:

(a) Necessary improvements must be provided and paid for by applicant;

(b) All exaction and impact fees for water, sewer, etc. must be paid and appropriate agreements must be approved. Proof of payment of all applicable County impact fees shall be provided;

(c) Building permits shall be refused if stormwater management site characteristics or other standards are not met; and

(d) Any surety to guarantee performance or other bonds required by law must be posted.

(C) *Application for a building, renovation or demolition permit.* All applications for building, renovation or demolition permits, along with the appropriate fee shall contain plans drawn to scale showing the following:

(1) Actual dimensions and shape(s) of the lot(s) to be built upon;
(2) The exact sizes, dimensions, shapes, and locations of buildings already located on the lot;
(3) The locations, shapes, sizes, and dimensions of the proposed buildings or alterations to be furnished in duplicate at 1/4" = 1-foot scale; and
(4) Other information which the Building Department deems necessary to determine conformance with, and provide for the enforcement of, this Code, the City Building Code(s) and Florida Statutes.

(D) *Permits from other agencies.* All owners of buildings or structures, both public and private, shall comply with any and all federal, state, and local ordinance, laws regulation, rules or other requirements.

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

1.5. Development Services Director and Buildings Services Director.

(A) The manager of the Development Services Department is hereby appointed as the Development Services Director and shall be responsible for the coordination and enforcement of certain provisions of this Code.

(B) The duties and responsibilities of the Development Services Director shall include:
(1) Receiving development applications, reviewing the same for completeness and presenting them to applicable members of the review boards or committees;
(2) Processing all development applications to ensure compliance with the Code and approval of applications that do not require approval of a review committee or the City Commission. Development Services Director approvals are limited to minor site plans, minor lot splits, and temporary use permits, provided, however that the Development Services Director has the power to determine if a minor site plan should be approved by the Project Review Committee;
(3) Issuing those development permits that have been approved by the City Commission, Planning and Zoning Board, or Board of Adjustment;
(4) Present staff recommendations and act as the liaison between the City Commission and the Planning and Zoning Board;
(5) Serve as the Project Review Committee Coordinator;
(6) Interpreting the Land Development Regulations when conflicts or lack of clarity occur; and
(7) Determining the applicable provision which is applicable when conflicts occur between the LDRs and the Design District Standards.

(C) The manager of the Building Services Department is hereby appointed as the Building Services Director and shall be responsible for the coordination and enforcement of certain provisions of this Code. However, the City Commission may designate the powers of the Building Services Director to another building official or department such as the Sumter County Building Department.

(D) The duties and responsibilities of the Building Services Director shall include:
(1) Receiving permit applications, reviewing the same for completeness and presenting them to applicable members of the review boards or committees;
(2) Issue building permits and certificates of occupancy;
(3) Receiving, investigating and processing any complaints submitted regarding violations of this Code;
(4) Giving notice, in writing, to such violators and the owners of the parcel of land on which the violation occurred, indicating the nature of the violation, stating what action needs to be taken to remedy the violation, and informing the violator of the penalties for continuing to violate the Code;
(5) Notifying the Board of Adjustment and the City Commission of any violation and providing the members with copies of any pertinent correspondence; and
(6) Act as the liaison between the Board of Adjustment and the City Commission.

(E) Should the City Commission designate the powers of the Building Services Director to another building official or department, the City Commission may delegate some or all of the responsibilities listed in section 1.5(D) to the Development Services Director.

1.6. Project Review Committee (PRC)

(A) *Purpose.* The purpose of the Project Review Committee (PRC) is to gather information to aid staff in presenting projects, to serve in an advisory capacity to the Planning and Zoning Board regarding certain proposed projects, to approve certain proposed projects, and grant waivers of certain technical requirements of the LDRs subject to the approval authority outlined in subsection 1.6(B), below. Meetings of the PRC are not public hearings but are open to the public and are held for the purpose of reviewing a proposed project's compliance with the technical requirements of the Code and granting relief where appropriate.

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

(1) Planned developments;
(2) Site plans;
(3) ~~Improvement~~Preliminary improvement plat~~plan~~s; and
(4) Final plats.

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

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

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

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

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

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

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

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

(D) *Membership.*

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

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

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

(2) *Advisory Members.* Advisory members may provide input and recommendations but do not vote. Attendance of advisory members at PRC meetings is on an as-needed basis as determined by the PRC Coordinator. The following positions and entities comprise the advisory membership of the PRC:
   (a) City consulting engineer;
   (b) City Attorney;
   (c) Building Services Director;
   (d) Sumter County Fire Chief / Villages Public Safety;
   (e) Representative of the applicable utility providers (electric, gas, etc.);
   (f) Representative from Sumter County; and
   (g) Representative from the Sumter County School Board.

(3) *Other members.* The PRC Coordinator may request the attendance of other entities to represent areas of expertise and concern not represented by voting or advisory members. This may include, but not be limited do, the following:
   (a) Lake-Sumter Metropolitan Planning Organization (LSMPO);
   (b) Southwest Florida Water Management District (SWFWMD);
   (c) Florida Department of Transportation (FDOT); and
   (d) Florida Department of Environmental Protection (FDEP).

(4) The PRC shall meet at least once a month provided the need is present to hold such meetings. An attempt should be made to have those persons present who have expertise necessary to determine issues concerning the project.

(5) *Quorum.* A quorum of the PRC shall consist of three (3) voting members.

(6) Members of the PRC are required provide review comments in writing to the Project Review Committee Coordinator five days in advance of the meeting.

1.7. Planning and Zoning Board.

(A) *Establishment.* A Planning and Zoning Board is hereby established for the City of Wildwood. The Planning and Zoning Board shall be appointed by the City Commission. No member of the Planning and Zoning Board shall be a paid or elected official or an employee of the City of Wildwood.

(B) *Duties.* The Planning and Zoning Board shall be responsible for the following duties and responsibilities:

(1) Hear and make recommendations to the City Commission on site plans, preliminary improvement plat~~n~~s, and final plats in accordance with the standards and procedures required by this Code;

(2) Hear and make recommendations to the City Commission on all proposed zoning amendments and conditional use permits;

(3) Make the final determination on requests for variances and special exceptions; and

(4) The City Commission may, by resolution, designate members of the Planning and Zoning Board to perform the functions of the Board of Adjustment. If the City Commission so elects, the term of office of the member of the Planning and Zoning Board shall run concurrently with said member's term of office on the Board of Adjustment.

(C) *Local Planning Agency.* In addition to its other duties listed above, the Planning and Zoning Board shall serve as the Local Planning Agency for comprehensive planning and other land use issues as required by Florida statute.

(D) *Comprehensive plan amendments.* The Local Planning Agency shall review all proposed comprehensive plan amendments and make recommendations to the City Commission based on the following being presented at the hearing:

(1) Justification of the proposed amendment has been adequately presented;

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems; and

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

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

1.8. Board of Adjustment.

(A) *Establishment and purpose.* A Board of Adjustment is hereby established for the City of Wildwood for the purpose of acting as a board to review and decide appeals and Code Enforcement cases. This Board shall be appointed by the City Commission. The Board shall be appointed for three (3) years.

(B) *Powers and duties.* The Board of Adjustment shall have the following duties and responsibilities:

(1) To hear and decide appeals in cases where it is alleged that there is an error in any order, requirement, decision, or determination made by an authorized City official while enforcing the City development codes and standards. Appeals shall be made in accordance with the provisions of this Code. The Board may modify, affirm, or reverse the official's action; and

(2) To hear and take action on Code Enforcement cases.

(C) *Hearing schedule*. Board of Adjustment hearings will be held as needed.

(D) *Special Magistrate*. In lieu of a Board of Adjustment, the duties of the Board of Adjustment may be conferred by the City Commission to a Special Magistrate.

1.9. Annexation.

(A) *Purpose and intent*. The intent of this section is to provide for proper procedures to be adhered to for property owners desiring to be incorporated into the jurisdictional limits of the City of Wildwood.

(B) *Application procedure*. Petitioners seeking to be annexed shall submit an application to the office of the Development Services Director. The Development Services Director shall review the application and make a recommendation to the City Commission in the form of a staff report.

(C) *Voluntary Annexation.* The City shall follow the procedures for voluntary annexations set forth by Chapter 171 Florida Statutes.

(D) *Involuntary annexation*. Should the City determine to initiate the annexation of a parcel of land that is contiguous and compact without a submitted application from the property owner, the City shall follow the procedures set forth by Chapter 171 Florida Statutes.

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

(A) *Purpose and intent.* The intent of this section is to provide formal procedures for proper abandonment of land dedicated to the public or recorded as official plats in the public records of Sumter County.

(B) *Application procedure.*

(1) The appropriate application shall be submitted to the office of the Development Services Director. Petitions shall be accepted only if required information has been submitted and appropriate fees paid. In the case of a right-of-way abandonment, each adjoining property owner must submit a petition and fee, unless the abandonment is initiated by the City. Should any adjoining property owner not agree with the abandonment request, the other petitioners may still request it from the City Commission, which has sole authority to decide on abandonment. If the request is for the vacating of a plat or lot, a title opinion of an attorney at law licensed in Florida or a certification by an abstractor or a title company that the property is owned fee simple by the person(s) making application and certificates showing that all state and local taxes have been paid must be submitted.

(2) The Development Services Director shall review the application to verify the request is within the City's jurisdiction as outlined in applicable state law or interlocal agreements and schedule it for consideration by the City Commission.

(3) Public notice shall be given prior to the hearing and the immediate adjoining property owners as shown on the latest Sumter County tax roll shall be given notice by mail. Public notice shall also be placed in the legal section of the local newspaper as required in F.S. § 177.101(4).

(a) The City Commission will conduct a public hearing on the request to determine the advisability of said vacation or abandonment. If approved, the Commission shall adopt a resolution stating such approval.

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

1.11. Appeals.

(A) Any decision of the Development Services Director, Building Services Director, a Building Inspector, a Code Inspector, or the Project Review Committee may be appealed to the Board of Adjustment within 30 days of the date of the decision.

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

1.12. Fees, Charges and Expenses.

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

1.13. Quasi-Judicial Proceedings.

(A) The following rules for conduct shall be utilized for all quasi-judicial proceedings within the City of Wildwood:

(1) Oral and written communications between staff and members of the public shall be permitted and encouraged.

(2) The following standards shall apply:

(a) All oral and written communications concerning the case, between Board members on the one hand, and the applicant or the public on the other hand, are prohibited by Florida law, unless made at the hearing on the case.

(b) The staff report on the case shall be sent to the Board members and be available to the general public at least five (5) days prior to the hearing on the case.

(c) Workshop meetings at which staff and the board discuss quasi-judicial cases shall be prohibited.

(d) All oral or written communications between staff and the Board members, other than the written staff report, are prohibited. Attorneys for the Board may render legal opinions when requested by the Board members but shall not engage in factual determinations or advocate one party's position over another, except to the extent necessary to respond fully to a purely legal question.

(e) All written communications received by Board members concerning a pending case shall be immediately turned over to staff and should not be read further once identified as pertaining to a pending case. All such communications shall be included in the file maintained by staff and available for public inspection but shall not be included in the staff report. The staff report, any petitions or other submissions from the public, and all other documents pertaining to the case

shall also be kept in the file and available for public inspection. During its presentation, staff shall offer all such written communications into evidence, and they shall be received by the board as evidence, subject to any objections interposed by participants in the hearing.

(f) All decisions by the Board shall be based on the evidence actually presented to the board at the hearing on the case, which shall include the staff report, testimony of all witnesses, and other evidence presented. Strict rules of evidence shall not apply, but evidence must be relevant to the issues before the Board, and hearsay should be avoided whenever possible.

(g) All testimony shall be taken under oath or affirmation. Each witness may be cross examined after testifying by the applicant, staff, or other interested parties. Board members may interpose questions at any time during the examination or cross-examination of the witness. At the conclusion of all testimony and legal argument, the case is closed to the public and discussion is reserved to the board.

(h) Any motion upon which the Board votes in deciding the case shall contain specific findings of fact and conclusions of law indicating the factual and legal basis for the motion. These findings of fact and conclusions of law shall thereafter be incorporated into a written document stating the decision of the board on the case.

(i) All evidence admitted at the hearing, and the original document setting forth the decision of the board, shall be maintained in a separate file constituting the record of the case. Upon approval thereof by the Board, the minutes of that portion of the meeting concerning the case shall be placed in the record. The record shall be kept in the custody of the clerk of the board at all times during the pendency of the case, and where there are multiple hearings on a single case, custody of the record should not be given to any board member, party or member of the public, until the case is fully concluded, except that any member of the public may examine the file in the office of the clerk at all reasonable times. Board members should not view the record until their particular board has issued a final decision on the case. Any member of the public may receive copies of the file upon payment of the appropriate fee.

(j) These rules shall apply to all quasi-judicial proceedings.

1.14. Project Approval Process.

(A) *Pre-application conference*. Pre-application conferences with City staff may be required. However, instances in which pre-application conferences are not required, they are strongly recommended to familiarize applicants with the development process and this Code. Any applicant seeking a pre-application conference shall notify the office of the Development Services Director.

(B) *General approval process*. The general approval processes for various types of project approvals are as follows:

(1) Annexation (Chapter 1):
- (a) City Commission (First Reading); and
- (b) City Commission (Public Hearing)

(2) Comprehensive Plan Amendment (CPA) (Chapter 1):
- (a) Local Planning Agency (Planning & Zoning Board);
- (b) City Commission (Transmittal Hearing for Large Scale, First Reading for Small Scale);
- (c) State agency review (30 Days Required for the State to Review); and
- (d) City Commission (Adoption Hearing).

(3) Rezoning (Chapter 3):
- (a) Project Review Committee;
- (b) Planning & Zoning Board;
- (c) City Commission (First Reading); and
- (d) City Commission (Adoption Hearing).

(4) Conditional Use permit (Chapter 3):
- (a) Project Review Committee;
- (b) Planning & Zoning Board; and
- (c) City Commission.

(5) Temporary Use Permit (Chapter 3)
- (a) Development Services Director.

(6) Variance or special exception use (Chapter 3):

(a) Planning & Zoning Board.

(7) Site Plans (Chapter 4):

(a) Project Review Committee (Minor Site Plans may only require PRC);

(b) Planning and Zoning Board; and

(c) City Commission.

(8) Minor Site Plan (Chapter 4):

(a) Project Review Committee (at the discretion of the Development Services Director).

~~(9)~~ Subdivisions (Chapter 5):

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

~~(i)~~(9) ~~Project Review Committee.~~

(a~~b~~) ~~Improvement~~Preliminary improvement Plat~~lan~~ (with or without proposal for homes to receive building permits prior to plat recording):

(i) Project Review Committee;

(ii) Planning & Zoning Board; and

(iii) City Commission.

(b~~c~~) Final Plat:

(i) Project Review Committee;

(ii) Planning & Zoning Board; and

(ii) City Commission.

(c~~d~~) Re-Plat:

(i) Project Review Committee; and

(ii) City Commission.

(e) Minor Lot Split:

(i) Project Review Committee.

(10) Planned Development (Chapter 8):

(a) Project Review Committee;

(b) Planning & Zoning Board;

(c) City Commission (First Reading);

(d.) City Commission (Adoption Hearing).

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

1.15. Application Review.

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

1.16. Supplemental Regulations.

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

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

(C) *Closeout procedures.*

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

(2) The developer shall submit the required engineer's certification and all items on the closeout checklist prior to acceptance of the improvements by the City. The City's representative will, at the City's option,

perform a site inspection, review all record survey drawings and test reports, and verify that all other development approval requirements, fees, etc. have been satisfied. If deficiencies are noted in the closeout documents, the City will provide a written letter listing items that need to be corrected. Once all items have been satisfied the City will accept the constructed improvements.

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

1.17. Traffic Impact Statement/Analysis.

(A) *Introduction and purpose*. A traffic impact statement/analysis is an important tool in the overall development planning process. It provides information which allows the City to evaluate the impact of a development, with respect to the need for roadway/intersection capacity, operational and safety improvements. It also helps establish mitigation measures for the impacts of a proposed development.

(B) *Traffic impact statement/analysis required*. The City of Wildwood eliminated transportation concurrency as a requirement for development approval, in accordance with Chapter 163.3180(1) F.S. However, the City recognizes the need to evaluate the impacts of proposed development to be able to demonstrate that the levels of service adopted can be reasonably met as required by the law. Accordingly, the City has chosen to continue to require a traffic impact statement or analysis as part of the development application process. The document must be prepared by a certified planner, licensed engineer or a qualified individual who has demonstrable knowledge and experience in transportation planning and engineering. A traffic impact analysis (TIA) shall be required for comprehensive plan amendment applications, rezoning applications, planned development applications, site plan applications and preliminary improvement plat~~n~~ applications. A traffic impact statement may be allowed under certain limited circumstances, but in no event shall be allowed in lieu of a required traffic impact analysis.

(C) *Levels*. The level of analysis is determined by the application. The traffic impact statement is a one-page statement that shows details of the trip generation analysis. The traffic impact analysis is a full study that follows the requirements of the *Sumter County Traffic Impact Analysis Guidelines*.

Chapter 2 – Definitions and Interpretations

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2.1. Interpretations.

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

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

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

2.2. Definitions.

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

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

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

Administrator: means the City Manager or his designee.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appeal: means a request for a review of any decision or of the interpretation of any provision of these Regulations.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Building setback: see "Setback, building" .

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

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

Business or technology park: means a parcel, multiple parcel site, or area of land specifically designated and landscaped to accommodate business offices, warehouses and light industrial uses where only non-hazardous storage of materials is permitted. Light industrial uses can include but are not limited to printing, commercial laundry, film processing, building maintenance shops, limited metal work, millwork, and cabinetry work.

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

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

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

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

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

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

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

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

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

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

City: means the City of Wildwood, Florida.

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

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

Club, private: see "private club."

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

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

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

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

Commission, City: see "City Commission."

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

Community residential home: means a dwelling unit licensed by the State to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for either 6 or fewer or 7 or more unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional and social needs of the residents. Community residential home of six or fewer residents meeting state requirements shall be considered a valid residential use for zoning purposes.

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

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

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

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

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

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

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

Convenience store: means a small one-story retail store that is designed and stocked to sell primarily food, beverages, gasoline and other personal and household supplies.

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

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

County: means Sumter County, Florida.

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

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

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

Datum*:* see Vertical datum.

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

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

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

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

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

Development order: means any written order or~~,~~ permit ~~or other official action~~ of the City granting, or granting with conditions, an application for development. A development order shall be considered as being rendered upon the signature of the Development Services Director.

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

Disabled person: means any person who, due to physical or severe mental disabilities, has difficulty in obtaining access to a building.

Discontinued sign: means a sign that is not operated or maintained for a period of ninety (90) calendar days or longer, and the intent of the owner of the sign shall not be a consideration in whether or not the sign is a discontinued sign. The following conditions shall be conclusively considered as the failure to operate or maintain a sign: (1) a sign displays advertising for a product or service which is no longer available, or (2) a sign displays advertising for a business which is no longer registered, or (3) the sign is blank. A discontinued sign includes a sign advertising a business that no longer has a certificate of occupancy or that no longer does business at the location at which the sign is located.

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

Ditch: An artificial waterway for irrigation or stormwater conveyance.

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

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

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

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

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

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

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

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

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

Dwelling, group: see "community residential~~group~~ home."

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

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

Dwelling, mobile home: see "mobile home."

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

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

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

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

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

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

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

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

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

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

Event Hall. means a place that is privately owned or operated where special occasions or events can be held.

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

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

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

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

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

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

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

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

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

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

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

Flood or flooding: means:

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

(a) The overflow of inland or tidal waters;

(b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(c) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (1)(b) of this definition and are akin to a river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

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

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

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

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

Flood Insurance Study (FIS): means the official hydrology and hydraulics report provided by FEMA. The study contains an examination, evaluation, and determination of flood hazards, and, if appropriate, corresponding water surface elevations, or an examination, evaluation, and determination of mudslide (i.e., mudflow) and other flood-related erosion hazards. The study may also contain flood profiles, as well as the FIRM, FHBM (where applicable), and other related data and information. *Floodplain*: means any land area susceptible to being inundated by water from any source (see definition of "flooding").

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Front setback: see "*Setback, front".*

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

Future Land Use Map (FLUM): *means* the map within the future land use element of the comprehensive plan that delineates the City's future land use designations pursuant to Florida Statute.

Garage: means an attached area of a building or a detached accessory building primarily used for the parking of one or more motor vehicle. Attached buildings shall not be considered as accessory buildings or uses.

Garage apartment: see "family cottages."

Geographic information system (GIS): means a system of hardware and software used for storage, retrieval, mapping, and analysis of geographic data.

Governing authority: means the mayor and City Commission of Wildwood, Florida.

Government sign: l Means any temporary or permanent sign erected by or on the order of a public official or quasi-public entity at the federal, state or local government level in the performance of any duty including, but not limited to, non-commercial signs identifying a government building or service, traffic control signs, street name signs, street address signs, warning signs, safety signs, informational signs, traffic or other directional signs, public notices of events, public notice of government actions, proposed changes of land use, any proposed rezoning, or any other government speech.

Grade: means the elevation of the ground surface.

Grade, highest: means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Grade, lowest: means the lowest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Green infrastructure: means infrastructure including a range of structural and non-structural retention and detention measures that infiltrate, evaporate, detain, filter, or store stormwater closer to the source.

Guest house: see "family cottages."

Hardship or unnecessary hardship: means special and unique conditions of a property that distinguishes it from other properties in the City.

Hazard mitigation: means any activity which reduces the potential damage to a structure, property or person resulting from a man-made or natural disaster (for example, fire or hurricane).

Hazardous Material: means any material or mixture of materials that requires special management techniques because of its acute or chronic effect on air or water quality, fish, wildlife or other biota, or on the health and welfare of the public. Such material may exhibit but is not limited to the following characteristics: reactivity, corrosivity, explosiveness, flammability, toxicity and infectiousness, and includes any material defined, listed, characterized, or classified as a hazardous material, hazardous substance, hazardous waste, or toxic substance according to any of the following State or Federal codes or regulations:

a) Chapter 38F-41, Florida Administrative Code (Florida Substance List), or as amended.

b) Title 40 Code of Federal Regulation part 261 (Identification and Listing of Hazardous Wastes), or as amended.

c) Title 40 Code of Federal Regulations part 302.4 (Designation of Hazardous Substances), or as amended.

d) Title 40 Code of Federal Regulations part 355, Appendices A and B (List of Extremely Hazardous Substances), or as amended.

e) Title 49 Code of Federal Regulations parts 172.101 and 172.102 (Hazardous Materials Tables), or as amended.

The term includes, but is not limited to, explosives, radioactive materials, petroleum products, gases, poisons, biologic agents, flammables and corrosives.

Heritage tree: means any tree, except undesirable, noxious or invasive ones, with a diameter breast height (DBH) of thirty-six inches or larger.

Highest adjacent grade: see "*Adjacent grade, highest.*

Historic structure: means any structure that is:

(A) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(B) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic or a district preliminarily determined by the Secretary to qualify as a registered historic district;

(C) Individually listed on the Florida inventory of historic places, which has been approved by the Secretary of the Interior; or

(D) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified by either the Florida program as determined by the Secretary of State, or directly by the Secretary of the Interior.

Home, mobile: see "mobile home."

Homeowner's association or property owner's association (HOA)(POA): means an organization in a subdivision, condominium, or other similar development that makes and enforces rules for the properties in its jurisdiction.

Hookah lounge: means a business or commercial establishment, whether enclosed, indoors or outdoors, designated specifically for the use of hookahs, or flavored tobacco.

Hospital. An institution providing twenty-four-hour regional health services, primarily for in-patients, any medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as x-ray, laboratories, out-patient department, training facilities, central service facilities, staff offices, lobbies, chapels, pharmacy, and cafeterias.

Hotel: means a building, group of buildings, or portion of a building, containing sleeping units which have no cooking facilities or other amenities for separate and independent housekeeping purposes and are occupied on a daily or short-term basis. A hotel may include living quarters containing independent cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the sleeping units shall be through an inside lobby.

Household: means one or more persons, not necessarily related by blood, marriage or other legal action, who occupy a single dwelling unit and live as a single non-profit housekeeping unit.

Illuminated sign: means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light (including but not limited to plasma or laser), whether or not the source of light is directly affixed as part of the sign, and shall also include signs with reflectors that depend upon sunlight or automobile headlights for an image. See illustration. This definition shall not include temporary holiday lights.

Impervious: means those areas of a development that are not porous, through which water may not be absorbed.

Impervious surface ratio (ISR): means the complete area of a development that is impermeable to water to the development area as a whole, expressed in the form of a ratio or percentage. This includes both open space and the permeable/impermeable areas of privately owned or developed lots.

Independent living facility (ILF): means a living arrangement in which people with special needs, especially seniors with disabilities, reside in independent living units which contain a private kitchen. The facility may provide help with everyday tasks such as bathing, dressing, and taking medication. This definition does not include assisted living facilities, nursing homes, or community residential homes.

Industrial: means land utilized in connection with manufacturing, processing, or raw materials storage at facilities, which includes but is not limited to manufacturing plants, public utilities, mining, distribution of goods or services, administration of business activities, research and development facilities, warehousing, shipping, transporting, remanufacturing, stockpiling of raw materials, storage, repair and maintenance of commercial machinery or equipment, waste management, factories, metal foundries, wood treatment facilities, mines, refineries, hydroelectric dams, metal, smelters, automotive assembly plants, rail car or locomotive maintenance facilities.

Institution: means the structure or land occupied by a group, cooperative, board, agency, or organization created for the purpose of carrying on functions of a public or semi-public nature. Examples of an institution include a hospital, health clinic, school, church, fraternal order, civic club and orphanage.

Intensity: means the maximum amount of building square footage allowed on a project site. This relationship is identified in FAR.

Interior lot: means a lot bounded by a street on only one side.

Internally illuminated sign: means any sign which has the source of light not visible to the eye and entirely enclosed within the sign.

International Property Management Code (IPMC): means the latest version of the code created and adopted by the International Code Council and accessible by the City which provides minimum requirements for the maintenance of existing buildings through model code regulations that contain clear and specific property maintenance and improvement provisions.

Internet café: means a location, site, principal structure or establishment at which simulated gambling devices or electronic game equipment, e.g., "fish games," "internet cafés," or "sweepstakes café," are made accessible for use by a person for entertainment, amusement or prize giveaways, except those places specifically exempted under Section 3.26.

Junk: means any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use. Any article or material which, unaltered or unchanged, and without further reconditioning, can be used for its original purpose as readily as when new shall not be considered junk.

Junk yard: means a place, structure or tract where junk, waste, discarded, salvaged or similar materials such as old metals, wood, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, etc., are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, used lumber yards, house-wrecking yards and yards or places for storage or handling of salvaged house wrecking and structural steel materials. This definition shall not include pawn shops and establishments for the sale, purchase or storage of usable second-hand cars, stoves, refrigerators or similar household goods and appliances, nor shall it apply to the processing of used, discarded or salvaged materials as part of manufacturing operations.

Karst features: means physical features in limestone such as sinkholes, depressions, ,solution tubes, caves and seeps that act as conduits reducing the travel time of water through limestone as compared to soil or to limestone lacking karst features.

Landscaping: means living plant material and non-living durable material used in outdoor environmental design that enhances the appearance of land.

LED display sign: means any sign or portion thereof that uses light emitting diode technology or other similar semiconductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitting polymer (LEP), organic electro luminescence (OEL), or any similar technology.

Legal Description: means, for subdivided properties, a description of property by lot/track, block, and addition, or for non-subdivided properties or properties being annexed, a courses and distances legal description, often referred to as a metes and bounds legal description, which maps the desired property when transferred to GIS mapping software.

Legally non-conforming billboard: means any billboard that was legally erected prior to February 13, 2017 (the effective date of Wildwood Ordinance No. 2017-03), pursuant to a permit issued by the City; or, ii. Any billboard sign that was legally erected before a permit was required by the City for off-site signs; but which billboard sign complies completely with the City of Wildwood off-site sign regulations; or iii., Any billboard erected after February 13, 2017 (the effective date of Ordinance No. 2017-03), that is the subject of, and is erected in strict accordance with an active permit issued by the City prior to February 13, 2017. No permit shall be issued for the erection of a billboard after February

13, 2017 (the effective date of Ordinance No. 2017-03) except as otherwise provided in these Regulations. Any billboard which does not constitute a non-conforming sign, as described above and in these Regulations, shall be deemed either a prohibited sign or abandoned sign and shall be removed on or before February 16, 2020. Non-conforming billboard signs shall be allowed to remain so long as the sign conforms with the regulations set forth in Chapter 3. The term "*Legally existing billboard"* shall be synonymous with this term.

Level of Service (LOS) standards: means the number of units of capacity of a public service or facility per unit of demand adopted by the City in the Comprehensive Plan.

Loading area or loading zone: means a space logically and conveniently located for bulk pickups and deliveries. Such areas may be off-street or on-street depending upon the City ordinances and the requirements of this Code.

Local Planning Agency: Means the City board designated by the City Commission as being responsible for preparing and administering the City's Comprehensive Plan.

Local street: means a street which connects properties to collector streets. These roads provide service which is of low average traffic volume and of high land access for abutting properties.

Lodges: see "private club."

Lot: Means any tract or parcel being the least fractional part of a subdivision having limited fixed boundaries. A lot may be identified by an assigned number. Furthermore, a lot is capable of being lawfully occupied and utilized for a structure and/or use as defined in this Code.

Lot, corner: see "corner lot."

Lot coverage: means the amount of a privately-owned lot which is developed with improvements which are impervious to water. Similar to the term impervious surface ratio, which is applicable to the entire development rather than individual lots.

Lot depth: means the horizontal distance (excluding surface or ground depressions) between the front lot line and the rear lot line. In some zoning districts this will be measured as the shortest such distance while in other districts it may be measured as the average such distance.

Lot, double frontage: see "double frontage lot."

Lot frontage: means that linear measurement of the lot line of a lot abutting on a street.

Lot, interior: see "interior lot."

Lot lines: means the lines bounding a lot as defined in this Code.

Lot line, front: means the lot line running perpendicular to and between the side lot lines and which separates the lot from the road right-of-way.

Lot line, rear: means the lot line running parallel to the front lot line and perpendicular to and between the side lot lines, and which separates the lot from an adjacent lot, parcel, tract, or road right-of-way.

Lot line, side, means the lot lines running perpendicular to and between the front and rear lot lines, and which separate a lot from either another lot, parcel, tract or a road right-of-way.

Lot, non-conforming: see "non-conforming lot."

Lot of record: means a lot which has been recorded in the office of the Sumter County Clerk. This includes lots which are part of a subdivision which has been so recorded. Lots created after July 25, 2011 that are not part of an approved development are not considered lots of record for the enforcement of this Code.

Lot width: means the distance between the side lot lines, measured at the front building line.

Main or principal building: means the building in which the principal use of the lot is conducted.

Maintenance: means the action taken to restore or preserve the functional design or intent of any facility, system, or structure.

Major Collector Roadway: means a roadway that collects and distributes traffic between local roadways, minor collector roadways, and arterial roadways. A major collector roadway has a moderate average traffic volume and trip length.

Manufactured home: see "Mobile home."

Manufactured home park or subdivision: see "Mobile home park" or "Mobile home subdivision.

Manufacturing: means a premises, or portion of a premises, occupied by an establishment primarily engaged in the processing, fabrication, assembly and treating of materials, products or personal property for sale, resale or other processing charge, normally for the wholesale market, for inter-establishment transfer, or to order for other processors, rather than for direct sale to the domestic consumer. Processing refers to the mechanical or chemical transformation of inorganic or organic substances into new products and usually includes the use of power driven machines and material handling equipment. The term manufacturing does not include the incidental and accessory minor processing operations performed by retail sale, service and repair establishments and other domestic consumer and business operation customer establishments.

Manufacturing, craftsman shop: A trade type of establishment where products are made based on a specific manual skill or art, and may include, but not limited to, cabinetmaking, fireworks, painting, pottery, stained glass, upholstery and woodworking.

Manufacturing, fabrication: An establishment engaged in the making of a finished product by means of the assembly of standard parts or sections, and may include, but not be limited to, audio/video equipment, boxes, fiberglass materials, hardware, home furnishings, robots, septic tanks, and telephone equipment and supplies.

Manufacturing, processing: An establishment engaged in the making of a finished product by means of changing materials into a different form through a series of actions and may include, but be not limited to, chemical production, fish cleaning and preparation, food products (packaging, canning, bottling, or processing), paint production and tire production.

Market value: means the building value, which is the property value excluding the land value and that of the detached accessory structures and other improvements on site (as agreed to between a willing buyer and seller) as established by what the local real estate market will bear. Market value can be established by an independent certified appraisal (other than a limited or curbside appraisal, or one based on income approach), Actual Cash Value (replacement cost depreciated for age and quality of construction of building), or adjusted tax-assessed values.

Master plan: means a drawing or a set of drawings prepared by a registered professional engineer associated with site plan or subdivision approval in conformance with this Code.

Maximum buildout potential: means the maximum amount of residential units and/or non-residential square footage allowed within a development.

Mean sea level: means the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations.

Mean high water: means, per F.S. Subsection 177.27(14), the average height of the high waters over a 19-year period. For shorter periods of observation, "mean high water" means the average height of the high waters after corrections are applied to eliminate known variations and to reduce the results to the equivalent of a mean 19-year value.

Mean high water line: means, per F.S. Subsection 177.27(15), the intersection of the tidal plane of mean high water with the shore.

Medical cannabis: means the same as the definition provided by Section 391.986(1)(a) F.S. The sale of medical cannabis is not permitted in the City of Wildwood. The terms marijuana and cannabis shall be synonymous.

Medical marijuana cultivation facility: means the same thing as a "cultivation facility" as provided by Rule 64-4.001(11)(a) F.A.C., and includes any areas approved by the Florida Department of Health for the cultivation of medical cannabis. Medical marijuana cultivation facilities are not permitted in the City of Wildwood.

Medical marijuana dispensary: means a "dispensing facility", as provided for at Rule 64-4.001(11)(c), F.A.C., and includes any building or structure approved by the Florida Department of Health for the dispensation of medical cannabis. Medical marijuana dispensaries are not permitted in the City of Wildwood.

Medical marijuana processing facility: means a "processing facility" as defined under Rule 64-4.000(11)(b) F.A.C., and includes any area approved by the Florida Department of Health for the processing of medical marijuana. Medical marijuana processing facilities are not permitted in the City of Wildwood.

Medical office: means a building used, or designed to be used, principally to provide health care treatment and services to the public, including, but not limited to: offices of physicians, dentist, therapists, and other health practitioners; free standing emergency departments; urgent care clinics; and micro hospitals (less than 35 beds).

Memorandum of Understanding or Agreement (MOU)(MOA): means a project specific agreement between a developer or institution and the City Commission.

Microcell structure: means a cell in a mobile phone network served by a low power cellular base station covering a limited area such as a mall, hotel, transportation hub, downtown, public gathering area, or neighborhood. Microcells shall not be considered tower, and shall be allowed in any zoning district.

Mine: means an area of land on which mining activities have been conducted, are being conducted, or are planned to be conducted, as the term is commonly used in the trade.

Mining: means the reducing or lowering the natural level of ground through removal of limerock and overburden or minerals with the exception of dirt, sand, peat or clay, for purposes other than that incidental to and on the same parcel as approved construction of in excess of 50,000 cubic yards of limerock or other minerals. Blasting and lowering of ground water in order to extract limerock are mining activities.

Mining activities: means the extraction of minerals, ore, or other naturally occurring materials from the earth by whatever method, including the removal of overburden for the purpose of extracting and removing from site such underlying deposits, and all associated clearing, grading, construction, processing, transportation, and reclamation on the mine property, and includes the term "pre-mining activity", but shall not be deemed to include activity associated with site surveying, environmental monitoring, mineral exploration, or the sinking or operation of test wells and similar activities.

Minor Collector Roadway: means a roadway that connects local roadways with the collector and arterial roadway network and provides interconnection between neighborhoods. A minor collector roadway has a moderate average traffic volume and trip length.

Mixed-use building: means a building which includes two or more use categories, one of which should be residential.

Commented [jb1]: A small-scale facility or office where patients are admitted for examination and treatment by one or more physicians, dentists, or other health practitioners on a short-term basis. The use includes the offices of physicians, dentists, chiropractors, optometrists, podiatrists, audiologists, speech pathologists, physical therapists, acupuncturists, psychologists, and other health practitioners. It also includes labs for performing services to provide information or materials for use in the diagnosis, prevention, or treatment of a disease or a medical or dental condition, as well as facilities providing short-term outpatient care and treatment (which may or may not be overnight), such as urgent care centers, kidney dialysis centers, ambulatory surgical clinics, outpatient pain therapy clinics, biofeedback centers, sleep disorder clinics, family planning clinics, community health clinics, and health maintenance organization (HMO) medical clinics. Such facilities that provide overnight care and treatment may include sleeping rooms for care workers and members of patients' families. This use does not include hospitals (which are much larger in scale - 36 or more beds) or blood/tissue collection centers, drug or alcohol treatment facilities, or massage therapy establishments.

Mobile food dispensing vehicle: As defined by Florida Statute Section 509.102.

Mobile home: means a movable dwelling unit constructed in a manufacturing facility designed and constructed to be towed on its own chassis and readily connected to utilities and is designed to be occupied year-round. It may contain one or more components that can be retracted or separated for towing on their own chassis and subsequently expanded or reconnected to provide additional capacity. When used in this Code, the term mobile home shall also include manufactured homes. Mobile homes older than 20 years at the date of proposed installation are not permitted in any zoning district in the City. Mobile homes moved from one location within the city limits of the City of Wildwood to another location within the City are exempt from the 20 year requirement above, provided they meet all other standards and are certified for soundness and habitable living conditions.

Prior to being moved to the parcel, mobile home pad, or mobile home lot for which permitting is sought, the mobile home shall be inspected and certified for soundness and habitable living conditions based on all applicable codes. The inspection and certification shall be performed by either: a mobile home dealer licensed in Florida; engineer, architect, residential, building, or general contractor, holding the appropriate certification or registration by the State of Florida; building inspector certified by the State of Florida; or the Building Official. Any repairs that are required in order to meet the requirements for certification of soundness and habitable living conditions but be made, and the certification received, prior to being moved to the parcel, mobile home pad, or mobile home lot for which certification is sought.

Mobile home space: means a foundation or fixed area for locating a single mobile home. This term shall be synonymous with the terms mobile home pad or mobile home stand. As opposed to lots within a mobile home subdivision which are owned by the resident, mobile home spaces occur when a mobile home park is owned by a person(s) in its entirety, with individual spaces rented out to renters parking their mobile homes on the space and being provided with basic services.

Mobile home lot: refers to a parcel in a mobile home subdivision which is owned by the individual with their mobile home on the lot or owned by an individual renting the lot to another for their placement of a mobile home as a tenant.

Mobile home park: means a parcel of land under single ownership which has been planned, designed and developed for the placement of two or more mobile homes, appurtenant structures (or fixtures), and/or additions.

Mobile home subdivision: means a parcel of land which has been planned as a subdivision exclusively for mobile homes or similar types of dwelling units (such as modular homes). Each dwelling unit's lot is designed to be individually owned.

Mobile pick-up lane: means a fully dedicated lane in the drive-thru for guests who place their order ahead in a restaurant using its mobile application. The drive-through lanes shall have a minimum of ten (10) feet and shall be striped or marked. A minimum of five stacking spaces per lane shall be required.

Modular home: means a dwelling which is similar to a mobile home but is designed to be transported from the manufacturing facility to a permanent site and occupied as a conventional single-family dwelling unit. New construction of Modular homes requires permanent foundation with stem wall.

Modular building: means a building which is designed to be transported from the manufacturing facility to a permanent site and used as an office or other non-residential use. New construction of modular buildings requires a permanent foundation with stem wall.

Monument sign: means a type of sign that is not supported by a pole structure. A monument sign is placed upon the ground independent of support from the face of a building, is constructed of a solid material such as wood or masonry and is supported by an integrated, solid base greater than the width of the sign.

Motel: means a building, group of buildings, or portion of a building, containing sleeping units which may or may not have cooking facilities and are normally occupied on a daily or short-term basis. A motel may include living quarters containing individual cooking facilities designed for the resident manager only, or restaurant facilities. Primary access to the individual units is from the exterior of the building.

Multi-family unit: means an individual dwelling unit contained within an apartment, residential condominium, or mixed-use building.

Multi-modal infrastructure: means transportation infrastructure that accommodates multiple modes such as sidewalks, bicycle lanes, bicycle parking facilities, path, streets, transit stops, transit lanes, and other similar features.

Multi-prism or *tri-vision sign:* means a sign made with a series of triangular sections that rotate and stop, or index, to show multiple images or messages in the same area at different times.

Mural: means a painting, graphic, mosaic, fresco, or other artwork attached or applied directly to the exterior of a structure. Murals are prohibited from the front of buildings. Murals containing commercial messages of any kind (e.g., brands, names, trademarks, logos, slogans, corporate mascots or advertising messages) are considered signs and will be subject to regulation as such.

National Flood Insurance Program (NFIP): means the program of flood insurance coverage and floodplain management administered under the Act and applicable federal regulations promulgated in Title 44 of the *Code of Federal Regulations*, Subchapter B.

*Native vegetation :means s*elf-supporting, indigenous species of plants, reasonably capable of growing and surviving in the climatological areas of the City.

Net density: means a measure of density calculated by excluding right-of-way, wetlands, stormwater management areas, environmental preservation areas, and common areas. Environmental preservation areas shall only be excluded if the land is designated as Conservation of the Future Land Use Map or dedicated to the City or other public agency through a conservation easement. Common areas such as parks, buffers, and landscaped areas shall only be excluded if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, Florida Statutes.

New construction: means structures for which the "start of construction" commenced on or after the effective date of this Code.

Non-commercial message: means any message which is not a commercial message.

Non-conforming lot: means a lot which does not conform to the provisions of this Code and/or other applicable City ordinances.

Non-conforming sign: means any sign that was validly installed under laws or ordinances in effect prior to the effective date of the LDR or subsequent amendments, but which is in conflict with the current provisions of the LDR.

Non-conforming use: means the use of any building, group of buildings, lot, or group of lots which was lawful at the time this Code was passed but does not conform with the regulations of the district in which it is located.

Non-hazardous: means any material or mixture of materials that requires special management techniques because of its acute or chronic effect on air or water quality, fish, wildlife or other biota, or on the health and welfare of the public. Such material may exhibit but is not limited to the following characteristics: reactivity, corrosivity, explosiveness, flammability, toxicity and infectiousness.

Non-residential building (NRB): means any structure not containing a residential dwelling unit or residential use.

Nursery: means an establishment or area for the propagation, breeding, and early cultivation of plants which may be sold commercially.

Nursing home: means a facility for patients who are recovering health and strength after illness or injury, or receiving long-term care for chronic conditions, disabilities, or terminal illnesses. Facilities provide 24-hour supervised nursing care and feature extended treatment that is administered by a skilled nursing staff. The residents do not live in private units and the residents typically do not leave the facility until well enough to do so. The facilities provide personal care, room, board, laundry service, and organized activities. This definition does not include community residential homes, assisted living facilities, or independent living facilities. This definition does include convalescent centers and skilled nursing facilities.

Office: means a building, room or space where clerical, professional or administrative activities are performed. Such a building, room or space may be the principal structure, a portion of the principal structure, an accessory structure or a portion of an accessory structure on a lot.

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

Open space: means areas containing wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space. For purposes of meeting open space requirements of this Code, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the total open space requirement. Open space shall not include areas within a right-of-way or areas which are private property.

Owner: means the person in who is vested the fee ownership, dominion, or title of property (i.e., the proprietor). This term may also include a tenant, if chargeable under his lease for the maintenance of the property, and any agent of the owner or tenant including a developer.

Parcel or *parcel of land:* means a contiguous quantity of land in possession of, owned by, or recorded as property of the same claimant person in the public records of Sumter County, Florida, as of July 25, 2011 or as may be subsequently recorded pursuant to the Code.

Parking area or parking lot: means an area used for the temporary storage of vehicles. The owners or users of said vehicles may be charged fees for permitting their storage, but no vehicles are to be equipped, repaired, rented or sold in this area.

Parking space: means a portion of a parking area which is clearly marked as being intended for the storage of one vehicle.

Pass-through lane: Please refer to Bypass Lane.

Paved: means an area of ground covered with materials allowed for such purpose under these LDRs (ex. road standards different), including, as appropriate, but not limited to stone, brick, concrete, asphalt, or gravel, or similar materials making a firm, smooth, level surface.

Pennant: means any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in a series, which will flutter or swing in the wind.

Permanent sign: means any sign which is intended to be and is so constructed as to be of lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear and tear) and position and in a permanent manner affixed to the ground, wall or building. Unless otherwise provided for herein, a sign other than a temporary sign shall be deemed a permanent sign unless otherwise indicated elsewhere in these Land Development Regulations.

Permitted use: means a use which is lawful under the terms of this Code.

Person: means any and all persons including any individual, firm, corporation, governmental agency, business trust, estate, trust, partnership, association, two or more persons having a joint or common interest, or any other legal entity.

Pervious: means areas of a development which are permeable (porous) to the passage of water.

Place of worship: means a building or property used for conducting the services of a generally recognized religious organization.

Planned development or planned unit development (PD)(PUD): means a development project where the land is planned and developed as a single unit or series of programmed stages rather than individual parcels. Portions of the final development product may be retained by the owner or sold to individual purchasers.

Planning and Zoning Board: means the City of Wildwood Planning and Zoning Board as provided for in this Code.

Pole sign: means a ground sign that is supported by one or more poles and otherwise separated from the ground by air. A pole sign is not a monument sign, another type of ground sign.

Portable sign: means any sign, banner, or poster that is not permanently attached to the ground or to a structure that is attached to the ground or a sign capable of being transported, including, but not limited to, signs designed to be transported by means of wheels or carried by a person, and signs converted to an A-Frame sign or a T-frame sign. For purposes of this division, a natural or man-made air, inflatable sign shall be considered to be a portable sign.

Premises: means a parcel of land and any structures occupying the parcel of land.

Principal building: see "main or principal building."

Principally above ground: means that at least 51 percent (51%) of the actual cash value of the structure is above ground.

Principal use: Means the actual primary function for which a lot and buildings upon it are used.

Private club: means a building or portion thereof, owned and/or operated by a corporation, association, person, or group for a civic, educational, recreational, social or other public or semi-public purpose.

Program deficiency: means a defect in the City's floodplain management regulations or administrative procedures that impairs effective implementation of those LDR's floodplain management regulations or of the standards required by the National Flood Insurance Program.

Project: means improvements related to existing residential or non-residential sites in which this Code requires a permit or application approval.

Projecting sign: means any sign affixed perpendicular, or at any angle to a building or wall in such a manner that its leading edge extends more than twelve (12) inches beyond the surface of such building or wall.

Property Owner: means the person(s) in whom is vested the title of real property.

Protected tree: means any tree, except undesirable, noxious, or invasive species, with a diameter breast height (DBH) of ten (10) inches or greater.

Recreational vehicle (RV): means a vehicle similar to, but smaller than, a mobile home designed to serve as a temporary dwelling. It may be equipped with restroom facilities. These vehicles may be towed or may have the necessary automotive equipment to operate independent of another vehicle. Generally, this classification includes "campers," "travel trailers," and similar vehicles.

Public safety and nuisance: means, in terms of floodplain regulations, anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin.

Rear lot line: see "Lot line, rear".

Rear setback: see "Setback, rear".

Rear yard: see "Yard, rear".

Reasonably safe from flooding: means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Recreational vehicle (RV) park: means an area set aside primarily for temporary travel trailers, campers and other recreational vehicles. This facility is intended to provide temporary, non-permanent water, sewer, and electrical hook-ups for such vehicles in exchange for a specified rate of compensation.

Record drawings: The final plans amended by the engineer-of-record and the surveyor-of-record so as to include all locations, dimensions, elevations and materials as constructed and installed. The term record drawings does not denote any guarantee as to the above, only due diligence in the preparation of the documents.

Registered land surveyor: means a registered land surveyor licensed by the State of Florida.

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

Remedy a deficiency or violations: means, in terms of floodplain regulations, to bring the regulation, procedure, structure or other development into compliance with State of Florida, Federal, or local floodplain management regulations; or it this is not possible, to reduce the impacts of non-compliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of these LDRs, or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

Residential facility: means any residential facility licensed by HRS providing a family living environment including supervision and care necessary to meet the physical, emotional and social life needs of clients.

Rezoning: means an official reclassification of the zoning district of a parcel of land in accordance with the procedures set forth in this Code.

Right-of-way (ROW)*:* means an area of land over which people and goods have the right to pass or travel. A public right-of-way grants passage to all and may grant the right to park registered vehicles in accordance with City parking restrictions. Public right-of-way is a form of easement dedicated to the City during subdivision or site plan for public use. Right-of-way is not part of the adjacent parcels; the right-of-way boundary usually coincides with adjacent parcel property lines.

Roadway: see "street."

Roof sign: means any sign which is mounted on the roof of a building or which extends above the top edge of the wall of a flat roofed building, the eave line of a building with a hip, gambrel, or gable roof.

Rotating sign or *revolving sign:* means an animated sign that revolves or turns or has external sign elements that revolve or turn. Such sign may be power-driven or propelled by the force of wind or air.

School: means a building and/or property utilized for the purpose of providing formal primary, secondary and/or post-secondary education/training.

Semi-trailer: shall mean a trailer without motor power with a set or sets of wheels and /or axles at the rear only, designed to be supported by a truck, tractor, or towing vehicle.

Semi-truck: shall mean any heavy automotive vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, used for transporting loads of any kind, including, but not limited to, gravel trucks, dump trucks, log trucks, or all trucks, tractors, or automotive towing vehicles that tow semi-trailers.

Semi-truck owner: means the person who is the owner of a semi-truck and/or trailer.

Semi-truck driver: means the operator of a semi-truck, whether or not they are the owner or lessee of said semi-truck.

Setback: means the minimum separation distance required between a property line and a building or structure.

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

Setback, front: means the minimum separation distance required between the front property line and a building or structure.

Setback, rear: means the minimum separation distance required between the rear property line and a building or structure.

Setback, side: means the minimum separation distance required between the side property lines and a building or structure.

Service street: means a local street or alley used to provide rear-yard access to businesses, institutions and residences for the purpose of providing services (for example, garbage collection or delivery services).

Shallow flooding: see "area of shallow flooding."

Shipping Container: means a steel intermodal container used to carry goods on trains, trucks or ships.

Shrub: a low, woody, perennial plant with one or more permanent woody stems dividing from the base that grows to a height of at least three (3) feet.

Side lot line: see "Lot line, side".

Side setback: see "Setback, side".

Side yard: see "Yard, side.

Sidewalk: means a concrete path constructed at a minimum of five (5) feet in width that is intended for pedestrians and non-motorized vehicles. Sidewalks may be located on private property or within a right-of-way.

Side yard: see “Yard, side”.

Sign: means any device, fixture, placard or structure, including its component parts, which draws attention to an object, product, place, activity, opinion, person, institution, organization, or place of business, or which identifies or promotes the interests of any person and which is to be viewed from any public street, road, highway, right-of-way or parking area (collectively referred to as a “public area”). For the purposes of these regulations, the term "sign" shall include all structural members. A sign shall be construed to be a display surface or device containing organized and related elements composed to form a single unit. In cases where matter is displayed in a random or unconnected manner without organized relationship of the components, each such component shall be considered to be a single sign.

Sign area: means the square foot area within a continuous perimeter enclosing the extreme limits of the sign display, including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of the actual surface area. In the case of painted wall signs composed of letters, shapes, or figures, or skeleton letters mounted without a border, the sign area shall be the area of the smallest rectangle or other geometric figure that would enclose all of the letters, shapes and figures. The calculation for a double-faced sign shall be the area of one face only provided the sign is parallel and no greater than 24” apart or angled more than 30 degrees. Double-faced signs shall be so constructed that the perimeter of both faces coincide and are parallel and not more than twenty-four (24) inches apart.

Sign height: means the vertical distance from the average finished grade of the ground below the sign excluding any filling, berming, mounding or excavating solely for the purposes of increasing the height of the sign, to the top edge of the highest portion of the sign. The base or structure erected to support or adorn a monument, pole or other freestanding sign is measured as part of the sign height.

Significant construction: means the installation of infrastructure on an approved project site such as roads, utility lines, or stormwater management areas. Surety posted to guarantee performance, as deemed appropriate by the City Attorney, is required in cases where infrastructure improvements have not been fully completed.

Sight triangle: means a triangle formed by measuring a distance of 25 feet from the point of intersection of the ingress/egress pavement line or public right of way and another public right-of-way pavement line and connecting the points so established to form a triangle on the area of the lot adjacent to said intersections. Within such site triangle, no structures shall exist between 18 inches (18”) and six feet (6’) as measured from road grade. The term visibility triangle is synonymous.

Simulated gambling device: means any device that, upon connection with an object, is available to play or operate a computer simulation of any game, where the play or operation of the device may deliver or entitle the person or persons playing or operating the device to a payoff directly or indirectly from the owner or operator of the device or that person's designee. The following rules of construction apply to this definition of "simulated gambling device":

(a) The term device means any mechanical or electrical contrivance, computer, terminal, video or other equipment that may or may not be capable of downloading games from a central server system, machine, computer or other device or equipment. The term "device" also includes any associated equipment necessary to conduct the operation of the device.

(b) The term upon connection with means insertion, swiping, passing in range, or any other technical means of physically or electromagnetically connecting an object to a device, including by the manual input by any person of characters, numbers, or any combination thereof, or other code for the purpose of accessing or activating a device, or any other mechanism or method by which the object provides access to the device.

(c) The term object means a coin, bill, ticket, token, card, characters, numbers, or any combination thereof, other code, or any other tangible or intangible access mechanism or method, obtained directly or indirectly through payment of consideration, or obtained as a bonus or supplement to another transaction involving the payment of consideration.

(d) The terms play or operate or play or operation includes the use of skill, the application of the element of chance, or both.

(e) The term computer simulation includes simulations by means of a computer, computer system, video display, video system or any other form of electronic video presentation.

(f) The term game includes slot machines, poker, bingo, craps, keno, "fish", any other type of game ordinarily played in a casino, a game involving the display of the results of a raffle, sweepstakes, drawing, contest or other promotion, lotto, sweepstakes, and any other game associated with gambling or which could be associated with gambling, but the term "game" does not necessarily imply gambling as that term may be defined elsewhere.

(g) The term payoff means cash, monetary or other credit, billets, tickets, tokens, or electronic credits to be exchanged for cash or to receive merchandise or anything of value whatsoever, whether made automatically from the machine or manually.

(h) The use of the word gambling in the term "simulated gambling device" is for convenience of reference only. The term "simulated gambling device" as used in this part is defined exclusively by this subsection and does not incorporate or imply any other legal definition or requirement applicable to gambling that may be found elsewhere.

(i) For the purpose of determining the number of simulated gambling devices, each seat, terminal, or other interface at which a separate individual may use the device, shall be counted as a separate and distinct device, regardless of whether the device or any seat, terminal, or other interface is functional.

(j) *Single family attached* (SFA): means a dwelling unit connected to at least one, but not more than two (2) adjacent dwelling units (no more than three (3) total units) by any architectural feature integral to its design or the design of its garage, excluding fences, posts, utility screen walls, stoops, driveways, walkways and air conditioning pads.

Single family detached (SF): means a traditional stand-alone dwelling unit that houses a single family and shares no connection to another dwelling unit. *Site plan:* means the drawing(s) which put forth an applicant's proposal for the development of a particular piece of land that is certified by a registered professional engineer.

Sketch: means a rough drawing or set of drawings which illustrates features of a site.

Smoke shop: means a business where 50 percent (50%) or more of its sellable inventory is tobacco and products for the use of tobacco and similar inhaled smokable products, including, but not limited to, vaping and electronic cigarettes. The term tobacco shop is synonymous with smoke shop.

Snipe sign: means a sign made of any material when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to or placed on public property such as but not limited to a public utility pole, a public street sign, a public utility box, a public fire hydrant, a public right-of way, public street furniture, or other public property; except for A-frame and T-frame signs that are temporarily placed on public property under such limitations and constraints as may be set forth in the Land Development Regulations

Special exception: means a use that would not be appropriate generally or without restriction throughout a zoning district but may be permissible in a zoning district as a special exception if specific provisions for such special exception are made in this Code.

Special flood hazard area: see “area of special flood hazard.”

Spring: means a point where underground water emerges onto the Earth’s surface.

Springshed: means those areas within ground and surface water basins that contribute to the discharge of a spring.

Start of construction: means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, improvement, or substantial improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation for this definition, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

Statutory sign: means a sign the city is required to erect by any statute of the State of Florida or the United States for safety, directional, or traffic control purposes.

Story: means that portion of a building included between the surface of any floor and the surface of the next floor above it. In the event there is not a floor above the former, then the story is that portion of a building between the top floor and the ceiling above it. Generally, a story is no more than 15 feet high from bottom to top.

Street: means a public or private thoroughfare which affords the principal means of access to abutting property. Alleys shall not be considered streets.

Street, arterial: see "arterial street."

Street, collector: see "major or minor collector street."

Street line: means the public right-of-way line of a street.

Street, local: see "local street."

Street, service: see "service street."

Street trees: means trees, shrubs, bushes, and all other woody vegetation on rights-of-way on either side of all lanes, streets, avenues, or ways within the City.

Structure: means a man-made object having a relatively stationary location on or in land or water whether or not it is affixed to the land or on a permanent foundation. As it relates to floodplain management, a structure refers to a walled, roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.

Subdivider: means any firm, corporation, partnership, person or other legal entity who, acting as a unit, voluntarily engages in or proposes to engage in, the division of a parcel (or parcels) of land into smaller parcels of land.

Subdivision: means:

(A) The division of any parcel of land into three (3) or more contiguous lots for the purpose of building, development or transfer of ownership; or any division of a parcel of land requiring a new street or modification to an existing public street, or the provision of other public facilities or improvements, including but not limited to, drainage facilities and utilities. This term includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or area subdivided.

(B) Subdivision shall not mean:

(1) The transfer of property by sale, gift, or testate or intestate succession from the property owner to his or her spouse or lineal descendants, provided that all required utilities are in place prior to the issuance of a development permit,

(2) The transfer of property between tenants in common or joint tenants for the purpose of dissolving the tenancy in common or joint tenancy,

(3) The sale or exchange of parcels of land between owners of adjoining properties provided that additional lots are not thereby created and that the parcels remaining are not reduced below the minimum sizes required by the Code.

Substantial damage: means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. This term also includes “repetitive loss” structures as stated in section 6.8.

Substantial improvement: means any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during the life of a structure in which the cumulative costs equals or exceeds 50 percent of the market value of the structure. This term includes structures that have incurred substantial damage. The term, however, does not include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code violation, which have been identified by the local Code Enforcement Officer prior to the application for permit of improvements, and which are the minimum necessary to assure safe living conditions.
The market value of the structure should be:

(A) The appraised value of the structure prior to the start of the initial repair or improvement, or;

(B) In the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure..

T-sign: means a temporary single or double-faced sign which is supported by a base that rests on the ground and is not embedded into the ground. A t-frame sign resembled an inverted T, with the sign attached to the top of the inverted shape.

Temporary sign: means a sign intended for a use not permanent in nature. Unless otherwise provided for in these Regulations, a sign with an intended use for a period of time related to an event shall be deemed a temporary sign. A flag shall be deemed a temporary sign.

Tiny House: means a principal, permanent residential dwelling unit in a Tiny House Community that has a total square footage (inclusive of any additional stories) of between 170 square feet and 1,100 square feet. The minimum width of a Tiny House in a Tiny House Community shall be 8.5 feet, with a maximum width of 25 feet. Tiny houses shall follow and comply with all other applicable building codes.

Tiny House on Wheels (THOW): means a tiny house which is either built on a trailer or is towable by a bumper hitch, frame-towing hitch, or fifth wheel connection, and cannot move under its own power. Tiny House on Wheels shall not be permitted in the City of Wildwood.

Tiny House Pocket Neighborhood: means a neighborhood of tiny houses that has a minimum square footage of 100 square feet and a maximum square footage of 550 square feet. Each pocket neighborhood shall have a minimum of 4 tiny houses and a maximum of 12 tiny houses and be located on a maximum of 5 acres.

Tower: see "Communications tower".

Transit ready: means a built environment that encourages and can accommodate transit and multi-modal opportunities.

Travel Center: means a one-story retail store containing greater than five thousand (5,000) square feet of gross floor area that is designed and stocked to sell food, beverages, gasoline and other items. Travel centers shall not include overnight parking facilities for semi-trucks or semi-trailers.

Travel trailer: see "recreational vehicle (RV)."

Tree: means a woody or fibrous perennial plant which is capable of growing within the USDA Hardiness Zones 9A or 9B, and normally grows with an upright trunk to an overall height of at least 15 feet and to a minimum DBH of at least four inches.

Tree condition: means a rating of the health of a tree on a scale of 1-100 based upon procedures contained in the current edition, and as amended, of the Council of Tree and Landscape Appraisers (CTLA) Guide for Plant Appraisal.

Tree risk: means the rating of the risk that a tree poses to the surrounding area according to ISA Tree Risk Assessment Protocols (TRAQ)

Truck stop: means an establishment primarily for fueling, servicing, repair, and short-term parking of semi-trucks, semi-trailers or similar heavy commercial vehicles, including but not limited to the sale of accessories and equipment for such vehicles. It may also include overnight accommodations, showers, and restaurant facilities primarily for the use of semi-truck or semi-trailer crews.

Understory Tree: means any tree species with a mature height of less than 20 feet (Referred to as Medium Trees in Table 6-3).

Unenclosed use: means a use which is not enclosed by a roof and at least three walls.

Unsafe sign: means a sign posing an immediate peril or reasonably foreseeable threat of injury or damage to persons or property.

Variance: means a grant of relief from the requirements of this Code, in the manner provided for variances in this Code (see section 3.12).

Vehicle sign: means a sign which covers more than twenty (20) square feet of the vehicle, which identifies a business, products, or services, and which is attached to, mounted, pasted, painted, or drawn on a motorized or drawn vehicle, and is parked and visible from the public right-of-way; unless said vehicle is used for transporting people or materials in the normal day to day operation of the business.

Vertical datum: means a reference surface used *to* ensure that all elevation records are properly related, relative to mean sea level. The current national datum is the North American Vertical Datum of 1988 (NAVD 88), although references to the former National Geodetic Vertical Datum of 1929 (NGVD 29) can still be found.

Vertical mix: means the percentage of a development's square footage devoted to multi-story buildings.

Viable tree: means any live tree meeting the definition of *protected* tree where the species is not listed as invasive exotic and the condition or risk rating meets the criteria of at least 50 as defined under *Tree Condition* on undeveloped properties. Or on developed properties, the arborist finds that the tree poses no more than Low Risk as defined under *Tree Risk*.

Violation: means the failure of a structure or other development to be fully compliant with the requirements of these Land Development Regulations. A structure or other development without an elevation certificate, other certifications, or other evidence of compliance with the LDRs Floodplain Development Regulations provided in Section 6.8 is presumed to be in violation until such time as that documentation is provided.

Visibility triangle: see "Sight triangle".

Wall wrap sign: means a sign composed of fabric, plastic, vinyl, mylar or a similar material that drapes or hangs over the side of a building, wall or window.

Wall sign: means any sign attached parallel to, but within twelve (12) inches of a wall; painted on the wall surface of or erected and confined within the limits of an outside wall of any building or structure, which is supported by such wall or building, and which displays only one sign surface.

Warning sign or *safety sign:* means a sign which provides warning of a dangerous condition or situation that might not be readily apparent or that poses a threat of serious injury (e.g., gas line, high voltage, condemned building, etc.) or that provides warning of a violation of law (e.g., no trespassing, no hunting allowed, etc.).

Watercourse: means a lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

Water surface elevation: means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 or the North American Vertical Datum (NAVD) of 1988, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Wetlands: means lands which are identified by being inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. The definition includes all contiguous and noncontiguous or isolated wetlands to waters, water bodies, and watercourses. Wetlands include, but are not limited to, swamp hammocks, hardwood hybrid hammocks, riverine cypress, cypress ponds, bogs, wet prairies, and freshwater marshes.

Wind sign: means a sign which uses objects or material fastened in such a manner as to move upon being subjected to pressure by wind, and shall include, pennants, ribbons, spinners, streamers or captive balloons, however, the term wind sign shall not include flags.

Wireless communications services: means pagers, cellular telephones, personal communication services, two-way radio, broadcast and similar technologies, which use antennas or towers to facilitate the transmission of signals from one (1) location to another for the purpose of allowing one-or two-way communication of voice or electronic messages where either the sending or receiving units, or both, are free standing and not connected to any system of wires or cables used to transmit such messages.

Yard, front: means the area of a property located between the front property line and the primary building which, except in certain exceptions for corner lots, runs the entire width of the lot between the side lot lines.

Yard, side: means the area of the property located between the side property lines and the primary building which, except in certain exceptions for corner lots, runs the entire width of the primary building.

Yard, rear: means the area of a property located between the rear property line and the primary building, running the entire width of the lot between the side lot lines.

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3.1. General.

(A) *Establishment of zoning districts.* For the purpose of promoting the health, safety, morals, and general welfare of the citizens, residents, and businesses of the City of Wildwood, the following zoning districts are hereby established in TABLE 3-1.

(B) *Permitted zoning districts.* TABLE 3-2 identifies the zoning districts which shall be allowed within the land use designations provided on the Future Land Use Map of the Comprehensive Plan. Planned developments are permitted pursuant to the regulations set forth in Chapter 8 of this Code.

3.2. Official Zoning Map.

(A) *Zoning map*. The boundaries of the various zoning districts are shown on the official Zoning Map. The zoning map shall be maintained by the City through a GIS database and shall be made available to the public. All proposed changes to the district boundaries shall be heard by the Planning and Zoning Board and approved by the City Commission.

(B) *Interpretation of zoning district boundaries.* Except as otherwise specifically provided, the abbreviations shown within district boundaries on the official Zoning Map indicates that district's regulations pertaining to the district extent throughout the whole area surrounded by the boundary line. Where uncertainty exists as to the boundaries of districts as shown on the official Zoning Map, the provisions and rules below shall apply.

(1) Boundaries indicated as approximately following the center line of a street, highway, or alley shall be construed to follow such center line.

(2) Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.

(3) Boundaries indicated as approximately following the City limits line shall be construed as following such a line.

(4) Boundaries indicated as following shorelines shall be construed as following the mean high-water line.

(5) Distances concerning boundary lines not relative to street center lines or lot lines specifically indicated on the official zoning map, shall be determined by the Board of Adjustment.

(C) *Boundary line disputes.* In any instance where the boundary line of a zoning district is in dispute, the Development Services Director shall notify the Board of Adjustment. When notifying the Board, the Director shall request a public meeting to resolve the dispute and shall inform the Board of the reason they are unable to resolve the dispute. Upon receipt of a notice from the board of the day, time, and place of the meeting, the director shall notify the parties to the dispute, in writing, of the day, time, place and purpose of the public meeting. At this meeting, all parties will be given a proper amount of time to present their point of view on the dispute.

(D) *Zoning overlay map.* A zoning overlay map is hereby established. The zoning overlay map shall be maintained by the City and shall delineate existing planned unit developments at time the Code was adopted. The zoning overlay map shall be amended to include all planned developments approved after the adoption of this Code as well delineate all mixed-use centers pursuant to section 3.5(D). The zoning overlay map shall be made available to the public.

3.3. Rezonings.

The regulations, restrictions, procedures, official zoning maps, and other material set out in these zoning regulations may from time to time be amended, supplemented, changed, or repealed.

(A) *Application.*

(1) A zoning amendment may be proposed by the City Commission, the Planning and Zoning Board/e Board of Adjustment, any other department or board of the City of Wildwood, or any other person provided, however, that no such person shall propose an amendment for the rezoning of property which they do not own fee simple, except as agent, petitioner or attorney for an owner. Proof of such shall be in the form of a notarized authorization letter.

(2) All proposals for zoning amendments shall be made by submitting an application for rezoning to the office of the Development Services Director. If the application is from anyone other than a City Official or Board, the payment of such fees as have been established by the City Commission shall be submitted.

(B) *Hearing notice*. All public notices shall adhere to Florida State Statutes procedures for adoption of ordinances and resolutions (F.S. 166.041). Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to abutting property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway adjacent to the subject property in a location visible to the general public.

(C) *Review process.*

(1) *Project Review Committee.* The Project Review Committee shall review all planned development applications in accordance with Chapter 1, section 1.6 prior to the zoning amendment be heard by the Planning and Zoning Board. All other zoning amendments are exempt from mandatory review by the Project Review Committee.

(2) *Development Services Director review.* The Development Services Director shall review all proposed rezonings and make recommendations to the Planning and Zoning Board in the form of a staff report. For planned developments, the findings of the Project Review Committee shall be included in the staff report. A copy of this report shall be available at the Development Services Department of the City of Wildwood five (5) days before the public hearing.

(3) *Planning and Zoning Board.* All proposed zoning amendments shall be heard by the Planning and Zoning Board. Before making a recommendation concerning the proposed zoning amendment, the Planning and Zoning Board shall hold a public hearing to consider the proposed zoning amendment. The Planning and Zoning Board shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to parties involved. Public notice shall adhere to Florida statute. At the hearing, any party may appear in person or by agent or attorney. Within a reasonable time after a proposed zoning amendment is officially received by the Planning and Zoning Board, the Board shall submit its report and recommendation concerning the proposed amendment to the City Commission. The report and recommendations shall make note of staff's recommendation. The Board's report and recommendations are advisory only and shall not be binding upon the City Commission.

(4) *Report requirements--rezoning.* When pertaining to the rezoning of land, the report and recommendations shall show that the Board has studied and considered the proposed amendment in relation to the following, where applicable:

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

(b) The existing land use pattern of the surrounding area;
(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;
(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;
(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety; and
(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property.

(5) *City Commission.* The City Commission shall hold a public hearing to consider the proposed zoning amendment. The City Commission shall fix a reasonable time for the hearing, give public notice thereof, as well as due notice to the parties involved. At the hearing any person may appear in person or by agent or attorney. The City Commission shall take final action on the proposed zoning amendment by either approving or denying the proposed amendment. The zoning amendment shall be adopted by ordinance. Appeals from the decision of the City Commission shall be filed in the court having jurisdiction over such matters.

3.4. Zoning District Standards.

(A) *Applicability.* Unless otherwise specified in this Code, the rules outlined below shall be used in applying the zoning district regulations. Upon annexation of a parcel of land into the City, the City shall begin the process of amending the Comprehensive Plan in accordance with Florida statute and include the annexed parcel on the Future Land Use Map and official Zoning Map. However, in the interim between the time when the area is annexed, and the City Commission completes the comprehensive plan amendment and rezoning process the annexed parcel will retain the County land use and zoning designations until otherwise classified by the City.

(B) *Mix of housing types*. All developments are encouraged to contain a mix of housing types to provide a variety of housing options within the City of Wildwood. All developments containing 500 or more single-family detached residential units are required to contain one (1) or more additional housing types. Housing types are inclusive of the following four categories:
(1) Single family attached;
(2) Apartment or condominium building; or
(3) Dwelling units within a mixed-use building.

(C) *Blending.* Within a development's internal boundary, the amalgamation of land uses (i.e., commercial, residential, etc.), densities or intensities may be allowed regardless of where the geographic zoning boundary line is located provided that the development's overall maximum buildout potential pursuant to section 3.5(C) are not exceeded. This provision may be allowed only within developments that proceed through the zoning process as planned developments.

(D) *Density, intensity, and lot standards.* TABLE 3-4A through TABLE 3-4D identifies district densities, intensities, and standards per zoning district.

3.5. Mixed-use Zoning District Criteria.

(A) General. Properties contained in a mixed-use zoning district may be subject to the standards listed within this section. Developments greater than 10 acres in a mixed-use zoning district, with the exception of Residential/Institutional/Office, are required to proceed through the development process as a planned development pursuant to Chapter 8 of this Code.

(A) *Use percentages.* Developments greater than 10 acres in a mixed-use zoning district shall adhere to the requirements contained in TABLE 3-5. The percentages depicted in TABLE 3-5 relate to the percentage of the development's acreage devoted to each use category. Developments less than 10 acres in a mixed-use zoning district may develop as a mixed-use or single-use project which do not meet the requirements of TABLE 3-5.

(B) *Determination of maximum buildout scenario.* The City shall review mixed-use developments in accordance with this section. The maximum buildout scenario is determined by first deducting the intended acreage devoted to residential. The applicable density is then applied to the residential acreage to determine the amount of dwelling units allowed. The acreage devoted to residential is deducted prior to assessing the amount of non-residential square footage. Applying the applicable intensity from the resulting remaining acreage will provide the maximum amount of non-residential square footage allowed. While the intended percentages may vary, the percentage of residential and non-residential uses must equal 100%. The amount of residential square footage contained within mixed-use buildings does not count against the maximum allowable non-residential building square footage.

For example:

100 acres of Residential Mixed-use in which 35% residential is sought

(100) x (.35) x (10) =	350 dwelling units
(100) x (.65) x (.3) x (43560) =	849,420 square feet of non-residential uses

3.6. Principal Uses.

(A) *Uses established.* The principal or main use(s) and associated structures of a property shall be allowed as one of the following:

(1) *Permitted use*. This use is hereby established as the general use(s) in the various zoning districts, as specified in TABLE 3-6, and is a use of right when in compliance with the requirements of this Code. For instances where the intended use of the property is not specifically listed in TABLE 3-6, the Development Services Director may make a determination as to whether or not the intended use is permitted in a particular zoning district.

(2) *Conditional use.* This use is hereby established to conditionally allow specified uses as specified in TABLE 3-6. Because of their unique characteristics, these uses are not permitted as a matter of right, special use or otherwise allowed by this Code. Process information and regulations are contained in section 3.8 of this Chapter.

(3) *Special exception use.* This use is hereby established to allow uses not normally permitted in the various zoning districts. A special use is not a use of right and there is no presumption that it will be granted. Process information and regulations are contained in section 3.9 of this Chapter.

(B) The use regulations specified in this Code shall be considered as specific regulations governing the use of parcels and structures located on the parcels.

3.7. Accessory Uses and Structures.

(A) *General.* This use is hereby established to allow activities which are customarily incidental to the principal use, provided it meets the following general requirements:

(1) An accessory use is a use of right after a principal use is established on the property. Unless otherwise provided, no accessory use or structure is permitted on a parcel that does not contain the principal use or structure;

(2) Accessory uses must comply with standards pertaining to the principal use unless specified otherwise in this Chapter;

(3) Unless specified otherwise herein, accessory uses are intended to be for the principal use of residents, occupants, guests and employees of the parcel on which they are located and not for use by the general public.

(4) Accessory uses may encroach into the side and rear setbacks established in TABLE 3-4. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line, unless the accessory use is located along property lines adjacent to a roadway. If the accessory use is located along property lines adjacent to a roadway, then the setbacks shall conform to those established in TABLE 3-4.

(5) ~~(5)~~ Accessory structures may be required to meet the requirements of Design District Standards (DDS) Chapter 2, (G)(1)(5). Semi-trailers and/or shipping containers are expressly prohibited to be used as accessory structures in all residential and commercial zoning districts.

(6) Storage sheds will be limited to a maximum of 20 percent of the square footage of the principal structure. The principal structure square footage area is considered to be all square footage under roof and enclosed walls.

(B) *Specified accessory uses and structures.* The following uses and structures, provided they satisfy the general criteria set forth above, are specifically presumed to be accessory:

(1) *All zoning districts.* The following accessory uses are allowable in all zoning districts:

(a) Detached or attached storage or utility buildings such as garages and sheds; such a shed less than 100 square feet shall not require a building permit on a lot less than one acre; such a shed less than 200 square feet shall not require a building permit on a lot greater than one acre;

(b) In-ground and above ground swimming pools/spas and screen enclosures for the same;
(c) Greenhouses (non-commercial);
(d) On site utilities which serve only the development which they are located;
(e) Photovoltaic systems and solar thermal arrays provided they are intended to serve the principal structure solely;
(f) Satellite dishes or antenna for private use

(2) *Residential zoning districts.* The following uses are allowable in all residential zoning districts:
(a) Family cottages provided the following are met:
(i) No more than one family cottage may be allowed as an accessory dwelling unit to a lot containing a single family detached dwelling;
(ii) Accessory family cottage may be attached to the principal structure or may be detached;
(iii) The living area of a family cottage shall be at least 400 square feet in size. A family cottage may be a maximum of 40% of the gross floor area of the principal structure not to exceed 1,200 square feet;
(iv) Both the principal structure and the accessory family cottage must be conventionally constructed (site built) structures each with individual full bathrooms;
(v) The accessory family cottage must be designed and located to be compatible with the appearance of the principal structure;
(vi) The construction of an accessory family cottage must not create a parking or drainage problem, and must conform to all setback provisions of this Code;
(vii) The principal structure and the accessory family cottage shall share the same access point or drive;
(viii) The accessory family cottages shall not be sold, transferred, or conveyed as a residential unit separate and apart from the principal dwelling unit;
(ix) There shall be one address to the main structure only; and
(x) There shall be one electric utility service meter; one water meter; one sewer connection and one trash pickup account for the site.
(b) Temporary real estate offices associated with subdivisions.
(c) Private laundry, maintenance and mail distribution facilities; private community recreational and business office facilities associated with residential developments.

(3) *Institutional, commercial, or industrial zoning districts.* The following uses are allowable in all institutional, commercial and industrial zoning districts:
(a) One residential unit (conventional construction or Class A or Class B mobile home) for caretaker, security or maintenance facilities, which may be detached, connected to, or built above the business; and
(b) Dining rooms, cafeterias, snack shops, day care and employee fitness centers for the exclusive use of employees, clients and guests, and not open to the general public.

3.8. Conditional Uses.

(A) *In general.* This use conditionally allows specified uses that, because of their unique characteristics, are not permitted as a matter of right, special exception or otherwise allowed by this Code. Such conditional uses, unless properly controlled, pose potentially serious health, safety or welfare concerns to the community. Therefore, it is the intent of the City Commission to ensure, through available and reasonable methods, that the location, construction, operation, and maintenance of a conditional use produces minimal adverse effect on the environment and public health, safety, and welfare, and to fully balance the need for such conditional use with the broad interests of the public. A conditional use is not a use of right and there is no presumption that such a use will be granted. Principal uses only allowed as conditional uses are specified in TABLE 3-6 and may be approved for a period of time as specified by the City Commission.

(B) *Application procedure.* Written application shall be made to the City for a conditional use permit. In addition, the applicant shall provide the following information:
(1) A site plan in accordance with Chapter 4; and
(2) A written statement specifically addressing the general requirements set forth in subsection 3.8(e) below.

(C) *Hearing notice.* All public notices shall adhere to Florida State Statutes procedures for adoption of ordinances and resolutions (F.S. 166.041). Public notice must be provided at least ten (10) calendar days prior to the public hearing

date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.

(D) *Hearing procedure.* The procedure for review and approval of a conditional use permit request shall be in accordance with section 4.2 of this Code.

(E) *General requirements and conditions.*

(1) *Conditions and safeguards.* In granting any conditional use permit, the Planning and Zoning Board may recommend, and the City Commission may prescribe appropriate conditions and safeguards to ensure the public health, safety and welfare as well as compliance with the requirements of this Chapter and the Code in general. Such conditions may include time limits for the initiation and duration of the conditional use, specific minimum or maximum limits to regular Code requirements, or any other conditions reasonably related to the requirements and criteria of this Code.

(2) *Review criteria.* When reviewing an application for a conditional use permit, the Planning and Zoning Board and City Commission shall consider the following requirements and criteria:

(a) The proposed use must comply with the Comprehensive Plan;

(b) Allowance of the conditional use will not be detrimental to the public health, safety or general welfare;

(c) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished;

(d) The site plan illustrates environmental safeguards, adequate parking, loading and services areas which are located such that there is no adverse impact on adjoining properties;

(e) Significant measures such as increased buffering, screening, or landscaping have been incorporated into the site plan to protect the adjoining property owners from adverse impacts such as visual, noise, odor, dust, and particulates; and

(f) Alternative properties are not available in which a conditional use permit would not be necessary.

(F) *Transfer or abandonment of a conditional use.*

(1) Conditional use permits may run with the owner or with the property. The City Commission shall, at the time of approval, specify whether the conditional use runs with the owner or the property. If it runs with the owner, ownership of a conditional use cannot be transferred to another party.

(2) A conditional use permit that is not initiated within one (1) year of being granted shall not be established without a new application and public hearing in accordance with the procedures for such. A conditional use that is abandoned for a period of six (6) months or more shall not be reestablished without filing a new application with subsequent public hearing in accordance with the procedures for such.

3.9 Special Exceptions.

(A) *General.* A special exception is a use that would not be appropriate without restriction, but which, if controlled as to number, area, location or relation to the surrounding area, would promote the public health, safety and general welfare. Principal uses only allowed as special exceptions are specified in TABLE 3-6.

(B) *Procedure.* The following actions must be taken before the Planning and Zoning Board may grant a special exception:

(1) *Application.* A completed application form must be submitted to the Development Services Department. Before the application is processed the Development Services Department must verify the application is complete. Non-refundable fees are to be submitted with the completed application.

(2) *Narrative.* A narrative and site plan or sketch shall be included with the application describing and detailing the following:

(a) Explanation of the proposed use on the property;

(b) Explanation of proposed structures and their location;

(c) Provision for ingress and egress;

(d) Provision for off-street parking and loading areas;

(e) Provision for refuse and service areas;

(f) Provision for utilities;

(g) Provision for screening and buffering of dissimilar uses;

(h) Provision for signs and exterior lighting;
(i) Provision for required yards and green space;
(j) Provision for compatibility with adjacent properties; or.
(k) Provision for meeting any special requirements.

(3) *Parking of Semi-Trailers and/or trucks.* An application for parking of semi-trailers and/or trucks shall provide the following information:
(a) The number of trucks and/or trailers expected;
(b) The length of time the trucks and/or trailers will be expected to remain on the property;
(c) The hours at which the trucks and/or trailer(s) may be taken to and from the property; and
(d) Other supplementary information as deemed appropriate to show conformance with the requirements of Sec. 3.22(D)(1)-(6).

(4) *Hearing notice.* Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.

(5) *Review process.* The Planning and Zoning Board shall have the power to hear and approve special exceptions as specifically authorized under the terms of these zoning regulations, to grant special exceptions with appropriate conditions and safeguards, or to deny special exceptions when not in harmony with the purpose and intent of these zoning regulations. In granting any special exception, the Board may prescribe appropriate conditions and safeguards to ensure compliance with the requirements of this Chapter and the Code in general. Such conditions may include time limits for the initiation of the special exception use, specific minimum or maximum limits, or any other conditions reasonably related to the requirements and criteria of this Code.

(C) *Review criteria.* When reviewing an application for a special exception, the board shall consider the following requirements and criteria:
(1) The proposed use must comply with the Comprehensive Plan;
(2) The overall character of the neighboring properties must be maintained;
(3) Justification has been presented as to why the special exception should be granted;
(4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished; and
(5) Consideration has been given to surrounding property values.

(D) *Expiration or revocation of special exceptions.*
(1) Special exceptions may run with the property or may be granted to a specific owner of the property as determined by the Development Services Director.
(2) A special exception use that is not initiated within one (1) year of being granted shall not be established without a new public hearing in accordance with requirements of this Chapter.
(3) A special exception use that is abandoned for a period of six (6) months or more shall not be reestablished without a new public hearing in accordance with the requirements of this Chapter.
(4) A reasonable time limit may be recommended and imposed for the special exception. A time limit may dictate when the special exception should be initiated and/or discontinued, or may set forth a specific time period for termination.
(5) A special exception approval may be revoked by the Board upon non-compliance and/or violation of any condition attached to the special exception, after notice and a public hearing.

(E) *Special requirements.* For those special exception uses listed below, the following additional special requirements shall apply:
(1) *Assisted living facility*. (Allowed in R-1, R-2, C-1, C-2, C-2A, C-3). A special exception may be granted under the following conditions:
(a) The proposed site shall front an arterial or collector road.
(b) The proposed site shall utilize the lot requirements for the IN zoning district.
(c) Proof of licensing by the appropriate jurisdictional agency will be required.
(d) The facility shall be compatible with the adjacent area.
(e) Additional buffering or screening may be required, when deemed necessary.

(f) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects lead to a reduction in roadway LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.

(g) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(2) *Auto Dealership, golf cart and similar sales*. (Allowed in C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC,). A special exception may be granted under the following conditions:

(a) The use and all associated activities must be in completely enclosed buildings; and

(b) Additional buffering and screening may be required, when deemed necessary.

(3) *Bed and Breakfast*. (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, RIO). A special exception may be granted under the following conditions:

(a) The exterior appearance shall retain a single-family residential appearance.

(b) The proposed use shall be compatible with the adjacent area.

(c) Additional buffering and screening may be required.

(d) The owner, operator, or resident manager shall be required to reside on the premises.

(e) Kitchen facilities shall be limited to one central kitchen to serve overnight guests and residents only. Cooking facilities shall not be permitted in guest rooms;

(f) Exterior lighting shall be compatible with lighting in the neighborhood.

(g) One parking space per guest room and two parking spaces for owner/occupant is required.

(h) Additional conditions, including, but not limited to signage, may be deemed necessary to protect the character of the neighborhood.

(i) Guest stays shall be limited to thirty (30) consecutive days and no more than sixty (60) days in any one-year period.

(4) *Car wash and auto detailing facilities, full or self-service.* (Allowed in C-1, C-2, C-2A, NMU-7, CMU). A special exception may be granted under the following conditions:

(a) The proposed facility must use an approved oil/water separator.

(b) The proposed facility must use the recycled water system established within the facility.

(c) The proposed facility shall be compatible with adjacent development.

(d) Additional buffering and screening may be required for accessory structures and uses, including, but not limited to, vacuum and tire air pump areas.

(e) All accessory structures, including, but not limited to vacuuming and tire air pump areas, shall be designed with colors and materials compatible with the primary structure.

(5) *Cemeteries and mausoleums.* (Allowed in AG-5, AG-10, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, RIO) A special exception may be granted under the following conditions:

(a) The proposed site shall be a minimum of one acre.

(b) Additional buffering or screening may be required.

(6) *Childcare facility, day care, or adult day care (excluding family day care homes as defined under Chapter 402 of the Florida Statutes)*. (Allowed in R-1, R-2, R-3, R-4, R-5, MHP, CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall be a minimum of 15,000 square feet with a minimum lot width of 100 feet.

(b) Proof of licensing by the appropriate jurisdictional agency will be required.

(c) Additional buffering and screening may be required.

(7) *Churches and places of worship.* (Allowed in AG-10, AG-5, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10) A special exception may be granted provided the proposed site utilize the lot details for the IN zoning district.

(8) *Community residential home*. (Allowed in IN, C-1, C-2, C-2A, C-3, CDT) A special exception for a community residential home with 7 or more unrelated residents may be granted under the following conditions:

(a) The proposed site shall not be located within a radius of 1,000 feet of another existing community residential home.

(b) The requirements of F.S. 419.001 shall be met, if applicable.

(9) *Golf courses and driving ranges.* (Allowed in RR, ER, R-1, R-2, R-3, R-4, R-5). A special exception may be granted provided the golf course or driving range is a component of a residential subdivision.

(10) *Hospital*. (Allowed in C-1, C-3, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, 466/301). A special exception may be granted under the following conditions:

(a) The proposed site shall front an arterial or collector road unless it is an allowed use in an approved Planned Development.(b) he proposed site shall utilize the lot requirements for the IN zoning district unless it is an allowed use in an approved Planned Development.

(b) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects will lead to a reduction in LOS standards below the adopted level, non-road expansion mobility strategies shall be encouraged.

(c) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(d) The facility shall be compatible with the adjacent area.

(e) Additional buffering or screening may be required.

(11) *Independent living facility.* (Allowed in R-1, R-2, R-3, R-4, R-5, RMU, RMU-10, C-1, C-2, C-2A, C-3). A special exception may be granted under the following conditions:

(a) The proposed site shall front an arterial or collector road.(b) The proposed site shall utilize the lot requirements for the IN zoning district.

(b) Proof of licensing by the appropriate jurisdictional agency will be required.

(c) The facility shall be compatible with the adjacent area.

(d) Additional buffering or screening may be required.

(e) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where projects will lead to a reduction in LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.

(f) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(12) *Kennels, animal rescue facilities.* (Allowed in AG-10 and AG-5). A special exception may be granted provided the proposed site shall not abut a residential or mixed-use zoning district.

(13) *Nursing home*. (Allowed in C-1, C-2, C-2A, C-3, CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall front an arterial or collector road.

(b) The proposed site shall be developed in accordance with the lot details for the IN zoning district.

(c) Proof of licensing by the appropriate jurisdictional agency will be required.

(d) The facility shall be compatible with the adjacent area.

(e) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where the project will lead to a reduction in LOS below the adopted standards, non-road expansion mobility strategies shall be encouraged.

(f) A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.

(14) *Outdoor storage facilities for RVs, boats, campers, vehicles, machinery, equipment, or other similar items*. (Allowed in AG-5, C-2, C-3, 466-301). A special exception may be granted under the following conditions:

(a) The area of the property utilized for outdoor storage must be enclosed by a wall, fence, or opaque landscape buffer so that the items in storage are not visible from any street or surrounding property.

(b) Additional buffering and screening may be required.

(15) *Parking of donation trailer.* (Allowed in AG-5, AG-10, C-3). A special exception may be granted under the following conditions:

(a) The semi-trailer must be a donation trailed.

(b) The property shall not be adjacent to a residential or institutional property.

(c) Minimum parking standards shall be maintained.

(d) The area where donation trailer parking is to occur must be paved

(e) The area where donation trailer parking is to occur must be buffered through a combination of the use of landscaping, screening, and fencing as required by the City; and

(f) The applicant can demonstrate that the donation trailer parking will not create a nuisance or otherwise be a threat the public's health, safety, and welfare.

(g) Any other documentation necessary to shown compliance with Sec. 3.22(E)(1)-(5) has been provided.

(16) Private and nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories. (Allowed in RIO, IN, C-1, C-2, C-2A, C-3, CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall not be located within a radius of 1,000 feet of another existing facility providing similar services.

(b) Additional buffering and screening may be required.

(17) Private clubs and lodges. (Allowed in RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10, RIO) A special exception may be granted under the following conditions:

(a) The proposed site shall utilize the lot details for the IN zoning district.

(b) The facility shall be compatible with adjacent neighborhoods.

(18) Public buildings owned, operated, and used by a government entity. (Allowed in AG-10, AG-5, RR, ER, R-1, R-2, R-3, R-4, R-5, MHP, RMU, RMU-10) A special exception may be granted under the following conditions:

(a) The facility shall be compatible with adjacent development.

(b) The proposed site shall be developed in accordance with the lot details for the PEU zoning district.

(19) Recreational Vehicle Park (Allowed in C-3). A special exception may be granted under the following conditions:

(a) The proposed site shall front an arterial or collector road.

(b) The RV Park shall be compatible with adjacent development.

(c) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where a project will result in a reduction of LOS below the adopted level, non-road expansion mobility strategies shall be encouraged.

(d) Additional buffering and screening may be required.

(e) Additional requirements are listed in Section 3.17.

(20) Retail and wholesale commercial establishments for lumber, building and landscaping supplies, equipment, and other similar uses with potential outside storage. (Allowed in C-2, C-2A,C-3, NMU-4, NMU-7, ECNMU-7, CMU, CC). A special exception may be granted under the following conditions:

(a) Any outdoor storage of goods must be:

(i) Located contiguous either behind or flanking the principal structure

(ii) Be enclosed by a screen or other similar material

(iii)Be architecturally compatible with the principal structure

(iv) Additional buffering and screening may be required

*(21) Restaurant and Café w/o Alcohol consumption with drive-through (*Allowed in RMU, RMU-10, C-1 and CDT). A special exception may be granted under the following conditions:

(a) The proposed site shall front on an arterial or collector roadway

(b) Additional landscaping buffering and screening may be required

(c) Front setback shall adhere to the Land Development Regulations minimum requirements

(d) The proposed use shall be compatible with the adjacent area

(e) Exterior lighting shall be compatible with lighting in the neighborhood

(f) Additional conditions, including, but not limited to signage, may be deemed necessary to protect the character of the neighborhood.

(22) Service and repair shops for automobiles, small engines, and other similar uses. (Allowed in C-1, C-2, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT). A special exception may be granted under the following conditions:

(a) The use and all associated activities must be in completely enclosed buildings, excluding the short-term parking of vehicles prior to repair and after repairs before customer pick-up.

(b) Additional buffering and screening may be required.

(23) Storage facilities (indoor, multiple-story). (Allowed in NMU-4, NMU-7, ECNMU-7, CMU, CC). A special exception may be granted under the following conditions:

(a) The use and all associated activities must be in completely enclosed buildings

(b) Additional buffering and screening may be required.

(24) Street and highway department garage or maintenance facility. (Allowed in AG-10, AG-5, RIO, C-1, C-2, C-2A, C-3) A special exception may be granted. However, additional buffering and screening may be required.

(25) Tower or wireless communication services. (Allowed in AG-10, AG-5, PEU, C-3, M-1, M-2, ARD) A special exception use may be granted under the following conditions:

(a) A chain link fence, concrete wall or other fence or wall not less than six (6) feet in height from finished grade, shall be constructed around each tower.

(b) Towers shall be set back from any residential zoning district a minimum of three (3) times the height of the installed tower.

(c) Adequate buffering shall be required.

(d) Any tower visible from a residential or mixed-use zoning district should be disguised so as to not be recognizable as a telecommunications tower when viewed from the residential district.

(e) Towers shall be so situated upon the site upon which they are erected to be no closer than the height of the tower from any boundary of the site. For example, a 100-foot tower must be surrounded by at least 100 feet of property in all directions, as measured from the base of the tower, which property shall be owned by the same owner as the property upon which the tower situated.

(f) Any tower upon which use has been abandoned for more than 180 days shall be removed upon 60 days' notice by the City unless usage resumes within the 60-day period.

(g) No signage of any type shall be allowed upon any tower erected, unless required by the Federal Aviation Administration.

(h) Any lighting must be shielded to fall within the confines of the property, unless otherwise required by the Federal Aviation Administration.

(i) All towers shall be designed and constructed in such a way as to permit and accommodate at least one (1) other provider of wireless communications services. Providers are required, before filing for a special exception for a tower or placement of an antenna on an alternative support structure, to investigate the possibility of co-locating such facility on a tower or alternative support structure already in use by one (1) or more other providers of service. Each applicant for a tower or placement of an antenna on an alternative support structure, shall be required to certify in writing, as part of the application process, that it has investigated the possibility of co-location and that there are no towers or alternative support structures reasonably available on which the applicant could co-locate its antenna and reasonably meet its technical and service requirements.

*(26) Travel Centers (*Allowed in C-3). A special exception use may be granted under the following:

(a) The proposed site shall front on an arterial or collector roadway

(b) The proposed site shall be at least two (2) acres in size

(c) Additional landscaping buffering and screening may be required

(d) Outdoor storage shall be screened with a six (6) foot high opaque fence or wall

(e) Canopies must maintain a fifty (50) setback from arterial or collector roadway

(f) The facility shall be compatible with the adjacent area.

(27) Truck Stop. (Allowed in M-1 and M-2) A special exception use may be granted under the following conditions:

(a) Must be located with 0.5 miles of an I-75 interstate interchange.

(b) The proposed site shall front an arterial road.
(c) The facility shall be compatible with the adjacent area.
(d) A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project. Where a project will lead to a reduction in LOS below the adopted level, non-road expansion mobility standards shall be encouraged.

3.10. Temporary Uses.

(a) *General*. Use established to allow temporary uses and activities not normally permitted in the various zoning categories or activities for which a permanent use is not desired. A temporary use is not a use of right and there is no presumption that it will be granted. No temporary use shall commence prior to the issuance of a temporary use permit.
(b) *Application procedure*. Written application shall be made to the Development Services Department for a temporary use permit. In addition, the applicant may be required to provide a concurrency determination. All applicable fees shall be paid.
(c) *Decision*. Staff shall review a temporary use permit request and the Development Services Director shall approve, approve with conditions or deny the request.
(d) *Uses allowed and requirements*.

(1) *Medical hardship*. A second principal residence on one (1) parcel of record may be allowed in cases of extreme medical hardship, such as where a temporary residence, which may be an RV or mobile home, is needed to house a caregiver or care receiver for a relatively short period of time.
(b) The maximum period for which approval may be given is three (3) years. Multiple renewals of the temporary residence for additional terms not to exceed three years each may be approved, approved with conditions or denied by the Development Services Director. The second principal residence must be removed from the property within the time set forth in the temporary use permit as approved, but in no event later than ninety days of the expiration of the temporary use permit, or not later than ninety days after recovery or relocation of the person receiving care, whichever occurs first.
(c) The caregiver and care receiver must reside on the property on a full-time basis during the period prescribed herein. Occupants of the second principal residence shall be restricted to the caregiver or care receiver, the caregiver's or care receiver's spouse or partner, and the minor children of the caregiver or care receiver's spouse or partner.
(d) A signed letter from a Florida licensed medical doctor or doctor of osteopathy, which shall include his or her license number, stating the requirement for continuous necessary medical care and oversight of the care receiver must accompany the application for recognition of hardship under this section.
(e) The caregiver's residence shall be connected to City water, wastewater, and reuse where available.
(f) A site plan including existing and proposed improvements shall be submitted along with a completed application and concurrency determination/reservation application.

(2) On-site security. An accessory residence on a non-residential property in need of on-site security or after- hours monitoring may be allowed.
(a) The maximum period for which approval may be given is two (2) years. Each renewal shall be approved, approved with conditions or denied by the Development Services Director.
(b) The residence shall be required to connect to City water, wastewater, and reuse where available.
(c) A written statement from the applicant stating the requirement for after-hours monitoring must accompany the application for temporary use.

(3) Emergency situations. A temporary second principal residence (such as an RV or mobile home) on one (1) parcel of record may be allowed in cases where the primary principal residence is determined to be uninhabitable due to excessive damage, destruction, or health conditions. Due to the extreme nature of these cases, the review and approval process for the temporary use permit may be waived by the Development Services Director.

(a) The maximum period for which approval may be given is six (6) months. Each renewal be approved, approved with conditions or denied by the Development Services Director. In order to be eligible for an extension of the temporary use, the resident shall provide documentation and irrefutable proof that steps are being taken to improve the conditions on the primary principal residence.

(b) The residence shall be required to connect to City water, wastewater, and reuse where available.

(c) The temporary use permit shall only be issued under these circumstances if the conditions of the primary principal residence are determined to result in an unnecessary and undue hardship upon the owner and the conditions are not determined to be self-created.

(16) *Temporary structures or facilities due to construction or reconstruction.* Temporary structures or facilities to be used as a residence, or office for public use, during construction, repair or renovation of principal structure, including the use of mobile homes.

(a) No temporary use shall commence unless and until a valid building permit has been obtained to construct, repair or renovate the principal structure on the property where the temporary structure is to be placed.

(b) The maximum period for which approval may be given is one (1) year. Renewals shall only be approved as is reasonably necessary to allow the proposed occupants of the principal structure to complete the construction, repair or renovation work necessary to make such building habitable.

(c) The temporary structure or facility must be located on the same parcel as the structure under construction and occupied by the residents of the primary structure.

(d) The temporary structure shall be required to connect to City water, wastewater, and reuse where available.

(e) Any permits required for the installation of temporary structures or facilities shall be obtained prior to commencement of the use.

(f) The temporary structure or facility must be removed from the property within thirty (30) days of the expiration of the temporary use permit, or not later than thirty (30) days after occupancy of the principal structure. A temporary use permit will be considered terminated if at any time the principal structure building permit becomes invalid.

(g) Temporary use permits for the temporary use of mobile homes, trailers or recreational vehicles utilized due to construction activities shall be approved by the Development Services Director.

3.11. RESERVED.

3.12. Variances.

(A) *Conditions.* A variance may only be granted where, owning to special conditions as outlined below in this section, a strict literal enforcement of the provisions will, in an individual case, result in unnecessary and undue hardship upon the owner of the subject property or structure or upon the applicant for the variance. To warrant a variance, the specific property or building must exhibit one or more of the special features identified below which are not generally characteristic of properties or structures in the zoning district:

(1) Substantial and exceptional narrowness, shallowness, geometry or small size of the property or buildings on said parcel of property inhibits the property from meeting the specifications set forth in this Code.

(2) Substantial and exceptional topographical conditions.

(3) Other substantial, extraordinary or exceptional situation(s) or condition(s) which are not generally prevalent in the zoning district as deemed appropriate by the Planning and Zoning Board.

(4) The need for the variance is not due to self-created conditions by the current or previous property owners.

(B) *Procedure.* Before the Planning and Zoning Board may grant a variance, the following actions must be taken.

(1) *Application.* A completed application must be submitted to the Development Services Department. Before the application is processed, the Development Services Department must verify that the application is complete. This application must also provide a discussion of why a variance is necessary and appropriate.

(2) *Hearing notice.* Public notice must be provided at least ten (10) calendar days prior to the public hearing date. Public notice shall consist of advertisement in a local newspaper, mailing notices to adjoining property owners, as designated on the Sumter County tax roll and posting an 8.5" x 11" placard supplied by the City along the public roadway(s) adjacent to the subject property in a location visible to the general public.

(3) *Review process.*

(a) A written staff report is to be prepared by the Development Services Director and submitted to the Planning and Zoning Board. This report shall contain a determination regarding the completeness of the application and any recommendation regarding the variance. A copy of this report shall be available at the Development Services Department of the City of Wildwood within five (5) days of the public hearing.

(b) The Planning and Zoning Board is to conduct a public hearing on the variance application in a public place as specified by the Board. Any person may attend this hearing and provide reasonable and pertinent comments pertaining to the variance.

(c) The Planning and Zoning Board must make a determination that a variance is appropriate and that the granting of the variance will not adversely affect the public interest. If the board determines that a variance is not appropriate, it must state its reasons.

(d) The Planning and Zoning Board must provide written findings certifying that the board has complied with the specific rules governing individual variances and that satisfactory provisions and arrangements have been made concerning the following items (where applicable):

(i) Egress and ingress to the property and proposed structures thereon, including automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

(ii) Parking and loading areas with particular reference to the factors mentioned above.

(iii) The location, availability, and compatibility of utilities (i.e., sewer, water, reuse, electricity, gas, and telephone).

(iv) Screening, buffering, open space and landscaping with reference to the type, dimensions, and character of the proposed lot(s), structure(s), and use(s).

(v) The economic, fiscal, noise, odor, pollution, erosion, drainage, and public safety impacts of the variance upon adjoining properties, properties generally in the same zoning district, the community as a whole, and historic resources.

(vi) General compatibility with adjacent properties and structures, other properties and structures in the district, and other properties and structures in the surrounding area and community at large.

3.13. Density Bonuses.

(A) *General*. Density bonuses, at the discretion of the City Commission, may be awarded as incentives for developers to provide certain aspects that benefit the community. Applicants seeking a density bonus shall notify the Development Services Director.

(B) *Affordable housing density bonus.* Developments may achieve up to a 25% increase in the maximum allowable density in the respective zoning district in exchange for the construction of affordable housing units. Affordable housing is defined as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income. The City Commission may award a density bonus provided the following criteria are met:

(1) The development proceeds as a planned development.

(2) The planned development agreement shall reserve at least 20% of the total housing units, not including the bonus units, for affordable housing.

(3) The site plan clearly identifies the location of those units accounting for the affordable housing bonus.

(4) The development is located within a zoning district which allows a density of four (4) units per acre or greater.

(5) Building size and massing, site layout and design, architectural characteristics, and landscaping features of the development are compatible with or enhance the surrounding land use character.

(6) The development is not considered a Development of Regional Impact.

(C) *LEED Silver rating*. Developments may achieve up to a 25% increase in the maximum allowable density or intensity in the respective zoning district in exchange for the development of Green Buildings. Green Buildings shall achieve

LEED Silver rating or higher as defined by the United States Green Building Council (USGBC). The City Commission may award a density bonus provided the following criteria are met:

(1) The developer has submitted a letter of intent that communicates their commitment to achieve a LEED Silver rating or higher.
(2) The development must provide documentation demonstrating the achievement of the rating prior to issuance of a certificate of occupancy.
(3) Building size and massing, site layout and design, architectural characteristics, and landscaping features of the development are compatible with or enhance the surrounding land use character.
(4) The development is not considered a Development of Regional Impact.

3.14. Community Residential Homes.

(A) *State requirements.* The requirements and standards of F.S. 419.001 shall be met, if applicable.

(B) *Permitted.* Community residential homes shall be allowed in zoning districts pursuant to TABLE 3-6.

(C) *Distance requirements.* Community residential homes of six or fewer residents shall not be located within a radius of 1,000 feet of another existing such home with six or fewer residents or within a radius of 1,200 feet of another existing community residential home with 7 or more residents as measured from the nearest point of the existing home to the nearest point of the proposed home. Any community residential home that is located within a planned development is not subject to these proximity requirements.

3.15. Home-based Businesses.

(A) *Purpose.* It is the purpose of this section to provide for the orderly conduct of a limited commercial activity on property otherwise zoned for residential purposes.

(B) Unless otherwise expressly permitted by applicable statutes or residential zoning regulations, including, but not limited to, mixed-used development plans and agreements for planned unit development, only commercial activity meeting the definition of a home-based businesses, as defined in § 559.955, Florida Statutes, is permitted on property zoned for residential use.

(C) All home-based businesses located on property zoned for residential purposes must operate subject to the following provisions, conditions and restrictions:

(1) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may reside at the business. The business may have additional remote employees that do not work at the residential dwelling.
(2) Parking related to the business activities of the home-based business must comply with the zoning requirements applicable to other residential properties within the same zoning classification, and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Home-based businesses must comply with any regulations pertaining to the operation or parking of vehicles and trailers to residences where no home business is conducted. Any vehicles or trailers used in connection with the home-based business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces of the residence. Furthermore, no person shall park or store any boat trailers, general use trailers, recreational vehicles, and trailer coaches in the front yard of any residential district.
(3) As viewed from the street, the use of the residential property must be consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood.
(4) No heavy equipment, defined herein as commercial, industrial, or agricultural vehicles, equipment, or machinery, may be parked or stored such that it is visible from the street or a neighboring residential property.
(5) The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
(6) The activities of the home-based business must be secondary to the property's use as a residential dwelling.
(7) The business activities conducted at the residence must comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke,

dust, glare, fumes, or noxious odors as such regulations apply to other residences where no business is conducted.

(8) All business activities conducted at the residence must comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids as such regulations would apply to a residence where no business is conducted.

(D) *Code Enforcement.* The City's Code Inspector shall enforce the requirements and standards of F.S. 559.955 and this Section 3.15. Anyone or any entity operating a home-based business in a manner inconsistent with F.S. 559.955 and this section is in violation of this code, and the city may enforce these provisions by any legal remedy available or as otherwise directed by general law, including, but not limited to, code enforcement proceedings or an action to enjoin any violations of this section.

(E) Nothing herein may be deemed to excuse or exempt the owner or operator of a home-based business from paying any taxes, including business tax receipts, that may be due and owing in connection with the operation or establishment of any such business or complying with any federal or state occupational or licensure requirements.

(F) *Intent.* It is the intent of this code provision to be interpreted in harmony with general law pertaining to home-based businesses, and in the event of any conflict with such general law, general law will govern and control the interpretation and application of this Section 3.15.

3.16. Mobile Home Parks.

(A) In addition to standards and requirements set forth elsewhere in this Code, no mobile home park shall be permitted unless the project conforms to the standards provided in this section. Mobile home park subdivisions shall follow the approval process outlined in the Chapter 5, while rental parks will follow the procedures for site plan approval outlined in Chapter 4.

(B) Any mobile home park subdivision developer who desires to sell lots within a park's confines shall construct all streets and utilities to City specifications and shall in all other respects, comply fully with the City subdivision regulations while being allowed to follow lot sizes, setbacks, etc., as set forth in this Chapter. Mobile home rental parks that wish for the City to take over and maintain their streets, drainage system, etc. must also follow the requirements within the subdivision regulations.

(C) The following requirements are for mobile home parks having a common real property ownership and renting spaces to individual tenants. Mobile home parks that execute private ownership agreements must also follow these requirements.

(1) *Mobile home space*.

(a) Each mobile home shall be located on a space that will permit each unit to be sufficiently supported and anchored as in compliance with the state standards for anchoring mobile homes.

(b) Each approved mobile home space shall be clearly defined by stakes or other markers which physically delineate the location of each space within the mobile home park.

(c) A skirt or apron shall surround each mobile home between the bottom of the unit and the ground. This skirt or apron shall be continually and properly maintained.

(2) *Street or driveway improvements.* All street or driveway improvements shall meet the requirements stipulated in the section of this Code addressing such improvements.

(3) *Street lighting.* All streets shall be illuminated at night or other periods of darkness in accordance with City standards.

(4) *Open space.* A minimum of 15 percent of the land area within the mobile home park shall be designed for recreation and open space purposes.

(5) *Drainage.* All mobile home parks must meet the drainage design and construction provisions specified in Chapter 6 of this Code.

(6) *Mobile Home Park Perimeter Setbacks*. In addition to the individual lot setbacks required in Table 3-4: Density, Intensity, and space Standards, Mobile home parks shall have the following park perimeter setbacks:

(a) Front: 35 feet.

(b) Side: 25 feet each side.

(c) Rear: 25 feet.

(d) Mobile home space setback measurement: In the event mobile home spaces are not platted or formally marked, Table 3-4 setbacks shall be measured from the adjoining mobile home.

(7) *Parking and signs.*

(a) No parking areas or signs shall be permitted except in accordance with this Code.

(b) No parking shall be allowed on any mobile home park access or circulation driveway.

(8) *Expansion of existing mobile home parks.* Whenever the owner or operator of a mobile home park proposes to expand the existing mobile home park, the plans for such expansion shall be submitted and approved in the same manner as plans for a new mobile home park.

(9) *Replacement mobile homes.* Any mobile home older than 20 years at the date of proposed installation shall not be allowed as a replacement home. In the event a mobile home on a lot or space zoned MHP or PD is damaged beyond 50 percent (50%) of the structure's value before damage by fire, collapse, explosion, or acts of God, it may be replaced by a tiny home as defined by Chapter 2, Section 2.2.

3.17. Recreational Vehicle (RV) Parks.

(A) *Purpose.* The purpose of this section, applying to recreational vehicle parks, travel trailer parks, and campgrounds, is to provide an environment in which recreational vehicles may be located to enhance the enjoyment of leisure time activities on a temporary basis, and to provide a means whereby the use occurring upon the land will be made more compatible with surrounding properties. The following provisions shall apply to RV parks permitted by this Code.

(B) A campground or RV park shall include a parcel of land under unified management which has been planned, designed and constructed for the placement of recreational vehicles for temporary occupancy of spaces for recreational purposes. In no case shall a recreational vehicle be occupied as a living quarter for more than six months out of any 12-month period. During the time that the recreational vehicle is not occupied as temporary or seasonal quarters, it may be stored and tied down on the recreational vehicle site. The affixing of a recreational vehicle to the ground by way of tie downs or other removable fasteners, and the attachment of additions by way of removable attaching devices, shall not render the recreational vehicle a permanent part of the recreational vehicle site.

(C) A recreational vehicle shall include:

(1) *Travel trailer.* A vehicular, portable structure built on a chassis, designed as temporary living quarters for travel, recreation and vacation, having a body width of no more than 8 ½ feet and an overall body length not exceeding 40 feet when factory equipped for the road.

(2) *Pickup coach.* A structure designed to be mounted on a truck chassis for use as temporary living quarters for travel, recreation and vacation.

(3) *Motor home.* Portable temporary living quarters to be used for travel, recreation and vacation constructed as an integral part of the self-propelled vehicle.

(4) *Camping trailer.* A canvas or other collapsible folding structure, mounted on wheels, designed as temporary living quarters for travel, recreation and vacation use.

(5) *Park trailer.* A transportable unit which has a body width not exceeding 14 feet which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. Units constructed to ANAI A-19.5 shall not exceed 400 square feet. Units constructed to the U.S. Department of Housing and Urban Development standard shall not exceed 500 square feet. All measurements are to be taken along the exterior when in a setup mode. All park trailers must be set up and anchored as established by the Florida Building Codes.

(D) *Master park plan permit.*

(1) A master park plan permit is required prior to any construction, extension, alteration or disturbance of the land or its natural features and vegetation. All proposed master park plans shall be reviewed in accordance with the Chapter 4.

(2) Prior to the issuance of a master park plan permit, the plan must be approved by the City Commission.

(3) No building permit shall be issued prior to the review and approval of the master park plan.

(E) *General provisions.*

(1) RV parks shall be a permitted use in MHP and a special exception in C-3 pursuant to TABLE 3-6.

(2) As a condition of the master park plan approval, the following accessory uses may be permitted: Commercial and non-commercial, low intensity recreation facilities, park offices, maintenance facilities, dumping stations, toilets, showers, laundry facilities, tourist-oriented retail developments, such as retail sales establishments,

personal service establishments, food service establishments, child care centers, RV model units, or sales and service establishments, mobile home, single family detached dwelling or single family attached dwelling, with a limit of two dwelling units maximum, for the exclusive use of the park management or caretaker, enclosed storage structures and storage garage facilities, with use limited to park residents only. No such structures shall be located within any required yard setback, any required perimeter buffer of the RV park, or any utility or drainage easement.

(3) All permitted accessory uses are subject to the following limitations:

(a) Such uses shall be conducted solely for the convenience of the occupants and guests of the park, if the park is not zoned C-3.

(b) Such retail establishments shall be oriented to the interior of the park unless the park is located in C-3.

(c) Such uses and the parking areas primarily related to their operations shall not occupy more than five percent (5%) of the acreage of the park, except for non-commercial, outdoor recreation facilities, unless the park is located in a commercial district.

(F) *Specific provisions.* All campgrounds and RV parks are subject to the following additional provisions:

(1) All such parks shall contain a minimum of ten (10) acres.

(2) There shall be a building setback of 150 feet from any road right-of-way for any commercial building or accessory building, unless the park is located in a commercial district.

(3) Property adjacent to federal, state, or County highways shall maintain a minimum building setback of 50 feet from the highway right-of-way for any structure or RV. The minimum building setback for property adjacent to interior roads shall be 20 feet.

(4) All RVs and additions must maintain a five (5) foot side setback and an eight (8) foot setback rear setback.

(5) In parks allowing the use of "park trailers" or "park models" that were established prior to 1990, there shall be an area established for such "park trailers" or "park models" and for other trailers, RV's, and motor homes that are not used in a transient manner, but are placed in the RV park or campground for a period of three (3) months or more, separate from the area established for recreational units that are to remain placed in the park for less than three (3) months, so as to prevent intermingling of transient and non-transient structures and vehicles.

(6) In parks allowing the use of "park trailers" or "park models" that were established after 1990, there shall be an area established for such "park trailers" or "park models" separate from the area established for other types of recreational units so as to prevent intermingling.

(7) A well-maintained, landscaped buffer of a least 15 feet (15') meeting Regulation requirements is required around the perimeter of the park.

(8) Each space shall contain a minimum of 2,400 square feet in area. The density of existing and future RV parks will not exceed ten (10) spaces per acre of land.

(9) Each space shall abut at least 20 feet on a paved roadway or street, which shall have an unobstructed width of 20 feet for two-way drives and 12 feet for one-way drives.

(10) Adequate trash disposal facilities shall be provided with easy access from each site.

(11) Each space shall be identified by a marker clearly visible at a minimum distance of 20 feet.

(12) All additions and attachments located on individual spaces must be constructed to meet standard building codes. Such additions or attachments shall include carports, storage sheds, cabanas, screen rooms, pull-out or tip-out units, skirting and awnings, and shall be permitted in accordance with the requirements applicable to mobile home dwellings, except as qualified below:

(a) No such structure shall be attached to any RV having a vehicular body length less than 21 feet.

(b) Such structures shall be designed to be removable. They may be attached to the RV and parking or patio pad.

(c) No such structure shall be located within any required yard setback, any required perimeter buffer of the RV park, or any utility or drainage easement, and shall have no sewer or water connections.

(d) No such structure shall be more than 10 feet wide, nor extended lengthwise beyond the front or rear of the RV. However, attachments may extend beyond the RV on units with a rear opening or irregular shaped lot where the placement of the attachment alongside the RV would result in an encroachment into the setback area.

(e) In parks established prior to 1990, no such structure shall be allowed in the area of the park designated for transient vehicles.

(f) All structures in any park shall be properly permitted as required by state and local law.

(13) All "park trailers" or "park models" shall be required to obtain permits prior to set-up or connection to utilities.

3.18. Non-conforming Lots, Structures, and Uses.

(A) Non-conforming lot size or structure size alone, when same was in lawful existence prior to the adoption of this Code, shall not constitute such a non-conforming use as to cause any of the provisions set forth herein to apply.

(B) A non-conforming structure may be maintained, and repairs and alterations may be made; however, in a building which is non-conforming as to use, no structural alterations shall be made except those required by law. Repairs, such as plumbing, the changing of partitions or other interior alterations, are permitted. The expense of any such work shall not exceed 50 percent of the assessed value of the building or structure.

(C) Nothing in this Code shall prevent the reconstruction, repairing, rebuilding, and continued use of any non-conforming structure which existed before the adoption date of this Code and was damaged by fire, collapse, explosion, or acts of God wherein the expense of such work does not exceed 50 percent of the assessed value of the structure at the time such damage occurred.

(D) A non-conforming use of land or structure shall not be extended or enlarged to occupy a greater area of land or structure than was occupied as of the date of adoption of this Code.

(E) When a non-conforming use of land or structure has been abandoned for 180 days or longer, its future use shall revert to the uses permitted in the district in which said land is located. A non-conforming use shall be considered abandoned:

(1) When the intent of the owner to discontinue the use is apparent;

(2) When the characteristic equipment and furnishings of the non-conforming use have been removed from the premises and have not been replaced by similar equipment, unless other facts show intention to resume the non-conforming use;

(3) When it has been replaced by a conforming use,; or,

(4) A business registration expiring and not being renewed within 180 days of its expiration.

(F) No non-conforming structure or land use shall be changed to another non-conforming use.

3.19. The Villages of Wildwood DRI Zoning District.

(A) *Intent.* The purpose and intent of the Villages of Wildwood DRI zoning district (referred to in this section as "Zoning District") is to create a customized district to reflect the unique characteristics of the Villages of Wildwood DRI. The Zoning District applies only to the Villages of Wildwood DRI, which is only a portion of and supports the larger Villages of Sumter DRI within Sumter County. The Zoning District is planned for a town center, office, commercial, institutional and other uses providing mostly non-residential land uses which support the larger residential portion of the Villages of Sumter DRI. The Villages is a mature project with most of the residential units, street system, parks, recreation and amenities in place to serve its residents. For these reasons, the Wildwood portion needs to maintain continuity with the remainder of The Villages of Sumter DRI while also recognizing the Zoning District is a support to the much larger portions within Sumter County. Thus, any requirements must consider the Villages as a whole and not simply the portion within the City. For these reasons, these specified zoning provisions are needed to provide clarity and continuity for the future development of The Villages of Wildwood DRI. This Zoning District implements The Villages of Wildwood DRI future land use map category on the Comprehensive Plan Future Land Use Map. This Zoning District also supports the coherent, flexible and creative concepts of site planning displayed within The Villages which:

(1) Accomplish a more desirable community and environment than would be possible through the strict application of traditional zoning requirements.

(2) Provide a stable community and environmental character compatible with surrounding areas and the character of the site.

(3) Create functional and attractive developments.

(4) Preserve the natural amenities of the land by providing scenic, functional and interconnected open areas.

(5) Provide for an efficient use of land resulting in an optimum network of utilities and streets and thereby minimizing infrastructure, development and costs.

(B) *Design standards*. The Villages of Wildwood DRI will be developed consistent with the design standards contained in The Villages of Wildwood DRI Development Order adopted by resolution on November 10, 2008 (the DRI

Development Order), the Memorandum of Agreement between the City of Wildwood, The Villages of Lake-Sumter, Inc., and Acorn Investments, LLC, (MOA) and/or the Conceptual Master plan. The density, intensity, land uses, and land use mix are provided in the DRI Development Order and Master plan. Lot size, setback requirements, right-of-way widths and other design standards are contained in the MOA with the City. These design standards provide the parameters that assure this development promotes compatibility with surrounding land uses, assure appropriate supporting infrastructure while minimizing public infrastructure costs, preserve and enhance the natural amenities of the land, conserve natural resources, and provide open spaces appropriate to the type of development proposed. It is the intent of this section to allow dialogue and flexibility of design standards within the master planning process between the developer and the approving authorities.

(C) *Code of ordinances.* The Villages of Wildwood DRI will be developed and operate consistent with the general and permanent Ordinances of the City of Wildwood adopted on October 12, 1992 and effective on October 12, 1992. The following City of Wildwood Codes will not apply to The Villages of Wildwood DRI:

ARTICLE VII.	PLANNING AND ZONING.
Section 7-3.	Plats required for subdivisions.
Chapter 3	Advertising
ARTICLE I.	IN GENERAL
Section 3-1.	Sound trucks and sound amplifying devices.
Section 3-2.	Posting bills, etc.
Section 3-3.	Placing banners, etc., across streets.
Section 3-4.	Sign placement; visual standards.
Chapter 4	ALCOHOLIC BEVERAGES
ARTICLE I.	IN GENERAL
Section 4-2(a)	Consumption and use in public places and on private property.
Sec. 4-5. (a)	Sale prohibited near church or school.
Sec. 4-8. (b)	Business hours.
Chapter 9	HEALTH AND SANITATION
Sec. 9-13.	Location of trailers used for human occupation, entertainment or preparing meals.
Chapter 11	LICENSES AND BUSINESS REGULATIONS
ARTICLE VI.	PEDDLERS AND SOLICITORS
Sec. 11-218.	Transient merchants prohibited.
Sec. 11-223.	Time limitation for stops for vending.
Chapter 12	MOTOR VEHICLES AND TRAFFIC
ARTICLE III.	OPERATION OF VEHICLES
Sec. 12-57.	Parades, processions; permits required; exception.
Chapter 13	OFFENSES AND MISCELLANEOUS PROVISIONS
ARTICLE IV.	PUBLIC NUISANCES INFRINGING UPON RIGHT OF OTHERS TO QUIET ENJOYMENT OF HOMES, BUSINESSES, OR OTHER PROPERTY
Sec. 13-102. (4) a.	DEFINITIONS
Chapter 15	SOLID WASTE AND WEEDS
ARTICLE II.	REFUSE SERVICES
Chapter 16	STREETS AND SIDEWALKS
Sec. 16-1.	Excavations in streets - - Permit required.
Sec. 16-10.	Prohibited uses within road right-of-way; permits; temporary road closings. (a)(1), (a)(2), (a)(5), (b), (c)
Chapter 18	TREES
ARTICLE II.	TREES ON PUBLIC PROPERTY
DIVISION I.	GENERALLY
Sec. 18-27.	Street tree species to be planted.
Sec. 18-28.	Spacing.
Sec. 18-29.	Distance from curb and sidewalk.
Sec. 18-32.	Public tree care.
Sec. 18-37.	Arborist's permit and insurance.
Chapter 19	UTILITIES
ARTICLE II.	USE OF WATER AND SEWER SERVICES GENERALLY
Sec. 19-26.	Connections with waterworks system required.
Sec. 19-27.	Connections with sewer required.
ARTICLE III.	WATER

Together with such amendments thereto or subsequent adopted codes addressing the same or substantially similar issues.

(D) *Layout.* The Villages of Wildwood MOA will establish the minimum lot widths and size, building setbacks, impervious surface ratios and other design details consistent with the conceptual master plan. The design of The Villages of Wildwood DRI as adopted by the DRI Development Order provides for the needed roadway connections to both the remainder of The Villages of Sumter DRI and the City of Wildwood.

(E) *Implementation, maintenance, and enforcement*. The Villages of Wildwood DRI shall be developed consistent with the following requirements:

(1) An approved conceptual master plan and design standards as specified in the MOA detailing specific layout and design features that deviate from the standards contained in the City's Land Development Regulations.

(2) A MOA between the developer and the City specifying the details of the responsibility for the provision of infrastructure and its maintenance.

(3) Any areas within The Villages of Wildwood DRI designated as preservation areas for habitat enhancement, wetland enhancement, or as an expansion of an existing wildlife corridor, must be subject to a conservation easement as defined in F.S. § 704.06 and, if applicable, as required by a Water Management District Environmental Resource Permit or as required by a Wildlife Habitat Management Plan for a DRI with a third-party entity approved by the City Commission. The third-party entity may be a public entity or a non-profit agency with long term experience in maintenance of conservation areas.

(4) Plans for habitat enhancement, wildlife management programs, and wetlands enhancements must be designed by a certified biologist, must use best management practices, and meet the approval of the state agency with general or specific authority, jurisdiction and permitting over the usage.

(5) A Community Development District (CDD) may be established and maintained with the duty and authority to implement and maintain the common areas, infrastructure, easements, contracts and agreements as required to comply with the approved master plan of development. Until the CDD is established, the developer/owner or property owner's association established to assure such responsibilities shall be responsible for all implementation and maintenance necessary to comply with the approved master plan of development.

(6) Failure of such parties to maintain the provisions of the approved master plan of development shall be a violation of this section and subject to Code compliance action.

(F) *Open space.* Open space requirements are waived within The Villages of Wildwood DRI Zoning District due to the project envisioned within the Zoning District and the level of open space provided overall within the larger The Villages of Sumter DRI. However, the Zoning District will include open space and public gathering areas consistent with the character of the other town centers within The Villages. While open space may be used for stormwater management, the primary goal is to foster natural areas, provide an opportunity to maintain or restore native habitats and to enhance the experience visitors and residents have of the area.

(G) *Design standards*. The design standards for the Zoning District will be as established within the MOA with the City. The MOA may include a description of all design features that deviate from the standards contained in the City's land development regulations and/or an alternate design manual that may be used in lieu of the City's land development regulations for this project. Should the development requirements of a particular phase deviate from the standards in the MOA, then the developer may submit a request to modify the development standards for that particular phase. If approved, these design standard modifications shall be incorporated into the MOA approved with the site plan and/or plat for that phase of development as directed in the MOA. All of the design and development standards that deviate from the City's land development regulations shall be incorporated into the MOA between the City and the developer that must be submitted and approved with the approval of the site plan and/or plat approval as directed in the MOA.

3.20. Excavation and Mining.

(A) *Purpose and intent.* Excavation and mining are permissible pursuant to TABLE 3-6. It is the intent of this section to provide for such use in a manner which will have the least possible adverse impact to the community. As such, the City shall limit the potential location of such uses to the lands south of the Florida Turnpike

(B) *Permittee.* Excavation and mining permits are issued jointly to the property owner and excavator designated therein. A change in owner or excavator shall be reported to the City Commission, in writing, by certified mail, within 30 days of such change by the new owner or excavator. For mining projects that require blasting, the property owner must own a minimum of 1,000 contiguous acres where the proposed mining is to occur. The permitting process for mining will follow the site plan process.

(C) *Improper activity.*

(1) *Circumvention.* Subdivision of property for the purpose of circumventing the intent of the excavation limit requirements of this Chapter is specifically prohibited.

(2) *Dumping.* Dumping of debris, trash, garbage, hazardous or contaminated materials is prohibited in any excavation not permitted for such under local and state laws and said dumping shall be cause for suspension or revocation of the conditional use permit.

(D) *Blasting.* Blasting shall be regulated by the Florida Department of Financial Services, Division of State Fire Marshal and Chapter 69A-2, Florida Administrative Code.

(E) *Pumping.* Pumping shall be regulated by FDEP and or SWFWMD as applicable.

(F) *Development standards for excavation. The development standards for excavation are as follows:*

(1) *Buffers and screening. No* excavation shall occur within 100 feet of adjoining property owned by others or the right-of-way of any public road or street, except no setback is required where a hill or elevation is removed to bring the level of the property into conformity with the natural elevations of the surrounding area.

(2) *Side slopes.* The area being lowered shall be sloped at a rate of not more than 1 foot vertically to 3 feet horizontally (1':3') above the water table. The area being lowered may be sloped at a rate of 1 foot vertically to 1 foot horizontally (1'1') below the water table.

(3) *Reclamation.* Upon completion each excavation shall be reclaimed so as to permit use of the land in conformity with the existing land use zone and usage of the surrounding area.

ii. At a minimum, excavation activities, including location of pits, depths, cubic yards excavated, and time constraints shall conform with any applicable FDEP Reclamation Plan.

(G) *Development standards for mining.* The development standards for excavation are as follows:

(1) *Buffers and screening.* The development standards for buffers and screening are as follows:

(a) Except for monitoring wells and wildlife relocation activities, all mining activities shall maintain an activity separation as follows:

(i) For limerock mining 100 feet from any public right-of-way or public or private easement for drainage, utility or road purposes; 200 feet from churches, schools, parks, hospitals, and/or similar public uses; and 100 feet from all other property lines.

(ii) For other materials 100 feet from any public right-of-way, or public or private easement for drainage, utility or road purposes, 200 feet from churches, schools, parks, hospitals, and/or similar public uses; and 100 feet from all other property lines.

(b) Separations established by the approved site plan shall be marked in a manner acceptable to the City prior to initiation of any active phase of mining. Such markers shall remain until mining activities are concluded.

(c) Mining activities conducted within 1,000 feet of a public road shall be screened from view from that road by an earth berm or other suitable device, installed by the mine operator, sufficient to provide 100 percent opacity to a minimum height of ten (10) feet.

(d) When earth berms are used, the toe of slope nearest the public road shall be at least 25 feet from the edge of said road right-of-way.

(e) Earth berms within 300 feet of a public road shall be constructed with slopes gentle enough to permanently support ground cover without any noticeable erosion. Promptly after construction, berms shall be permanently vegetated to present an attractive appearance and prevent soil erosion. Berms will be maintained in such condition for the duration of the mining activity.

(2) *Aquifer drawdown.* When dewatering is proposed it shall be regulated by SWFWMD as applicable

(3) *Surface water management.* Surface water management shall be regulated by FDEP and/or SWFWMD as applicable.

(4) *Traffic circulation.* Traffic circulation shall adhere to the following:

(a) Adequate ingress and egress areas shall be provided on-site so that loading operations, etc. do not require standing or stopping on public road rights-of-way;

(b) Any haul road connection to any public road is to be constructed and maintained to the satisfaction of the applicable governing agency.

(c) Interior devices or procedures shall be used to reduce the accumulation of limerock material and water on public roads, to the satisfaction of the applicable governing agency. Whenever, upon notice from the applicable governing agency, an accumulation of material or water from the

mining operation renders the condition of a public road unacceptable, the operator shall promptly correct such condition, at his expense, in a manner acceptable to the applicable governing agency.

(5) *Air pollution.* Mining equipment shall be properly maintained and operated, and mining operations shall be conducted, to minimize air pollution.

(6) *Reclamation.* Reclamation shall be regulated by FDEP and/or SWFWMD as applicable.

3.21. Mixed-use Centers.

(A) *Intent.* Mixed-use centers are intended to promote and allow for compact and walkable development and redevelopment in suitable locations throughout the City. Developments within a mixed-use center are permitted to, but are not required to, exceed the maximum density and intensity of the underlying zoning district. Developments which exceed the maximum density or intensity shall proceed through the planned development approval pursuant to Chapter 8 of this Code.

(B) *Boundary and expansion*. Mixed-use centers shall be delineated on the zoning overlay map. The City may allow a development containing a parcel that encroaches within a mixed-use center to expand the boundary of the mixed-use center within said development site.

(C) *Types*.

(1) *Employment mixed-use centers.* Developments within employment mixed-use centers are encouraged to contain minimum densities of 12 units per acre and minimum non-residential intensities of 0.5 FAR. The planned development agreement shall establish the maximum allowable dwelling units and non-residential square footage permissible within the development.

(2) *Neighborhood mixed-use centers.* Developments within neighborhood mixed-use centers are encouraged to contain minimum densities of 10 units per acre and minimum non-residential intensities of 0.25 FAR. The planned development agreement shall establish the maximum allowable dwelling units and non-residential square footage permissible within the development.

(D) *Performance standards within mixed-use centers.* Developments within mixed-use centers which opt to exceed the maximum density or intensity of the underlying zoning district are intended to be transit ready, contain multi-modal infrastructure, and utilize land, energy, and resources efficiently. The planned development agreement shall outline specific performance standards for developments contained within a mixed-use center. At a minimum these standards shall include the following:

(1) Streets are to be designed in a grid network with walkable block perimeters. This exception to *Design District Standards*, Chapter 2, Residential Design Standards, (2)Sec(C)(1) regarding allowing curvilinear streets shall only apply to Mixed-Use Centers.

(2) Incorporation of pedestrian and bicycle facilities.

(3) Demonstration that the development is transit ready.

(4) Unified architectural design.

(5) Utilization of shared infrastructure including parking, loading and stormwater facilities

(6) Urban design features which create a vibrant civic and social environment such as trails, paths, parks, pedestrian plazas, public art, social gathering areas and other similar features.

(7) Methods to reduce water and energy consumption.

3.22. Parking of Semi-Trucks and Semi-Trailers.

(A) *Purpose.* The purpose of this Section is to regulate the parking of semi-trucks and semi-trailers anywhere within the City limits, including any parking upon streets, rights-of-way, public property, and private property.

(B) *Definitions.* The following terms shall be defined for purposes of this Section as follows:

(1) *Donation trailers* shall mean semi-trailers that are owned and operated by registered non-profit organizations and are intended for the collection of donated goods.

(2) *Property owner* shall mean the owner of real property.

(3) *Semi-trailer* shall mean a trailer without motor power with a set or sets of wheels and/or axles at the rear only, designed to be supported by a truck, tractor, or towing vehicle.

(4) *Semi-truck* shall mean any heavy automotive vehicle with a manufacturer's gross vehicle weight rating of 10,000 pounds or more, used for transporting loads of any kind, including, but not limited to, gravel trucks, dump trucks, log trucks, all trucks, tractors, or automotive towing vehicles that tow semi-trailers.

(5) *Semi-truck owner* shall mean the person who is the owner of a semi-truck and/or semi-trailer.

(C) *Parking of semi-trucks and semi-trailers on private property.* Parking of semi-trucks and semi-trailers on private property is prohibited in the City unless the property is located within the PEU, M-1, or M-2 zoning district, or a Special Exception has been granted allowing such parking in accordance with Section 3.9.

(D) *Parking of semi-trucks and semi-trailers upon public streets, rights-of-way, and other public property.*

(1) Semi-trucks shall not be parked upon public streets, rights-of-way, or any other publicly owned property in the City, except for purposes of pick-up or delivery, unless the property is located within the PEU, M-1, or M-2 zoning district.

(2) Semi-trucks or semi-trailers may be parked for up to 30 minutes for pick-up or delivery in all circumstances except where the pick-up or delivery involves complete relocation of the contents of a building such as when a person, family, or entity is relocating to a new home or office.

(3) When a person is relocating the contents of a building, pick-up or delivery by a semi-truck may continue for up to twenty-four (24) hours.

(4) Semi-trailers not connected to semi-trucks shall not be parked on public streets, rights-of-way, or other publicly owned property for any purpose within the City unless the property is zoned PEU, M-1, or M-2 or a Special Exception has been granted.

(5) The parking or placement of donation trailers is prohibited on public streets or any other public property.

(6) Enforcement against semi-truck drivers and semi-truck owners shall be in accordance with subsection (G) of this Section.

(E) *Permit Required for Donation Trailers.*

(1) Any person or entity wishing to place a donation trailer on private property must obtain a permit from the Development Services Department.

(2) Only entities or organizations that have a tax-exempt status under Section 501(c)(3) of the Internal Revenue Code, as amended, may apply for and obtain a permit. Proof of such tax status must accompany an application for a permit.

(3) A donation trailer that is subject to the provisions of this Section must have clearly identified, in writing, on its face the entity or organization that is maintaining the donation trailer. A phone number and address for such entity must also be written on the donation trailer.

(4) The donation trailer shall be located in an area on the property that will not impede traffic circulation, loading areas, or occupy parking spaces necessary to meet the minimum parking standards on the subject property.

(5) The donation trailer must be ancillary to the principal use of the property. The application for the permit must be signed by the property owner.

(F) *Enforcement procedures against property owners.*

(1) Violation of this Section by property owners shall be as in any Code Enforcement action. All provisions in the City's ordinances and statutes related to Code Enforcement shall apply. Fines shall be determined in the same manner as in any Code Enforcement action.

(2) In any Code Enforcement action brought against a property owner who has had in place and in use in a semi-truck trailer on property owned prior to November 25, 2013, and used as part of a business, a period of six (6) months from the date of the notice of violation shall be provided for the removal of such semi-truck trailer.

(3) One extension of no more than 90 days shall be allowed upon a written request being submitted to the Development Services Department.

(G) *Enforcement procedures against semi-truck and semi-trailer owners and drivers.*

(1) Failure to park semi-trucks or semi-trailers in compliance with this Section may result in enforcement against either or both the semi-truck or semi-trailer owner and driver.

(2) Enforcement shall be by any City Code Inspector.

(3) A police officer may take up, or cause to be taken up or removed to a place designated, any semi-truck or semi-trailer parked in violation of any of the provisions of the parking ordinances of the City, including this section, and is authorized and empowered to keep same in such place so designated until all fines and charges assessed for moving and storage against the owner and the semi-truck or

semi-trailer have been paid or satisfactory bond arranged. If a police officer is required, in order to enforce the ordinances of the City to impound an illegally parked semi-truck or semi-trailer, all costs of impoundment shall be paid by the semi-truck owner and/or semi-truck driver before the vehicle is released to any person.

(4) Any person, firm, or corporation violating any provision of this Section shall be fined according to a schedule set by separate resolution.

3.23. Dog Friendly Dining

(A) *Local exemption authorized*. There is hereby established a local exemption procedure to certain provisions of the Food and Drug Administration Food Code, as currently adopted by the state division of hotels and restaurants, in order to allow patrons' dogs within certain designated outdoor portions of public food service establishments.

(B) *Limitations on exemption; permit requirements*.

(1) This exemption shall only provide a variance to those portions of the currently adopted Food and Drug Administration Food Code in order to allow patrons' dogs within certain designated outdoor portions of public food service establishments.

(2) In order to protect the health, safety, and general welfare of the public, participating public food service establishments shall apply for and receive a permit from the City's Development Services Department (the "department") before allowing patrons' dogs on their premises. The department may establish a fee schedule for such permits. The application for the permit shall include the following information:

(a) The name, location, and mailing address of the public food service establishment.

(b) The name, mailing address, and telephone contact information of the permit applicant.

(c) A diagram and description of the outdoor area to be designated as available to patrons' dogs, including dimensions of the designated area; a depiction of the number and placement of tables, chairs, and restaurant equipment, if any; the entryways and exits to the designated outdoor area; the boundaries of the designated area and of other areas of outdoor dining not available for patrons' dogs; any fences or other barriers; surrounding property lines and public rights-of-way, including sidewalks and common pathways; and such other information reasonably required by the City. The diagram or plan should be accurate and to scale but need not be prepared by a licensed design professional.

(d) A description of the days of the week and hours of operation that patrons' dogs will be permitted in the designated outdoor area.

(3) In order to protect the health, safety, and general welfare of the public, the following regulations and limitations shall apply to establishments which obtain such a permit:

(a) Employees shall be prohibited from touching, petting, or otherwise handling dogs while serving food or beverages or handling tableware or before entering other parts of the public food service establishment. Upon accidentally or otherwise having physical contact with a dog as described above, all public food service establishment employees shall promptly wash their hands.

(b) Patrons in a designated outdoor area shall be advised that they should wash their hands before eating. Waterless hand sanitizer shall be provided at all tables in the designated outdoor area.

(c) Employees and patrons shall be instructed that they shall not allow dogs to come into contact with serving dishes, utensils, tableware, linens, paper products, or any other items involved in food service operations.

(d) Patrons shall keep their dogs on a leash at all times and shall keep their dogs under reasonable control. All dogs shall have all required licensing.

(e) Dogs shall not be allowed on chairs, tables, or other furnishings.

(f) All table and chair surfaces shall be cleaned and sanitized with an approved product between seating of patrons. Spilled food and drink shall be removed from the floor or ground between seating of patrons.

(g) Accidents involving dog waste shall be cleaned immediately and the area sanitized with an approved product in accordance with section 4-501.114 of the 2005 FDA Food Code. A kit with the appropriate materials for this purpose shall be kept near the designated outdoor area.

(h) A sign or signs reminding employees of the applicable rules shall be posted on premises in a manner and place as determined by the local permitting authority.

(i) A sign or signs reminding patrons of the applicable rules shall be posted on premises in a manner and place as determined by the local permitting authority.

(j) A sign or signs shall be posted in a manner and place as determined by the local permitting authority that places the public on notice that the designated outdoor area is available for the use of patrons and patron's dogs.

(k) Dogs shall not be permitted to travel through indoor or non-designated outdoor portions of the public food service establishment, and ingress and egress to the designated outdoor portions of the public food service establishment must not require entrance into or passage through any indoor area of the food establishment.

(4) A permit issued pursuant to this section shall not be transferred to a subsequent owner upon the sale of a public food service establishment but shall expire automatically upon the sale of the establishment. The subsequent owner shall be required to reapply for a permit pursuant to this section if the subsequent owner wishes to continue to accommodate patrons' dogs.

(B) *Violations*. A violation of any of the permit requirements may result in suspension or revocation of the permit.

(C) *Location*.

(1) Dog Friendly Dining may be permitted in the following areas:

(a) Private property; privately owned and maintained sidewalks and rights-of-way.

(b) County or State maintained sidewalks or rights-of-way with proof of authorization of the appropriate jurisdiction.

(2) Dog Friendly Dining may not be permitted in the following areas:

(a) City-maintained sidewalks or rights-of-way.

(D) *Indemnification Required*. All applicants shall be required to acknowledge, at the time of application, that approval is conditioned on the applicant indemnifying and holding the City harmless for any loss or damage as a result of offering Dog Friendly Dining to their patrons. Such statement shall appear on the face of the Dog Friendly Dining application in bold, 14 pt. font.

3.24. Sign Standards

(A) Purpose and Intent. It is the purpose of this section to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards and to protect the character of the City. Therefore, the display of signs should be appropriate to the land, building or use to which they are applied. It is intended that signs placed on land or on a building for the purpose of message display, identification or for advertising a use shall be deemed accessory and incidental to the land, building or use where the sign is located.

(B) Exemptions. The following are exempt from this section:

(1) A sign, other than a window sign, located entirely inside the premises of a building or enclosed space.
(2) A sign on a car, other than a prohibited vehicle sign or signs.
(3) A statutory sign.
(4) A government sign.
(5) A traffic control device sign.
(6) A sign lawfully erected that is repainted or is having ordinary and customary repairs performed, including replacement of plastic or glass panels, without an increase in the size or number of sign faces.
(7) Any sign not visible from a public street, sidewalk or right-of-way or from a navigable waterway or body of water; except that the foregoing does not exempt a sign for a commercial use that is visible from an abutting residential use.
(8) A Master Planned Community or Project subject to a Developer's Agreement or Planned Development Agreement which has entered into an agreement with the City exempting such Community or Project from the provisions of this section. Such agreements shall provide sign standards for the Project as a whole, maintaining or improving upon minimum standards as required by this ordinance. Any provisions of this ordinance not covered in any such agreement shall remain enforceable.

(C) *Prohibited Signs.* The signs and sign types listed below are prohibited within the city limits unless specified and shall not be erected, operated or placed on any property. Any lawfully existing permanent sign structure or sign type that is among the prohibited signs and sign types listed below shall be deemed a non-conforming sign.

(1) Abandoned or discontinued signs.
(2) Animated signs within the Downtown Design District.
(3) Attached signs that are taller than the wall of the building to which the sign is attached.
(4) Attached signs that exceed two hundred fifty (250) square feet in sign area.
(5) Bandit signs and snipe signs.
(6) Billboards and off-site commercial signs.
(7) Bus bench and bus shelter advertising signs.
(8) Flashing signs.
(9) Floodlights and beacon signs, except when required by the Federal Aviation Administration.
(10) Flutter signs, streamers, balloons, wind signs, wind activated banners, natural or man-made air inflatables, pennants and other fixed aerial signage used for commercial advertising.
(11) Freestanding or ground signs which are higher than (16) feet including any ground mounted monument signs, which are higher than sixteen (16) feet.
(12) Freestanding or ground signs that exceed two hundred (200) square feet in sign area.
(13) Holographic display signs.
(14) Moving, twirling, or swinging signs, including multi-prism and tri-vision signs.
(15) Murals containing commercial messages.
(16) Neon signs.
(17) Parking space signs that carry a commercial message.
(18) Pavement markings, except for official traffic control markings and building address markings required by law.
(19) Permanent pole signs.
(20) Portable signs, except for A-Frame and T-Frame signs as allowed herein.
(21) Revolving signs and rotating signs.
(22) Roof signs.
(23) Signs within a sight visibility triangle, obstructing a clear view of pedestrian or vehicular traffic, as defined in Design District Standards, Chapter 1, Section (G)(6).
(24) Signs attached to a seawall, dock, buoy, tie pole or pier, other than warning signs and safety signs.
(25) Signs in, on, or over the public right-of-way; other than fixed projecting signs in the Central Mixed-use (CMU), Downtown Mixed-use (CDT), and Community Commercial Mixed-use (CC) districts, traffic control device signs, bus stop informational signs, warning signs; safety signs, vertical streetlight banners, A-Frame signs, T-Frame signs, and awning or attached canopy signs over a public right-of-way as allowed in this division.
(26) Signs in or upon any body of water, whether natural or man-made, within the limits of the city; except government regulatory signs, warning signs, and safety signs.
(27) Signs located on real property without the permission of the property owner.
(28) Signs nailed, fastened, affixed to, or painted on any tree or part thereof (living or dead), or other vegetation.
(29) Signs, other than traffic control device signs, that use the word "stop" or "danger," or present or imply the need or requirement of stopping or the existence of danger, or which are a copy or imitation of traffic control device signs and which are adjacent to the right-of-way of any road, street, or highway.
(30) Signs that are not effectively shielded as to prevent beams or rays of light from being directed at any portion of the traveled public rights-of-way thereby creating a potential traffic or pedestrian hazard or a nuisance to inhabitants of an adjacent neighborhood. No sign shall be so illuminated that it interferes with the effectiveness of, or obscures an official traffic sign, device, or signal.
(31) Signs that contain any food or other substance that attracts large numbers of birds or other animals and causes them to congregate on or near the sign or create a health or sanitary nuisance.
(32) Signs that emit sound, vapor, smoke, odor, or gaseous matter.
(33) Signs that obstruct, conceal, hide or otherwise obscure from view any traffic control device sign or official traffic signal.
(34) Signs that obstruct any fire escape, required exit, window, or door opening intended as a means of egress.
(35) Signs that interfere with any opening required for ventilation.
(36) Signs that are attached to standpipes, gutters, drains, fire escapes or impair access to a roof.
(37) Vehicle sign or signs with a total sign area in excess of twenty (20) square feet on any vehicle, and:

(a) The vehicle is not "regularly used in the conduct of the business".
(b) The vehicle is visible from a street right-of-way within fifty (50) feet of the vehicle.

(c) The vehicle is parked for more than two (2) consecutive hours in any twenty-four (24) hour period within fifty (50) feet of any street right-of-way.

(d) A vehicle shall not be considered "regularly used in the conduct of the business" if the vehicle is used primarily for advertising.

(e) This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle operating during the normal hours of business; and which is currently licensed, insured and operable; provided, however, that no such vehicle shall be parked on public or private property with signs attached or placed on such vehicle primarily for the purpose of advertising a business establishment or firm or calling attention to the location of a business establishment or firm.

(38) Wall wrap signs.

(39) Lit Border Signs: Signs made of lights, which white or colored, flashing or stationary, which border the entire area of a building, a business unit, windows and/or doors for the sole purpose of attracting attention to the business(es) therein. Temporary lights to celebrate holidays shall not be included in this definition, and are permitted (see Illustration)

(D) General Requirements. The following general requirements shall apply unless otherwise indicated.

(1) *Support Requirements.* The supporting members of all signs shall be free of any external bracing such as guy wires or cables. All supporting columns shall be designed as integral or architectural features of the sign.

(2) *Materials.* Paper or cardboard signs and cloth or plastic fabric banners may only be used in conjunction with a special event as provided herein. However, paper or cardboard signs may be used for indoor window or temporary signs, when such are allowed.

(3) *Construction Standards.* All signs shall be installed and constructed in a professional and workmanlike manner; and shall be maintained in good and safe structural condition and good physical appearance. All exposed structural components shall be painted, coated, or made of rust inhibitive material.

(4) *Manufactured Signs.* All manufactured signs shall have a permanent and visible weatherproof identification plate affixed to the sign exterior. The plate shall identify: (1) the name of the manufacturer; (2) the date of installation; (3) the sign permit number; and (4) the electric permit number (if any) with the input VA (Volt Amperes) at full load for electric.

(5) *Change of use or change of occupancy.* Any business undergoing a change of use or change of occupancy must submit a sign permit application.

(6) *Message Neutrality*. Notwithstanding anything in this section to the contrary, no sign or sign structure shall be subject to any limitation based upon the message contained on such sign or displayed on such sign structure.

(7) *Substitution of Non-commercial Speech for Commercial Speech*. Notwithstanding anything contained in this section to the contrary, any sign erected pursuant to the provisions of this division may, at the option of the owner, contain a non-commercial message in lieu of a commercial message and the non-commercial copy may be substituted at any time in place of the commercial copy. The non-commercial message (copy) may occupy the entire sign face or any portion thereof. The sign face may be changed from a commercial message to a non-commercial message or from one non-commercial message to another non-commercial message; provided, however, that there is no change in the size, height, setback or spacing criteria contained in this section.

(8) *Consent of Legal Owner of Property*. No sign may be displayed without the signed and notarized consent of the legal owner of the property on which the sign is mounted or displayed. For purposes of this policy, "owner" means the holder of the legal title to the property and any party and person holding a present legal right to possession, control, or use of the property.

(9) *Signs on Public Property*. Any sign installed or placed on public property, except in conformance with the requirements of this section, shall be deemed illegal and shall be forfeited to the public and subject to confiscation. In addition to other remedies hereunder, the City shall have the right to recover from the owner or person placing such sign the cost of removal and disposal of such sign. The foregoing shall not

apply to temporary A-Frame signs and T-Frame signs as allowed pursuant to the conditions and limitations set forth herein.

(10) *Clearance from Utilities, Interference with Surface and Underground Water or Drainage*. Signs shall maintain a minimum distance of six (6) feet horizontal clearance and twelve (12) feet overhead clearance from electrical conductors and from all communications equipment or lines. Signs and their supporting structures shall maintain clearance from and non-interference with all surface and underground facilities and conduits for water, sewage, electricity, or communications equipment or lines. Sign placement shall not interfere with surface or underground water or with natural or artificial drainage.

(11) *Nuisance Signs or Signs Presenting Immediate Peril to Public Health or Safety*. The building official, code inspector, or special magistrate may order the repair of signs declared a nuisance, and with or without notice may cause any structurally unsafe or structurally insecure sign to be immediately removed if in his or her professional judgment and professional opinion the sign presents an immediate peril to the public health or safety.

(E) Permanent Signs

(1) *Permanent Signs Allowed in Zoning Districts*. A permanent sign shall require a sign permit. Within all zoning districts, the City shall allow permanent signs that meet the criteria and limitations set forth in the subsections below and in Table 3-9.

(a) Permanent sign on a parcel in residential use. A permanent sign located on a parcel in residential use in any zone may not be separately or specially illuminated, unless otherwise specified in this division.

(b) Permanent sign on a parcel in non-residential use. A permanent sign on a parcel in non-residential use may be illuminated by internal illumination, or lit by external indirect illumination, unless otherwise specified in this division. However, a permanent sign may not be illuminated in a manner that leaves the illumination device exposed to public view.

(c) Internal illumination. Outdoor internally illuminated signs, including but not limited to awning/canopy signs, cabinet signs (whether freestanding or building mounted), or changeable copy panels, shall be constructed with an opaque background and translucent letters or other graphical elements, or with a colored background and lighter letters or graphics.

(d) Indirect illumination. Indirectly lit signs are permitted to be illuminated only with steady, stationary, down directed and shielded light sources directed solely onto the sign. Light bulbs or tubes used for illuminating a sign, shall not be visible from the adjacent public rights-of-way or residential properties.

(e) Illumination of signs adjacent to single-family residential uses. No sign located within 50 feet of a property with a single-family use or zoned for a single-family use shall be internally illuminated.

(f) Any portion of the sign face or sign structure that is illuminated shall count as part of the total square footage of allowable sign area.

(g) Changeable copy signs shall not operate at brightness levels of more than 0.3-foot candles above ambient light, as measured using a foot-candle meter at a pre-set distance. The pre-set distances to measure the foot-candles is calculated using the following formula:

Measurement Distance = √Area of Sign X 100

The measurement distance can be rounded to the nearest whole number.

(h) Changeable copy signs shall be sited in a manner that the intensity or brilliance does not interfere with the effectiveness of an official traffic sign, device or signal.

(F) Sign Permit Requirements

(1) Application. A sign permit application shall be prepared and submitted on forms available at the Development Services Department.

(2) Site Plan. A site plan shall be submitted as indicated on the sign permit application.

(3) Fees. Fees shall be submitted as indicated on the sign permit application.

(H) Sign Types Requiring a Permit

(1) Monument Signs.

(a) Monument signs for single-use developments, inclusive of one single occupant building, one tenant building, or one single use development with multiple buildings. One monument sign is

allowed for each single-use development. The maximum size of a monument sign shall be the lesser of:

(i) two hundred (200) square feet; or

(ii) one and one half (1 ½) square feet of sign area for each one (1) linear foot of road frontage along the street toward which the monument sign is oriented. For purposes of this subsection, the frontage of only one (1) street shall be used in making the calculation described above.

The maximum height of the monument sign shall be ten (10) feet. Up to fifty (50) percent of the sign surface of the monument sign may consist of a changeable copy sign; provided, however, that the sign copy cannot be changed more frequently than once every eight (8) seconds. The monument sign may be illuminated. Landscaping to complement the single-use development should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6).

(b) Monument signs for multi-use developments, inclusive of multiple-building occupant developments, multiple-building tenant developments, and multiple-building shopping centers. One monument sign is allowed for each multi-use development or each single building within a multi-use development. The maximum size of the monument sign shall be the lesser of:

(I) two hundred (200) square feet; or

(ii) one (1) square foot of sign area for each one (1) linear foot of road frontage along the street toward which the monument sign is oriented for the first one hundred (100) feet of frontage plus one-fourth (1/4) square foot of sign area for each additional linear foot over 100 feet of the aforesaid road frontage. The maximum height of the monument sign shall be sixteen (16) feet. The monument sign may be illuminated. All tenant panels in a monument sign, including those added to an existing sign structure, shall be constructed of similar materials and illuminated by a similar method. Landscaping to complement the multi-use development should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6).

(c) Monument signs at entrances to residential developments. Two monument signs are allowed on opposite sides of each point of ingress or egress from or to a residential development. Neither sign shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The maximum size of a monument sign shall not exceed twenty-four (24) square feet in size and shall not exceed eight (8) feet in height. The twenty-four (24) square feet of sign area may be split equally between two monument signs located on each side of the entry or exit street. The monument sign shall be located on a landscaped island or lawn area protected from vehicular contact and shall not encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The sign may be internally or indirectly illuminated.

(d) Monument sign for a parcel in educational, religious or public use. In addition to any monument sign allowed above, one (1) additional permanent monument sign may be allowed for a parcel in educational, religious or public use. The sign shall not exceed thirty-two (32) square feet in sign area and shall not exceed eight (8) feet in height. Landscaping to complement the use should be located at the base of the sign. Neither the monument sign nor landscaping shall encroach into any corner sight visibility triangle required pursuant to Design District Standards, Chapter 1, Section (G)(6). The sign may be illuminated. However, this additional monument sign shall not be allowed if there is an additional permanent wall sign on the same parcel.

(2) Wall Signs. One (1) wall sign is allowed for each face of a building or part of a building that is occupied by a permitted or conditional non-residential use.

(a) The size (area) of the wall sign for an occupant or a tenant shall be the lesser of the following:

(i) two hundred fifty (250) square feet; or

(ii) one and one half (1 ½) square feet per one (1) linear foot of building frontage for a single occupant building; or

(iii.) one and one half (1 ½) square feet per one (1) linear foot of building frontage for the occupant or tenant space in a multi-tenant development, each as measured on the street toward which the wall sign is oriented. (b) A wall sign shall not extend higher than the building wall to which it is attached.

(b) With the exception of projecting signs, wall signs shall not project more than twelve (12) inches from the wall. If the wall sign projects more than two and one-half (2 and 1/2) inches from the wall, the wall sign shall be mounted so that the bottom of the wall sign is at least nine (9) feet above ground at finished grade below the wall sign.

(c) Up to fifty percent (50%) of the wall sign surface may consist of a changeable copy sign; provided, however, that the sign copy of the changeable copy sign shall not change more than once every eight (8) seconds.

(d) With the exception of projecting signs, wall signs shall not project more than twelve (12) inches from the wall. If the wall sign projects more than two and one-half (2 and 1/2) inches from the wall, the wall sign shall be mounted so that the bottom of the wall sign is at least nine (9) feet above ground at finished grade below the wall sign.

(e) The wall sign may be illuminated.

(f) In addition to any wall sign allowed above, one (1) additional permanent wall sign may be allowed for a parcel in educational, religious or public use, where a permissible secondary use is occurring on the same parcel. The wall sign shall not exceed thirty-two (32) square feet in sign area and shall not exceed eight (8) feet in height. The wall sign may be illuminated. However, this additional permanent wall sign shall not be allowed if there is an additional monument sign on the same parcel.

(g) Large-scale anchors, which exceed seventy-five thousand (75,000) square feet in gross leasable area, may display one (1) major wall sign, not exceed the maximum square footage allowed in this section, and two (2) secondary signs on the main facade. The secondary signs shall not exceed thirty-two (32) square feet each.

(h) Wall signs shall not be installed to cover windows, doors, or other types of fenestrations.

(3) Wall Signs for Walk-up Window or Entrance. In addition to any other wall sign allowance, a business shall be allowed one (1) wall sign installed within thirty (30) feet of its main entrance if the business uses a separate window or entrance designed to allow customers to be served without entering the building. The wall sign shall be located near the walk-up window or entrance and shall not exceed six (6) square feet in area and shall not exceed six (6) feet in height. The wall sign may be illuminated.

(4) Drive-Through Lane Signs. For a drive-through establishment, an additional display sign is allowed for each drive-through lane provided that such sign does not exceed forty (40) square feet in size and does not exceed eight (8) feet in height. The additional display sign may be internally illuminated and may emit sound only as part of a business transaction. Any sounds emitted must comply with Chapter 13, Article IV of the Code of Ordinances of the City of Wildwood.

(5) Umbrella Signs. For each table in an outside seating area for a registered business establishment, one (1) umbrella sign per umbrella is allowed. An umbrella sign shall not exceed three (3) square feet in area and shall not exceed eight (8) feet in height. An umbrella having an umbrella sign shall be mounted on or in the table or in an umbrella holder adjacent to the table. A sign permit is not required for an umbrella sign.

(6) Awning Signs. For each awning, one sign is allowed. The awning sign shall not exceed an area greater than twenty (20) percent of the surface area of the awning or canopy. The total square footage of the awning sign shall count toward the maximum square footage of the wall sign area allowed for a parcel or a tenant. An awning sign may be internally illuminated.

(7) Canopy Signs. For each building canopy (non-freestanding), one sign is allowed. Except for the sign area limitation for canopy signs at service station islands, a canopy sign shall not exceed an area greater than twenty (20) percent of the surface area of the canopy. The total square footage of the canopy sign

shall count toward the maximum square footage of the wall sign area allowed for a parcel or a tenant. A canopy sign, other than those of fabric or similar materials, may be internally illuminated.

(8) Signs for Freestanding Commercial Canopies. For freestanding commercial canopies, one (1) canopy sign may be installed for each canopy side facing a public street or driveway. A canopy sign shall not exceed ten (10) square feet and shall not be mounted higher than the top of the canopy itself. A canopy sign may be internally illuminated. The square footage of all canopy signs on a canopy shall be counted against the maximum square footage of allowed wall signage for any building wall sign on the same parcel.

(9) Changeable Copy Signs. As part of a permitted monument sign or wall sign, a changeable copy sign, manual or electronic (LED), may be installed. The changeable copy sign shall not exceed fifty (50) percent of allowable area of the monument sign or wall sign. The changeable copy sign shall not exceed ten (10) feet in height when installed as a part of a monument sign for a single occupant or tenant building. The changeable copy sign shall not exceed sixteen (16) feet in height if part of the monument sign is for a multiple occupant or tenant building. A changeable copy sign that is a part of wall sign shall not be installed higher than the wall of the building. The sign copy on a changeable copy sign shall not be changed more than once every eight (8) seconds. Changeable copy signs may be internally illuminated.

(10) Projecting Signs. For buildings in the Central Mixed-use (CMU), Downtown Mixed-use (CDT), and Community Commercial Mixed-use (CC) districts, one (1) projecting sign is allowed for each ground floor occupant or tenant space. The projecting sign shall be attached to the building frontage on the street or driveway on which the sign is located. The maximum size of the projecting sign shall be the lesser of sixteen (16) square feet OR one (1) square foot per linear foot of occupant or tenant building frontage on the street or private driveway on which it is located; however, the square footage of a projecting sign shall count toward the maximum square footage of wall signage allowed for the building. The maximum thickness of the sign face of a projecting sign shall not exceed twenty-four (24) inches when such sign is of solid construction. A projecting sign shall have a minimum vertical clearance of nine (9) feet and shall not be mounted higher than the wall of the building. A projecting sign that extends over a sidewalk in the public right-of-way shall be limited to a projection distance not to exceed two-thirds (2/3) of the width of the sidewalk. A projecting sign may be illuminated.

(11) Window Signs. Window signs are permitted provided that the window sign may not cover more than twenty-five percent (25%) of the area of any window. Window signs may be internally illuminated. A sign permit is not required for a window sign.

(12) Door Signs. Door signs are permitted provided that the door sign may not cover more than twenty-five percent (25%) of the area of any door. Door signs shall not be illuminated. A sign permit is not required for a door sign.

(13) Flagpoles and Flags; Flag Brackets, Flag Stanchions and Flags. Flagpoles and Flags.

(a) For each parcel and development site in residential use with one principal structure, one flagpole may be installed and two (2) flags may be displayed per flagpole. For each parcel and development site that is over one-half (1/2) acre in size and is in non-residential use, up to three flagpoles may be installed and up to two (2) flags may be displayed per flagpole. A flag shall not exceed twenty-four (24) square feet in size.

(b) Flag Brackets, Flag Stanchions, and Flags. For each principal structure on a parcel, up to two flag brackets or stanchions may be attached or placed for the display of flags. A flag displayed from a flag bracket or a flag stanchion shall not exceed twenty-four (24) square feet in size.

(c) For the purpose of determining the size of the flag, only one (1) side of the flag shall be counted as display surface.

(d) Flags on parcels in non-residential use may be externally illuminated.

(14) Any lawfully erected sign that is structurally altered in any manner, including height, size or location.

(H) Measurement of Sign Area. The area of a sign is measured or calculated as follows:

(1) Background panel signs. Sign copy that is mounted, affixed, or painted on a background panel or area distinctively painted, textured or constructed as a background for the sign copy, is measured as that area contained within the sum of the smallest rectangles, squares, triangles, parallelograms, circles or ellipses that will enclose both the sign copy and the background.

(2) Background surface signs. The area of a sign consisting of copy mounted as individual letters or graphics against a wall, fascia, or parapet of a building surface or another surface, that has not been painted,

textured, or otherwise altered to provide a distinctive background for the sign copy, is measured as the sum of the smallest rectangles, squares, triangles, parallelograms, circles or ellipses that will enclose each word, graphic or discrete visual element in the total sign.

(3) *Illuminated background signs.* The area of a sign with copy mounted, affixed, or painted on an illuminated surface or illuminated element or a building or structure, is measured as the entire illuminated surface or illuminated element which contains sign copy.

(4) *Double-faced signs.* If a sign has two display faces, and the interior angle between the two faces is thirty (30) degrees or less or parallel and 24" apart or less, then the sign area is considered one sign face only, for purposes of calculation; however, if the two faces are of different sizes or shapes, then the larger is used. If the sign has two display faces, and the interior angle between the two faces is greater than thirty (30) degrees or parallel and more than 24" apart, then the sign area is the sum of the areas of the two faces.

(5) *Multi-faced signs.* If a sign has three or more faces, then the sign area is equal to fifty (50) percent of the aggregate area of all sign faces. The area of each face shall be determined according to subsection (a) or (b) of this section, as applicable.

(6) *Sculptural and non-planar signs.* The area of a spherical, free form, sculptural or other nonplanar sign is fifty (50) percent of the sum of the areas, using only the four vertical sides of the smallest four-sided polyhedron which will completely enclose the entire sign structure.

(7) *Measurement of Sign Height.* The height of a freestanding sign shall be measured as the vertical distance from the average finished grade of the ground below the sign excluding any filling, berming, mounding or excavating solely for the purposes of increasing the height of the sign, to the top edge of the highest portion of the sign. Monument sign structures may extend above the allowable height and/or permitted horizontal dimension for the purposes of architecturally embellishing and enhancing the appearance of the sign structure. Such extensions shall not exceed thirty-six (36) inches for the base, eighteen (18) inches at the top of the sign, or twelve (12) inches for each vertical side of the sign.

(8) *Sign Setbacks*. All signs shall be set back at a minimum of ten (10) feet from the property line, except otherwise stated in this Section. Monument signs may be allowed in the C-1 Zoning District only if the ten-foot sign setback can be met.

(l) Temporary Signs

(1) Temporary signs shall require a Temporary Sign Permit through Code Enforcement.

(2) The City shall allow temporary signs that meet the criteria and limitations set forth in Table 3-7 and Table 3-8. In a residential zoning district where a non-residential use is allowed, the non-residential use shall be treated as if it was located in a non-residential zoning district.

(3) Signs advertising open houses and garage sales. Such sign(s) shall be limited to one (1) sign within the property per street frontage, and shall not exceed six (6) square feet in area.

(4) In a non-residential zoning district where a residential use is allowed, the residential use shall be treated as if it was located in a residential zoning district.

(5) A temporary sign displayed on a window surface must be displayed on the inside of the window surface, shall cover no more than twenty-five (25%) of the window surface, and shall not be illuminated.

(6) Temporary off-site signage shall only be permissible for subdivisions under construction. A temporary off-site sign shall be allowed in all zoning districts. Pole signs and monument signs shall be the only permissible sign types for an off-site temporary sign. The maximum allowable area (including copy area and base/ supports of the sign) shall be as follows:

(a) 1 square foot per linear foot of lot frontage on the major right of way.

(b) 100 square foot maximum.

(c.) Eight (8) foot maximum height.

(7) Temporary off-site signs must be set back fifteen (15) feet from the right-of-way. No other signage is permitted on the property associated with the temporary off-site sign permit. A temporary off-site sign permit shall only be valid for one (1) year. The applicant may seek up to two (2) extensions lasting no longer than six (6) months each. Under no condition shall the sign remain erect for more than two (2) years. It shall be the responsibility of the property owner, not the developer, to remove the sign. The City reserves the right to seek action against the property owner for any off-site sign which remains erect after the expiration of the permit.

(8) Political signs as regulated under F.S. Sections 106.143 and 106.1435, shall be removed within fourteen (14) days after either the ending of a campaign or following the election.

(J) Non-conforming Signs. All signs that are lawfully in existence or are lawfully erected and that do not conform to the provisions of this division are declared non-conforming signs. It is the intent of this division to recognize that the eventual elimination of non-conforming signs as expeditiously and fairly as possible is as much a subject of health, safety, and welfare as is the prohibition of new signs that would violate the provisions of this division. It is also the intent of this division that any elimination of non-conforming signs shall be affected so as to avoid any unreasonable invasion of established property rights. Existing billboards shall be governed by Section (K).

(1) Legal non-conforming signs:

(a) A legal non-conforming sign is a sign that lawfully existed at the time of the enactment of this division that does not conform to the regulations as specified in this division.

(b) A legal non-conforming sign may continue to be utilized only in the manner and to the extent that it existed at the time of the adoption of this division or any amendment thereof.

(c) A legal non-conforming sign may not be altered in any manner not in conformance with this division and shall not be structurally altered to prolong the life of the sign. This does not apply to reasonable repair and maintenance of the sign. Reasonable repair and maintenance of non-conforming signs, including change of copy, is permitted, as provided for herein. Reasonable repair and maintenance means the work necessary to keep the sign, including the sign structure, in a good state of repair, but does not include replacement of materials in the sign structure. Reasonable repair does not include:

(i) Any modification that changes the structure, or type of structure, such as conversion of a wooden sign structure to a metal sign structure.

(ii) Any modification, including the addition of embellishments, that changes the sign area or the height above ground level.

(iii) Any modification that enhances the visibility of the sign's copy, or the period of time that the copy is visible.

(iv) Any modification that adds changeable faces or electronic message signs.

(v) Any modification that adds artificial lighting or changes the existing lighting such that illumination is increased.

(d) Should a non-conforming sign become damaged, destroyed or deteriorated by any means to the extent that it requires more than reasonable repair and maintenance, as defined in subsection (c) above, then the sign shall not be reconstructed except in compliance with the sign code. In the event that a non-conforming sign was approved as part of a site plan zoning approval, then the non-conforming sign may be reconstructed in accordance with the site plan zoning approval.

(e) Any building permit for an addition, alteration, or improvement valued at more than fifty (50) percent of the fair market value of the structure or building for work at locations where any non-conforming sign exists shall specify and require that such non-conforming signs located within the boundaries of the development site, and within the limits of the applicant's control, shall be brought into conformance with the provisions of this division, provided that if the non-conforming sign is a type of sign that is prohibited under section 3.24(D), Prohibited Signs in All Zoning Districts, it shall be removed.

(f) Legal non-conforming signs that are located on a parcel of property that is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase or dedication may be relocated on the remaining parcel without extinguishing the legal non-conforming status of that sign provided that the non-conforming sign:

(i) Is not increased in area or height to exceed the limits of the zoning district in which it is located.

(ii) Remains structurally unchanged except for reasonable repairs or alterations.

(iii). Is placed in the most similar position on the remaining property that it occupied prior to the relocation. And

(iv) Is relocated in a manner so as to comply with all applicable safety requirements.

After relocation pursuant to this subsection, the legal non-conforming sign shall be subject to all provisions of this section in its new location.

(2) Signs rendered non-conforming:

(a) Except as provided in this section, a non-conforming sign may continue in the manner and to the extent that it existed at the time of the adoption, amendment or annexation of the division that rendered the sign non-conforming. This section shall not prohibit reasonable repairs and alterations to non-conforming signs.

(b) A non-conforming sign shall not be re-erected, relocated or replaced unless it is brought into compliance with the requirements of this division. An existing monument sign that conforms to the size and height limitations set forth herein, but is otherwise non-conforming, may be relocated a single time to another location on the same parcel.

(3) Signs for a legal non-conforming use:

(a) New or additional signs for a non-conforming use shall not be permitted.

(b) A non-conforming sign for a non-conforming use that ceases to be used for a period of sixty (60) consecutive days or is replaced by a conforming use, shall be considered a prohibited sign and shall be removed or brought into conformance upon establishment of a conforming use.

(4) Signs discontinued:

(a) The right to use a non-conforming sign shall be prohibited upon the occurrence of one or more of the following:

(i) A change of use of the parcel or structure;

(ii) A change in occupancy of the parcel or structure;

(iii) A change in business type at the location of the parcel or structure; or

(iv) The vacancy of a sign structure.

(b) Sign structures that remain vacant, unoccupied or devoid of any message, or display a message pertaining to a time, event or purpose that no longer applies, for a period of ninety (90) days, shall be deemed to be discontinued.

(c) A non-conforming sign deemed discontinued shall immediately terminate the right to maintain such sign.

(d) After a sign structure has been deemed discontinued, it shall be the responsibility of the property owner or the property owner's authorized agent to remove the discontinued sign and to patch and conceal any and all damage to any other structure resulting from removal of the sign.

(e) Removal of a discontinued non-conforming sign shall include all sign support components, angle irons, poles, and other remnants of the discontinued sign that are not currently in use or proposed for immediate reuse as evidenced by a sign permit application for a permitted sign.

(5) Unsafe signs:

(a) If the building official determines any sign or sign structure to be in an unsafe condition, he/she shall immediately notify, in writing, the owner of such sign who shall correct such condition within forty-eight (48) hours.

(b) If the correction has not been made within forty-eight (48) hours, the building official may have the sign removed if it creates a danger to the public safety or have any necessary repairs or maintenance performed at the expense of the sign owner or owner or lessee of the property upon which the sign is located.

(K) *Billboard signs.*

(1) Billboard signs are prohibited. After February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), the erection of billboard signs is prohibited for the purposes and reasons set forth in City of Wildwood Ordinance No. 2017-03.

(2) Definitions.

(a) Legally existing billboard signs defined. For purposes of this section, nonconforming billboard signs, defined as follows, are legally existing billboard signs.

(b) A nonconforming billboard sign is defined as:

(i) Any billboard sign that was legally erected prior to February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), pursuant to a permit issued by the City of Wildwood; or

(ii) Any billboard sign that was legally erected before a permit was required by the city for off-site signs; but which billboard sign complies completely with the City of Wildwood's off-site sign regulations; or

(iii) Any billboard sign erected after February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), that is the subject of, and is erected in strict accordance with an active permit issued by the city prior to February 13, 2017. No permits shall be issued for the erection of billboard signs after February 13, 2017 (the effective date of City of Wildwood Ordinance No. 2017-03), except as otherwise provided for in this section.

Any billboard sign which does not constitute a nonconforming billboard sign, as described above, shall be deemed either a prohibited sign or an abandoned sign and shall be removed on or before February 16, 2020. Nonconforming billboard signs shall be allowed to remain so long as such signs conform with the regulations set forth in this section.

(3) Standards pertaining to legally existing billboard signs. Any legally existing billboard sign as described above shall be subject to the following standards:

(a) A legally existing billboard sign is allowed to contain non-commercial speech in lieu of any other speech.

(b) Substitution or interchanging of letters, poster panels, painted boards, animation, changeable copy or demountable materials shall be permitted; provided that any such substitution or interchanging shall not increase the size, shape, height or the number of sign faces of the sign, except as otherwise provided for in this section.

(c) Maintenance and Repair of Monopole and Non-Monopole Billboards:

(i) Monopole billboards: Non-conforming billboard signs which are constructed as monopole billboards may be maintained and repaired, but shall not be structurally or mechanically extended or altered except as required by the building official of the city in cases where it has been determined by said building official that there exists an imminent danger to the public safety; provided, however, no structural change shall be permitted which would increase the height, size, shape or intensity of lighting of a non-conforming billboard sign except as provided for in this section. For the purposes of this section, a monopole billboard is defined as a billboard constructed with a steel pole, I-beam or equivalent as primary support, with a catwalk, and a single display panel.

(ii) Non-Monopole Billboards: Non-conforming billboard signs which are not monopole billboards may be maintained and repaired, but shall not be structurally or mechanically extended or altered, except as provided below, or as required by the building official of the city in cases where it has been determined by said building official that there exists an imminent danger to the public safety; provided, however, no structural change shall be permitted which would increase the height, size, shape or intensity of lighting of a non-conforming billboard sign except as provided for in this section. A non-monopole billboard may be upgraded to and replaced with a monopole billboard; provided, however, that the upgrade to a monopole billboard shall not increase the overall size of the single display panel of the non-monopole billboard.

(d) Any non-conforming billboard sign which is destroyed to the extent of seventy-five (75) percent of its current appraised value (based on records of the Sumter County Property Appraiser) shall not be rebuilt or repaired unless:

(i) Within thirty (30) calendar days after the destruction of the non-conforming billboard sign, the owner of the sign files an application with the city clerk petitioning city council to allow the reconstruction and maintenance of the non-conforming billboard sign for a period not to exceed seven (7) years;

(ii) The owner of the non-conforming billboard signs provides substantial and competent evidence to city council that: (i) the billboard sign was originally erected less than seven (7) years prior to the date on which the sign was destroyed; and (ii) the sign owner has

failed to recoup the sign owner's investment in the non-conforming billboard sign as of the date of the sign's destruction. If such evidence is presented, the city Commission may allow the sign owner to rebuild or repair the non-conforming billboard sign and to maintain said sign for an additional period of time as determined by the City Council in order to allow the sign owner time to recoup his or her investment; provided, however, such a period of time shall not exceed seven (7) years. At the conclusion of said period, the billboard sign shall be removed.

(iii) If the non-conforming billboard sign cannot be rebuilt or repaired, then the owner of the sign shall be responsible for removing all remaining portions of the sign structure within sixty (60) calendar days after the date of destruction of the billboard sign.

(iv) Any non-conforming billboard sign which is removed or destroyed, either: (1) criminally or accidentally (e.g., vandalism, other criminal or tortious act) or (2) by a natural disaster (e.g., hurricane, tornado, or earthquake) may be repaired or replaced at its original location. Notwithstanding the foregoing, a non-conforming billboard sign may still be deemed an abandoned sign subject to section (e), below, where the owner takes no action to repair or replace the non-conforming billboard sign.

(e) Any non-conforming billboard sign which becomes an abandoned sign shall be removed.

(f) No non-conforming billboard sign shall be relocated except as provided in subsection (4). In the event a legally existing, non-conforming billboard sign is relocated, the relocation of the sign shall not result in any increase in the size, height or number of sign faces of the non-conforming billboard sign.

(g) All non-conforming billboard signs shall be the subject of an operating permit issued in accordance with subsection (d). Any non-conforming billboard sign which does not possess an annual operating permit in accordance with (d) shall be deemed to constitute an abandoned sign.

(4) Relocation of non-conforming billboard signs. No non-conforming billboard sign may be relocated unless one (1) of the following conditions exist or will occur as a result of the relocation:

(a) The relocation of the non-conforming billboard sign is expressly allowed by, and is made in accordance with, the terms of a variance granted by the city prior to the effective date of City of Wildwood Ordinance No. 2017-03; or

(b) The non-conforming billboard sign is located on land which is being acquired for public right-of-way purposes as a part of a federal or state road, including, without limitation, the "federal-aid primary highway system," the "interstate highway system," and the "state highway system" as those terms are defined in Fla. Stat. § 479.01; and further provided that the sign owner, property owner, and the condemning authority elect in writing to relocate the non-conforming billboard sign in accordance with Fla. Stat. § 479.15, (2016). In such an event, the non-conforming billboard sign may be relocated in accordance with standards and requirements of Fla. Stat. § 479.15, (2016); provided, however, the applicant shall demonstrate to the city that the proposed relocation conforms completely with the requirements and standards contained in Fla. Stat. § 479.15, (2016). In the event that Fla. Stat. § 479.15, (2016), is later amended, revised, superseded or revoked, then the relocation of non-conforming billboard signs shall only be allowed or permitted in accordance with such amendments, revisions or superseding statutes enacted by the Florida Legislature.

In addition to satisfying one (1) of the foregoing conditions, no relocation shall occur until the non-conforming billboard sign being relocated has been removed.

(K) *Penalties.* Penalties for violation of this Section 3.24 shall be as provided in Section 1-7 of the Code of Ordinances of the City of Wildwood; however, notwithstanding anything in the LDR or in the City of Wildwood Ordinance Code to the contrary, a penalty for a violation of this Section 3.24 shall be limited to civil penalties only and shall not extend to any criminal penalty including but not limited to incarceration. Upon observation of any violation of this Section 3.24, a City of Wildwood Code Inspector, as defined in Chapter 2 of the Code of Ordinances, reserves the right to enforce penalties including but not limited to the physical removal of any non-

conforming or prohibited signs, in addition to the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances.

(L) *Severability*.

(1) Generally. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 3.24 is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section.

(2) Severability where less speech results. Without diminishing or limiting in any way the declaration of severability set forth above in subsection (1), above, or elsewhere in this Section 3.24, the City of Wildwood Code of Ordinances, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this division, even if such severability would result in a situation where there would be less speech, whether by subjecting previously exempt signs to permitting or otherwise.

(3) Severability of provisions pertaining to prohibited signs. Without diminishing or limiting in any way the declaration of severability set forth above in subsection (1), above, or elsewhere in this Section 3.24, the City of Wildwood Code of Ordinance, or any adopting ordinance, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section or any other law is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section 3.24 that pertains to prohibited signs, including specifically those signs and sign types prohibited and not allowed under section 3.24(D), Prohibited Signs, of this Section 3.24. Furthermore, if any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 3.24(D) is declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect any other part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of section 3.24(D) thereby ensuring that as many prohibited sign types as may be constitutionally prohibited continue to be prohibited.

(4). Severability of prohibition on billboards. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this section and/or any other Code provisions and/or laws are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the prohibition on billboards as contained in this Section 3.24 or in the City of Wildwood Code of Ordinances.

3.25. Tiny House Planned Developments

(A) *Purpose*. The purpose of this Section is to establish regulations relating to the development of tiny house communities and tiny house pocket neighborhoods within the City limits.

(B) *Planned Development Required*. Each proposed tiny house community or pocket neighborhood shall be required to obtain a Planned Development overlay consistent with the requirements of Chapter 8 and its subsections. Tiny House Planned Development overlays shall be permitted in the following zoning districts: ARD, MHP, RMU, RMU-10, RIO, NMU-4, NMU-7, CMU, R-1, R-2, R-3, R-4, and R-5. Lot requirements should follow Table 3-4: Density, Intensity, and Lot Standards for the zoning district in which the Planned Development is proposed; however, due to the unique nature of tiny house communities and pocket neighborhoods, some requirements within Table 3-4, including minimum living area requirements, may not apply. Additional deviations from Table 3-4 may be approved at the sole discretion of the Development Services Director.

(C) *Applicability of the Design District Standards*. Tiny House Planned Developments shall adhere to the Design District Standards. After the tiny house is delivered to the site, the trailer or bumper hitch, frame-towing hitch, and wheels shall be removed and the base of the house shall be permanently affixed to a foundation.

3.26. Internet Cafés

(A) *Purpose and intent.* Internet cafés are permissible as either a Permitted Use or Conditional Use where indicated by Table 3-6. In addition to the other provisions of this Chapter, it is the intent of this section to provide for such use in a manner that will have the least possible adverse impact to the community.

(B) *Use Permittee.* Conditional use internet café permits are issued jointly to the property owner and internet café operator designated therein. A change in property owner or internet café operator shall be reported to the city, in writing, by certified mail, within 30 days of such change by the new property owner or internet café operator. A change in property owner or internet café operator with a conditional use permit shall require a new operating permit.

(C) **Parcel Location Standards/Separation Requirements.** Internet café businesses shall be allowed only in the zoning districts in which internet café is listed as either a permitted or conditional use under Table 3-6. Regardless of whether the internet café is a permitted or conditional use, the separation standards established in this Section shall require the separation of internet café businesses from any uses listed in this Section and located in the City. Any internet café business, established or expanded after February 28, 2022, in such a district shall be separated by at least the number of feet set forth as to the following uses:

(1) Residential property. The distance from this use shall be one thousand (1,000) feet. For purposes of this section only, "residential property" shall mean land that is:

(a) Located in a mixed-use zoning district or residential zoning district; and

(b) Designated as a mixed-use or residential future land use category on the adopted future land use map of the City or County or an exclusively residential planned development.

(2) Other uses. The distance from these uses shall be two thousand five hundred (2,500) feet:

(a) Public or Private Schools, child care or day care centers licensed as such by the State of Florida;

(b) Churches and places of worship; and

(c) Government-owned parks, playgrounds and libraries.

(d) A parcel shall be deemed to be used for any of the above purposes if a valid land use permit has been issued for such use and such use is either actively conducted on the property or there has been measurable, good faith progress in implementation of such use at that location in accordance with the permit.

(3). Exemptions. No internet café business shall become non-conforming through subsequent establishment of the uses specified in subsection (C)2, nor shall a permit for an internet café business be denied based on the issuance of a land use permit for one (1) of the uses listed in subsection (C)2 if the application for such permit was filed after the filing of the application for the permit for the internet café business. No internet café lawfully operating as of February 28, 2022 shall be denied an operating permit solely on the basis that is a non-conforming use under the amended Allowable Principal Use Matrix or that its current site is non-conforming with the Parcel Location Standards/Separation Requirements of this subsection (C). No internet café business shall become non-conforming in the event the business closes due to the death of the owner, provided however, the internet café business must resume normal operations within ninety (90) days of its initial date of closure.

(D) *Operating Permit Required.* Notwithstanding any provision of these Land Development Regulations that may be provided otherwise, an operating permit shall be required for any existing or new operator of an internet café to operate an internet café within the City; and any existing or new operator of an internet cafe must comply with the Site Standards of subsection (E) and Operating Standards of subsection (F) set forth in this Section. The following are exempt from the requirements of this subsection:

(1) An individual's personal, recreational, and non-commercial ownership, possession, play, operation or use of a device that could be construed to be a simulated gambling device.

(2) A religious or charitable organization conducting a fund-raising activity involving gaming provided the religious or charitable organization conducts such activity in compliance with all applicable laws.

(3) Pari-mutuel facilities, operated by a holder of a pari-mutuel permit issued pursuant to F.S. Ch. 550, and Fla. Admin. Code 61D, or to any devices or games therein.

(E) *Site Standards*. The site and principal structure on which an internet cafe business is operated shall comply with the following standards:

(1) Exterior Premises Lighting. The exterior and parking area of the site or principal structure in which an internet café is operated shall contain the number and type of lighting fixtures necessary to produce a sufficient intensity of light so as to have no exterior or parking area of the site or principal structure that is dark, dim, shadowy or otherwise unlit.

(2) Signage. Exterior signage shall be limited to the advertisement of the consumer product or service sold on the premises, and the name of the internet café. No signs shall be posted on the exterior of the

premises that suggest gambling takes place on the premises or displays any image commonly associated with gambling. All signage shall be subject to any other applicable requirements of the City of Wildwood Code and Land Development Regulations.

(F) *Operating Standards.* An internet café business shall be operated to conform to the following standards:

(1) Days/hours of operation. Internet cafés shall not operate between the hours of 12:01 a.m. to 8:00 a.m.

(2) Safety and Security Requirements. The following safety and security standards devices and standards shall be maintained:

(a) A cash management policy and practice limiting cash on hand including the use of a drop safe or cash management device for restricted access to cash receipts;

(b) Height markers displaying height measures at all exits of principal structure;

(c) A silent alarm system capable of notifying law enforcement;

(d) During designated business operation hours as set forth in the permit, staff at least one licensed, armed security guard after 5:00 p.m. until closing; and,

(e) A security camera system during business hours capable of recording and retrieving an identifiable image for both the interior and exterior of the premises, including the parking area.

(3) Criminal Background Screening. Internet café operators shall require and ensure that a criminal background check is conducted, within thirty (30) days of hire, for all employees working on site or in the principal structure and shall ensure that documentation of the criminal background check is maintained at the business location.

(4) Signs, Postings, and Disclosure Notices.

(a) Internet café operator shall post a notice at all public entrances to principal structure stating cash register contains limited amount of cash and that the personnel on site do not have access to the safe;

(b) Internet café operator shall post notice that the principal structure is under surveillance;

(c) Internet café operator shall establish and maintain a written set of rules for the operation of the simulated gambling devices and electronic game equipment, and the participation in any contest, sweepstakes, or drawing and award of any prize. A complete copy of the rules, prizes, and odds of winning shall be made available upon request without cost;

(d) Internet café operator shall affix signage to each simulated gambling device or electronic game equipment, and shall conspicuously post signage in the principal structure, that includes the following language: “The video displays are for amusement and entertainment only. The video displays do not determine the result of your sweepstakes entries;"

(e) Internet café operator shall include in its rules and shall conspicuously post a sign containing the following language: “State and local law prohibits this establishment from requiring an entry fee, payment, or proof of purchase as a condition of participating. No donation or contribution is required. You may obtain free entries upon request from any employee on the premises;”

(f) Internet café operator shall conspicuously post the operating permit at the entrance or main counter; and

(g) Internet café operator shall also post the name of the internet cafe operator and permit holder, a description of all products and services sold with their corresponding price, and the complete rules for all drawings, sweepstakes or game promotions at the premises’ front or main counter.

(5) Additional Requirements and Limitations.

(a) Entries that are available without purchase or financial donations shall be made available to customers on request. Internet café operators shall not impose any condition on the provision of such entries other than proof of identity by a government issued identification from any state. The internet café operator shall not limit the number of such entries offered per day per individual to less than the equivalent number of entries that internet café operator provides individuals who make a donation, or purchase of a product or service valued at least $1.00.

(b) An internet café operator conducting a drawing by chance in connection with the sale of a consumer product or service, sweepstakes or game promotion shall be required to:

(i) Maintain a list of names and addresses of all persons who have won prizes which have a value of more than $25 for one (1) year; and

(ii) Maintain a trust account or bond in an amount equal to the total announced value of the prizes offered or $50,000 whichever is less.

(c) Internet café operators shall not sell or permit any individual to consume or possess any alcoholic beverages on the premises.

(d) Internet café operators shall not sell tobacco or vaping products on the premises.

(e) Internet café operators shall not permit minor persons to enter the premises.

(f) *Inspection of Premises.* During operating hours, the City Code Inspector, or other authorized authority including the Wildwood Police Department, or their respective agents may enter the premises for purposes of inspecting all areas of the premises otherwise accessible to the general public to assess compliance with the provisions of this Section, the use and operating permits for the premises, or any other ordinances within their authority, including but not limited to the right to enter the premises and to select any electronic game equipment or simulated gambling device to inspect, test and have tested to determine compliance with this Section. An operator may be issued a show cause order requiring the production on premises of documents or data relating to its operations, electronic game equipment or simulated gambling device. Within three (3) days of receipt of a show cause order the operator shall produce all requested records and inventory. Production of records or inventory shall only be for inspection and review to determine compliance with this Section.

(G) *Initial Operating Permits for Existing Operations*. Within sixty (60) days of February 28, 2022, those operators that have been operating an internet café as of February 28, 2022, at a site or principal structure, and which apply for, facially qualify for in accordance with the operating standards set forth herein, and pay required fees for an operating permit, shall be granted an operating permit for the Site and Principal Structure as provided for in this Section. Each such operator shall, in addition to the requirements set forth herein as part of the application, to achieve the facially qualified status, provide proof satisfactory to the City that the operator was lawfully operating an internet café as of February 28, 2022 which such evidence may include: a current and valid lease; rental agreement; purchase and sale contract; bill of sale or receipt indicating the purchase; lease or use of the site or principal structure for an Internet Café; or other certificate, permit, license/registration or receipt issued by the U.S. Federal government, State of Florida, or local government within the corporate limits of the City.

*3.*27. Design District Standards.

(A) In addition to the standards of this Chapter 3, Zoning, new residential and commercial development is also subject to a separate document, the Design District Standards. In addition to these Zoning Standards, other Chapters may be impacted by separate requirements of this document related to design and development. Said document may be accessed on-line from the development services website, or may be viewed in person at the Development Services Department.

TABLE 3-1: Zoning Districts

District Abbreviation	District Title
CON	Conservation
AG-5	Agricultural- 5
AG-10	Agricultural-10
ARD	Age Restricted Development Mixed-use
RR	Rural Residential

LE 3-1: Zoning Dist	
ict Abbrevi	**District Title**
CON	Conservation
AG-5	Agricultural- 5
AG-10	Agricultural-10
ARD	Age Restricted Development Mixed Use
RR	Rural Residential
ER	Estate Residential
R-1	Low Density Residential
R-2	Low-Medium Density Residential
R-3	Medium Density Residential
R-4	Medium-High Density Residential
R-5	High Density Residential
MHP	Mobile Home Park
RMU	Residential Mixed Use
RMU-10	Residential Mixed Use - 10

RIO	Residential /Institutional/Office
IN	Institutional
PEU	Public, Educational, Utilities
C-1	General Commercial - Downtown
C-2	General Commercial - Neighborhood
C-2A	Commercial - Mixed Use
C-3	General Commercial - Highway
NMU-4	Neighborhood Mixed Use - 4
NMU-7	Neighborhood Mixed Use - 7
ECNMU-7	Employment Center Neighborhood Mixed Use - 7
CMU	Central Mixed Use
CC	Community Commercial Mixed Use

CDT	Downtown Mixed Use
SWCMU	South Wildwood Commercial Mixed Use
466-301	466-301 Mixed Use
M-1	Industrial
M-2	Heavy Industrial
VIL-WW	The Villages of Wildwood DRI

Notes:

The Villages of Wildwood DRI z

Wildwood Springs DRI will contain a PUD zoning consistent with their respective FLUM designation, Amended and Restated Development Order, and other agreements.

PUDs in existence prior to July

TABLE 3-2: Permitted Zoning Districts	
FLUM Designation	**Permitted Zoning Districts (Abbreviation)**
Conservation	CON
Agriculture	CON, AG-10, AG-5
Recreation	CON, AG-10, AG-5, PEU
Public Facilities	CON, AG-10, AG-5, PEU, IN
Rural Residential	CON, AG-10, AG-5, RR
Estate Residential	CON, AG-10, AG-5, RR, ER
Low Density Residential	CON, AG-10, AG-5, R-1
Medium Density Residential	CON, AG-10, AG-5, R-2, R-3
High Density Residential	CON, AG-10, AG-5, R-4, R-5
Mobile Home Park	CON, AG-10, AG-5, MHP
Residential Mixed Use	CON, AG-10, AG-5, RMU, NMU-7, RMU 10
General Commercial	CON, AG-10, AG-5, C-1, C-2, C-3
Industrial	CON, AG-10, AG-5, M-1, M-2
Neighborhood Commercial	CON, AG-10, AG-5, C-1, C-2A, CDT, RIO, NMU-4
High Density Mixed Use	CON, AG-10, AG-5, R-5, CMU, 466-301

Central Mixed Use	CON, AG-10, AG-5, CMU, CDT, CC, NMU-4, NMU-7, SWCMU, ECNMU-7
Age Restricted Development Mixed Use	CON, AG-10, AG-5, ARD
Wildwood Springs DRI	CON, AG-10, Wildwood Springs PD
The Villages of Wildwood DRI	The Villages of Wildwood DRI

Notes:

CON, AG-10, AG-5 districts allowed in all FLUM designations

The Villages of Wildwood DRI zoning district is subject to unique standards (see section

Planned developments permitted in all zoning districts pursuant to Chapter 8

TABLE 3-4: Density, Intensity, and Lot Standards

A

Residential Zoning Districts																					
Zoning District*	**AG-5**	**AG-10**	**RR**		**ER**		**R-1**		**R-2**		**R-3**			**R-4**			**R-5**		**MHP**		
Maximum Density (units per acre)	1/5	1/10	1		2[3]		4[3]		6[3]		9[3]			12[3]			15[3]		10[3]		
Minimum Open Space (%)	40	40	DDS		DDS		DDS		DDS		DDS			DDS			DDS		15		
FAR	0.2	0.2	0.2		0.2		0.3		0.3		0.3			0.3			0.3		0.3		
ISR																					
Dwelling Unit Type	**SFD**	**SFD**	**MH**	**SFD**	**MH**	**SFD**	**SFD**	**SFA**	**SFD**	**SFA**	**SFD**	**SFA**	**ACB**	**SFD**	**SFA**	**ACB**	**SFA**	**ACB**	**MH[6]**	**MH[7]**	**SFD**
Minimum Living Area (Sq. ft)	750	750	750	750	750	750	750	750	750	750	750	600	600	750	600	600	600	600	750	750	750
Maximum Lot Coverage (%)																			50[2]	50	50
Minimum Lot Width (ft)			50	50	50	50	40	40	40	40	40	~~35~~	~~35~~	40	~~35~~	~~35~~	~~35~~	~~35~~	~~40~~	40	40
Minimum Setbacks (ft):																					
Front[4]	35	35	30	30	30	30	25	25	20	20	20	20	30	20	20	30	20	30	8	25	25
Rear	25	25	15	15	15	15	15	25	10	10	10	10	15	10	10	15	10	15	8	15	15
Side	20	20	10	10	10	10	5		5		5			5					8	10	10
Minimum Building Separation (ft)[1]							10	15	10	15	10	15	25	10	15	25	10	25	16	20	20

*For full zoning district names, see Table 3-1

Abbreviations/Acronyms:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

MH - Mobile Home

DDS - Design District Standards (Residential)

FAR - floor area ratio~~n~~

ISR - Impervious surface ratio

Notes:

[1] Minimum building separation between two different unit types is 25 feet. Minimum building separation is 10 feet excluding of accessory structure.

[2]This requirement shall not apply to existing mobile home parks.

[3]May receive a 25% increase in density if the affordable housing or LEES standards of Comp. Plan Policy 1.1.7a-b are met.

[4]The front setbacks for homes in new subdivisions shall vary on the same block per DDS Chapter 2, (D)(5).

[5]Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

[6]This column applies to manufactured homes within a mobile home park.

[7]This column applies to manufactured homes on single lots outside of mobile home parks.

B								
Nonresidential Zoning Districts								
Zoning District:	C-1[6]	C-2[6]	C-3[6]	IN	PEU	M-1[6]	M-2[6]	CON
Maximum FAR	0.5	0.5	0.5	0.6	0.6	0.5	0.5	
Maximum ISR (%)	75	75	75	60	see Comprehensive Plan	70	70	see Comprehensive Plan
Minimum Open Space (%)	15	20	20	20	20	20	20	
Minimum Setbacks (ft):								
Front		25	25	25	25	~~25~~ 30	~~25~~ 30	
Rear		15	15	15	15	~~15~~ 20	~~15~~ 20	
Side		15	15	10	10	15	15	
Maximum Setbacks (ft):								
Front	10							
Rear								
Side	~~12~~ 7.5							
Maximum Building Separation	~~24~~ 15							

Notes:

[1] No side or rear setback required if abutting a railroad right-of-way

[2] Maximum front setback within C-1 district may be extended to 20 feet if a café, public courtyard, quasi-public or similar social gathering area is provided

[3] Side setbacks within C-1 district may be modified if a public courtyard or similar gathering area is provided, vehicular access from main street is needed to access rear or side parking, or where right-of-way or alley exists

[4] Setback requirements waived if developing under section 3.21

[5] Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

[6] The lesser of ISR or FAR shall apply for properties zoned C-1,l C-2, C-3, M-1, or M-2 which have Commercial or Industrial future land uses

[6] The lesser of ISR or FAR shall apply for properties zoned C-1,l C-2, C-3, M-1, or M-2 which have Commercial or Industrial future land uses

TABLE 3-4: Density, Intensity, and Lot Standards

C

Mixed Use Zoning Districts

Zoning District:	RMU*				RMU -10					RIO*				NMU-4					ECNMU-7					NMU-7					ARD				
Maximum Density (units per acre)	5				10					15				4					7					7					15[10]				
Minimum Open Space (%)	25				25					25				see Comprehensive Plan					25					25					20				
Maximum FAR					0.3					0.6				see Comprehensive Plan					0.5					see Comprehensive Plan					0.5**				
Maximum ISR (%)					60					80				see Comprehensive Plan					60					60					80				
Building Type:	SFD	SFA	MH	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB	SFD	SFA	ACB	MUB	NRB
Minimum Living Area (Sq. ft)	750	750	750		750	750	600			750	750	600		750	750	600			750	750	600			750	750	600			750	750	600		
Minimum Lot Width (ft)	75	75	75		40	40	40			75	75	40		40	40	40			40	40	40			40	40	40			40				
Maximum Lot Coverage (%)	40	40	40	40	40	40	40			40	40	40	40	40	40	40			40	40	40			40	40	40			80	80	80		
Minimum Setbacks (ft):																																	
Front	25[8]	25[8]	25[8]	25[8]	~~30~~ 20	20[8]	30[8]			25[8]	20[8]	30[8]	25[8]	30[8]	30[8]	35[8]			30[8]	30[8]	35[8]			30	30	35			7.5	10	10		10
Rear	15	15	15	15	~~15~~ 10	10	20			15	15	20	15	15	15	20			15	15	20			15	15	20			0	10	10		0
Side	10	10	10	10	5	5	10			10	10	15	10	5	5	10			5	5	10			5	5	10			0	0	0		0
Minimum Building Separation (ft)														10					10					10					10	10	10		10

Abbreviations:

SFD - Single Family Detached

SFA - Single Family Attached

MH - Mobile Home

MUB - Mixed Use Building

NRB - Nonresidential Building

MUC - Mixed Use Center

Notes:

[1] Setback requirements waived if developing under section 3.21

[2] - Density dependent upon distance to MUC- Extent of project within a 1/4 mile - 10 du/acre; within 1/2 mile - 7 du/acre; further than 1/2 mile - 5 du/acre

[3] Minimum building separation between two different building types is 25 feet

[4] **up to a 3.0 FAR may be used in a town center or ~~similar use~~ or medical complexes.

[5] Accessory uses may encroach into the side and rear setbacks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

[6] For SFA and ACB (Townhouse/codos) on single lots, interior side lot lines shall be 0'

[8] The front setback within homes on the same block in new subdivisions shall vary per DDS Chapter 2, (D)(5).

[9] For full names of zoning districts, see Table 3-1

[10] ARD zoning may have density of up to 30 DU/ac. under Chap. 163 Development Agreement with City

Zoning District:	C2-A					
Maximum Density (units per acre)	4					
Minimum Density (units per acre)						
Minimum Open Space %	25					
Maximum FAR	0.3					
Maximum ISR (%)	60					
Building Type:	SFD	SFA	ACB	MUB	NRB	
Minimum Living Area (Sq. ft)	750	750	600			
Minimum Lot Width (ft)	40					
Minimum Setbacks (ft):						
Front	30	30				
Rear	15	15				
Side	5	10				
Maximum Front Setback (ft)						
Minimum Building Separation (ft)	10					

Abbreviations:

SFD - Single Family Detached

SFA - Single Family Attached

ACB - Apartment/Condominium Building

NRB - Nonresidential Building

MUC - Mixed Use Center

TABLE 3-4: Den

CC				CMU			
10				14 24 with HDRMU FLU			
25				15			
0.75[5]				~~0.5~~ See Note 5			
70				80			
SFA	ACB	MUB	NRB	SFD	SFA	ACB	MU
750	600			750	750	600	
				40			
				30			
				15			
				5			
				10			

Notes:

[1]Setback requirements waived if developing under section 3.2

[2] Minimum building separation between two different buildin

[3] Maximum front setback may be extended if a café, public co

[4] Accessory uses may encroach into the side and rear setback

[5]When CMU, CDT, or CC zoning has CMU future land use, 2.0

ısity, Intensity, and Lot Standards

D

Mixed Use Zoning Districts	
	CDT
	15
	10
	2^{5}
	90

UB	NRB	SFA	ACB	MUB	
		750	600		
		15	15	15	

21

ıg types is 25 feet

ɔurtyard, quasi-public or similar social gathering area is provided

ks. However, a minimum of five (5) feet shall be provided between the accessory structure and the property line.

FAR if witin CRA, .75 FAR outside CRA

	~~SWCMU~~
	~~7~~
	~~20~~
	~~0.75~~
	~~70~~

NRB	~~SFD~~	~~SFA~~	~~ACB~~	~~MUB~~
	~~750~~	~~750~~	~~600~~	
	~~40~~			
	~~30~~			
	~~15~~			
	~~5~~			
15				
	~~10~~			

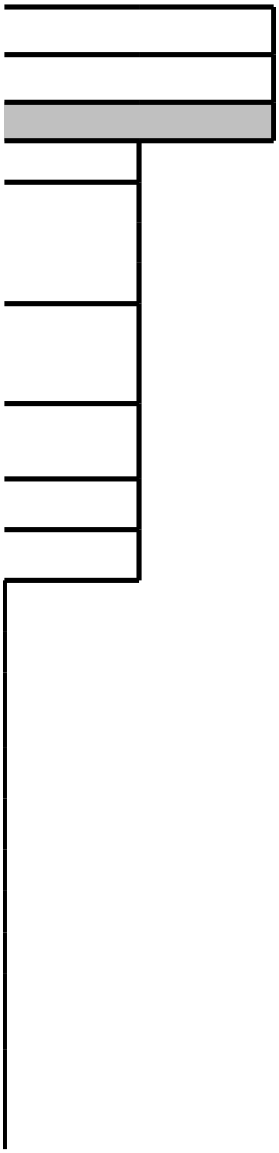

TABLE 3-5: Mixed Use Zoning Distri			
Zoning District:	NMU-4	NMU-7	ECNMU-7
Use Category:			
Residential:			
Minimum Percentage	35	35	35
Maximum Percentage	80	80	80
Institutional, Government, and Tourism, Civic, and Recreational:			
Minimum Percentage	5	5	5
Maximum Percentage	30	30	30
Commercial Office and Business Park:			
Minimum Percentage	0	0	0
Maximum Percentage	40	40	40
Commercial Retail:			
Minimum Percentage	5	5	5
Maximum Percentage	40	40	40
Medical Campus:			
Minimum Percentage			
Maximum Percentage			

Notes:

1) Developments less than 10 acres may proceed as a single use and are not required to adhere to this Table

2) Residential square footage within the CDT designation shall not exceed 30% of the total built square footage

3) Nonresidential uses are permitted in RMU-10, but total acreage devoted to nonresidential uses shall not exceed 10% of the total acreage.

4) There is no mixed use requirement within the C-2A district.

5) There is no mixed use requirement for individual parcels in the 466-301 mixed use district. While mixed use is encouraged, it is the City's respon

ict – Use Percentages			
CMU	CC	-	ARD
20	20	~~10~~	20
75	30	~~30~~	80
5	5	~~0~~	5
10	30	~~20~~	30
0	25	~~20~~	2
50	60	~~60~~	25
15	10	~~20~~	2
50	30	~~70~~	25
			0
			30

nsibility to ensure mixed use is achieved over the aggregate.

P: Permitted Use *C: Conditional Use* *S: Special Exception or cell left blank: Prohibited*						
Conservation Uses	CON	AG-5	AG-10	RR	ER	R-1
Wetlands, forested lands, pastures, environmental habitat, karst areas, open water, and lands set aside to be protected	*P*	*P*	*P*	*P*	*P*	*P*
Agricultural Uses	CON	AG-5	AG-10	RR	ER	R-1
Citrus/ field crop production		*P*	*P*			
Keeping and/ or grazing of livestock		*P*	*P*			
Agricultural product transfer station		*P*	*P*			
Silviculture		*P*	*P*			
Aquiculture		*P*	*P*			
Horticulture, greenhouses and nurseries (commercial)		*P*	*P*			
Muck farms		*P*	*P*			
Commercial hog farm, chicken ranches, cattle feed lots, fish farms, bait farms and other AG related commercial type uses		*P*	*P*			
Kennels for breeding purposes		*S*	*S*			
Animal rescue facility		*S*	*S*			
Exotic animals such as poisonous snakes, reptiles, primates, lions, tigers, bears, alligators		*C*	*C*			
Agritourism		*P / C* [3]	*P / C* [3]			
Parking of Personal RV and Boat		*P*	*P*			
Medical marijuana cultivation						
Residential Uses	CON	AG-5	AG-10	RR	ER	R-1
Single family detached (SFD)		*P*	*P*	*P*	*P*	*P*
Single family attached (SFA)						*P*
Apartment or condominium building (ACB)						
Dwelling unit located above the ground floor in a mixed use building (MUB)						

Community club house, pool or other amenities associated with residential projects or neighborhoods				*P*	*P*	*P*
Independent living facility (ILF)						*S*
Mobile home (MH)		*P*	*P*			
Recreational vehicle park (RV)						
Shipping container home						
Tiny House Planned Developments						*P*
Institutional, Governmental, Tourism, Civic and Recreational Uses	CON	AG-5	AG-10	RR	ER	R-1
Public recreation facility or park		*P*	*P*	*P*	*P*	*P*
Bed and breakfast		*S*	*S*	*S*	*S*	*S*
Hotels and motels						
Golf courses and driving ranges				*S*[4]	*S*[4]	*S*[4]
Commercial recreation facility such as skating rinks, movie theatres and other similar uses						
Health clubs and fitness centers						
Community residential home with 7 or more residents						
Institutional, Governmental, Tourism, Civic and Recreational Uses (cont'd)	CON	AG-5	AG-10	RR	ER	R-1
Assisted living facility (ALF)						*S*
Nursing home						
Childcare facilities/ Day care						*S*
Professional, business and technical schools						
Public schools and private schools offering curricula similar to that of public schools			*P*	*P*	*P*	*P*
Private or nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories						
Colleges and universities containing dormitories						

Churches and places of worship		*S*	*S*	*S*	*S*	*S*
Museums and other cultural facilities						
Hospitals						
Veterinary clinic or temporary pet boarding		*P*	*P*			
Cemeteries and mausoleums		*S*	*S*	*S*	*S*	*S*
Funeral homes, crematories and other similar service establishments						
Private clubs and lodges				*S*	*S*	*S*
Institutional, Governmental, Tourism, Civic and Recreational Uses (cont'd)	CON	AG-5	AG-10	RR	ER	R-1
Public buildings owned, operated, and used by a government entity such as city hall, city hall annexes. police and fire stations, libraries, post office, and other similar uses		*S*	*S*	*S*	*S*	*S*
Street and highway department garage or maintenance facility		*S*	*S*			
Utility facilities such as electric sub stations, wastewater treatment plants, well sites, and other similar uses		*P*	*P*			
Commercial Office and Business Park Uses	CON	AG-5	AG-10	RR	ER	R-1
Business or technology park						
Medical or dental office						
Professional service establishments and offices						
Banks, credit unions, and financial institutions						
Commercial Retail Uses	CON	AG-5	AG-10	RR	ER	R-1
Retail sales establishments such as department, electronic, office supply, grocery and other similar stores						
Restaurants and cafés (without alcohol consumption or sales), No Drive ~~Thru~~ through						

Restaurants and cafés (without alcohol consumption or sales), with Drive ~~Thru~~ through						
Mobile food dispensing vehicle						
Bar, tavern, restaurants or cafés serving alcohol (on site consumption)						
Liquor Store (sales of hard alcohol for off-site consumption)						
Copy centers						
Commercial Retail Uses (continued)	CON	AG-5	AG-10	RR	ER	R-1
Beauty shop, dry cleaning, pet grooming, and other similar personal service establishments						
Specialty shops such as antique shops, art showrooms, boutiques, and other similar shops						
Car wash and auto detailing facilities						
Service and repair shops for automobiles, small engines, and other similar uses						
Retail and wholesale commercial establishments for lumber, building and landscaping supplies, farm equipment and other similar uses with potential outside storage of products						
Auto dealership, golf cart, and similar sales						
Convenience store						
Travel Center						
Indoor Personal Storage facilities - Multistory						
Indoor Storage facilities – Single story						
Outdoor storage facilities for RVs, boats, campers, vehicles, machinery, equipment, or other similar items						
Internet Cafe						
Hotels and motels						

Medical marijuana dispensary						
Hookah Lounge						
Industrial Uses	CON	AG-5	AG-10	RR	ER	R-1
Wholesaling, warehousing, bulk storage, or distribution establishments and similar uses						
Research laboratories and associated activities						
Light manufacturing, assembling, processing, packaging or fabricating						
Industrial Uses (continued)	CON	AG-5	AG-10	RR	ER	R-1
Outdoor storage yards and similar uses such as junkyards, scrap yards and salvage yards						
Building or landscape contractor with onsite equipment storage						
Concrete or asphalt plants						
Concrete block plant						
Manufacturing of nonhazardous materials						
Manufacturing or warehousing of chemicals, fertilizers, hazardous, or biohazardous materials						
Explosives manufacturing or storage						
Paper and pulp manufacturing						
Petroleum refining						
Electric, gas, or energy generating facility						
Solid waste transfer stations						
Landfills						
Tower and wireless communication services		*S*	*S*			
Truck Stop						
Mining and excavation		*C* [1]	*C* [1]			

Notes P=permitted, C=conditional use, S=special excpetion, X=not permitted

[1] Mining is not permitted in spring buffer areas or within surface drainage basinswith direct surface water outallto spring runs or spring heads, or in areas with karst features

[2] Subject to any conditions contained within this LDR and Florida Statutes (F.S.) Section 509.102

[3] Permitted by right for boni-fide agricultural properties with exemptions whnn agritourims using existing buildings also used in agricultural operations. Conditional use apprc

[5] Golf courses are to implement Florida Department of Environmental Protection (FDEP) best managememnt practices.

[6] See definition under Sec. 2.2 regarding community residential homes of six (6) or less residents.

[7] allows the following light industrial uses:

TABLE 3- 6: Allowable Prin

R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
P	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*
R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
P	*P*	*P*		*P*	*P*	*P*	*P*	
P	*P*	*P*	*P*		*P*	*P*	*P*	
	P	*P*	*P*			*P*	*P*	
						P		

P	P	P	P	P	P	P	P	
S	S	S	S		S	S	P	P
				P	P			
				P				
				P				
P	P	P	P	P	P	P	P	
R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
P	P	P	P	P	P	P	P	P
S	S	S	S	S	S	S	S	
S[4]	S[4]	S[4]	S[4]					
					P	P		
								S
R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
S	~~S~~ P	~~S~~ P	~~S~~ P		P	~~S~~ P	P	P
							P	P
S	S	S	S	S	P	P	P	P
							P	P
P	P	P	P	P	P	P	P	P
							S	S
							P	P

S	*S*	*S*	*S*	*S*	*S*	*S*	*P*	*P*
					P	*P*	*P*	*P*
								~~*S*~~ *P*
					P	*P*	*P*	
S	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*P*
					P		*P*	*P*
S	*S*	*S*	*S*	*S*	*S*	*S*	*S*	

R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
S	*S*	*S*	*S*	*S*	*S*	*S*	*P*	*P*
							S	

R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
					P	*P*	*P*	
					P	*P*	*P*	
					P	*P*		

R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
					P	*P*		
					P	*P*		

					S	*S*		
					P	*P*		
					P	*P*		
R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
					P	*P*		
					P	*P*		
					P	*P*		
					P			

R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
R-2	R-3	R-4	R-5	MHP	RMU	RMU-10	RIO	IN
								P

s.

oal required for agritourism for all properties with agricultural zoning not meeting these standards.

ıcipal Use Matrix

PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
P	*P*	*P*	*P*	*P*	*P*	*P*	*P*	*P*

PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
	P	*P*	*P*	*P*	*P*	*P*	*P*	*P*

PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
			P		*P*	*P*	*P*	*P*
			P		*P*	*P*	*P*	*P*
			P		*P*	*P*	*P*	*P*
	P		*P*		*P*	*P*	*P*	*P*

			P		P	P	P	P
	S	S	S	S	P	P	P	P
				S				
					P	P		P
PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
P	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P
	P			P	P	P	P	P
	P^4	P^4	P^4	P^4	P^4	P^4	P^4	P^4
	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P
	S	S	S	S				
PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
	S	S	S	S	P	P	P	P
	S	S	S	S	P	P	P	P
	P	P	P		P	P	P	P
	P	P	P	P	P	P	P	P
P	P	P	P	P	P	P	P	P
	S	S	S	S				
					P	P	P	P

	P	P	P	P	P	P	P	P
P	P	P	P	P	P	P	P	P
	S	S	S	S	S	S	S	S
	P	P	P	P	P	P	P	P
P								
	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P
PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
P	~~SP~~	~~SP~~	~~SP~~	~~SP~~	P	P	P	P
P	S	S	S	S				
P								
PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
	P [7]	P [7]	P [7]	P [7]			P [7]	
	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P
PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P

	S	P	P	P	P	P	P	P
	P [2]	P [2]		P [2]				
	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P
PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
	P	P	P	P	P	P	P	P
	P	P	P	P	P	P	P	P
	S	S	S	P		S		S
	S	S	S	P	S	S	S	S
		S	S	~~P~~S	S	S	S	S
	~~P~~	P	S	P	S	S	S	S
	P	P	P	P	P	P	P	P
				P~~S~~				
	P	P	P	P	S	S	S	S
	P	P	P	P				

PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
PEU	C-1	C-2	C-2A	C-3	NMU-4	NMU-7	ECNMU-7	CMU
P								
S				*S*				
				S				

ARD	CC	CDT	~~SWCMU~~	466- 301	M-1	M-2
P	*P*	*P*	~~*P*~~	*P*	*P*	*P*

ARD	CC	CDT	~~SWCMU~~	466-301	M-1	M-2
P						
P						
P						
P						
P	*P*	*P*	~~*P*~~	*P*		

ARD	CC	CDT	~~SWCMU~~	466-301	M-1	M-2
P			~~*P*~~	*P*		
P	*P*	*P*	~~*P*~~	*P*		
P	*P*	*P*	~~*P*~~	*P*		
P	*P*	*P*	~~*P*~~	*P*		

P	*P*	*P*	~~*P*~~	*P*		
P	*P*	*P*	~~*P*~~	*P*		
P						
P						
ARD	CC	CDT	~~SWCMU~~	466-301	M-1	M-2
P	*P*	*P*	~~*P*~~	*P*		
P	*P*	*P*	~~*P*~~	*P*		
P	*P*	*P*	~~*P*~~	*P*		
P[4]	*P*[4]		~~*P*~~	*P*[4]		
P	*P*	*P*	~~*P*~~	*P*		
P	*P*	*P*	~~*P*~~	*P*		
		S				
ARD	CC	CDT	~~SWCMU~~	466-301	M-1	M-2
P	*P*	*P*	~~*P*~~	*P*		
P	*P*	*S*	~~*P*~~	*P*		
P	*P*	*S*	~~*P*~~	*P*		
P	*P*	*P*	~~*P*~~	*P*		
P	*P*	*P*	~~*P*~~	*P*		
		S				
P	*P*	*P*	~~*P*~~	*P*		

P	P	P	~~P~~	P		
P	P	P	~~P~~	P		
P	S	S	~~S~~	S		
P	P	P	~~P~~	P		
P	P	P	~~P~~	P	P	
P	P	P	~~P~~	P		
ARD	CC	CDT	~~SWCMU~~	466-301	M-1	M-2
P	P	P	~~P~~	P	P	P
					P	P
P					P	P
ARD	CC	CDT	~~SWCMU~~	466-301	M-1	M-2
P [7]	P [7]	P [7]	~~P~~	P [7]	P	P
P	P	P	~~P~~	P		
P	P	P	~~P~~	P	P	
P	P	P	~~P~~	P		
ARD	CC	CDT	~~SWCMU~~	466-301	M-1	M-2
P	P	P	~~P~~	P		
P	P	P	~~P~~	P		

P	P	S	P	P		
P	P	P	P	P		
P	P	P	P	P		
P	P	P	P	P	P	
ARD	CC	CDT	SWCMU	466-301	M-1	M-2
P	P	P	P	P		
P	P	P	P	P		
P			S	P		
P	S	S	S	P	P	
P	S		S	P	P	
P	S	S	S	P		
P	P	P	P	P	P	P
P	S	SP	S	P		
P					P	
P					P	P
					P	

ARD	CC	CDT	~~SWCMU~~	466-301	M-1	M-2
					P	*P*
P					*P*	*P*
					P	*P*
ARD	CC	CDT	~~SWCMU~~	466-301	M-1	M-2
					P	*P*
					P	*P*
						P
					P	*P*
					P	*P*
					C	*C*
					C	*C*
					~~*P*~~ *C*	~~*P*~~ *C*
						C
					P	*P*
					C	*C*
					C	*C*
S					*S*	*S*
					S	*S*
P[1]					*C*[1]	*C*[1]

TABLE 3-7 Criteria and Limitations for Temporary A-Frame and T-Frame Signs –	
Maximum Number of Signs	1 per business
Maximum Width	3 feet
Maximum Height	3.5 feet
Minimum Setback/Distance from Curb	1 foot
Maximum Width of Public Sidewalk that the Sign May Obstruct	No more than one-third of width of public sidewalk
Maximum Distance of Sign from Main Entrance to Business	10 feet
Duration Allowed	Only during hours while business is open
Allowed on Public Property and Right-of-Way	Yes
Allowed in a sight visibility triangle described in Design District Standards, Chapter 1, Section (G)(6).	No
Illumination Allowed	No

TABLE 3-8 Criteria and Limitations for All Other Temporary Signs in All Zoning Districts						
ZONING DISTRICT CATEGORY*	**Agricultural**	**Residential**	**Mixed Use**	**Commercial**	**Industrial**	**Institutional**
Maximum Number of Temporary Signs Per Parcel[1]	~~8~~ 6	2	4	4	4	4
Maximum Sign Size (Area) for a Temporary Sign[2]	4 sf.	4 sf.	16 sf.	16 sf.	16 sf.	16 sf.
Maximum Sign Height for a Temporary Freestanding Sign[3]	6 ft.	~~6~~ 3 ft.	6ft.	6 ft.	6 ft.	6 ft.
Maximum Sign Height for a Temporary Wall Sign (inclusive of a Window Sign)	15 ft.	15ft.	15ft.	15 ft.	15 ft.	15 ft.
Minimum Sign Setback required to be maintained by a Temporary Ground Sign from any property line[4]	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.	3 ft.
Minimum Sign Setback required to be maintained by a Temporary Ground Sign from the edge of any paved street or road	3 ft.	3ft.	3 ft.	3 ft.	3 ft.	3 ft.
Minimum Spacing that is required to be maintained by a Temporary Ground Sign from any other Temporary Ground Sign[5]	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
Maximum Aggregate Surface Area Allocated for All Temporary Signs on a Parcel[6]	64 sf.	64 sf.	128 sf.	128 sf.	128 sf.	128 sf.
Whether Temporary Sign is Allowed on Public Property or Public Right-of-Way	No	No	No	No	No	No
Allowed in a sight visibility triangle described in Design District Standards, Chapter 1, Section (G)(6)	No	No	No	No	No	No
Direct Illumination of Surface of Temporary Sign Allowed	No	No	No	No	No	No

Duration Allowed After Event Ends	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days	7 Calendar Days

*Zoning district categories shall be defined as follows:

Agricultural - AG-5, AG-10, CON

Residential - RR, ER, R-1, R-2, R-3, R-4, R-5, MHP

Mixed Use - RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, ~~SWCMU~~, 466-301

Commercial - C-1, C-2, C-3

Industrial - M-1, M-2

Institutional - PIU, IN

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[1]The number of temporary commercial signs per parcel shall be no more than four (4) signs; however, no more than one (1) temporary commercial sign may be a banner sign and a temporary commercial banner sign is limited to a maximum duration of display of no more than thirty (30) days per calendar year per parcel, unless otherwise noted in a Temporary Sign Permit. Feather signs are limited to a maximum duration of display of no more than thirty (30) days per calendar days per calendar year per parcel, unless otherwise noted on a Temporary Sign Permit.

[2]The square footage limitation is per side for a back-to-back sign. For example, a four (4) square foot limitation means that there is a limited of four (4) square feet of surface area per side of a back-to-back sign, and an aggregate limit of eight (8) square feet is allowed if the sign is a back to back temporary sign

[3]Not applicable to signs displayed on flagpoles.

[4] Minimum sign setbacks do not apply to wall signs. Except as set forth in Sec. 34-447.1 a for A-Frame Signs and T-Frame Signs, all Temporary Signs are prohibited on public property and from public rights-of-way.

[5] Not applicable to signs displayed on flagpoles.

[6] There is no limit to the number of separate messages that may appear on the allowable surface(s) of any Temporary Sign. The maximum aggregate surface area allowed is subject to circumstances that may reduce the maximum aggregate surface area allowable on some parcels.

TABLE 3-9: PERMANENT SIGNS ALLOWED IN ALL ZONING DISTRICTS						
ZONING DISTRICT CATEGORY *	**Agricultural**	**Residential**	**Mixed Use**	**Commercial**	**Industrial**	**Institutional**
Flagpoles	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Flag Brackets and Stanchions	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Signs at Service Station Islands	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Monument Signs	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Wall Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Restaurant Wall Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Drive-Through Lane Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Umbrella Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Awning Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Canopy Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Changeable Copy Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Projecting Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Not Allowed	Not Allowed	Not Allowed
Window Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24
Door Signs	Not Allowed	Not Allowed	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24	Allowed per Sec. 3.24

*Zoning District Categories shall be defined as follows:

Agricultural - AG-5, AG-19, CON

Residential - RR, ER, R-1, R-2, R-3, R-4, R-5, MHP

Mixed Use - RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, ~~SWCMU,~~ 466-301

Commercial - C-1, C-2, C-3

Industrial - M-1, M-2

Institutional - PIU, IN

P: Sign Permit Required

Notes:
[1] Permitted only for purposes of subdivision and neighborhood entry signs

TABLE 3-10: SIGN PERMIT REQUIREMENTS						
ZONING DISTRICT CATEGORY*	**Agricultural**	**Residential**	**Mixed Use**	**Commercial**	**Industrial**	**Institutional**
Flagpoles	P	P	P	P	P	P
Signs at Service Station Islands	N/A	N/A	P	P	P	P
Monument Signs	N/A	P[1]	P	P	P	P
Wall Signs	N/A	N/A	P	P	P	P
Restaurant Wall Signs	N/A	N/A	P	P	P	P
Drive-Through Lane Signs	N/A	N/A	P	P	P	P
Awning Signs	N/A	N/A	P	P	P	P
Canopy Signs	N/A	N/A	P	P	P	P
Changeable Copy Signs	N/A	N/A	P	P	P	P
Projecting Signs	N/A	N/A	P	N/A	N/A	N/A
*Zoning District Categories shall be defined as follows:						
Agricultural – AG-5, AG-10, CON						
Residential – RR, ER, R-1, R-2, R-3, R-4, R-5, MHP						
Mixed Use - RMU, RMU-10, RIO, C-2A, NMU-4, NMU-7, ECNMU-7, CMU, CC, CDT, SWCMU, 466-301						
Commercial – C-1, C-2, C-3						
Industrial – M-1, M-2						
Institutional – PEU, IN						

P: Sign Permit Required

Notes

[1] Permitted for subdivision and neighborhood identification

Chapter 4 – Site Plan Regulations

4.1. General. 4-1
4.2. Procedures for Review of Site Plans. ~~4-2~~
4.3. Minor Site Plans. ~~4-~~2
4.4. Required Site Plan Application Information. ~~4-~~3
4.5 Required Final Closeout Information.

4.1. General.

(A) *Purpose and intent*. It is the purpose of these site plan regulations to promote and protect the health, safety, comfort, economy, order, appearance, convenience and general welfare of the citizens of the City of Wildwood. To do so requires the harmonious, orderly and progressive development of land within the municipal boundaries. Similarly, the intent of these regulations is as follows:

(1) To assure the project is compatible with the surrounding area and that it will serve to enhance the general character of the area and the City;

(2) To assure that adequate provisions are made for vehicular traffic access, ingress, egress, internal circulation and parking, traffic control, pedestrian and bicycle movement and safety, and emergency vehicle access;

(3) To assure that adequate screening and buffering where necessary are provided between the project and contiguous properties;

(4) To assure that adequate provisions are planned for public facilities and services necessary to the maintenance of the health and welfare of the residents of the project;

(5) To assure the adequate provisions have been made for light, air, access, and privacy in the arrangement of buildings as they relate to other improvements, to public roads/streets, to internal roads, to parking areas, to recreation areas, to sidewalks, and to contiguous properties;

(6) To assure that the natural qualities and characteristics of the land will be preserved, and that the project site will be appropriately landscaped, and provisions established for the maintenance of the same;

(7) To assure that adequate recreation space will be provided within projects and that provisions are made for the supervision and maintenance thereof;

(8) To assure that the aesthetics and architectural details of the project are compatible with the surrounding area and serve to enhance the character of the area;

(9) To assure the prevention of haphazard, premature, or scattered land development;

(10) To assure safety from fire, panic, crime, and other dangers, and to promote health and the general welfare;

(12) To provide adequate drainage and to assure protection from flooding hazards and ensure proper water management;

(13) To assure the protection of the natural and scenic resources of the City, including surface waters, and groundwater recharge areas; and

(14) To promote development patterns that encourages the use of alternative forms of transportation.

(B) Jurisdiction. Regulations established herein shall be applied to all lands within the municipal limits of the City of Wildwood and shall be construed to be minimum requirements of the City. Each developer or applicant for site plan approval should be aware that there may be additional regional, state, federal, or County requirements which must be complied with and over which the City has no jurisdiction. The developer or applicant should make every effort to contact other agencies to determine their requirements to avoid a waste of time and money in complying with this Code.

(C) *Disputes.* To aid in the prevention of disputes and litigation in connection with this Code, it is hereby established as a policy of this Code and of the City Commission that the City Engineer shall decide all questions, difficulties and disputes of whatever nature which may arise relative to the interpretation of this Code concerning any plans which have been presented or construction which may be taking place, and that his ruling shall be final unless specifically overruled by the City Commission.

(D) *Expiration of approvals.* The development permit shall be valid for a period of one (1) year. A development permit shall automatically expire if construction of on-site improvements is not started within one (1) year of its issuance. Start of construction shall mean actual construction of roadways, parking lots, utilities or buildings in accordance with approved development plans. Clearing, grubbing, and other preliminary site preparation activities shall not constitute start of construction for the purpose of this section. The approving authority may grant an extension of time, not to exceed one (1) year, for good cause.

(E) *Developer's agreement*. Prior to approval of a site plan, a developer's agreement may be required if deemed necessary by the City Manager and/or City Attorney.

4.2. Procedures for Review of Site Plans.

(A) *Site plan required.* An approved development permit is required prior to the issuance of a building permit. It shall be unlawful for any person to construct, erect or alter a building or structure or to develop, change or improve land for which a site plan is required except in accordance with an approved site plan.

(B) *Applicability.* The procedures contained in this Chapter will be used for the review of the following:

(1) All non-residential projects including public buildings and facilities;

(1) Apartment or condominium projects (multi-family);
(2) Mobile home parks (rental);
(3) Recreational vehicle parks/campgrounds (master park plan);
(4) Projects involving land development without structures, such as parking lots, stormwater ponds or any other improvements to the site. Such projects may not require review by the Planning and Zoning Board, or the City Commission as determined by the Development Services Director;
(5) Projects involving new construction, the alteration or conversion of any existing structure into a non-residential or multi-family residential facility which involves a change where there is a need for upgrading of the site through parking requirements, drainage improvements, fire flow, etc.;
(6) Any developments permitted under conditional uses in Chapter 3.

(C) *Pre-application conference.* A pre-application conference is recommended for interested applicants wishing to submit a site plan. The pre-application conference may avoid heavy expenditures of time, effort and money only to find, unnecessarily, that costly changes are required by the City to make the proposed plans conform to its requirements. Interested applicants are recommended to submit as much information (i.e., detailed plans) in advance of the pre-application conference to aid in the process.

(D) *Review of site plans.*

(1) *Purpose.* The purpose of a site plan is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development to the provisions of this Code and its impact upon both the site and surrounding areas.
(2) *Application.* Applications seeking site plan approval shall submit an application to the office of the Development Services Director. Appropriate fees shall be paid at the time of submittal.
(3) *Review process.* Site plans shall be subjected to the review and approval processes outlined in section 1.14 of this Code.

4.3. Minor Site Plans.

(A) *Purpose*. Minor site plans are required for residential and non-residential development that has been determined by the Development Services Director to have limited potential for off-site impacts. The Development Services Director has the power to determine if a minor site plan should be approved by the Project Review Committee. In all other cases, the Development Services Director has the power to approve minor site plan applications. Due to the limited off-site impacts, submittals are not required to provide all required information listed in section 4.4 below. However, interested applicants are required to confer with the Development Services Director on the information that is required for minor site plan approval.

(B) *Applicability.* Minor site plans may include the following:

(1) Single-family detached and attached dwelling units or minor appurtenances thereto, such as private swimming pools and screen enclosures.

(2) Additions to existing structures that are less than 50 percent (50%) of the total square footage of the existing structure and do not exceed 2,500 square feet.

(3) For changes in use without addition to existing structures but require other on-site improvements such as stormwater or parking improvements.

(4) For minor modifications to approved site plans.

(5) Accessory structures used for storage purposes only that adhere to the following criteria:

(a) Shall not exceed 600 square feet;

(b) Height is restricted to one story;

(c) Must be of similar construction and architectural style as the primary structure;

(d) Shall be a permanent structure constructed on a foundation having either a concrete slab or stem wall and meet the minimum requirements of the Florida Building Code;

(e) Must meet all applicable zoning regulations; and

(f) Shall only be utilized for storage use.

4.4. Required Site Plan Submittal~~Application~~ Information. Major Site Plans.

(A) Site plans shall be prepared on sets of sheets sized 24 inches by 36 inches (24”x36”), and/or may also be submitted electronically. Electronically submitted drawings are to be referenced to state place coordinate system, NAD83, Florida West. A key map or sheet must be provided for easy navigation through the individual sheets.

(B) *Minimum requirements.* The applicant shall have a registered professional engineer prepare the plans and calculations in conformance with the format, design and improvement standards required by these regulations and the requirements of other regulatory agencies. All site plans are required to meet the City’s design district standards.

(C) *General development and proposed improvements.* Plans shall contain the following information at a minimum:

(1) *General information*. Provide the following general information:

(a) Name of project.

(b) Statement of intended use of site.

(c) Metes and bounds legal description of the property, tax parcel ID(s), and size of parcel(s) in acres or square feet;

(d) Name, address and telephone number of the owner or owners of record.

(e) Name, address and telephone number of the owner's (or owners') agent.

(f) Name, address, signature and registration of the professionals preparing the plan(s).

(g) Date, north arrow and scale, number of sheets; the scale (sufficient to depict all site features at a clearly legible scale) shall be designated on all sheets in a dedicated location in the top right corner of each sheet.

(h) Vicinity map showing relationship of proposed development to the surrounding streets and thoroughfares shall be at a scale of not less than 1-inch equals 1,000 feet, and also delineating proximate major roadways.

(i) Bearings and distances of boundary lines with a heavy line. Also provide the linear dimensions of the site.

(j) Easements, right-of-way dedications and reservations.

(2) *Buildings and structures*. Provide the following information concerning buildings and structures:

(a) Intended use.
(b) Number of stories and height of the building(s).
(c) Number of dwelling units and density calculated per section 3.4(D).
(d) If a restaurant, show number of seats and occupancy load.
(e) Projected number of employees.
(f) Non-residential square footage for proposed development calculated per section 3.4(B).
(g) Building elevations and model home details. Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.
(h) Fire line plans for buildings including a fire suppression system.

(3) *Zoning and future land use.* Zoning and future land use district(s) on and adjacent to the tract.

(4) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses.

(5) *Private site, if any.* Identification of the location, size, and purpose of all non-public or private sites, if any, including, but not be limited to, private roads, drainage systems, recreational facilities, outparcels, gate and guardhouses (if a gated community is indicated), and common areas. The entity responsible for ownership and maintenance of the private sites, if any, shall be identified.

(6) *Setbacks.* Building setback lines, where applicable, shall be shown.

(7) *Soils.* A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plan.

(8) *Transportation and mobility network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract, including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys must be provided.

(9) *Utilities on and adjacent to tract.* Identification of existing and proposed utilities on and adjacent to the tract, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights. Also provide fire flow demand calculations. Utilities are required to be underground unless determined to be detrimental to the public's health, safety, and welfare.

(10) *Topography*. Existing topographic conditions on the property being developed overlaid with a depiction of all proposed development and extending 25 feet beyond the property line including surface water elevations and date recorded.

(11) *Other conditions on tract.* Existing and proposed watercourses, wetlands, preservation areas, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract.

(12) *Other conditions on adjacent lands.* Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other adverse influences.

(13) *Proposed public improvements, if any.* Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract.

(14) *Flood Hazard Areas.* Delineation of flood hazard areas, floodway boundaries, flood zones and base flood elevations. Where the parcel on which the proposed development will take place will have more than five (5) lots or is larger than five (5) acres and the base flood elevations are not included on the Flood Insurance Rate Map (FIRM) or in the flood insurance study, such elevations shall be prepared in accordance with currently accepted engineering practices.

(15) *Stormwater management system*. Indicate the flow direction and location of detention and retention areas.

(16) *Dredge and fill.* If any dredging or filling operation is intended in development of the area, application shall be made to the official responsible for dredge and fill permits. No such work will be done prior to issuance of such permit from the water management district.

(17) *Erosion control*. Provision for the control of erosion and sediment, indicating the location and description of the methods to be utilized during and after all phases of clearing, grading and construction, with

control methods meeting Natural Resource Conservation Service and FDEP best management practices.

(18) *Landscaping*. Provide a signed and sealed landscaping plan meeting all requirements of DDS Chapter 2, including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable.

(19) Exterior Lighting Design Plan as described in the City's Design District Standards, Chapter 1, Sec. (F)(7).

(20) *Solid waste*. Location and access provisions for refuse service, including pad screening, fencing and landscaping. Approval from the appropriate entity is required before site plan can be approved.

(21) *Boundary survey.* A boundary survey of the lands to subject to the site plan performed and prepared under the responsible direction and supervision of a professional surveyor.

(22) *Tree survey.* A tree survey listing all viable (to be determined by a licensed landscape architect or certified arborist) trees containing a DBH greater than ten (10) inches for areas planned to be developed. This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review.

(23) *Aerial photograph.* An aerial photograph with the source and date of the photograph.

(24) *Phasing*. Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.

(25) *Geotechnical analysis*. An analysis showing any karst or similar features causing concerns with sinkhole formation or percolation of untreated water into the aquifer.

(D) *Additional ~~analyses~~information*. The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 4.4(C).

(1) Traffic impact analysis (TIA). The applicant shall submit a TIA conducted within one (1) year prior to submittal and has been accepted by Sumter County Public Works.~~;~~ When a TIA shows a project will reduce the level of service (LOS) for a roadway below its adopted level, non-road expansion mobility strategies shall be preferred for mitigation.

(2) Environmental assessment. A professionally conducted survey of native vegetative communities shall be required for all undeveloped sites. The Development Services Director may waive this requirement in situations where the site has been previously developed. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:

1. (a) Wildlife and listed species populations within the proposed development site;

2. (b) The feasibility and availability of onsite management and protection of identified wildlife and listed species; and

3. (c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, or, in the event that on-site protection is shown to be ineffective, ~~–~~the use of conservation easements; or the use of low impact development techniques.

(3) Supplemental applications. The following supplemental applications are also required:

(a) Sign application, if applicable;
(b) Tree removal permit; and
(c) Application for a utility easement (if City utility easement is needed for development).

(4) Stormwater calculations. The applicant's engineer shall provide the stormwater calculations for the area subject to the site plan that demonstrate compliance with these regulations, and with the regulations of the water management district.

(5) Agreements. Copies of any and all executed agreements with the City tied to the property subject to the site plan (i.e., PD, developer's, development, MOU, etc.).

(6) *Easements.* Copies of all proposed or executed easements, for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.

(7) *Agency permits*. A list and status of all applicable permits from other agencies required for the development.

(8) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

(9) *Planned Development Land Use Allocations.* For projects subject to an existing Planned Development agreement, a list and calculation of total allowed land use allocations for the PD (in square feet and acres), as well as remaining allocations available to the PD after the proposed development is complete, to ensure consistency with Comprehensive Plan Mixed-use percentage requirements.

(10) *Illicit discharge and Connection Stormwater Affidavit*. A fully executed affidavit shall be submitted.

(E) *Additional required legal submittals where public improvements/facilities are dedicated to the public.* The approval of the site plan wherein public improvements/facilities are to be dedicated to the City shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Manager and City Attorney, as ~~appropriate~~applicable:

(1) *Surety.* When applicable, ~~T~~the approval of any site plan shall be subject to the applicant guaranteeing the installation ~~and maintenance~~ of the required improvements by posting a surety in the amount of one hundred twenty percent (120%) of the construction costs. Costs for construction shall be determined by a~~n~~ signed and sealed estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. The amounts of surety must be approved as adequate by the ~~director of public works~~Public Works Director and/or the City Engineer~~. In all cases where public improvements are installed, a two-year (2-year) maintenance surety in the amount of twenty percent (20%) of the construction costs must be submitted. The certificate of occupancy shall not be issued until the surety is approved. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety.~~ The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(a) A ~~maintenance~~ performance bond underwritten by a surety insurer authorized to transact such business in the~~is~~ ~~s~~State of Florida;~~.~~

(b) A cash deposit and escrow agreement governing control and use thereof;~~.~~

(c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);~~.~~

(d) A cashier's check or certified check and ~~maintenance~~ performance bond agreement; or~~.~~

(e) Other means of security acceptable to the City Attorney~~'s office and the public works and/or utilities departments~~.

(2) *Title Opinion~~certificate~~.* A property information report or a title opinion~~certificate of ownership~~, signed by a licensed attorney-at-law ~~or an abstract company~~, in form approved by the City Attorney, and showing:

(a) Parties executing the site plan are owners of the land;~~.~~

(b) All mortgages, ~~liens~~liens, or other encumbrances;~~.~~

(c) That all taxes and assessments are paid to date; ~~.~~

(d) Legal ~~D~~description of site plan is correct; and~~.~~

(e) No conflicting rights-of-way, easements or plat exist.

~~(3) *As-built surveys.* The City shall not accept improvements nor issue a certificate of occupancy until three (3) copies of as-built plans are submitted to the City and reviewed, and determined to be consistent with this Code, in accordance with the closeout procedures outlined in section 1.16(C) of these regulations.~~

(34) *DDS standards.* In addition to the site plan regulations contained herein, please see the *Design District Standards (*DDS) for other standards which might be applicable.

4.5 Required Final Closeout Information

(A) *Final Closeout Procedures.*

(1) Prior to the acceptance of any privately or publicly maintained improvements and issuance of certificate of occupancies, the applicant must submit a Final Closeout Application to the City for review and approval. The City will provide the required forms and closeout checklists through the PRC Coordinator. The Final Closeout Application shall include the following items:

(a) Engineer's Certification of Completion.

(b) As-Built Survey.

(c) Recorded copies of all easements as shown on the approved site plan (if applicable).

(d) Surety. In all cases where public infrastructure or improvements are installed, a two-year (2-year) maintenance surety in the amount of twenty percent (20%) of the construction costs must be submitted. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety. Costs for construction shall be determined by a signed and sealed estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. The amounts of surety must be approved as adequate by the Public Works Director and/or the City Engineer The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(i) A maintenance bond underwritten by a surety insurer authorized to transact such business in the State of Florida;

(ii) A cash deposit and escrow agreement governing control and use thereof;

(iii) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);

(iv) A cashier's check or certified check and maintenance bond agreement; or

(v) Other means of security acceptable to the City Attorney.

(e) Title Opinion. A property information report or a title opinion, signed by a licensed attorney-at-law, in form approved by the City Attorney, and showing:

(i) Parties executing the site plan are owners of the land;

(ii) All mortgages, liens or other encumbrances;

(iii) That all taxes and assessments are paid to date;

(iv) Legal description of site plan is correct; and

(v) No conflicting rights-of-way, easements or plat exist.

(f) Other items as applicable on the City's Final Construction Clearance Procedures checklist.

(2) The City and/or their representative will, at the City's option, perform a site inspection, review the Final Closeout Application, and verify that all other development approval requirements, fees, etc. have been satisfied. If deficiencies are noted in the Final Closeout Application, the City will provide a written letter listing items that need to be corrected. Once all items have been satisfied, the City will accept the constructed improvements.

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

Chapter 5 – Subdivision Regulations

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5.1. General.

(A) *Purpose and intent*. It is the purpose of these subdivision regulations to promote and protect the health, safety, comfort, economy, order, appearance, convenience and general welfare of the citizens of the City of Wildwood. To do so requires the harmonious, orderly and progressive development of land within the municipal boundaries. Similarly, the intent of these regulations is as follows:

(1) To establish standards of subdivision design which encourage the development of sound neighborhoods and the creation of healthy living environments;

(2) To prevent traffic hazards and to provide safe and convenient mobility, both vehicular and pedestrian, in new land development;

(3) To provide public open spaces in new land development through the dedication or reservation of land for recreational, educational, and other public purposes;

(4) To maintain accurate land records for the convenience and protection of the public and for adequate identification and permanent location of real estate boundaries;

(5) To aid in the coordination of land development within the corporate limits of the City in accordance with an orderly physical pattern and to discourage haphazard, premature, uneconomic or scattered land development;

(6) To assure that the citizens and taxpayers of the City will not have to bear the cost resulting from haphazard subdivision of land and the lack of authority to require installation by the developer of adequate and necessary physical improvements and to that end, to assure to the purchaser of land in the subdivision that necessary improvements of lasting quality have been installed;

(7) To serve as a tool for the implementation of the goals of the Comprehensive Plan;

(8) To ensure that public facilities are available concurrent with the impact of the subdivision; and

(9) To promote development patterns that encourage the use of alternative forms of transportation.

(B) *Jurisdiction.* Regulations established herein shall be applied to all lands within the municipal limits of the City of Wildwood and shall be construed to be minimum requirements of the City. Each developer or applicant for subdivision approval should be aware that there may be additional regional, state, federal, or County requirements which must be complied with and over which the City has no jurisdiction. The developer or applicant should make every effort to contact other agencies to determine their requirements to avoid a waste of time and money in complying with this Code. No subdivision shall be platted or recorded, nor any building permit issued, unless the subdivision meets all requirements of these regulations and has been approved in accordance with the requirements hereinafter provided.

(C) *Disputes.* To aid in the prevention of disputes and litigation in connection with this Code, it is hereby established as a policy of this Code and of the City Commission that the City Engineer shall decide all questions, difficulties and disputes of whatever nature which may arise relative to the interpretation of this Code concerning any plans which have been presented or construction which may be taking place, and that his ruling shall be final unless specifically overruled by the City Commission.

(D) *Expiration of approvals.* The approval of the ~~preliminary plan or~~= ~~improvement~~preliminary improvement plat~~n~~ shall be valid for a period of 24 months. If the applicant has not obtained final plat approval within said 24 months, and if an extension of time has not been approved by the City Commission on a demonstration of good cause, approval shall be automatically revoked and the applicant must reapply under the provisions of this Code or any subsequent code then in effect. If the project is phased, the final plat approval must be obtained for each new phase within 24 months of the date of plat approval of the previous phase.

5.2. Procedure for Subdividing Land.

(A) *Stages.* All submittals of plans and applications will be made to the Development Services Department. There shall be three (3) stages for the approval of all subdivision plats. The City will allow applicants to combine the first two stage of the subdivision approval process at the applicant's risk. These stages are intended to permit full and adequate review by the City in order to ensure and protect the public interest. These ~~two~~ three (3) stages are hereby established:

~~(1) Preliminary plan;~~

~~(2)~~(1) Preliminary i~~I~~mprovement pla~~n~~n; and

~~(3)~~(2) Final plat.

(B) *Pre-application conference.* A pre-application conference is recommended for interested applicants wishing to record a plat. The pre-application conference may avoid heavy expenditures of time, effort and money only to find, unnecessarily, that costly changes are required by the City to make the proposed plans conform to its requirements. Interested applicants are recommended to submit as much information (i.e., detailed plans) in advance of the pre-application conference to aid in the process.

~~(C) *Review of preliminary plan.*~~

~~(1) *Purpose.* The purpose of the preliminary plan is to provide for an initial review of the subdivision proposal and the basic development concepts prior to proceeding with the detailed phases of the improvement plan.~~

~~(2) *Application.* Interested developers shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.~~

~~(3) *Review process.* Each preliminary plan shall be subjected to the review and approval processes outlined in section 1.14 of this Code.~~

~~(D)~~(C) *Review of ~~improvement~~preliminary improvement pla~~n~~ns.*

(1) *Purpose.* The purpose of the ~~improvement~~preliminary improvement pla~~n~~n is to permit complete and accurate presentation of technical data and engineering drawings in such a manner as to allow complete review and evaluation of the proposed development to the provisions of this Code and its impact upon both the site and surrounding areas. Construction shall not begin until the applicant has received ~~improvement~~preliminary improvement pla~~n~~n approval and the surety bond has been accepted. Construction on individual lots shall not begin until after the approval and recording of the final plat.

(2) *Application.* Interested applicants shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.

(3) *Review process.* Each ~~improvement~~preliminary improvement pla~~n~~n shall be subjected to the review and approval processes outlined in section 1.14 of this Code. The surety bond shall also be reviewed and accepted.

~~(E)~~(D) *Review of final plat.*

(1) *Purpose.* The purpose of the final plat is to ensure the preparation, completion and recording of a final plat and its accompanying legal documentation and the review and approval of final technical submittals and engineering drawings.

(2) *Application.* Interested subdividers shall submit an application to the Development Services Department; appropriate fees shall be paid at the time of submittal.

(3) *Review process.* A final plat shall be subjected to the review and approval process as outlined in section 1.14 of this Code.

(4) *Recording of final plat.* The mylar, or equivalent material copy, of the approved final plat will be retained by the City for the purpose of recording with the Sumter County Clerk of Courts after approval by the City Commission. All fees and documents required by the Sumter County Clerk of Courts for filing and recording of the approved final plat shall be transmitted through the Development Services Department to the Sumter County Clerk of Courts when final approval is received. No plat of lands in Wildwood subject to this Code shall be recorded, whether as an independent instrument or by attachment to another instrument entitled to record, unless and until such plat has been approved by the City Commission.

~~(F)~~(E) *Re-plats.* ~~Modifications to previously approved plats that do not increase the number of lots shall be considered as re-plats.~~ Each re-plat shall be subjected to the review and approval processes, including, as applicable, an amended ~~improvement~~preliminary improvement pla~~n~~n reflecting any applicable changes to such plan based on the changes made by the re-plat, as outlined in section 1.14 of these Regulations. ~~Absent extraordinary circumstances as determined by the Development Services Director~~In general, re-plats may not

occur for one (1) year after the original plat approval date and may only occur annually thereafter based on the original plat approval date, provided however, that the Development Services Director may waive this limitation upon good cause shown by a Developer.

5.3. Minor Lot Split/Lot Combination/Lot Line Deviation

(A) *Applicability.* This section applies to the division of a single existing previously unsubdivided parcel into two (2) legally separate lots or the combination of two (2) legally separate lots. In lieu of complying with section 5.2, the applicant may conform to the procedural requirements set out in this section. Minor lot splits shall not apply to a subdivision into more than two (2) lots or additional lot splits on contiguous land or within the same existing subdivision. The purpose of a minor lot split is to negate the need to plat a parcel into two (2) separate parcels via the formal subdivision process. The lot subject to the minor lot split cannot be part of or be created by a previous lot split or plat. New lots or parcels shall not create a non-compliance with any development standard requirements in Table 3-4 of the Land Development Regulations.

(B) *Application required*. The applicant shall apply to the Development Services Director on an application form for the division of a single existing lot into two lots or combining lots, stating the applicant's plans for development with the following minimum criteria:

(1) A plan prepared by a registered professional engineer or surveyor showing the lot size, location of proposed buildings, location of easements, names of bordering streets, applicable building setbacks, names and locations of all bodies of water, wetlands and all other waterways and watercourses abutting or encroaching upon subject property. This plan must also show existing buildings and lot dimensions;

(2) A brief description of all utilities and City services, including sewers, potable water facilities, reuses, fire hydrants, electric and telephone poles, streetlights, storm drains and any other utilities or services relevant to the habitation and/or maintenance of subject properties;

(3) A listing of the names and addresses of the record owners abutting subject property; and

(4) A boundary survey of the lands subject to this procedure, as existing (i.e., prior to the proposed lot split or lot combination) and as proposed (i.e., after the proposed lot split or lot combination), performed and prepared under the responsible direction and supervision of a professional surveyor and mapper shall be certified to and submitted to the City. Said surveys shall include the depiction of existing improvements thereon.

(C) *Procedure.* Once the application is determined to be complete, the Development Services Director shall review the request for compliance with this Code. The Development Services Director may require an applicant to follow the standard subdivision procedure contained in this Chapter if it may be determined that the summary procedure is being utilized by an applicant in order to defeat the objectives of subdivision.

(D) *Recording.* Upon approval of a lot split, a copy of the plan splitting the lots shall be recorded for each lot in the Official Records of Sumter County.

(E) *Lot Line Deviation.*

Commented [jb1]: Add to PRC in chapter 1

(1) Purpose and intent.

(a) To reconfigure two or more lots of record or legally created lots each of which currently meet all other sections of these Land Development Regulations and all requirements of the Comprehensive Plan; or

(b) To reconfigure two or more lots of record or legally created lots in order to meet all other sections of the Land Development Regulations and all requirements of the Comprehensive Plan or to make each lot more compatible to the Land Development Regulations and the Comprehensive Plan; or

(c) To reconfigure two or more lots of record, either one or all of which are non-conforming lots of record due to setbacks, in order to make them more conforming lots of record.

(2) Standards.

(a) A Lot Line Deviation/Adjustment may be applied for lots in either platted subdivision or a metes and bounds legal description, provided that each parcel or lot is currently recognized as a lot of record or legally created lot approved by the City.

(b) Existing access to each lot may not be altered for each lot (i.e., an easement may not be added or extended).

(c) Access, utility, or stormwater easements may not be negatively impacted (i.e., easements shall not be blocked by potential improvements).

(d) Only abutting lots of record or abutting legally created lots may be reconfigured.

(e) Lot Line Deviation/Adjustment shall not be approved within a platted subdivision when such lot line adjustment changes the character of the subdivision, or where the lot line adjustment increases the density, beyond the general nature of the subdivision.

(f) Lot Line Deviation/Adjustment shall not be approved if it creates a non-conforming lot(s).

(3) Initial Submittal Requirements.

(a) Complete an application form as provided by the City.

(b) Provide a sketch of the description of the proposed Lot Line Deviation/Adjustment, showing the proposed lot reconfiguration, access, structures, and ownership.

(c) Provide an aerial photograph no older than four years showing the boundaries of the proposed adjustment overlain.

(d) Provide current property record cards of the affected parcels.

(g) Provide copies of warranty deeds for the affected parcels.

(h) Provide any other information required by the Development Services Director or designee.

(4) Review.

(a) The Development Services Director or designee shall transmit a copy of the proposed Lot Line Deviation/Adjustment to the city attorney any other appropriate departments of the City for review and comments.

(b) If the proposed Lot Line Deviation/Adjustment meets the conditions of these regulations and otherwise complies with all applicable laws and ordinances, the Development Services Director or designee shall tentatively approve the Lot Line Deviation/Adjustment subject to the final approval requirements specified in subsection (5).

(5) Final approval submittal requirements.

(a) Prior to final approval, and in addition to any other requirements, legal descriptions, acreage and square footage of the original and proposed lots, together with the legal description of any existing or proposed easements, shall be shown on a boundary survey prepared by a professional land surveyor registered in the State of Florida.

(b) In the event the proposed Lot Line Deviation/Adjustment contains parcels greater than 40 acres in size, a sketch of the description for the land area containing such parcels shall be accepted instead of a boundary survey. However, a boundary survey shall be required for the land area containing parcels 40 acres or less in size. (Example: two 50 acre parcels doing a Lot Line Deviation/Adjustment into a 45 acre parcel and a 55 acre parcel would allow a sketch of description, but two 50 acre parcels doing a Lot Line Deviation/Adjustment into a 65 acre parcel and a 35 acre parcel would require a sketch of description for the 65 acre parcel and a boundary survey for the 35 acre parcel.)

(c) The boundary survey must show all structures, easements, flood zones with base flood elevation, and wetlands showing the total acreage inside and outside of the wetland jurisdiction line.

(6) Recording.

(a) Upon approval of the Lot Line Deviation/Adjustment, the City shall record the Lot Line Deviation/Adjustment on the appropriate City maps and documents.

~~(D)~~ (b) The applicant shall record the Lot Line Deviation/Adjustment in the Public Records of Sumter County

5.4. Reserved. ~~Preliminary Plan.~~

~~(A) *Required submittals for preliminary plan.* The preliminary plan shall be drawn on sheets sized 24"x36", or submitted either in paper or electronic format (electronic referenced to state plane coordinate system, NAD83 Florida West), and shall show the following:~~

~~(1) *Title block*. The title block shall be placed on each sheet and shall contain the following information:~~

~~(a) Proposed subdivision name;~~

~~(b) Section, township, and range of the property; and~~

~~(c) Date of preparation.~~

~~(2) *General information.* Provide the following general information:~~

~~(a) Scale and north arrow;~~

~~(b) Vicinity map showing relationship between area proposed for development and surrounding properties, streets and landmarks (at a scale of not less than one inch (1") equals 1,000 feet);~~

~~(c) A table showing information such as zoning, acreage to subdivided, number of lots, phase number, datum, etc.;~~

~~(d) Tabulations of open space, density, intensity, etc.;~~

~~(e) Legal description and tax identification of the lands to be subdivided;~~

~~(f) Certification of registered professional engineer and/or surveyor;~~

~~(g) Contact information of the property owner, surveyor, and engineer;~~

~~(3) *Boundary survey.* A survey, prepared by a registered surveyor in the State of Florida, including bearings and distances of boundary lines with a heavy line, as well as all other requirements for surveys in the State of Florida;~~

~~(4) *Zoning and design district standards.* Zoning district(s) on and adjacent to the tract to be subdivided. Indicate all setbacks, buffers, and other features, demonstrating compliance with the design district standards where applicable;~~

~~(5) *Transportation network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract to be subdivided, including: the name, right-of-way width and~~

~~location, existing easements on the property and location of all existing driveways and median openings, as well as sidewalks and bike lanes, within 100 feet;~~

~~(6) *Lots, blocks.* The lot lines, lot dimensions, lot numbers and block numbers shall be shown;~~

~~(7) *Natural features*. Identification of lakes, marshes or swamps, watercourses, wetlands, and other pertinent features as shown on a recent aerial photo. Also include the location of all trees with a DBH of greater than ten (10) inches.~~

~~(8) *Topography*. Contours at a minimum of five-foot intervals for the tract being subdivided and extending 25 feet beyond the property line including surface water elevations and date recorded.~~

~~(9) *Utilities.* Identify the proposed source of water, sewer, gas and electricity. Utilities are required to be underground unless determined to be detrimental to the public's health, safety, and welfare.~~

~~(10) *Drainage concept plan.* Indicate the general flow direction and location of retention areas;~~

~~(11) *Other*. Identification of existing and proposed improvements including buildings on the tract proposed, and existing easements.~~

5.5. ~~Improvement~~Preliminary improvement Plat~~n~~ Submittal Requirements.

(A) The ~~improvement~~preliminary improvement plat~~n~~, application, and other materials shall, where applicable, include existing conditions and proposals, include notes whenever possible to explain, verify or identify additional information that is important to the understanding of the site and the plan of development, and, at a minimum, depict, show, identify, or otherwise provide the information contained in section 5.5(C).

(B) ~~Improvement~~Preliminary improvement plat~~n~~s shall be prepared on sheets sized 24 inches by 36 inches (24"x36"). ~~Improvement~~Preliminary improvement plat~~n~~s may be submitted in paper or electronic format. Electronically submitted plans shall be referenced to the state plane coordinate system, NAD83 Florida West. A key map or sheet must be provided for easy navigation through the individual sheets.

(C) *Minimum requirements.* The applicant shall have a registered professional engineer prepare the plans and calculations in conformance with the format, design and improvement standards required by these regulations and the requirements of other regulatory agencies. All submittals shall contain the following at a minimum:

(1) *Title block*. The title block shall be placed on the bottom of each sheet, in the lower right-hand corner, and should contain the following information:

(a) Proposed subdivision name;

(b) Section, township, and range of the property; and

(c) Date of preparation.

(2) *General information.* Provide the following general information:

(a) Scale and north arrow;

(b) Vicinity map showing relationship between area proposed for development and surrounding properties, streets and landmarks (at a scale of not less than one-inch equals 1,000 feet);

(c) A table showing information such as zoning, acreage to be subdivided, number of lots, phase number, datum;

(d) Metes and bounds legal description, size in acres or square feet, and tax identification of the lands to be subdivided;

(e) Certification of registered professional engineer;

(f) Contact information of the property owner, surveyor, and engineer;

(3) *Boundary lines.* Bearings and distances of boundary lines with a heavy line;

(4) *Zoning and future land use*. Zoning and future land use district(s) on and adjacent to the tract to be subdivided;

(5) *Easements.* Location, width, type, and purpose of existing and proposed easements and rights-of-way;

(6) *Dedication and reservations.* All parcels of land proposed to be dedicated or reserved for public use such as roads, easements, parks, sidewalks, bike or pedestrian trails, shall be indicated on the plat.

(7) *Public sites, if any.* Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, parks, playgrounds or other public uses;

(8) *Lots, blocks.* The lot lines, lot dimensions, lot numbers and block numbers shall be shown.; For projects with a preliminary plat per F. S. 177. 073, include the number and percentages of proposed homes to be permitted prior to plat recording;

(8)(9) *Tracts.* The tracts and tract numbers shall be shown.

(9)(10) *Setbacks.* Building setback lines from side, front and rear, where applicable shall be shown;

(10)(11) *Soils.* A soil classification map drawn on the face of the plan for comparison with proposed development activities shall be provided and shall indicate soil classifications on the plat

(11)(12) *Transportation network on and adjacent to the tract.* Identification of existing and proposed streets on and adjacent to the tract to be subdivided including: the name, right-of-way width and location; approximate grades and gradients; cross-sections of typical road sections; type, width and elevation of surfacing; and legally established centerline elevations, transit stops, sidewalks, paths, curbs, gutters, culverts, etc. Locations of all median openings in the vicinity and access points on both sides of all abutting roadways must also be shown. If applicable, similar information for alleys shall be provided;

(12)(13) *Utilities on and adjacent to tract.* Identification of existing and proposed utilities on and adjacent to the tract to be subdivided, including but not limited to: the location, size and invert elevation of sanitary or storm sewers and reuse lines; location and size of water mains; and location of any gas lines, fire hydrants, electric and telephone poles, and streetlights;

(13)(14) *Public sites, if any*. Identification of the location, size, and purpose of all public sites, if any, to be reserved, conveyed or dedicated for or to the City or public, including, but not limited to, public roads, parks, playgrounds, lift stations, or other public uses.

(14)(15) *Private sites, if any.* Identification of the location, size, and purpose of all nonpublic or private sites, if any, including, but not limited to, private roads, drainages systems, recreational facilities, outparcels, gates and guardhouses (if a gated community is indicated), and common areas. The entity responsible for ownership and maintenance of the private sites, if any, shall be indicated.

(15)(16) *Topography*. Contours at a minimum of one-foot (1') intervals for the tract being subdivided and extending 25 feet beyond the property line including surface water elevations and date recorded;

(16)(17) *Other conditions on tract.* Existing and proposed watercourses, wetlands, wooded areas, houses, barns, shacks and other significant features on and adjacent to the tract to be subdivided;

(17)(18) *Other conditions on adjacent lands.* Approximate direction and gradient of grounds slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nearby non-residential land uses or adverse influences; owners of adjacent unplatted land; for adjacent platted land refer to subdivisions plat by name, recordation date, and number, and show approximate percent of buildup, typical lot size and dwelling type;

(18)(19) *Proposed public improvements, if any.* Proposed public improvements, highways or other major improvements planned by public authorities for future construction on or near the tract;

(19)(20) *Limits of floodplain.* Indicate flood elevation of 100-year flood as established by the Federal Emergency Management Agency, Flood Insurance Rate Map. The actual acreage above the 100-year flood elevation shall be listed;

(20)(21) *Stormwater management system*. Full and complete details for the construction of the stormwater management system;

(21)(22) *Landscaping*. Provide a landscaping plan including any proposed irrigation system and detailed plant material for all common areas and buffers if applicable;

(22)(23) Exterior Lighting Design Plan as described in the City's Design District Standards, Chapter 1, Sec. (F)(7);

(23)(24) *Boundary survey.* A boundary survey of the lands to be platted performed and prepared under the responsible direction and supervision of a professional surveyor;

(24)(25) *Tree survey.* A tree survey depicting all viable (to be determined by a licensed landscape architect or certified arborist) trees containing a DBH greater than ten (10) inches overlaid on the overall ~~improvement~~preliminary improvement plan, plus a tabulation by species and DBH of all trees to be preserved and removed. This requirement may be modified for properties larger than 100 acres by the Development Services Director for Master Planned Communities and/or heavily treed properties provided appropriate documentation is submitted for review.

(25)(26) *Aerial photograph.* An aerial photograph with the source and date of the photograph; and

(27) *Phasing*. Planned phases, if any, are to be shown. Each phase shall be designed to stand on its own if subsequent phases are not developed.

(28) Title opinion or property information report. A title opinion, signed by a licensed attorney-at-law or a property information report, in accordance with Florida statute in a form approved by the City Attorney

(29) For projects with a plat per F.S. 177. 073, proposing homes to receive building permits prior to plat recording:

(a) Provide the number or percentage of proposed homes to be permitted prior to plat recording;

(b) Construction and Maintenance Agreement;

(c) Performance bond in accordance with section D(13), below. Subdivisions being developed in a CDD may be exempt from posting a surety;

(d) Engineer' s Opinion of Probable Cost for Paving, grading, and drainage);

~~(a)~~ An application for preliminary concurrency determination pursuant to section 7.2(B)(2);

(e)

(f) Letters of service will be submitted by all appropriate utility companies stating that all easements are adequate; and

(g) Developers Agreement; if required by the City Manager.

(30) For projects with a plat per F.S. 177.073, a certificate of occupancy will not be issued on any home permitted by this section until final plat approval has been obtained from the City Commission and the plat is recorded with the Sumter County Clerk of Courts.

(31) For lots that are issued building permits pursuant to F.S. 177.073, no changes can be made to the approved preliminary improvement plat or platted lots.

(D) *Additional analyses.* The following studies, documentation, and forms shall be provided in addition to the requirements set forth by section 5.4(C).

(1) *Traffic impact analysis (TIA).* The applicant shall submit a TIA conducted within one (1) year prior to submittal with parameters which have been accepted by Sumter County Public Works;

(2) *Environmental assessment.* A professionally conducted survey of native vegetative communities shall be required for all proposed development sites. This survey shall be conducted by an ecologist, biologist, or similar professional and shall include an inventory of wildlife, as well as state and federally listed endangered and threatened animal and plant species, and species of special concern. The assessment shall be conducted no later than one (1) year prior to the submittal date. The environmental assessment shall address at a minimum:

(a) Wildlife and listed species populations within the proposed development site;

(b) The feasibility and availability of on-site management and protection of identified wildlife and listed species; and

(c) The appropriateness of mitigating the impacts of development by the relocation of the listed species to an acceptable off-site location, in the event that on-site protection is shown to be ineffective.

(3) Preliminary concurrency determination. An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

(4) Supplemental applications. The following supplemental applications are also required:

(a) Sign application, if applicable;

(b) Tree removal permit; and

(c) Application for Utility Easement, if applicable.

(5) Stormwater calculations. The subdivider's engineer shall provide the stormwater calculations for the area to be subdivided.

(6) Flood elevation data. All new subdivision proposals and other proposed developments greater than 50 lots or 5 acres, whichever is lesser, shall include base flood elevation data.

(7) Covenants. A draft copy of any proposed protective covenants or deed restrictions shall be submitted.

(8) *HOA documents and/or maintenance agreement*. An agreement outlining the supervision and maintenance of all common areas within the subdivision, unless maintenance is provided by a Community Development District (CDD).

(9) *Agreements*. Copies of all executed agreements tied to the property being subdivided (i.e., PD, developer's, development, etc.).

(10) *Agency permits*. A list and status of all applicable permits from other agencies required for the development. ~~Improvement~~Preliminary improvement pla~~n~~n approval and authorization to begin construction activities shall not be granted until the applicant has provided copies of all other applicable permits to the City.

(11) *Easements*. Copies of all proposed or executed easements for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.

~~(12)~~(2) *Illicit Discharge and Connection Stormwater Affidavit*. Fully executed affidavit shall be submitted.

(13) *Surety for Performance*. The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety to guarantee performance in the amount of one hundred thirty~~twenty~~ percent (132~~0~~%) of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(a) A performance bond underwritten by a surety insurer authorized to transact such business in this state;
(b) A cash deposit and escrow agreement governing control and use thereof;
(c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);
(d) A cashier's check or certified check and maintenance bond agreement; or
(e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.

5.6. Final Plat Submittal Requirements.

(A) *Clerk of Courts review*. The office of the Sumter County Clerk of Courts shall have the opportunity to review the plat for conformity to F.S. Chapter 177 prior to consideration for approval. The draft of the final plat shall be drawn with black drawing ink on regular paper using sheets sized 24 inches by 30 inches (24" x 30") at a scale of sufficient size to show all detail and otherwise meeting the requirements for the final plat in sections B and C below.

(B) *Requirements for final plat*. The required submittals, meeting the legal requirements of platting, of the final plat shall consist of a fully executed correct plat map, meeting all state and City standards, final engineering drawings and auxiliary submittals, and all required legal instruments. The final plat shall be drawn with black drawing ink on mylar, using sheets sized 24 inches by 30 inches (24"x30") at a scale of sufficient size to show all detail. Each sheet shall have a marginal line completely around the sheet placed to leave three-inch (3") binding margin on the left and one-inch (1") margin on the other three sides. Final plats shall meet all the requirements of F.S. Chapter 177 including the requirement to note in the dedication the construction, ownership and maintenance responsibilities for all infrastructure, including compliance with subsection 6.5(A), *General*, and those requirements mandated by the Sumter County Clerk of Courts in section A above and shall be so certified by the land surveyor. The final plat shall constitute only that portion of the approved ~~improvement~~preliminary improvement pla~~n~~n which the applicant proposes to record and develop at the time; provided, however, that such portion conforms to all requirements of these regulations. Five (5) copies, one (1) of which shall be mylar, of the final plat shall be submitted. Driveway restriction areas shall be graphically shown on final plats for corner lots in compliance with subsection 6.5 (C)(1), *Driveway Access*.

(C) *Additional required submittals*. This approval of the final plat shall be made only pursuant to certification of adequacy of the following list of required submittals by the City Engineer or Public Works Director and City Attorney as appropriate.

(1) *"As-built" construction drawings.* Three (3) copies of these "drawings" shall be submitted to the Development Services Director. The sheet size shall be 24 inches by 36 inches (24"x36") unless another size is approved. In lieu of "as-built" construction drawings the developer may post a surety guaranteeing performance.

(2) *Surety for Performance*. The approval of any final plat shall be subject to the applicant guaranteeing the installation and maintenance of the required improvements by posting a surety to guarantee performance in the amount of one hundred thirty~~twenty~~ percent (132~~0~~%) of the construction costs, including landfill. Costs for construction shall be determined by an estimate by the applicant's engineer, or a copy of the actual construction contracts as provided. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(a) A performance bond underwritten by a surety insurer authorized to transact such business in this state;

(b) A cash deposit and escrow agreement governing control and use thereof;

(c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);

(d) A cashier's check or certified check and maintenance bond agreement; or

(e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.

(f) In the event the bond was not required at the ~~improvement~~preliminary improvement plat~~n~~ stage, it may be required at the final plat state if the improvements have not been completed

(3) *Surety for Maintenance.* In all cases where public improvements are installed, a two-year (2-year) surety in the amount of twenty percent (20%) of the construction costs must be posted to guarantee maintenance of the public improvements. The amounts of the surety must be approved as adequate by the Public Works Director and/or the City Engineer. At the conclusion of the two-year (2-year) maintenance period the developer may petition the City to release the surety. The City will inspect the public improvements and issue a determination of any public improvements covered by the surety that are in need of repair. Upon verification that all repairs have been made, the City will release the surety. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall run in favor of the City Commission, must be in a form acceptable to the City Attorney, and may be either:

(a) A maintenance bond underwritten by a surety insurer authorized to transact such business in this state;

(b) A cash deposit and escrow agreement governing control and use thereof;

(c) An irrevocable letter of credit (issued by a financial institution authorized to conduct business within this state);

(d) A cashier's check or certified check and maintenance bond agreement; or

(e) Other means of security acceptable to the City Attorney's office and the public works and/or utilities departments.

(4) *Preliminary concurrency determination.* An application for preliminary concurrency determination pursuant to section 7.2(B)(2).

(5) *Building elevations and model home details.* Color renderings of building elevations and model home details shall be submitted that comply with the City's Land Development Regulations, Design District Standards or Planned Development Agreement, as applicable.

(6) *Covenants*. Any protective deed covenants to be placed on the property shall be notarized and, in a form, suitable for recording.

(7) *Title ~~certificate~~opinion or property information report*. A ~~certificate of ownership~~title opinion, signed by a licensed attorney-at-law or ~~an abstract company~~a property information report, in accordance with Florida statute in a form approved by the City Attorney.

(8) *Letters of service.* Letters will be submitted by all appropriate utility companies stating that all easements are adequate. In cases where the City does not receive cooperation from utility company, Development Services Director may determine adequacy of proposed easements.

(9) *HOA documents and/or maintenance agreement*. An agreement outlining the supervision and maintenance of all common areas within the subdivision.

(10) *Permits*. Copies of all applicable permits (i.e., driveway, SWFWMD, County, FDOT, etc.) shall be provided.

(11) *Agreement*. No plat shall be approved without an executed developer's or development agreement, if such agreement is required by the City Manager.

~~(11)~~(12) *Plat Language*. Plat shall comply with the language requirements noted in the Appendix ___.

(D) *Clerk of Courts recording*. Within the legal timeframe, the approved plat shall be submitted to the Sumter County Clerk of Courts for recording with recording fee, and at the time of recording, the following shall be submitted to the Sumter County Clerk of Courts for their distribution:

(1) *Original final plat*. The mylar copy of the final plat is to be contained within the Sumter County Clerk of Courts' original plat book.

(2) *Copy of final plat*. An additional copy of the final plat will be retained by the Sumter County Clerk of Courts as public record.

5.7. Completion and Inspection of Improvements.

(A) *Completion of improvements.* All physical improvements (including all utilities) shall be installed in accordance with the approved ~~improvement~~preliminary improvement pla~~n~~. If field conditions, or other circumstances, necessitate changes to the proposed improvements, the applicant must submit revised drawings to the City for approval prior to construction. The improvements may be completed in one of two ways:

(1) All of the required improvements shall be completed prior to the filing of the final plat for approval;

(2) Or, with the City Commission's approval, the developer, in lieu of completing the improvements as stated above, shall post a surety guaranteeing performance to the Commission for and on behalf of the City. The surety should be sufficient to cover the cost of all improvements required to be installed by the subdivider. The actual construction and installation of such improvements shall be done immediately after approval of the final plat, or at such a time as may be established by the City Commission. Subdivisions being developed in a CDD may be exempt from posting a surety. The surety shall be in a form acceptable to the City Attorney and may be by the means set forth in section 5.6(C).

(3) The accurate location of all monuments and permanent reference monuments (PRM) shall be located on all block corners if rectilinear, and at all PCs and PTs, if curvilinear, but in no case more than 1,000 feet apart. All lot corners shall be marked with three-fourth inch I.D. iron pipes, three-fourth inch iron rods, two (2) feet long or concrete monuments, two feet long, minimum. Markers shall be installed prior to submission of and approval of the final plat and shall conform to locations indicated on the approved ~~improvement~~preliminary improvement pla~~n~~.

(4) *Inspection*.

(a) After required improvements have been installed, a registered professional engineer shall submit certification in the format required by the City that the improvements have been constructed according to approved plans and specifications.

(b) The City Engineer and City inspectors may inspect all construction subject to these regulations. The City Engineer shall have the authority to reject materials and work when not in conformity with the approved plans and specifications.

(c) Laboratory tests are to be made by a duly licensed testing laboratory at the developer's expense. Copies of all test reports shall be submitted to the City Engineer's office. Laboratory tests or field measurements are required for, but not limited to, the following:

(i) *Subgrade and shoulders*. Width, depth, density and bearing;

(ii) *Base*. Width, depth, density, bearing and crown;

(iii) *Surface course*. Width, depth, extraction, composition and stability;

(iv) *Concrete*. Compression strength;

(v) *Water mains*. Pressure test and bacteriological clearance;

(vi) Gravity sanitary sewer--Infiltration/exfiltration, air testing; and

(vii) Sanitary force mains--Pressure test.

(d) Prior to final inspection by the City, and the start of the two (2) years of maintenance by developer, the developer's engineer shall submit a statement to the City Engineer that all

materials used met the approved specifications and that the tests and measurements performed by him met the requirements of the plans and specifications.

5.8. Gated Communities.

(A) *Provisions*. It is recognized by the City that there exists a market demand for the development and establishment of residential subdivisions which restrict access by the general public through the utilization of entryway gates and other restricted access points. As Florida law generally prohibits the use of public funds for private use, the utilization of such gates and restricted access points as a means of limiting access by the public requires, inter alia, that the roadways, street lights, drainage systems (which includes, without limitation, stormwater detention/retention areas and under drains), sidewalks, and certain other subdivision infrastructure and improvements be privately owned and maintained. Further, the City recognizes that the public's interest is served only if gated communities and the components of its community subdivision infrastructure are designed, constructed, and maintained in accordance with the applicable provisions of the Code. As such, provided the community subdivision infrastructure is privately owned and maintained consistent with the requirements of this Code and such other applicable City codes and state law and upon approval of the City, proposed residential subdivisions may be developed and maintained as a gated community and existing residential subdivisions (i.e., platted of record) may be converted to and maintained as a gated community. Notwithstanding the foregoing, failure to so comply after approval is obtained may result in, without limitation, the removal of the gates or prohibiting the closure of the gates.

(B) *Prohibitions.* It is recognized by the City that the approval of gated communities may provide a hindrance to the goals of the comprehensive plan in terms of providing development that promotes transit and interconnectivity. Therefore, gated communities shall not be approved if one of the following criteria is met:

(1) The subdivision's primary access intersects a planned or existing transit route; or

(2) By approving a gated community, the City has compromised transportation and infrastructure interconnectivity with existing developments or the ability of future vacant tracts to interconnect.

5.9. Model Homes.

(A) Except as otherwise provided for in ~~this~~ section 5.5, no building permit shall be issued until such time as a final plat approval has been obtained from the City Commission and the plat is recorded with the Sumter County Clerk of Courts. A developer may be allowed to obtain one (1) building permit for a model home for each 40 lots located within a proposed subdivision prior final plat approval and recordation. Notwithstanding the permitted rate for model homes, the maximum number of building permits for model homes to be allowed in any one (1) subdivision shall not exceed ten (10). In developments which are subject to an executed Chapter 163 Agreement with one thousand (1,000) units or greater, the developer is allowed to obtain building permits for up to forty percent (40%) of the lots within any single subdivision that is within an approved master development plan. In addition, the following shall apply for lots where model homes are allowed:

(1) The lots upon which the model homes are constructed shall be located within 300 feet of an active and approved fire hydrant;

(2) Main sewer and water lines for said lots shall be installed by the developer and be subject to review and approval by the City;

~~(4)~~(3) The lots shall have a minimum of 20-foot-wide emergency access road extending from a paved public street to within 50 feet of the proposed structure, as approved by the City Engineer; and

~~(5)~~(4) A certificate of occupancy will not be issued on any model home permitted by this section until final plat approval has been obtained from the City Commission, ~~and~~ the plat is recorded with the Sumter County Clerk of Courts, and all other requirements of this Code have been met.

Chapter 6 – Technical Standards

6.1. General. 6-1
6.2. Potable Water. 6-1
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6.1. General.

(A) *Purpose and intent*. These standards shall apply to regulate development allowed by this Code. The intent of these technical standards are to promote development that is aesthetically pleasing, compatible with the community character of the City of Wildwood, properly served with necessary public facilities and services, compatible with neighboring uses, and minimizes adverse impacts to natural resources.

(B) *Phased development.* Projects subjected to phasing shall be improved and designed so that each phase of development may function on its own if subsequent phases are not developed.

(C) *Agreements.* It is the intent of the City Commission to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development, all in conformity with and to carry out the purposes of the comprehensive plan and Land Development Regulations. Written agreements are encouraged and may be required by the City Manager, Public Works Director, and/or Utilities Director prior to, or concurrently with, applying the technical standards contained in this Chapter within a proposed development site. These agreements should determine at a minimum the responsibility and timing for provision of infrastructure and services, maintenance of improvements, payment of applicable City impact fees and other similar development issues. Any such agreements or contracts shall be reviewed by all department heads affected by the agreement and the City Attorney prior to adoption by the City Commission.

(D) *Chapter 163 Agreement*. Projects which are subject to an executed 163 Agreement pursuant to and consistent with the procedure outlined in F.S. § 163.3220-163.33243 and which have obtained master development plan approval may be allowed to adhere to alternative development standards, provided the proposed development standards meet the intent of this Code and meet or exceed the minimum requirements of this Code.

6.2. Potable Water.

This section covers the requirements for installing water systems which includes the furnishing, installing, laying, jointing, and testing of all water lines, hydrants, fittings, valves and appurtenances, including necessary service connections required for a complete system as shown on the drawings and specified herein. The work shall also include such connections, reconnections, relocations, temporary services, abandonments, and all other provisions in regard to existing water service operations and modifications required to perform the new work. When development or redevelopment is proposed for a property with water lines available to the property, connection to the central water system shall be required. For purposes of this section, "available" shall mean that the city's waterworks system is accessible at any point up to 1,000 feet from the owner's property line.

(A) *General requirements*.

(1) All work shall be proven to be in first class condition and constructed properly in accordance with the drawings and specifications. All defects and leaks disclosed by the tests shall be remedied and re-tested.

(2) The entire potable water system for each project shall be shown on a master plan. The master plan shall indicate the general locations of all easements, mains, valves, hydrants, services and service laterals with respect to the proposed development improvements and the existing water systems. Main sizes shall be indicated on the master plan.

(3) All materials shall be free from defects impairing strength and durability and be of the best commercial quality for the purpose specified.

(4) All pipe, valves, fire hydrants and fittings shall be clearly marked with the name or trademark of the manufacturer, the batch number, the location of the plant, strength designation and pressure rating.

(5) All pipe shall be laid on an unyielding foundation with uniform bearing under the full length of the barrel of the pipe. Suitable excavations shall be made to receive the bell of each pipe. The spigot end of the pipe shall abut the base of the socket of the adjacent pipe in such a manner that there will be no gaps along the perimeter of the mating halves. Just before jointing the pipe, the mating ends shall be thoroughly cleaned of all dirt, debris, and foreign material. The pipe shall be jointed in accordance with the recommendations of the manufacturer of the pipe and gasket. In all jointing operations, the trench must be dewatered when joints are made, and kept dewatered until sufficient time has elapsed to assure sufficient hardening of the jointing material, or as may be required. The pipe shall not be driven down to grade by striking it with a shovel handle, timber, rammer, or other unyielding object.

(6) *Assembly of joints*. Assemble all joints in accordance with recommendations of the manufacturer. If a lubricant is required to facilitate assembly, it shall have no detrimental effect on the gasket or on the pipe when subjected to prolonged exposure. Proper jointing may be verified by rotation of the spigot by hand or with a strap wrench. If unusual jointing resistance is encountered, or if the insertion mark does not reach the flush position, disassemble the joint, inspect for damage, re-clean the joint components, and repeat the assembly steps. Note that fitting bells may permit less insertion depth than pipe bells. (NOTE: When mechanical equipment is used to assemble joints, care should be taken to prevent over-insertion).

(7) *Cleaning*. All necessary precautions shall be taken to prevent the entrance of mud, sand or other obstructing material into the pipeline. As the work progresses, the interior of the water main shall be cleaned of all dirt, jointing material, and superfluous materials of every description. Prior to final inspection, the contractor shall flush all water lines constructed under this contract with clean water to assure complete removal of all debris and foreign materials.

(8) *Bedding and backfill*. Immediately after the pipe has been jointed and inspected, sufficient backfill shall be performed to protect the pipe adequately from injury and movement in accordance with the City of Wildwood details and specifications. Pipe bedded in compacted granular backfill shall not be supported on blocking, wedges, bricks, or anything except the bedding material. Where concrete cradle or encasement is required, the pipe shall be supported on solid concrete blocks or pre-cast concrete saddles which shall become part of the completed cradle or encasement. Where no other bedding is indicated, pipe shall be placed on a shaped bed of undisturbed material.

(B) *Potable water system construction.*

(1) The contractor shall install warning tape or stenciled lettering on pipe and early warning tape approximately 12” above top of pipe.

(2) Water valves. Water valves shall be provided as stated below for all branch connections, loop ends, fire hydrant stubs, or other locations, as required to provide an operable, easily maintained, and repaired water distribution system.

(a) Two inches (2”) through 12 inches shall be Mueller (or approved alternative) resilient seat gate valve, modified wedge disc type, suitable for direct earth burial, suitable for mechanical joint and to comply with AWWA specifications. Water valves 1-1/2” or smaller shall be gate valves, iron body 150 psi working pressure wedge disc, in full compliance with Fed. Specifications.

(b) Valves shall be located on all tees and crosses per AWWA standards using an (n-1) formula.

(c) Valves are to be placed so that the maximum allowable length of the water main required to be shut down for repair work shall be 1,000 feet.

(d) Valves located on transmission mains (12” or greater) shall be located so that no more than one (1) hydrant would be out of service as a result of a single water main break.

(2) All valves shall be fitted with a cast iron valve box and cover. Valve boxes shall be long enough to reach from the valve to finished ground level and shall be installed as recommended by the manufacturer. They shall have suitable barrel and shaft extension sections to cover and protect the valve bonnet section. Extension sections fabricated by one piece of ductile iron shall be allowed. No more than one (1) shaft extension shall be used in any one (1) valve installation. Valve box extensions shall be by the same manufacturer as valve box or ductile iron pipe.

(3) Valve boxes shall be installed in vertical alignment and positioned to facilitate the operation of the valve with a standard valve wrench. The box shall be installed as shown on the drawings and shall be set on firmly packed soil and bricks so as to prevent settlement and to prevent bearing on the valve or the main at any point.

(4) Fire hydrants shall be mega-lug restraints to prevent movement due to water pressure thrust. Gravel shall be placed around the base of the hydrant to ensure complete drainage of the hydrant when closed. See City of Wildwood Water Details.

(5) Connections to existing water lines shall be where shown on the plans and shall be done as detailed on the plans or as directed by the City Engineer. Connection cannot occur until clearance has been obtained by FDEP. Connection of new to existing mains shall be performed in a normal accepted method for connecting mains and shall be done without unduly disrupting service. All connections regardless of how done are subject to the approval of the City Engineer as to method, time, and location. To ensure adequate backflow prevention and accountability of water use, the contractor shall install a temporary jumper connection until such time as the new line is cleared by FDEP.

(6) After pressure testing has been accomplished, the contractor shall disinfect all potable water lines of all sizes and material per FDEP requirements.

(7) The contractor shall furnish all equipment and materials necessary to do the work of disinfecting and shall perform the work in accordance with the procedure outlined in the AWWA Specifications C-651. The use of chlorine tablets for disinfection purposes shall not be allowed. After treatment, the line shall be flushed with clean water until the residual chlorine content is within the range of 0.2 to 4.0 ppm.

(8) After disinfection has been accomplished, samples of water for bacteriological analysis shall be collected and tested by an independent testing laboratory approved by the State of Florida and the City. Should these samples or subsequent samples prove to be unsatisfactory, the piping shall be disinfected until satisfactory samples are obtained. Official certificates of the tests shall be submitted to the City. Samples shall be taken on two (2) consecutive days.

(9) It is the intent of this section to ensure that all parts of the work, including but not being limited to pipe, fittings, joints, valves, hydrants, and any other appurtenances are subjected to disinfection as described herein. To achieve this, all methods of disinfection shall be approved by the City and FDEP.

(C) *Potable water system design.*

(1) The design requirements for privately-owned systems shall be the same as for systems that will be City owned.

(2) Two-inch (2") water mains shall be polyvinylchloride (PVC) or polyethylene (PE). Four-inch (4″) to eight-inch (8″) water mains shall be polyvinylchloride (PVC), HDPE directional bore, or ductile iron pipe (DIP). All PVC pipe shall be potable water blue, have identifying tape and locating wire on top. PVC pipe 4" to 8" in diameter shall meet requirements of ANSI/AWWA C-900, DR25. HDPE pipe shall meet requirements of ANSI/AWWA C906, DR-9 and DR-11.

(3) 10″ to 36″ water mains shall be PVC or DIP. PVC pipe shall meet requirements of ANSI/AWWA C905, DR18.

(4) Water mains shall be:

(a) A minimum of four inches (4") in diameter.

(b) All proposed water mains shall be extended across the entire frontage of the property (i.e., from property line to property line) if identified on the City's Utility System Master Plan.

(c) When water main extensions are required, large diameter mains (12" or larger) shall be installed on designated roads per the approved Utility System Master Plan, as amended.

(d) Water mains shall be sized appropriately to meet the minimum design pressure and required fire flow.

(e) Minimum depth of all water mains shall be three feet (3') from the top of pipe to finished grade.

(f) Where waterways, canals, ditches, or other cuts are crossed, ductile iron pipe shall be installed across and up to 10 feet on each side of the bottom. Additionally, approved utility crossing signs shall be placed on the pipe alignment at each side of the crossing. Plans for subaqueous crossings shall be subject to approval by the City Engineer and Utility Director.

(5) Where fire hydrants or fire systems are to be installed the minimum diameter water main serving the hydrant shall be six inches (6") for looped lines and eight inches (8″) for dead end lines. Not more than two (2) fire hydrants shall be allowed on a looped six (6") inch water main nor more than one (1) hydrant on a dead end eight (8")-inch water main. All hydrant connections off the water mains shall be six inches (6") in diameter, ductile iron pipe.

(6) Fittings used with PVC mains shall be cast iron conforming to the requirements of ANSI Specification A21.10 with mechanical joints. Fittings shall have a minimum pressure rating of 150 psi and shall be provided with cement linings complying with ANSI Specification A21.4 or latest revision. Fittings shall be tar-coated outside. Where valves are fitted directly to a mainline "tee", the tee is to be a trinity valley (or equal) mechanical joint anchoring tee.

(7) Taps on PVC water mains shall be full bodied tapping sleeves.

(8) Design calculations, prepared by a registered professional engineer, shall be submitted to the City for review concurrent with the plans that demonstrate that the proposed potable water system is capable of providing the required fire hydrant flow (minimum 1,000 gallons per minute (GPM)) plus maximum daily day customer demand flow at all parts of the system. The design calculations shall demonstrate the expected operating pressures for the water system. The working pressures within the system shall not exceed the pressure class of the pipe with a 1.5 safety factor. All pressure connections on the existing system used for calculation purposes shall be based upon a recent fire hydrant flow test, water treatment plant operating data, etc.

(a) Water main capacity shall be designed to maintain a minimum pressure of 20 pounds per square inch (psi) at street level under all fire flow conditions.

(b) Water distribution systems and/or water main extensions shall be designed and constructed in accordance with the fire protection requirements of the Insurance Services Office (National Board of Fire Underwriters (ISO), as stated in their publication "Guide for the Determination of Required Fire Flows".

(9) All water mains, other than individual service lines, shall be looped where practical. Dead-end lines may be permitted within the design of a looped system. When dead end lines are used, they shall be provided with a hydrant or blow-off at the terminus as a means of flushing.

(10) Fire hydrants.

(a) Fire hydrants shall be provided in all new developments and shall be spaced no greater than 1,000' and no greater than 500' from any building or as otherwise specified by the Fire Department.

(b) A minimum distance shall be maintained of seven and a half feet (7 ½ ′) to the left, right, and front of the hydrant and four feet (4′) to the rear from any obstruction such as fences, buildings, trees, etc. This requirement applies to Fire Department Connections (FDC) as well.

(c) Fire hydrants shall be a minimum of 6 feet (6') and a maximum of 9 feet (9') from the curb or paved road surface unless otherwise approved. The center of the streamer port shall be 18 inches minimum and 24 inches maximum above final grade. Steamer port shall be correctly positioned for the proper connection with the approval of the City and Fire Department.

(d) Fire hydrants to be in full compliance with AWWA specification NO. C-502-54 or latest revision thereto. Hydrants to be compression type as manufactured by Kennedy Muller or approved equal, factory painted red, and are to be equipped with one 4 ½ inch steamer nozzle and two 2 ½ inch hose nozzles (nozzle threads to be National Standard). All hydrants to be traffic models with two-piece barrels and stems and with breakaway joints, dry top design and 5 ¼ inch main valve opening.

(e) All fire hydrants will be color coded after flow testing to indicate the gallons per minute available from the hydrant. The color coding will be consistent with the color coding described in NFPA 291, "Recommended Practice for Fire Flow Testing and Marking of Hydrants," 2013 edition as reproduced in subsection (b), below.

(f) Specific bonnet color codes based on gallonage:

(i)	Class AA	1500 GPM or greater	light blue
(ii)	Class A	1000 to 1499 GPM	green
(iii)	Class B	500 to 999 GPM	orange
(iv)	Class C	499 GPM or less	red

(g) Fire hydrants will have the appropriate color for the available GPM applied to the bonnet (top) as described in subsection 6.2(C)(12)(b), above. The barrel of the hydrant will be painted chrome yellow for municipal water systems and red for private hydrants.

(h) No more than two (2) fire hydrants shall be allowed on a looped six (6") inch water main. No more than one (1) hydrant shall be allowed on a dead end eight (8") inch water main.

(i) "No Parking" signs shall be installed prohibiting parking within 15 feet of a fire hydrant.

(11) Water services shall be installed at property corners and may be either single or double type services for subdivision lots, both residential and commercial.

(12) Where reuse water is available, potable water connections shall be equipped with appropriate backflow prevention devices per FDEP requirements.

(13) ——Backflow prevention devices shall be set within 12 inches of the meter (1st connection), with RPZs set a minimum of 12” above the 100-year flood plain.

(14) Minimum size service pipe for three (3) or more meters on one service connection shall be two inches (2"). Minimum service size shall be ¾ inch for residential use and one inch (1”) for commercial use.

(15) Meters shall be installed as specified in the City of Wildwood Standard Details. Water meters for commercial, industrial, or other uses shall be sized by a registered professional engineer.

(16) Water meters shall be located at the right-of-way line and on the property owner's side of the right-of-way line.

(17) Service lines to meter from main shall be Polyethylene (Class 200) conforming to AWWA C-901 latest edition, unless otherwise approved by the City. All service lines shall be provided with an approved backflow prevention device.

(18) The minimum casing pipe size and wall thickness shall be as shown in the following table for the sewer and water carrier pipe size indicated:

TABLE 6-1: WATER PIPE SIZE AND THICKNESS

Carrier Pipe (Nominal Size – Inch)	Casing Pipe (Outside Diameter – Inch)	Casing Pipe (Wall Thickness – Inch)
4”	16”	0.250”
6”	18”	0.250”
8”	20”	0.250”
10”	24”	0.250”
12”	24”	0.250”
14”	30”	0.375”
16”	30”	0.375”
18”	30”	0.375”
20”	32”	0.375”
24”	36”	0.375”

(19) The carrier pipe shall be either Pressure Class 350 ductile iron pipe or solid steel pipe. The carrier pipes shall be supported by pre-manufactured stainless steel casing spacers within the casing pipe. Wooden skids will not be allowed.

(20) Additional information can be found in the City of Wildwood Utility Department Standard Construction Specifications for Water and Wastewater, latest revision.

(21) The minimum horizontal separation between sanitary sewers and existing or proposed water main mains shall in accordance with FDEP regulations.

6.3. Sanitary Sewer and Reuse.

This section covers the requirements for installing sanitary sewer systems which includes the furnishing, installing, laying, jointing, and testing of all sewer lines, manholes, fittings and appurtenances, including necessary service connections required for a complete system as shown on the drawings and specified herein. The work shall also include such connections, reconnections, relocations, temporary services, abandonments, and all other provisions in regard to existing sewer operations and modifications as required. When sanitary sewer is available within or adjacent to a property proposed for development or redevelopment, the use of septic tanks shall be prohibited. For purposes of this section, "available" shall mean that the city's sewer system is accessible at any point up to 1,000 feet from the owner's property line.

(A) *General requirements*.

(1) All work shall be proven to be in first class condition and constructed properly in accordance with the drawings and specifications. All defects and leaks disclosed by tests shall be remedied and re-tested.

(2) The entire sanitary sewer system for each project shall be shown on a master plan. The master plan shall indicate the general locations of all easements, mains, valves, services and service laterals with respect

to the proposed development improvements and the existing sewer systems. All main sizes shall be indicated on the master plan.

(3) Excavation and backfill, seeding and mulching, dewatering, clearing and grubbing, cleanup and other related site work for sanitary sewer construction are specified in FDOT Standard Specifications for Road and Bridge Construction, latest edition.

(4) All materials shall be free from defects impairing strength and durability and be of the best commercial quality for the purpose specified.

(5) All pipe and fittings shall be clearly marked with the name or trademark of the manufacturer, the batch number, the location of the plant, strength designation, and pressure rating. Where ductile iron pipe is to be installed in the system, the words "Epoxy Coated" or "Epoxy Lined" shall be clearly marked on the pipe.

(6) All pipe shall be laid on an unyielding foundation with uniform bearing under the full length of the barrel of the pipe. Suitable excavations shall be made to receive the bell of each pipe. The spigot end of the pipe shall abut the base of the socket of the adjacent pipe in such a manner that there will be no gaps along the perimeter of the mating halves. Just before jointing the pipe, the mating ends shall be thoroughly cleaned of all dirt, debris, and foreign material. The pipe shall be jointed in accordance with the recommendations of the manufacturer of the pipe and gasket. In all jointing operations, the trench must be dewatered when joints are made, and kept dewatered until sufficient time has elapsed to assure sufficient hardening of the jointing material, or as may be required. The pipe shall not be driven down to grade by striking it with a shovel handle, timber, rammer, or other unyielding object.

(7) *Assembly of joints.* Assemble all joints in accordance with recommendations of the manufacturer. If a lubricant is required to facilitate assembly, it shall have no detrimental effect on the gasket or on the pipe when subjected to prolonged exposure. Proper jointing may be verified by rotation of the spigot by hand or with a strap wrench. If unusual jointing resistance is encountered, or if the insertion mark does not reach the flush position, disassemble the joint, inspect for damage, re-clean the joint components, and repeat the assembly steps. Note that fitting bells may permit less insertion depth than pipe bells.

(8) *Cleaning*. All necessary precautions shall be taken to prevent the entrance of mud, sand or other obstructing material into the pipeline. As the work progresses, the interior of the water main shall be cleaned of all dirt, jointing material, and superfluous materials of every description. Prior to final inspection, the contractor shall flush all water lines constructed under this contract with clean water to assure complete removal of all debris and foreign materials.

(9) *Bedding and backfill*. Immediately after the pipe has been jointed and inspected, sufficient backfill shall be performed to protect the pipe adequately from injury and movement in accordance with the City of Wildwood details and specifications. Pipe bedded in compacted granular backfill shall not be supported on blocking, wedges, bricks, or anything except the bedding material. Where concrete cradle or encasement is required, the pipe shall be supported on solid concrete blocks or pre-cast concrete saddles which shall become part of the completed cradle or encasement. Where no other bedding is indicated, pipe shall be placed on a shaped bed of undisturbed material.

(B) *Sanitary sewer system construction.*

(1) Sanitary sewer manholes shall be constructed in accordance with the City of Wildwood Standard Details.

(2) Installation of precast manholes shall comply with the manufacturer's recommendations. Precast concrete sections shall be set so the manhole will be vertical and with sections in true alignment. Joint surfaces of the base or previously set section shall have an O-ring installed in the recess or shall be sealed with pre-molded plastic joint sealer equal to "Ramnek"®. If "Ramnek" is used, joints shall be pre-primed and wrapped on the exterior to provide a sealed manhole.

(3) All holes in sections used for their handling shall be thoroughly plugged with Embeco 167 and 381 Mortar, non-shrinking grout, or approved equal applied and cured in strict conformance with the manufacturer's recommendations so that there will be zero leakage through openings and around pipes. The grout or mortar shall be finished smooth and flush with the adjoining interior and exterior manhole wall surfaces.

(4) Manhole frames and covers shall be set to conform accurately to the finished ground or pavement surface as established by the contract drawings, unless otherwise directed by the City Engineer. Frames shall be set concentric with the manhole base and adjusted to grade.

(5) Unless a drop connection is installed, pipes shall match crown to crown at all manholes to maintain hydraulic gradient. A drop manhole connection shall be required for all inverts over 24” above the floor of the manhole.

(6) Unless otherwise approved by the City, service lines from the property line to the collection sewer shall be at a minimum depth of three feet (3') at the property line and shall be laid to straight alignment and uniform slope compliant with FDEP regulations. All service lines shall be at least four inches (4") in

diameter. Cleanouts shall be provided as determined by the engineer of record but shall not be spaced greater than 75'.

(7) All caps and plugs shall be braced, staked, anchored, wired on, or otherwise secured to the pipe to prevent leakage under the maximum anticipated thrust conditions from internal abnormal operating conditions or pressures from water or air.

(8) Ductile iron pipe may be used in lieu of concrete encasement where water line crosses sewer lines with less than six inches (6") vertical clearance, with a length of pipe centered at the point of crossing, so as to locate joints at a maximum distance from the water line.

(9) Unless otherwise specified, force mains shall be installed in accordance with AWWA C-600, latest. 492.2.7. All installed force mains constructed of PVC shall be installed with a solid copper locating wire as specified on the City of Wildwood Standard Details.

(10) Where force mains are cresting a hill and air release valves are to be installed, install force main at minimum 48" cover to facilitate proper ARV installation.

(11) The contractor shall install early warning tape approximately 12" above all force mains.

(12) Provide air release valves in high spots of force mains as shown on the drawings or as directed. If obstructions are encountered during construction that cause a dip and a consequent sharp rise in the force main, then an air release valve shall be installed at the newly created high point upstream from the dip.

(13) All valves shall be fitted with a cast iron valve box and cover. Valve boxes shall be long enough to reach from the valve to finished ground level and shall be installed as recommended by the manufacturer. They shall have suitable barrel and shaft extension sections to cover and protect the valve bonnet section. Extension sections fabricated by cutting pieces of pipe shall be allowed. No more than one (1) shaft extension shall be used in any one (1) valve installation.

(14) Valve boxes shall be in vertical alignment and so positioned as to facilitate operation of the valve with a standard valve wrench. The box shall be installed as shown on the drawings and shall be set on firmly packed soil or bricks so as to prevent settlement and to prevent bearing on the valve or the main at any point. Valves shall be set vertically so that the stem forms a vertical line. Care shall be taken to keep out dirt and sand, and no valve shall be operated until it has been cleaned of sand, grit, or other foreign material.

(15) The contractor shall furnish and install all supports necessary to hold the piping and appurtenances in a firm, substantial manner at the lines and grades indicated on the drawings or specified.

(16) All bends, tees, and other fittings in force mains buried in the ground shall be mechanically restrained.

(17) All force main piping shall be subjected to hydrostatic testing in accordance with the City of Wildwood Construction Specifications for Water and Wastewater, latest revision.

(C) Sanitary sewer system design.

(1) The design requirements for privately-owned systems shall be the same as for systems that will be City owned.

(2) The developer shall comply with the applicable requirements established by the FDEP.

(3) *Average Daily Flow (ADF)* – The sewer system design shall be based on full ultimate development as shown or projected. The average daily flow (ADF) from domestic units shall be calculated based on City and FDEP requirements.

(4) *Design Considerations.*

(a) Sewers 24 inches in diameter or less shall be installed with straight alignment and grade between manholes, with manhole spacing not to exceed 400 feet for sewers 15 inches or less, and 500 feet for sizes larger.

(b) All sanitary sewers shall terminate in manholes.

(c) All manholes and sewers shall be located in public right-of-way or assigned easements. No manholes or sewers shall be located in side or back lot easements unless the following conditions are met:

(i) The easement is of adequate width;

(ii) The easement is dedicated to the public; and

(iii) Deed restrictions are enacted.

(5) Sanitary sewer easements shall be required for all gravity sanitary sewer lines which are not in a public right-of-way. Easements shall be a minimum of 20 feet wide for sanitary sewers that are not more than 15 feet deep. For sewers that are more than 15 feet deep, easement shall be a minimum of 30 feet wide. The depth of the sewer shall be measured from the design invert of the pipe to the surface of the proposed

final grade. Where the easement is located adjacent to the right of way, the City may approve a narrower easement.

(6) Maximum depth of sewer mains shall be 20 feet unless otherwise approved by the Utility Director.

(7) Sewer main pipe diameters shall be a minimum of 8" in diameter. The engineer shall submit calculations demonstrating that an 8" sewer main is sufficient for the expected flows. If a larger sewer main is needed, the engineer shall specify the required diameter. Sewer service laterals shall be a minimum of 6" in diameter.

(8) Sewer mains and laterals shall be designed and constructed to give mean velocities, when flowing full, of not less than 2.0 feet per second based on Mannings formula using an "n" value of 0.013.

TABLE 6-2: MINIMUM PIPE SLOPES

Pipe Diameter	Minimum Slope
6" (Building Sewer or Sewer Lateral)	1.04%
8" (Gravity Sewer Main)	0.40%
10" (Gravity Sewer Main)	0.28%
12" (Gravity Sewer Main)	0.22%

(9) Sewer mains shall be constructed of PVC. Separation between water mains shall be in accordance with FDEP criteria. PVC sewer mains shall be SDR-35, except in cases where the depth of the sewer main will exceed 15 feet, in which case they shall be SDR-26.

(10) All easements shall be a minimum of ten feet (10') for a single pipe and fifteen feet wide for two (2) pipes.

(11) Sewer mains shall maintain a minimum cover of thirty-six inches (36"). The depth of cover shall be measured from the top of sewer main to the finished grade directly above the pipe.

(12) *Manholes.*

(a) Maximum spacing between sewer manholes shall not exceed 400 feet. A manhole shall be required for all changes in slope or alignment.

(b) Manhole depths from 0' to 15' shall be constructed using 22" ring min. (USF 170E). Manholes in excess of 15' shall use 32" diameter ring covers (USF 230).

(c) Where the depth of the manhole from the top of ring to the invert of effluent main is less than 36", a flat top manhole shall be used.

(d) Drop connections shall be provided where the difference in elevation between the incoming sewer invert and the exiting manhole invert is equal to or greater than 24".

(e) Unless a drop connection is installed, pipes shall match crown-to-crown at all manhole locations

(f) The minimum diameter of manholes shall be 48".

(g) Manholes should be placed as close to the high point of the road as possible to minimize infiltration.

(h) Laterals connected directly into a manhole shall not dump directly onto the bench and shall have a defined channel.

(i) Pipes entering manholes in line with flow channel shall be 0.1' minimum above the effluent invert.

(j) Total depth of manholes shall not exceed 20' in depth unless approved by the City Engineer.

(13) Reserved.

(14) All laterals shall be installed perpendicular to the sewer main except for dead end manhole connections where lateral length shall be limited to a maximum of one hundred twenty-five feet (125'). Cleanouts shall be provided every seventy-five feet (75') minimum. A cleanout shall be provided at the right of way line, between the sidewalk and the curb, or as otherwise approved by the City Engineer. The City shall only be responsible for the lateral from the approved cleanout location to the main.

(15) Four-inch (4") to twenty-four-inch (24") sewer force mains shall be polyvinylchloride (PVC) or ductile iron pipe (DIP) based on pressure. All PVC pipe shall be sewer green with identifying tape and locating wire. PVC force main pipe shall meet requirements of ANSI/AWWA C-900, DR25 for sizes four inch (4") through twenty-four (24").

(16) Sizing of sewer force mains shall be in accordance with sound engineering practices and the City's Utility System Master Plan, as amended. Force mains shall be designed to maintain a minimum velocity of two feet (2') per second. Design calculations showing the pressures designed for the force main system are required. The working pressures within the system shall not exceed the pressure class of the pipe with a 2.0 safety factor.

(17) Force mains shall enter the terminal facility (gravity sewer manhole, pumping station, wet well, or other) at a point equal to the operational water level of said receiving unit. Should an elevation drop be required

to obtain the outlet connection, the prior down-slope of the force main shall not exceed 45 degrees and adequate air venting shall be provided at the profile breakpoint.

(18) Fittings shall be DIP fittings for DIP and PVC pipe installations.

(19) Valves shall be installed on all subsidiary force mains at the point of connection to the major main. Where force mains are proposed to be extended, valves shall be installed at intervals not exceeding 1,000 feet.

(20) *Generators.* Sanitary sewer pumping stations shall be provided with emergency backup generators based on the following criteria:

(a) New developments shall have a minimum of one (1) generator (fixed or mobile).

(b) Fixed generators shall be required for Master Lift Stations.

(c) In addition to the requirement set forth in subsection 6.3(C)(20)(b), one (1) portable generator shall be required for every four (4) lift stations proposed.

(d) Any other lift station not requiring permanent standby power shall be equipped with a standby power generator plug.

(21) *Pump Stations.*

(a) For pumping stations with a peak flow demand of 1,000 gallons per minute (GPM) or less, a minimum of two (2) pump units shall be provided (with one (1) pump operating to meet peak flows, and one (1) pump on standby). When the peak design flow exceeds 1000 GPM, three (3) or more pump units shall be included in the facility (with two (2) pumps operating to meet maximum demand and one (1) pump on standby).

(b) The selected sewage pump system shall have the minimum capability of pumping the design peak flow at the maximum computed system total dynamic head (TDH) requirements.

(c) Head-capacity curves shall be prepared for the proposed pumping system in order to determine the various operational conditions. Hydraulic computations shall be in accordance with good engineering practice, with pipe friction loss calculated by the “Hazen-Williams Formula”, using standard friction factors based on the materials used.

(d) The wet well structure shall provide a minimum capacity between operational water levels sufficient to allow a minimum of ten (10) minutes between successive starts of the pumps, when the effluent rate is one-half the maximum one pump capacity. Low water levels shall provide adequate submergence to preclude pump inlet vortexing, air binding or any other design considerations. Operational maximum high-water levels shall not exceed the invert elevation of the lowest influent pipe, with high water alarm no higher than one half of said pipe. A minimum size hopper bottom shall be provided, with the wet well floor sloping to said bottom at a slope of not less than one to one (1:1). Additionally, where the wet well extends below the ground water table, the structure shall be designed to eliminate any possibility of flotation.

(e) Odor control shall be provided as needed.

(f) All sewage pumping stations shall be provided with a station water system, with adequate capacity and pressure, for wash down or other requirements. Said supply shall be completely separated from the potable supply by use of a Wilkens/Zurn-975XL reduced pressure type backflow preventer or other City approved protective system. Backflow device shall be tested by a certified tester within five days of installation, with written results provided to the City.

(g) Wet well shall have either an HDPE liner or an approved interior coating.

(h) Sewage pumping units shall be capable of handling raw, unscreened sewage and shall be capable of handling a sphere of at least 3 inches (3”) in diameter. Pumps shall be electric motor driven and of a proven design.

(22) Unless otherwise requested by the City of Wildwood, all utility easements shall be a minimum of ten feet (10’) wide for a single utility pipe and fifteen feet (15) wide when serving more than one (1) utility pipe (i.e., sewer and water). Gravity sewer easements may require additional width.

(23) Hospitals, Assisted Living Facilities (A.L.F.), nursing homes, and any other facilities that may regenerate large rags or other solid objects in the effluent flow, shall provide an in-line sewerage bar screen prior to the effluent discharge entering the City of Wildwood’s sanitary sewer system. This screen shall be owned and maintained by the property owner. Additionally, the facility shall implement best practices and have an approved on-site plan to minimize rags into the system. All bar screens shall comply with requirements set forth in Chapter 19 of the City of Wildwood Code of Ordinances.

(24) Grease interceptors/traps with a minimum size of 750 gallons shall be required on all connections with any food preparation, floor drains or wash basins (except residential connections). Grease traps and lines shall be separate from the sanitary flow. All grease traps shall have an accessible cleanout on the discharge side of the trap for sampling discharge. All grease traps shall be accessible for inspection and cleaning, and maintenance and cleaning shall be the responsibility of the utility customer. All grease traps

shall comply with the requirements of the Florida Building Code, latest revision. All grease traps shall comply with requirements set forth in Chapter 19 of the City of Wildwood Code of Ordinances.

(25) Additional design information can be found in the City of Wildwood Utility Department Standard Construction Specifications for Water and Wastewater, latest revision.

(D) Reuse. Reuse water mains shall be constructed to the same specification and requirements as potable water mains, with the exception that all reuse water mains shall be colored purple.

6.4. Drainage and Stormwater Management.

(A) General.

(1) No person shall conduct a development or redevelopment activity, subdivide, make any change in the use of land, construct any stormwater management system or structure, or change the size of an existing structure without obtaining approval from the City as provided herein.

(2) Authorization of construction shall be contingent on approval of any required permit from the Southwest Florida Water Management District (SWFWMD), FDEP, FDOT, or any other agency with regulatory jurisdiction over the project; however, approval by another government agency will not result in automatic approval of the stormwater management plans by the City in the event the City requires more stringent standards.

(3) The stormwater management system is required to be designed by a registered professional engineer licensed by and in the state of Florida and practicing under Chapter 471, 472, 481, or 492.

(4) The system shall provide for drainage of lots, streets, roads, and other public areas as well as handling any runoff from adjacent areas that naturally flows into the subject area.

(5) The drainage system shall be designed for long life, low maintenance cost, and ease of maintenance.

(6) *Peak rate and volume attenuation.* Peak discharge rate and volume attenuation shall be as required in the SWFWMD regulations and in these regulations.

(7) *Development within flood prone areas (100-year flood).* All development within flood prone areas, as delineated on the official National Flood Insurance Program, Flood Insurance Rate Maps, or the latest and best information available, shall comply with the requirements of SWFWMD and the criteria in the flood hazard regulations section of this Code.

(8) Where a permit is not required under Chapter 62-330 F.A.C., or where a lesser permit threshold is applicable under FDEP or SWFMWD rules, the stormwater management system must meet a minimum, the applicable criteria. Applicants are strongly encouraged to conduct a pre-application meeting with City staff in these instances.

(B) *Water quality.*

(1) All stormwater water management systems are required to provide stormwater quality treatment in compliance with applicable SWFWMD rules and criteria.

(2) The required water quality volume and treatment method varies depending on the size and location of the site and shall be as required by SWFWMD.

(3) The amount of volume available for water quantity storage is subject to the treatment recovery rules of the SWFWMD, dependent on the type of treatment system provided. If full recovery has not occurred the water quantity calculations must account for the remaining volume and the conditions within the pond (i.e., standing water at the beginning of the design storm analysis). Pumping stormwater for irrigation purposes is an acceptable method for water quality recovery in wet retention/detention systems.

(C) *Retention/detention pond requirements.*

(1) For projects having drainage areas less than or equal to five (5) acres, calculations may be based on the rational method (Q=CIA). The design criteria shall be based on the latest available Intensity-Duration Curves published by FDOT for Zone 7.

(2) For projects having drainage areas greater than five (5) acres, the National Resources Conservation Service (NRCS) methodology shall be used. The design engineer shall submit complete copies of all input parameters, supporting calculations, assumptions, and documentation pertaining to the design for review by the City.

(3) All data used for soil permeability or infiltration analyses shall be signed and sealed by a registered professional engineer. If infiltration is considered in the design of any retention/detention pond, signed and sealed geotechnical field data and laboratory results must be provided as part of the design calculations. A minimum of two (2) soil borings shall be provided within each retention/detention pond. The minimum depth of the soil boring shall be six feet (6') below the proposed pond bottom elevation.

(4) For open basins, the water retention/detention facility shall be sized to fully retain the post development runoff volume minus pre-development runoff volume for the 25-year, 24-hour storm event. Post developed discharge rates shall be maintained at or below the 25-year, 24-hour predevelopment discharge rate.

(5) For a project or portion of a project in a closed basin, the water retention/detention facility shall be sized to fully retain the post-development runoff volume for the 100-year, 24-hour storm event.

(6) In all cases of stormwater discharges, the post development discharge to downstream properties shall not cause adverse off-site impacts and the discharges shall be limited to the pre-development rate, and general flow pattern.

(7) A minimum freeboard of six inches (6") above the design high water elevation shall be provided for all retention/detention ponds. The design high water elevation is defined as the expected peak stage elevation expected for the 100-year, 24-hour storm event.

(8) All assumed drainage calculation parameters must be listed and supported by conventional methods. All geotechnical parameters must be supported by signed and sealed geotechnical field data and laboratory results. Calculations must be presented in a format acceptable to the City. The final determination on the suitability of assumed parameters is at the sole discretion of the City Engineer.

(D) *Fencing requirements.*

(1) *Wet ponds.* Fencing shall be required unless the side slopes have a maximum steepness of four-to-one (4:1) for at least four feet (4') below the control elevation in the pond. Below this elevation, the side slopes may be increased to two-to-one (2:1).

(2) *Dry ponds.* Fencing shall be required when the side slopes are steeper than four-to-one (4:1). Dry ponds shall be a maximum of ten feet (10') deep, measured from pond bottom to top of bank.

(3) When provided, fencing shall be six feet (6') high with a twelve-foot (12') wide flat access berm adjacent to the inside perimeter of the fence.

(E) Storm sewer and culvert design.

(1) *Types and requirements.* Where drainage pipes are utilized, the following standards apply:

(a) Storm sewers shall be of reinforced concrete or other FDOT approved material and have a minimum diameter of 18 inches or equal. An inlet or manhole is required at each change of alignment or grade. Minimum pipe diameters may be reduced in grassed areas not subject to vehicular traffic;

(b) Where any storm pipe terminates at an earthen slope a mitered end section and concrete collar, or approved equal, is required;

(c) The following maximum lengths of pipe shall be used when spacing access structures of any type:

TABLE 6-3

Pipe Diameter	Maximum Pipe Length
Less than 18 inches	300 feet
24 to 36 inches	400 feet
42 inches and larger	500 feet

(F) *Conveyance System Design storm (minimum).*

TABLE 6-4

Facility	Frequency and Duration
Principal arterial bridges and evacuation routes	100-year 24 hours
Canals, ditches, swales, storm drains or culverts for drainage external to the development	25-year 24 hours
Canals, ditches, swales, storm drains or culverts for drainage internal to the development	10-year 24 hours

(1) The design frequency for major drainage systems may be increased if deemed necessary by the City to protect known flooding conditions in upstream or downstream properties or to comply with other regulations.

(2) *Design tailwater.* All storm sewer systems and culverts shall be designed taking into consideration the tailwater of the receiving facility or water body. The tailwater elevation used shall be based on the tailwater elevation of the receiving water body at the peak time of the design storm. Alternatively, the tailwater may be assumed to be the design high water elevation of the receiving water body for the design storm.

(3) The hydraulic gradient line for the storm sewer system shall be computed taking into consideration the design tailwater on the system and the energy losses associated with entrance into and exit from the system, friction through the system, and turbulence in the individual manholes, catch basins, and junctions within the system.

(4) The design criteria to be utilized for the design of pavement drainage shall be as follows:

TABLE 6-5

Arterial streets	10-year, 24-hour, hydraulic gradient line 1.0 foot below the gutter flowline
Collector and local streets	10-year, 24-hour, hydraulic gradient line 0.5 feet below the gutter flowline

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

(H) *Maintenance.*

(1) A written operation and maintenance plan shall contain information per SWFWMD regulations as the minimum criteria that shall be accepted by the City.

(2) The installed stormwater system shall be maintained by the legal entity responsible for maintenance. All permit applications shall contain documentation sufficient to demonstrate that the operation and maintenance entity is the legal entity empowered and obligated to perpetually maintain the stormwater management facilities.

(3) The stormwater management system to be maintained by the legal entity shall have a minimum of twenty foot (20') wide access easement, in accordance with this Code, to permit the City to inspect and, if necessary, to take corrective action should the legal entity fail to maintain the system properly.

(4) Where determined feasible by the City Engineer, green infrastructure shall be utilized in place of traditional engineered storm water systems described herein.

6.5. Roads and Sidewalks.

(A) *General*. Roads within a subdivision or other development are classified as either public roads or private roads. Classification shall be dedicated on the Plat.

(1) Private roads.

(a) All private roads are required to be designed, constructed and paved to City specifications within dedicated, rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.

(b) A Homeowner's Association or other quasi-governmental entity shall be created to perpetually own and maintain the road and drainage system, as indicated on the Plat Dedication Statement.

(c) The developer shall be required to design and construct to City specifications, and maintain as per plat dedication statement, at a minimum one (1) paved road from the subdivision to the nearest paved, public roadway with legal access, if such a road does not already exist.

(d) Minimum right-of-way width for private roads shall be as outlined in Table 6-8. Inverted crown roadways are allowable on privately maintained roadways classified as local residential.

(2) Public roads.

(a) As part of the review and approval of a public road subdivision, the City shall require that roads be designed, constructed and paved to City specifications within dedicated, unimproved public rights-of-way within the subdivision and within rights-of-way adjacent to the subdivision boundary which are accessed by the subdivision roads.

(b) If a paved, public road on public right-of-way does not exist adjacent to the proposed subdivision, the developer shall construct a paved road within a public right-of-way, to the proposed subdivision.

(c) Minimum right-of-way width for public roads shall be in accordance with Table 6-8.

(B) *Design standards*.

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

(2) Dead end rights-of-way with a cul-de-sac at the terminal end shall not exceed 1,500 feet. Villa home products may not require a turnaround for 250 feet.

(3) Corner radii at the intersection of the two (2) rights-of-way shall be not less than 25 feet. Minimum edge of pavement radii shall be 40 feet for residential subdivisions and 50 feet for commercial or industrial subdivisions.

(4) Sight distance shall be provided at all intersections and driveways as recommended in AASHTO Policies and FDOT Site Impact Handbook.

(5) A paved approach apron shall be constructed where a non-paved drive or road intersects with a paved road. Driveway grade shall be a maximum of ten percent (10%) for commercial and 25 percent (25%) for residential.

(6) Roadway centerline radii in residential subdivisions shall be designed in accordance with Table 6-7. Sign location shall be approved by the City. Minimum centerline radii and other geometric design criteria shall be in accordance with Chapter 16 of the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways *("Green Book"),* latest edition.

(C) *Driveway access*.

(1) No driveway shall be located within the sight triangle at the corners of the intersection of any two (2) or more roads. Driveway placement, consistent with traffic safety requirements, will be determined on a case-by-case basis by the City. Residential driveway to corner lots shall be located no closer than the lesser of ½ of the lot width or 50 feet, and where practicable, it shall be placed on the road of lower service hierarchy when intersecting roads are of different hierarchy levels. Villa lots may be exempt from this requirement. Minimum driveway spacing shall be in accordance with Table 6-7.

(2) No portion of the driveway apron may extend beyond the frontage of the property being served by the driveway (i.e., it may not encroach into the frontage of adjacent property), unless shared access is mandated as a provision of the development approval or by agreement between adjoining property owners.

(3) All existing driveway aprons are required to be upgraded to current construction standards and specifications at such time as a new home, or commercial building or any other structure is to be constructed or a mobile home is placed or replaced. Driveway aprons shall be required for all new development.

(4) Minimum driveway spacing shall conform to the following requirements:

(a) Adjacent properties under the same ownership shall be considered as a single property for application of driveway spacing or for driveway permits. Applicants may include a request that properties be considered individually for permitting purposes, but the request must be specifically included in the permit and a sketch included that details the lot configurations and driveway placement.

(b) Residential driveways shall not exit onto collector or arterial roadways if alternate access is available. Also, in residential subdivisions, any road connecting different phases or units to a major collector road shall be treated as a collector facility. If alternate access is not available, residential driveways shall comply with spacing requirements set forth in Table 6-6.

(c) Non-residential driveways accessing local roadways, minor collectors, or internal commercial frontage roadways shall be reviewed as part of the development review process.

(d) Non-residential driveways accessing major collector roadways shall comply with the spacing requirements set forth in Table 6-7.

(e) Any roadway classified under the State Access Classification System shall meet FDOT Access Management Standards for that roadway.

(f) Cross-access easements, where practicable, shall be the preferred method of access over multiple driveway curb cuts for non-residential development along collector and arterial roadways.

TABLE 6-6: RESIDENTIAL DRIVEWAY ACCESS STANDARDS

Median	Position	Access Allowed	Minimum (Feet)
Restrictive	Approaching Intersection	Right In/Out	115
Restrictive	Approaching Intersection	Right In Only	75
Restrictive	Departing Intersection	Right In/Out	230
Restrictive	Departing Intersection	Right Out Only	100
Without Restrictive	Approaching Intersection	Full Access	230
Without Restrictive	Approaching Intersection	Right In Only	100
Without Restrictive	Departing Intersection	Full Access	230
Without Restrictive	Departing Intersection	Right Out Only	100

TABLE 6-7: NON-RESIDENTIAL ACCESS TO MAJOR COLLECTOR ROADWAYS

Speed Limit (MPH)	Spacing (Feet)
35 or less	245
36-45	440
Over 45	660

Roadway	Minimum Posted Speed Limit (MPH)	Minimum Intersection Spacing (Feet)	Minimum Centerline Radius (Feet)
Villa Street	10	<20 or >125	25
Local ~~Residential~~ Road	20	<20 or >125	89
~~Local~~ Minor Collector	30	150	275

(D) *Pavement design*.

(1) All roadway or street construction must meet the requirements of the *State of Florida Manual of Uniform Minimum Standards for Design, Construction and Maintenance of Streets and Highways*, and all construction will meet the minimum requirements of the *FDOT Standard Specifications for Road and Bridge Construction* (latest edition) unless otherwise specified herein.

(2) Sod shall be provided on all unpaved areas in the rights-of-way. For residential subdivisions, a 24" strip of sod at the edge of all pavement and/or backs of curbing may be provided.

(3) Concrete shall have a minimum compressive strength of 3,000 psi if not noted otherwise.

TABLE 6-8: ROW WIDTH

Street Type	ROW Widt	Roadway Lane Widths	Width of Pavement	~~Paved Shoulder~~Stabilized Shoulder	Sidewalk	Bike Lane
Villa Street	35'	~~2~~-10'	20'	N/A	N/A	N/A

Local ~~Residential~~Road Rural	60~~"~~***	~~2~~ 10’	~~20’~~21’	4’6’ each side	**	N/A
Local Road – Urban	50’	10’	20’	N/A	**	N/A
~~Local~~ Minor Collector - Rural	80’	~~211~~’-~~10’~~12’	~~20’~~35’	6’ each side	**	5’
Minor Collector - Urban	60’	11’-12’	34’	N/A	**	5’
Major Collector – Rural 2 Lanes	100’	~~211~~’-12’	~~24’~~35’	6’ each side	**	5’
Major Collector – Urban 2 Lanes	80’	11’-12’	34’	N/A	**	5’
Major Collector – Rural 4 Lanes	180	12’	60’	4’ and 6’***	**	4’
Major Collector – Urban 4 Lanes	120’	12’	56’	N/A	**	4’

Table 6-8 Notes:
See the City of Wildwood Standard Roadway Typical Sections for more details.
This table applies for new construction. Maintenance projects shall attempt to satisfy these requirements as deemed practical.
Minimum 18” curb and gutter are allowed on all roadways.
Multi-modal path is required adjacent to collector roadways if bike lanes and sidewalks are not contained or proposed within the road section.
* Shoulder may be eliminated when curb and gutter is provided.
** Sidewalks (five foot (5’) wide minimum) and locations shall comply with the design district standards. Sidewalks are required on both sides of the street. Sidewalks shall not be required in Age-Restricted Communities when multi-modal trails that facilitate pedestrian mobility and connectivity are proposed. Sidewalks may be located on one (1) side of the road in Age-Restricted developments where multi-modal trails are not proposed.
*** ROW may be reduced to 50’ on local residential streets provided minimum 18” curb and gutter drainage is installed and a 5’ utility easement is provided adjacent to each side of the right of way.
****4’ Stabilized shoulder is required on the outside, and 6’ paved shoulder is required on the inside. See the Standard Roadway Typical Sections for more details.

TABLE 6-9: PAVEMENT THICKNESS - TYPICAL SECTION

Road Classification	Pavement ~~(Type SP)~~	Base (Limerock) LBR 100	Stabilized Subgrade (LBR 40)
Local ~~Street~~Road	1.25"	6"	12"
Minor Collector	~~1.50~~2.00"	~~6~~8"	12"
Major Collector	~~2~~3.00”	10”	12”

Notes:
1) The width of the base material shall extend six inches (6”) beyond the edge of pavement if curb and gutter is not provided.
2) The width of the subgrade material shall extend twelve inches beyond the edge of pavement if curb and gutter is not provided, or six inches (6”) beyond the back of curb.
3) Pavement thicknesses are considered the minimum criteria. Increased pavement thickness may be required based on expected traffic loadings and truck traffic.

(E) *Sign and pavement markings*.

(1) Signing and marking plans shall be required by the City that show size, location, materials, and message of all devices.

(2) The design engineer shall design the project plans providing for installation of signs as per the requirements of this Code. Street signs at every intersection are required. Stop signs and stop bars requiring vehicles to stop are required on the minor street at all intersections. All stop signs shall be high intensity grade. Signs establishing maximum speed limit are required on collector roads at intervals not to exceed 2,000 feet and at the entrance to the subdivision. The speed limit shall be determined by the project engineer in accordance with Section 316.183 and 316.18, Florida Statutes, and the *Manual of*

Uniform Minimum Standards for Design, Construction and Maintenance for Highways, Roads, and Streets in Florida, Florida D.O.T., latest edition. Dead end signs shall be erected at the beginning intersection of all discontinuous roads. No outlet signs shall be erected at the entrance intersection when this intersection is the only outlet from a street network.

(3) All sign sizes, colors, mounting heights, etc. shall be in accordance with the MUTCD, latest edition. If decorative sign posts are approved by the City for a private or public road, the signs shall still comply with the MUTCD requirements.

(4) All pavement markings Private or Public Roads shall be four inches (4") wide lead-free thermoplastic in accordance with FDOT specifications. Stop bars shall be 24 inches wide. All other pavement marking dimensions shall comply with the MUTCD and FDOT Standard Index latest revision.

6.6. Parking and Loading Areas.

(A) *Requirements.*

(1) For every use, activity, building, or structure permitted by and erected in accordance with this Code, there shall be provided sufficient space for access of off-street pedestrians, parking, circulation, loading and unloading of vehicles, regardless of whether the users are patrons, guests, customers, clients or otherwise, to an establishment, activity, or place or residence. When any use is expanded, accessory off-street parking and loading shall be provided in accordance with these regulations. In addition, as a part of the building permit and site plan approval processes for every new or enlarged building, structure, or use, there shall be submitted for review and approval a parking lot and landscaping design and layout.

(2) All accessory parking facilities, whether provided in fulfillment of or in excess of the requirements of this Code, shall be located on property zoned the same as, or in a less restrictive zoning district than, the principal use served by the parking, as defined in this Code. However, access to, nor parking for, a commercial property shall not be provided on or through a residentially zoned property.

(3) Off-street parking spaces shall be so arranged that no automobile shall have to back into a City street, except for one- and two-family residential uses in a residential district. Additionally, parallel on-street parking may be allowed in the Downtown Design District.

(4) *Residential developments*. Off-street parking shall be provided as set forth in TABLE 6-11.

(5) *Non-residential developments*. Off-street parking shall be provided as set forth in TABLE 6-12.

(6) A one-car garage or carport and driveway combination shall count as two (2) off-street parking spaces, provided the driveway measures a minimum of 18 feet in length between the face of the garage or carport door and the sidewalk, or 25 feet to the curb line.

(7) Where housing for the disabled, elderly, ACLF, nursing homes, or similar use is being built these standards shall be relaxed where the need for reduced parking can be demonstrated by the project planner. In no case shall there be less than one (1) parking space per four (4) dwelling units. Where these standards are relaxed, the City shall require that additional parking is provided at the owner's expense if the building's use is changed. A notation to this effect shall be required on the site plan.

(8) Where the total number of off-street parking spaces required are not immediately required for a particular use, a phased development plan may be permitted requiring that only a portion of the parking area be completed initially, subject to the following regulations:

(a) The site plan shall clearly indicate both that portion of the parking area to be paved initially and the total parking needed to provide the number of spaces required;

(b) The drainage plan shall provide for adequate drainage of both the partial and total parking areas;

(c) The portion of the parking area which is not paved initially shall be planted with a ground cover to prevent erosion;

(d) Any change of use on a site to a use which requires more parking spaces than are provided on the site shall require submission of a new site and drainage plan showing the required parking spaces.

(B) *Joint parking facilities.* Off-street parking facilities for different buildings, structures, or uses, or for mixed-uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following conditions:

(1) A written agreement is executed by the parties assuring the perpetual joint usage of common parking for any combination of uses or buildings. This agreement shall be approved by the City Attorney and City Commission.

(2) The Planning and Zoning Board shall approve such joint usage of common off-street parking. In making a determination, the Planning and Zoning Board shall consider whether the joint usage will result in a public nuisance, inconvenience, hazard, or adversely affect the public health, safety or welfare.

(3) Unless a site-specific parking analysis is approved by the City, the total requirements for off-street parking in a joint parking facility shall be the sum of the requirements of the various uses computed separately.

(C) *Storage area standards for uses with drive-in facilities.*

(1) *Space requirements.* All business and commercial uses with drive-in service facilities shall provide a stacking area for waiting vehicles according to the following minimum standards.

(a) Restaurants: Five (5) vehicles for each service lane with a minimum of two (2) spaces behind the order station or menu. In addition, a bypass lane running parallel to the stacking lane and meeting drive aisle width standards shall be provided for drivers wishing to get around the drive-through.

(b) Financial institutions: Five (5) vehicles for each regular service lane; three (3) vehicles for each automated service lane.

(c) Full-service car washes and automotive services (except gasoline sales): Five (5) vehicles for each service lane.

(d) Groceries, drugstores, package good, cleaners, gasoline sales and other uses not specifically listed: Three (3) vehicles for each service lane.

~~(d)~~(e) Drive-through shall be oriented as far away as practicably possible from the business entrance to minimize blockage due to stacking and circulation conflicts.

(D) *Size of spaces (minimum size).*

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

(2) Pavement markings in parking lots shall be four inches (4") wide minimum.

(E) *Parking areas.*

(1) All parking areas and access shall be paved, except as listed below. Alternative parking area improvement standards may be accepted, if the applicant demonstrates that such standards better reflect local and project conditions.

(2) The following businesses shall provide paved parking for all employees and for the disabled: churches, private clubs or lodges, or community centers. All other non-disabled vehicular parking in excess of the number required for employees under these Regulations for churches, private clubs or lodges, or community centers may be on grass areas or grass pavement systems. The perimeter of a grass parking lot shall be delineated with railroad ties or wheel stops or, other means as may be approved by the City Engineer. Drive aisle width. The width of all aisles providing direct access to individual parking stalls shall be in accordance with the requirements specified below:

(F) *Drive aisle width.*

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

TABLE 6-10: PARKING STALL REQUIREMENTS

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

Notes:
**Two-way traffic*

(G) *Number of spaces.*

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

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

TABLE 6-12: MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES

Non-residential Land Use	Required Off-Street Parking Spaces Per Indicated Area
1. Car wash (automated)	5.0
2. Church/Synagogue	1.0 Per 4 seats
3. Hotel	1.0 Per guest room plus
	1.0 Per employee
4. Industrial	1.0 Per 675 sq. ft. GFA
5. Library	1.0 Per 300 sq. ft. GFA
6. Manufacturing	1.0 Per 625 sq. ft. GFA
7. Medical center	1.0 Per 250 sq. ft. GFA
8. Assisted Living Facility	1.0 Per dwelling unit
9. Skilled Nursing Facility	1.0 Per 3 beds plus 0.5 per employee
10. Retail use less than 100,000 sq. ft. GLA	4.0 Per 1,000 sq. ft. GFA
11. Retail use greater than 100,000 sq. ft. GLA	3.5 Per 1,000 sq. ft. GFA
12. Nightclub/Bar	4.0 per 1,000 sq. ft. GFA
13. Offices	3.0 Per 1,000 sq. ft. GFA
14. Restaurant	1.0 Per 4 seats
15. Fast-food establishments	1.0 Per ~~80~~ 120 sq. ft. GFA
16. Storage areas	1.0 Per 2,000 sq. ft. GFA
17. Warehouse	1.0 Per 2,000 sq. ft. GFA
18. Loading spaces for all business, industrial, ware use	1.0 Per 25,000 GFA

Notes TABLE 6-10 and 6-11:

[1]When determination of the number of parking spaces required by this exhibit results in a requirement of a fractional space, any fraction of one-half or less may be disregarded, while a fraction in excess of one-half shall be counted as one parking space. Irrespective of any other requirement of this section, each and every separate and individual store, office or other business shall be provided with at least one off-street parking space.

[2]Requirements for attached units include provisions for guest parking.

[3]Alternative parking standards may be proposed, if the applicant demonstrates that such standards better reflect local and project conditions. In order to justify alternative parking standards a site-specific parking analysis must be prepared and submitted to the City for review and approval as part of the project.

[4]If a proposed use cannot be characterized by one of the land uses provided, requested parking standards must be proposed by the applicant based on site specific parking analysis and submitted to the City for review and approval as part of the project.

(H) Loading space standards for commercial and industrial uses. In addition to the number of required loading space under Table 6-12, the following standards shall apply.

(1) Loading spaces shall be located adjacent to the side or rear of the buildings they serve. Said loading zones shall be 10 feet by 40 feet in size, and shall have signage and yellow diagonal lines denoting the area as a loading zone(s).

(2) Where a loading area directly abuts residential zoned properties, additional buffering beyond Regulation standards, including the provision of an opaque wall, may be required as deemed necessary by Development Services staff.

(I) Fire lane standards for commercial and industrial properties. Commercial and industrial buildings shall conform with the following standards for the provision of fire lanes.

(1) Commercial and industrial buildings over 25,000 square feet shall provide a fire lane of not less than 10 feet in length and 12 feet in depth, located not more than 30 feet from the primary entrance to the building.

(2) Fire lanes shall be outlined with yellow paint, and shall be filled with yellow diagonal lines four (4) inches wide, spaced four (4) feet on center. The curb fronting the fire lane shall also be painted yellow, and have the words ”Fire Lane, No Parking” painted on them.

(3) Fire lanes shall also be marked with freestanding signs with the wording “NO PARKING – FIRE LANE – BY ORDER OF THE FIRE DEPARTMENT.

6.7. Wetlands Protection.

(A) *Purpose and intent.* The City shall ensure the protection of natural functions of wetlands. The purpose of this section is to avoid loss or degradation of wetland functions, to minimize unavoidable degradation or loss of wetland functions and to require mitigation that fully offsets any unavoidable loss or degradation of wetland functions. In addition, it is the purpose of this section to ensure that development activities that cause the unavoidable degradation or loss of wetland function are in the public interest and fully offset any degradation or loss of wetland functions through sustainable mitigation. It is hereby unlawful for any person to engage in any activity which will remove, fill, drain, dredge, clear, destroy or alter any wetland or wetland buffer without obtaining a permit from the appropriate jurisdictional agencies.

(B) *Wetland delineation required*. Wetlands shall be delineated pursuant to Rule 62-340.300, F.A.C. The location of wetlands shall be identified accordingly at the time of site plan or improvement plan. All preserved wetlands shall be placed within a conservation easement.

(C) *Buffer required.* All development will be required to be clustered away from all wetland areas on the site and an upland buffer will be provided adjacent to the wetlands. Within required wetland buffers, there shall be no placement of impervious surfaces. Native vegetation shall be retained and/or installed in order to protect wetland and surface water environmental features. A natural upland buffer from the edge of the wetland shall be maintained to the following standards:

(1) The buffer width shall maintain 15’ minimum from the edge of the wetland; and

(2) The overall wetland buffer within a project or development site shall maintain 25’ average from the edge of the wetland

(3) In the event that wetland buffer standards differ between the City and the Southwest Florida Water Management District, the more stringent standards shall apply.

(D) *Minimization.* Avoidance of loss of wetland function and wetland habitat is of the highest priority. The owner shall avoid loss of wetland function and wetland habitat by implementing practicable design alternatives to minimize adverse impacts to wetlands. The adverse impacts remaining after practicable design modifications have been made shall be offset by mitigation as required by the Southwest Florida Water Management District. A development activity cannot cause a net adverse impact on wetland functions, wetland habitat, or surface water functions, if such activity is not offset by mitigation.

(E) *Mitigation plan required*. The alteration of wetland areas is prohibited unless no other alternative exists. If alteration is necessary after it is proven that no other alternative exists, it shall be accompanied by a mitigation plan pursuant to the mitigation requirements of the Southwest Florida Water Management District. The purpose of mitigation is to ensure that the ecological value and extent of the wetlands is maintained in conformance with district regulations. The plan must provide the City with assurances that the mitigation plan will be maintained.

(F) *Passive recreation.* Passive recreation activities such as, but not limited to boardwalks, fishing piers, docks, and pervious nature trails may be allowed within a wetland or wetland buffer.

(G) *Prohibitions*. To ensure the protection of wetlands, the following prohibitions apply:

(1) No new parcels of land shall be created which consist entirely of wetlands unless such parcel will be dedicated to the public or remain in private ownership with a permanent conservation easement;

(2) Wetlands and required wetland buffers shall not be included within any platted lots or blocks;

(3) Septic tanks shall not be permitted within 50 feet from the edge of a wetland;

(4) Commercial and industrial uses which store hazardous materials or wastes shall be not permitted in or within 50 feet from the edge of a wetland.

6.8. Flood Protection.

(A) *Purpose*. It is the purpose of this section to save lives, promote the public health, safety and general welfare, and minimize public and private losses due to flood conditions in specific areas by provisions designed to:

(1) Restrict or prohibit uses which are dangerous to life, health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;

(2) Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;

(3) Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;

(4) Control filling, grading, dredging and other development which may increase erosion or flood damage; and

(5) Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters, or which may increase flood hazards to other lands.

(B) *Basis, applicability and objectives*. The areas of special flood hazard identified by the Federal Emergency Management Agency in the Flood Insurance Study (FIS) for the City of Wildwood with the accompanying maps and other supporting data, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this section. This section shall apply to all areas of special flood hazard within the jurisdiction of the City of Wildwood. The objectives of this section are to:

(1) Protect human life, health and to eliminate or minimize property damage;

(2) Minimize expenditure of public money for costly flood control projects;

(3) Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;

(4) Minimize prolonged business interruptions;

(5) Minimize damage to public facilities and utilities such as government buildings, water and gas mains, electric, telephone and sewer lines, roadways, and bridges and culverts located in floodplains;

(6) Maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize flood blight areas; and

(7) Ensure that potential homebuyers are notified that property is in a flood hazard area.

(C) *Definitions*. The following definitions shall apply only to this section of this Chapter.

(1) *Appeal*: means a request for a review of the Floodplain Administrator's interpretation of any provision of this section or a request for a variance.

(2) *Building*: see "Structure".

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

(4) *Encroachment*: means the advance or infringement of uses, plant growth, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

(5) *Existing construction*: means, for the purposes of floodplain management, structures for which "the start of construction" commenced before July 25, 2011. Existing construction means for the purposes of determining rates structures for which the "start of construction" commenced before January 1, 1975. This term may also be referred to as "existing structures".

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

(7) *Floodplain management regulations*: means this section and other zoning ordinances, subdivision regulations, building codes, health regulations, special purpose section, and other applications of

police power which control development in flood-prone areas. This term describes Federal, State of Florida, or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

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

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

(10) *Hardship (as related to variances from this section)*: means the exceptional difficulty associated with the land that would result from a failure to grant the requested variance. The City requires that the variance is exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship. All of these problems can be resolved through other means without granting a variance, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

(11) *Highest adjacent grade*: means the highest natural elevation of the ground surface, prior to the start of construction, next to the proposed walls of a structure.

(12) *Lowest adjacent grade*: means the lowest elevation, after the completion of construction, of the ground, sidewalk, patio, deck support, or basement entryway immediately next to the structure.

(13) *Lowest floor*: means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable nonelevation design standards of this section.

(14) *New construction*: means, for floodplain management purposes, any structure for which the "start of construction" commenced on or after July 25, 2011. The term also includes any subsequent improvements to such structures. For flood insurance rates, structures for which the start of construction commenced on or after December 31, 1974 and includes any subsequent improvements to such structures.

(15) *Principally above ground*: means that at least 51 percent of the actual cash value of the structure is above ground.

(16) *Program deficiency*: means a defect in the City's floodplain management regulations or administrative procedures that impairs effective implementation of those floodplain management regulations or of the standards required by the National Flood Insurance Program.

(17) *Public safety and nuisance*: means anything which is injurious to safety or health of the entire community or a neighborhood, or any considerable number of persons, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, bay, stream, canal, or basin.

(18) *Reasonably safe from flooding*: means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

(19) *Remedy a deficiency or violation*: means to bring the regulation, procedure, structure or other development into compliance with State of Florida, Federal, or local floodplain management regulations; or if this is not possible, to reduce the impacts of its noncompliance. Ways the impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of this section or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

(20) *Structure*: means, for floodplain management purposes, a walled and roofed building, including gas or liquid storage tank that is principally above ground, as well as a manufactured home.

(21) *Substantial improvement*: means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cumulative cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures that have incurred "substantial damage" regardless of the actual repair work performed. This term does not, however, include any repair or improvement of a structure to correct existing violations of State of Florida or local health, sanitary, or safety code specifications, which have been identified by the

local code enforcement official prior to the application for permit for improvement, and which are the minimum necessary to assure safe living conditions. This term does not include any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

(22) *Violation*: means the failure of a structure or other development to be fully compliant with the requirements of this section. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this section is presumed to be in violation until such time as that documentation is provided.

(D) *Disclaimer of liability*. The degree of flood protection required by this section is considered reasonable for regulatory purposes and is based on scientific and engineering consideration. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This section does not imply that land outside the areas of special flood hazard or uses permitted within such areas will be free from flooding or flood damages. This section shall not create liability on the part of the City Commission of the City of Wildwood or by any officer or employee thereof for any flood damages that result from reliance on this section or any administrative decision lawfully made thereunder.

(E) *Violation*. Violation of the provisions of this section or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall be punishable for a non-criminal violation. Any person who violates this section or fails to comply with any of its requirements shall, upon adjudication, therefore, be fined not more than $500, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the Floodplain Administrator from taking such other lawful actions as are necessary to prevent or remedy any violation.

(F) *Administration*. The Development Services Director, who shall serve as the Floodplain Administrator, shall ensure all development sites within areas of special flood hazard adhere to the requirements of this section.

(G) *Duties and responsibilities of the floodplain administrator*. Duties of the administrator shall include, but are not be limited to:

(1) Review permits and development applications to assure sites are reasonably safe from flooding;

(2) Require copies of additional federal, State of Florida, or local permits, especially as they relate to Sections 161.053; 320.8249; 320.8359; 373.036; 380.05; 381.0065; and Chapter 553, Part IV, Florida Statutes, be submitted along with site plan and final plat applications and maintain such permits on file with the development permit;

(3) Notify adjacent communities, the Florida Division of Emergency Management - NFIP Coordinating Office, the Southwest Florida Water Management District, the Federal Emergency Management Agency, and other Federal and/or State of Florida agencies with statutory or regulatory authority prior to any alteration or relocation of a watercourse;

(4) Assure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained;

(5) Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (A-Zones) of all new and substantially improved buildings, in accordance with subsections 6.8(H)(2)(a) and (b).

(6) Verify and record the actual elevation (in relation to mean sea level) to which the new and substantially improved buildings have been flood-proofed, in accordance with subsection 6.8(H)(2)(b).

(7) Review certified plans and specifications for compliance. When flood-proofing is utilized for a particular building, certification shall be obtained from a registered professional engineer or architect certifying that all areas of the building, together with attendant utilities and sanitary facilities, below the required elevation are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy in compliance with subsection 6.8(H)(2)(b).

(8) Interpret the exact location of boundaries of the areas of special flood hazard. When there appears to be a conflict between a mapped boundary and actual field conditions, the Floodplain Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this section;

(9) Coordinate all change requests to the FIS, FIRM and FBFM with the requester, State of Florida, and FEMA, and

(10) Where base flood elevation is utilized, obtain and maintain records of lowest floor and floodproofing elevations for new construction and substantial improvements in accordance with subsections 6.8(H)(2)(a) and (b), respectively.

(H) *Provisions for flood hazard reduction*.

(1) *General standards*. In all areas of special flood hazard, all development sites including new construction and substantial improvements shall be reasonably safe from flooding, and meet the following provisions:

(a) New construction and substantial improvements shall be designed or modified and adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(b) Manufactured homes shall be anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable State of Florida requirements for resisting wind forces;

(c) New construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage;

(d) New construction and substantial improvements shall be constructed by methods and practices that minimize flood damage;

(e) Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities, including duct work, shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

(f) New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;

(g) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters;

(h) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

(i) Any alteration, repair, reconstruction or improvements to a building that is in compliance with the provisions of this section shall meet the requirements of “new construction” as contained in this section;

(j) Any alteration, repair, reconstruction or improvements to a building that is not in compliance with the provisions of this section, shall be undertaken only if said non-conformity is not furthered, extended, or replaced;

(k) All applicable additional Federal, State of Florida, and local permits shall be obtained and submitted to the Floodplain Administrator along with the application for development permit. Copies of such permits shall be maintained on file with the development permit. State of Florida permits may include, but not be limited to, the following:

(i) Southwest Florida Water Management District: in accordance with Chapter 373.036 Florida Statutes, Section (2) (a) – Flood Protection and Floodplain Management;

(ii) Department of Community Affairs: in accordance with Chapter 380.05 F.S. Areas of Critical State Concern, and Chapter 553, Part IV F.S., Florida Building Code;

(iii) Department of Health: in accordance with Chapter 381.0065 F.S. Onsite Sewage Treatment and Disposal Systems; and

(l) Standards for subdivision proposals and other new proposed development (including manufactured homes):

(i) Such proposals shall be consistent with the need to minimize flood damage;

(ii) Such shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage; and

(iii) Such proposals shall have adequate drainage provided to reduce exposure to flood hazards.

(m) When proposed new construction and substantial improvements are partially located in an area of special flood hazard, the entire structure shall meet the standards for new construction.

(n) When proposed new construction and substantial improvements are located in multiple flood hazard risk zones or in a flood hazard risk zone with multiple base flood elevations, the entire structure shall meet the standards for the most hazardous flood hazard risk zone and the highest base flood elevation.

(2) *Specific standards*. In all A-Zones where base flood elevation data have been provided (Zones AE, A1–30, A (with base flood elevation), and AH) the following provisions, in addition to those set forth in subsection 6.8(H)(1) shall apply:

(a) *Residential construction*. All new construction and substantial improvement of any residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot (1') above the base flood elevation. Should solid foundation perimeter walls be used to elevate a structure, there must be a minimum of two openings on different sides of each enclosed area sufficient to facilitate automatic equalization of flood hydrostatic forces in accordance with standards of subsection 6.8(H)(2)(c).

(b) *Non-residential construction*. All new construction and substantial improvement of any commercial, industrial, or non-residential building (including manufactured home) shall have the lowest floor, including basement, elevated to no lower than one foot (1') above the base flood elevation. All buildings located in A-Zones may be flood-proofed, in lieu of being elevated, provided that all areas of the building components, together with attendant utilities and sanitary facilities, below the base flood elevation plus one foot are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this subsection are satisfied using the FEMA Floodproofing Certificate. Such certification along with the corresponding engineering data, and the operational and maintenance plans shall be provided to the Floodplain Administrator.

(c) *Enclosures below the lowest floor*. New construction and substantial improvements that include fully enclosed areas formed by foundation and other exterior walls below the lowest floor shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls.

(i) Designs for complying with this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

1) Provide a minimum of two openings on different sides of each enclosed area having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding;

2) The bottom of all openings shall be no higher than one foot (1') above adjacent interior grade (which must be equal to or higher in elevation than the adjacent exterior grade); and

3) Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they provide the required net area of the openings and permit the automatic flow of floodwaters in both directions.

(i) Fully enclosed areas below the lowest floor shall solely be used for parking of vehicles, storage, and building access. Access to the enclosed area shall be minimum necessary to allow for parking of vehicles (garage door), limited storage of maintenance equipment used in connection with the premises (standard exterior door), or entry to the living area (stairway or elevator); and

(ii) The interior portion of such enclosed area shall not be finished or partitioned into separate rooms.

(d) *Standards for manufactured homes and recreational vehicles*.

(i) All manufactured homes that are placed, or substantially improved within Zones A1-30, AH, and AE, on sites (i) outside of an existing manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood, the lowest floor be elevated on a permanent foundation to no lower than one foot above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

(ii) All manufactured homes to be placed or substantially improved in an existing manufactured home park or subdivision that are not subject to the provisions of subsection 6.8(H)(2)(d)(i) must be elevated so that either:

1) The lowest floor of the manufactured home is elevated to no lower than one foot above the base flood elevation, or

2) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least an equivalent strength that are no less than 36 inches in height above the grade and securely anchored to an adequately

anchored foundation system to resist flotation, collapse, and lateral movement.

(iii) All recreational vehicles must either:

1) Be on the site for fewer than 180 consecutive days,

2) Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions), or

3) Meet all the requirements for new construction, including anchoring and elevation standards in accordance with subsections 6.8(H)(2)(d)(i) and (ii).

~~(e)~~(f) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures within Zone AH.

~~(f)~~(g) *Standards for waterways with established base flood elevations, but without regulatory floodways*. Located within the areas of special flood hazard established in subsection 6.8(B), where streams exist for which base flood elevation data has been provided by the Federal Emergency Management Agency without the delineation of the regulatory floodway (Zones AE and A1–30), the following provisions, in addition to those set forth in subsections 6.8(H)(2) (a) through (e), shall apply:

(i) Until a regulatory floodway is designated, no new construction, substantial improvements, or other development including fill shall be permitted within the areas of special flood hazard, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the City.

(ii) Development activities which increase the water surface elevation of the base flood by more than one foot (1') may be allowed, provided that the developer or applicant first applies – with the City's endorsement – for a conditional FIRM revision, and receives the approval of the Federal Emergency Management Agency (FEMA).

~~(g)~~(h) *Standards for waterways with established Base Flood Elevations and Floodways*. Located within areas of special flood hazard established in subsection 6.8(B), are areas designated as floodways. Since the floodway is an extremely hazardous area due to the high velocity of flood waters which carry debris, potential projectiles and have significant erosion potential, the following provisions, in addition to those set forth in 6.8(H)(2) (a) through (e), shall apply:

(i) Prohibit encroachments, including fill, new construction, substantial improvements and other developments within the regulatory floodway unless certification (with supporting technical data) by a registered professional engineer is provided through hydrologic and hydraulic analyses performed in accordance with standard engineering practice demonstrating that encroachments would not result in any increase in flood levels during occurrence of the base flood discharge.

(ii) Development activities including new construction and substantial improvements within the regulatory floodway that increase the base flood elevation may be allowed, provided that the developer or applicant first applies, with the City's endorsement, for a conditional FIRM revision, and receives the approval of FEMA.

(iii) When fill is proposed, in accordance with the permit issued by the Florida Department of Health, within the regulatory floodway, the development permit shall be issued only upon demonstration by appropriate engineering analyses that the proposed fill will not increase the water surface elevation of the base flood in accordance with subsection 6.8(H)(2)(g)(i).

(3) *Specific standards for A-Zones without base flood elevations and regulatory floodways*. Located within the areas of special flood hazard established in subsection 6.8(B), where there exist A Zones for which no base flood elevation data and regulatory floodway have been provided or designated by the Federal Emergency Management Agency, the following provisions shall apply:

(a) Require standards of subsection 6.8(H)(1).

(b) Require that all new subdivision proposals and other proposed developments (including proposals for manufactured home parks and subdivisions) greater than 50 lots or five (5) acres, whichever is the lesser, include within such proposals base flood elevation data. Standards set forth in subsection 6.8(H)(2) shall apply.

(c) The Floodplain Administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State of Florida, or any other source, in order to administer the provisions of this section. When such data is utilized, provisions of 6.8(H)(2) shall apply. The Floodplain Administrator shall:

(i) Obtain the elevation (in relation to the mean sea level) of the lowest floor (including the basement) of all new and substantially improved structures;

(ii) Obtain, if the structure has been floodproofed in accordance with the requirements of 6.8(H)(2)(b) the elevation in relation to the mean sea level to which the structure has been floodproofed; and

(iii) Maintain a record of all such information.

(d) Notify, in riverine situations, adjacent communities, the appropriate state agency, and the Southwest Water Management District prior to any alteration or relocation of a watercourse and submit copies of such notifications to FEMA.

(e) Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

(f) Manufactured homes shall be installed using methods and practices that minimize flood damage. They must be elevated and anchored to prevent flotation, collapse, and lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State of Florida and local anchoring requirements for resisting wind forces.

(g) When the data is not available from any source, in accordance with standard set forth in 6.8(H)(3)(b) of this section, the lowest floor of the structure shall be elevated to no lower than three feet (3') above the highest adjacent grade. Standards set forth in 6.8(H)(2) shall apply.

(4) *Standards for AO-Zones*. Located within the areas of special flood hazard established in subsection 6.8(B), are areas designated as shallow flooding areas. These areas have flood hazards associated with base flood depths of one to three feet (1'-3'), where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate; therefore, the following provisions, in addition to 6.8(H)(1), apply:

(a) All new construction and substantial improvements of residential structures in all AO Zones shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map plus one foot. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to no less than two feet (2') above the highest adjacent grade.

(b) All new construction and substantial improvements of non-residential structures shall:

(i) Have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the Flood Insurance Rate Map. If no flood depth number is specified, the lowest floor, including basement, shall be elevated to at least two feet (2") above the highest adjacent grade, or

(ii) Together with attendant utility and sanitary facilities be completely floodproofed to no less than one foot (1') above that level to meet the floodproofing standard specified in subsection 6.8(H)(4)(b)(i).

(c) Adequate drainage paths around structures shall be provided on slopes to guide water away from structures.

(d) Fully enclosed areas below the lowest floor that are subject to flooding shall meet the non-elevation design requirements of 6.8(H)(2).

6.9. Springs Protection.

(A) *Purpose and intent.* The City acknowledges the importance of protecting groundwater and surface water resources. The intent of this section is to require development to be designed and constructed in a manner that minimizes adverse impacts to springs and groundwater quality and preserves aquifer recharge.

(B) *Mapping and data.* The City shall map the location of any springs identified by the Florida Department of Environmental Protection. The City shall collect and evaluate able information about the resource such as the spring's magnitude, extent of the springshed, and its hydrogeology.

(C) *Buffers required.* All development will be required to be clustered away from all spring heads and spring runs. A natural upland buffer shall be provided adjacent to the spring head and associated spring runs. Within the required buffer, there shall be no placement of impervious surfaces. The natural upland buffer shall be maintained to the following standards:

(1) A 150-foot-wide minimum buffer is required from the ordinary high-water line of a spring head;

(2) A 50-foot-wide minimum buffer is required from the ordinary high-water line of a spring run;

(3) The buffer areas around spring heads may be planted with the native plants and grasses recommended in the *Florida Friendly Landscaping* guidelines provided by the Florida Friendly Yard and Neighborhood program; and

(4) The buffer shall be designed to accommodate a vegetated swale to provide filtering of stormwater runoff.

(D) Springs protection plan required. If a spring head or spring run is located on a development site, a springs protection plan is required prior to site plan or subdivision approval. The springs protection plan shall address the following:

(1) Establish the area encompassing the springshed;

(2) The identification of karst features. A 50' foot buffer is required from all karst features;

(3) Drainage basins with direct surface water discharge into a spring head or spring run shall provide Outstanding Florida Waters 1.5 times water treatment criteria as required by the Southwest Florida Water Management District;

(4) Irrigated turf grass will be restricted from spring head and spring run buffers and limited to a maximum of 50% of the open space in drainage basins with direct surface water discharge into a spring head or spring run; and

(5) List the best management practices (BMPs) to be utilized within the development. The City encourages the BMPs contained within the FDEP's manual *Protecting Florida's Springs Manual-Land Use Planning Strategies and Best Management Practices*, latest edition in developing the spring's protection plan. The following BMPs shall be incorporated at a minimum:

(a) The clearing of native vegetation within the buffer areas is prohibited;

(b) Maximizing preservation of natural areas and use of drought tolerant and native or approved non-invasive and drought-tolerant plant landscaping that is compatible with and characteristic of the natural environment, climate, and soils of City.

(c) Elimination of the use of fertilizers within the buffers and creation of a fertilizer free zone that minimizes groundwater and surfaced water pollution;

(d) Irrigation practices that conserve water within the springshed;

(e) An open space system that minimizes impervious surface to provide for aquifer recharge;

(f) Using clustering and other forms of conservation development approaches that minimize overall impact;

(g) Using vegetated swales, shallow retention areas, and small basin drainage areas that help to improve stormwater water quality and mimic pre-development hydraulic conditions; and

(h) Utilizing domestic waste treatment and disposal systems which maximize removal of nitrogen and minimize contamination of groundwater.

6.10. Tree Protection.

(A) Purpose. The purpose of this section is to establish rules and regulations in conformance with the American National Standards Institute, ANSI A300, all 10 Parts, and the accompanying Best Management Practices (BMPs) for each of the 10 standards. All work shall fall under the ANSI Z133.1 Safety Requirements. Should any requirements in this section differ from the requirements in the ANSI Standards, the ANSI Standards shall apply.

(B) Applicability. This section shall apply to all real property lying within the incorporated areas of the City.

(C) Exemptions.

(1) The following are exempt from this section:

(a) Trees and native vegetation located on properties with existing owner-occupied single-family detached or attached dwelling units intended to remain residential;

(b) Trees and native vegetation located within the proposed building and driveway footprint of previously platted but unimproved single-family detached or attached dwelling lots.

(c) Trees and native vegetation located in state-licensed, governmental, and commercial plant or tree nurseries or botanical gardens in which the trees are planted for the sale or intended sale to the general public in the ordinary course of business.

(d) Trees and native vegetation located in government owned and operated plant or tree nurseries or botanical gardens in which the trees are planted for use by the government or agency for the benefit of the public.

(e) Trees and native vegetation in active commercial operation for bona fide agricultural purposes.

(f) Trees, which due to natural circumstances are no longer viable and/or present a current or potential hazard to persons and property, as documented by a Florida licensed landscape architect or an International Society of Arboriculture (ISA) certified arborist, holding a current Tree Risk Assessment Qualification (TRAQ).

(g) Trees, which are too close to existing structures so as to endanger such structures, as determined by a tree risk assessment completed by a Florida licensed landscape architect or an ISA certified arborist, holding a current TRAQ certification.

(h) Trees that interfere with utility services, create unsafe vision clearance, or constitute a safety hazard, which cannot be trimmed or pruned into a desired configuration as determined by the Development Services Department.

(i) Trees that are present in the location of planned or future public utility services or public roads.

(j) Trees with a diameter breast height (DBH) of less than ten (10) inches.

(D) Trees that lie within jurisdictional wetlands or other natural areas that will be placed in a permanent conservation easement or tract, or that obtain a permit to impact and mitigate the wetland.

(E) Natural disasters. During a period of a natural disaster such as a hurricane, tropical storm, tornado, or flood, the requirements of this section may be waived by the Development Services Department. The removal of all trees destroyed or harmed during a natural disaster which are a hazard to public safety shall be exempt from the provisions of this section for a period of ninety (90) days following such occurrence unless extended by City Commission.

(F) Tree Removal Permit. A tree removal permit shall be obtained from the Development Services Department. The application shall include a written statement specifying the location of the property, the expected land use, and indicate the reasons for the removal, relocation, or replacement of trees equal to or greater than 10 inches DBH. The application shall be accompanied by two (2) copies of a legible site plan drawn to a minimum scale of 1-inch equals 20-feet (1"=20') unless, in the discretion of the Development Services Department, it has been determined that a lesser detailed scale site plan of the area involved will be sufficient. Aerial photographs having a minimum scale of 1-inch equals 50-feet (1'=50') may be substituted at the discretion of the Development Services Department if adequate site plan information is supplied on the aerial photographs. *(F) Tree Survey information.* All tree survey information shall conform with the ANSI A300 Part 5, the accompanying current Best Management Practices publication, and the Best Management Practices, Tree Inventories, 2nd edition or most current edition. The tree survey shall be overlaid on a site plan/improvement plan depicting existing and proposed development as well as original and construction graded elevations.

(G) Application processing and review. Upon receipt of a completed application, the Development Services Department shall review the application. A field inspection of the site will be performed if deemed necessary. The application shall also be referred to other City departments or other governmental agencies as may be necessary or required in order to determine whether any adverse effects will be incurred as to the general welfare of the public, adjacent properties or public services and facilities. Following any necessary on-site inspections by the Development Services Department and comments received from appropriate departments or other governmental agencies, the permit application will be approved, disapproved, approved with conditions, or deemed not required. The Development Services Department may, at its sole discretion, require the applicant to provide supportive data from a Florida licensed landscape architect or an ISA certified arborist, holding a current certification, to substantiate the information provided on the application or to provide additional information deemed necessary by the City.

(H) Tree relocation or replacement requirements.

(1) Pursuant to an application for a tree removal permit, the applicant is encouraged and allowed to relocate a tree to an appropriate new location on the site. The relocation of a tree shall be performed in accordance with ANSI A300 Part 6 and Part 8 with a written report and accompanying photography as deemed appropriate by the City. Trees to be transplanted must have all structural and structural attachments at risk for failure pruned in accordance with ANSI A300 Part 1 and Part 9. In no instance shall trees be relocated if open and obvious defects in the structure or condition of the tree exist, which in the opinion of the City cannot be mitigated.

(2) If replacement trees are required in order to meet the minimum number of trees required in the District Design Standards, the following standards shall apply: one (1) replacement tree over every tree with a DBH of between 10 inches and 17 inches: three (3) replacement trees shall be required for every tree with a DBH between 18 inches and 35 inches to be removed; and four (4) replacement trees shall be required for every

heritage tree with a DBH of 36 inches or greater that is removed. Heritage trees will require the approval of a Heritage Tree Variance. All replacement trees shall be of a type that will attain an overall height at maturity of at least fifteen (15') feet and a DBH of at least four (4") inches, and shall be a minimum of eight (8') in overall height with a DBH of two (2") inches when planted. The replacement basis will be determined upon consideration given to the species, age, size, structure, durability, health and canopy mass of trees proposed for removal, and whether the site plan could reasonably be modified to preserve those trees proposed for removal. Any live oaks or sand live oaks that are removed shall be replaced with new live oaks or new sand live oaks. Replacement of any other trees shall be at the discretion of the Development Services Director, or its designee. All replacement trees must be selected from the list of "Allowable Tree Species" as described in section 6.10(K) and shall meet and be maintained as a minimum standard of Florida No. 1 or better as defined by *Florida's Grades and Standards*, current edition.

(3) If it is determined that it is not reasonable to relocate or replace trees on the site, the Development Services Department shall designate an appropriate public location within the City for the relocation or replacement of said trees. The City may, at its sole discretion, require a commensurate monetary payment in lieu of relocated or replacement trees, as follows.

(a) For each viable tree removed that has a DBH greater than 18", the applicant shall pay $208.00 per diameter inch less the condition rating of the tree as determined by a credentialed certified arborist using ANSI 300 Tree Risk Assessment Manual, Part 9 Best Management Practice and the Wildwood Tree Market Study of January 2021. For trees between 10" and up to 18" DBH, the developer/applicant shall have a fee per diameter inch to be ~~established by ordinance~~$104.00.

(l) Tree and native vegetation protection during construction.

(1) During construction and development, all reasonable steps necessary to prevent destruction or damage to trees and native vegetation shall be taken as described in ANSI A300 Part 5, Part 6, and Part 8. A credentialed certified arborist shall determine the condition rating of the damage to trees and native vegetation destroyed or receiving major damage prior to occupancy or use as referenced in the Wildwood Tree Market Study of January 2021.

(2) During construction, unless otherwise authorized by a tree removal permit, no excess soil, additional fill, equipment, liquids, or construction debris shall be placed within the drip line of any tree that is required to be preserved in its original location. A credentialed certified arborist shall determine the condition rating of the damage to trees and native vegetation destroyed or receiving major damage prior to occupancy or use as referenced in the Wildwood Tree Market Study of January 2021.

(3) No attachments or wires other than those of a protective and non-damaging nature shall be attached to any tree during construction or development.

(4) Unless otherwise authorized by the tree removal permit, no soil shall be removed from within the drip line of any tree that is to remain in its original location.

(5) Protective barriers and measures:

(a) All protective barriers shall be installed and maintained for the period of time beginning with the commencement of any land clearing or building operations and ending with the completion of the permitted clearing or building construction work on the site;

(b) The applicants for a tree removal permit shall, at the time of application, designate an on-site qualified and credentialed representative for the installation and maintenance of all tree and shrub protective barriers. The representative shall be responsible for supervising the removal of all existing vegetation permitted to be removed. The representative shall be on-site at all times during the vegetation clearing operations;

(c) The circumference of an area to be preserved shall be protected during land development and construction by placing 2-inch by 2-inch (2"x2") wood stakes a maximum of twenty feet (20') apart around the perimeter and by tying fluorescent ribbon, survey flagging, etc., from stake to stake along the perimeter of the areas to be preserved.; and

(d) When protection of individual trees is required, a protective barrier shall be placed around the perimeter of the base of the tree at a distance not less than the drip line unless otherwise specified in writing by a Florida licensed landscape architect or an ISA certified credentialed arborist.

(J) Trees on public property and rights-of-way.

(1). Tree care. The City shall have the right to plant, prune, maintain and remove trees, plants and shrubs within the lines of all streets, alleys, avenues, lanes, squares and public grounds, as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds. The City may recommend removal of any tree or part thereof which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, cable, gas lines, water lines or other public improvements or is affected with any injurious fungus, insect or other pest. Refer to ANSI A300, Part 9.

(2) Tree topping. It shall be unlawful as a normal practice for any person, firm, or City department (absent written approval from the City Manager) to top any street tree, park tree or other tree on public property. Topping is defined in ANSI A300 Part 1. Trees irreparably damaged by storms or other causes, or any trees under utility wires or other obstructions where other pruning practices are impractical or dangerous may be exempt from this section at the recommendation of the Development Services Department. Only qualified line clearance contractors shall be allowed to do work near utilities. The power or utility company shall be notified of any pruning or trimming work attempted or contemplated. All utility pruning work shall fall under ANSI A300 Part

(3) Pruning and corner clearance. Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches on the owner's side of the property line so that such branches shall not unduly obstruct the light from any street lamp or obstruct the view of any street intersection and so that there shall be a clear space of eight feet (8') above the surface of the sidewalks and fourteen feet (14') above roadways. Said owners shall remove all dead, diseased, broken or decayed limbs in accordance with ANSI A300 Part 1. The City shall have the right to prune any tree or shrub on private property when it interferes with proper spread of light, or interferes with visibility of any traffic control device or sign on passage of vehicles up to a height of fourteen feet (14') above the roadway. The City shall also have the right to sever roots that interfere with public or private underground utilities, in utility easements or on City streets or public property as per ANSI A300, Part 8.

(4) Spacing of street trees. The spacing of street trees should be in accordance with the three (3) species classes listed in this section, and unless determined otherwise by a licensed landscape architect, no trees should be planted closer together than the following:

(a) Small trees, fifteen feet (15').
(b) Medium trees, thirty feet (30').
(c) Large trees, fifty feet (50'), except in special plantings designed or approved by the Development Services Department.

(5) Distance from curb and sidewalk. Subject to clear zone requirements, the distance trees may be planted from curbs and sidewalks shall be in accordance with the three (3) species size classes listed in this section, and no trees may be planted closer to any curb or sidewalk than the following:

(a) Small trees, four feet (4');
(b) Medium trees, six feet (6');
(c) Large trees, twelve feet (12'), unless specified with appropriate root barrier material by a licensed landscape architect or unless as part of a special project designed or approved by the Development Services Department.

(6) Distance from street corners, fire hydrants and underground utilities. No street tree shall be planted closer than twenty feet from any street corner, as measured from the point of nearest intersecting curbs or curb lines. No street tree shall be planted closer than fifteen feet from any fire hydrant. No tree shall be planted in a location where the roots at maturity might reasonably be expected to interfere with existing, future or projected utility lines.

(7) Telephone, cable, electric, water, wastewater and gas utilities. No tree shall be planted without first requesting a "locate" of underground lines by the respective utility. Only tree species classified as small trees shall be planted under existing overhead utility lines.

(K) Official tree species. The following list constitutes the allowable tree species for the City. Trees not included in the allowable tree species will by considered by the Development Services Department for use in landscaping provided they are drought tolerant and are not listed on the most recent Florida Exotic Council's Plant List.

TABLE 6-13: Allowable Tree Species

Small Trees	Medium Trees	Large Trees
Aesculus pavia Red Buckeye	*Carpinus caroliniana* Musclewood, Hornbeam, Blue-beech	Acre rubum Red Maple
Ilex Cassine Dahoom Holly	Cercis Canadensis Eastern Redbud	Cornus Florida Flowering Dogwood
Ilex vomitaria Yaupon Holly	Lagerstroemia fauriei Crape Myrtle	Gardania Lasianthus Loblolly Bay
Quercus myrtifolia Myrtle Oak	Magnolia virginiana Sweet-bay Magnolia	Ilex opaca American Holly
Viburnum abovautm Small Viburnum, Walter's Viburnum	Quercus laevis Turkey Oak	Juniperus virginiana Eastern Redcedar
		Magnolia grandiflora Southern Magnolia
		Magnola virginiana Sweet-bay Magnolia
		Prunus Caroliniana Cherry Laurel
		Quercus gemiata Sand Live Oak
		Quercus shumardii Shumard Oak
		Quercus virginiana Live Oak
		Taxodium distichum Bald cypress

(L) Tree Sampling allowed for sites over fifty (50) acres. Sites that are over fifty (50) acres may use a Tree Sampling Method which is based on sample plots and extrapolate tree calipers to be removed as follows:

(1) Minimum of fifty (50) acres impacted by development shall be surveyed by accounting for all qualifying trees to be removed within the first fifty (50) acres. After the first fifty (50) acres for development the developer may sample survey qualifying trees to be removed with sample plots. The sample plots shall be a minimum area of twenty (20) percent of the remaining part of the site to be developed and twenty (20) percent of each vegetative community within the remaining part of the site to be developed. Each of the sample survey plots shall be a minimum of one hundred feet by one hundred feet (100 x 100) in size and shall conform to current forestry practices.

(2) The tree survey shall be conducted by a qualified professional, landscape architect, arborist or forester that is certified and acceptable to the City. A tree survey report detailing all findings, including the number and caliper of trees surveyed, the size and location of vegetative communities, estimates of total tree coverage based on survey plots, and the size and location of specimen trees, shall be prepared and submitted to the City as part of the site plan review process. The means and methods of the tree survey shall be clearly detailed in a written report.

(3) The City reserves the right to require more detailed tree sampling if the Development Services Director or his/her designee determines that the information provided is insufficient or that site-specific considerations warrant additional information.

(4) The locations of all heritage and specimen trees protected or proposed for removal shall be located on a site plan.
(5) Qualifying trees that are sampled shall be a minimum of ten (10) inch DBH Caliper
(6) Properties zoned ARD may be exempt from these provisions.

(M) Commercial/Non-Residential Removal of Heritage Trees.

(1) Commercial/non-residential property owners who desire to remove a heritage tree shall file an application for a variance. If the applicant seeks a variance to remove more than one (1) tree, the applicant may include as many trees as the applicant desires in one (1) application. Should the applicant include more than one (1) tree in the variance application, the variance fee is sufficient to cover all trees the applicant requests be approved for removal in the one (1) application. Applications shall be brought before the Planning and Zoning Board/Special Magistrate for a final decision. An application for a variance shall not be required if the Development Services Director or designee determines that based on an ISA (International Society of Arboriculture) certified or FAA (Florida Arborist Association) certified arborist's report that the tree is dead or so diseased that there is no likelihood of recovery.
(2) Should the Planning and Zoning Board/Special Magistrate approve the applicant's request for tree removal, the applicant, shall at time of application for tree removal pay to the City's Tree Bank of two hundred eight dollars ($208.00) per inch. This mitigation fee is to offset the loss of each heritage tree.
(3) Developers of any non-residential or multi-family developments, requiring site plan approval are required to submit an application for a clearing and tree permit and are required to submit a tree survey and landscape plans at the time of site plan submittal so that consideration may be given to the protection of native trees, heritage trees, and vegetation.
(4) Developers of all new subdivisions shall be required to submit an application for a clearing and tree permit along with a tree inventory at the time of initial submittal of the preliminary subdivision plan so that consideration may be given to the protection of native trees, heritage trees and vegetation.
(5) The tree removal permit, if issued, shall specifically identify which trees shall be permitted to be removed. Each tree permitted for removal shall be physically marked with an "X" on the bark being clearly visible from the public right-of-way, using brightly colored paint; or if a group of trees are permitted for removal, the outside perimeter trees of the group may be designated with red tape in lieu of each tree marking.
(6) Such permit shall automatically expire six (6) months after issuance. Trees not removed during the life of the permit may not be removed without the issuance of a new permit based upon a new application.
(7) Properties zoned ARD may be exempt from these provisions.

(N~~L~~) *Violations.* A violation of this Section will be considered unlawful. Unlawful removal of trees shall incur immediate remedial measures, as outline below.

(1) Fine. Anyone who unlawfully removes a tree as outlined in this section shall be required to pay $208.00 per diameter inch for trees unlawfully removed. If the diameter inch of trees removed is unknown, the applicant shall pay a flat rate of $3,744.00 per tree unlawfully removed.*(2) Mitigation and replacement*. Any live oak tree(s) unlawfully removed shall be immediately replaced according to Section 6.10(H), in addition to the applicable fine for unlawful removal. If it is determined impractical to replace trees on-site, the applicant shall provide replacement trees on public property. Commensurate monetary payment for removal of Live Oak trees shall not apply to those Live Oak trees which were unlawfully removed.

(3) Permit restriction. Any person who unlawfully removes trees without a permit shall not be allowed to obtain a tree removal permit for the property on which trees were unlawfully removed a period of up to one (1) year after the above immediate remedial measures are completed.

6.11. Archaeological Sites.

(A) *Intent*. The intent of this section is to protect and perpetuate the natural and cultural heritage of significant historic and/or archaeological sites and structures for the benefit, education and enjoyment of future generations; to protect the public interest in historic and/or archaeological sites and structures from adverse activities, land uses,

excavations, construction, destruction and other impacts; and to prevent the unnecessary removal of historic structures or archaeological artifacts.

(B) *Prohibited activity.* Within the City of Wildwood, it shall be unlawful for any person, group, organization or agency to knowingly and/or willfully damage, alter, destroy, deface, renovate, relocate, excavate or otherwise disturb any known or designated historic or archaeological resource without prior and appropriate authorization from the City Commission and from any additional state or federal regulatory agency with applicable jurisdiction.

(C) *Archaeological survey requirement.* Within the City of Wildwood, any person(s), company, organization or governmental agency engaged in or promoting activities which unearth, uncover, or otherwise reveal any suspected archaeological site, burial, artifact, or other remains, shall be required to immediately notify the City Manager's office as to the nature, size and exact location of the suspected find. In addition, the City Manager shall have authority to request an archaeological survey from a representative of an authorized agency or qualified archaeologist before development in any area known or documented to contain historic resources. An archaeological survey is required if the development meets one of the following criteria:

(1) The site is listed on the National Register of Historic Places;

(2) The site is within a district listed on the National Register of Historic Places; or

(3) The site has been identified and designated by the City, following a professionally conducted survey or study, to be of local importance (whether or not it is to be submitted for inclusion of the Florida Master Site File or for consideration for the National Register of Historic Places).

(D) *Commencing construction*. If the presence of historic resources is confirmed, all activities, permits and/or exemptions associated with that portion of subject site shall be temporarily suspended until initial site inspection, subsequent evaluation and site release to continue work is issued by the City Manager. Construction shall not begin until the state has determined the archeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery. All subsequent excavations, removals, preservations, designations, displays or mitigation concerning a potential, known, or designated archaeological site, must be approved by the City Commission upon recommendation by the Department of State.

6.12. Design District Standards.

(A) *Intent.* In order to implement the policies of the comprehensive plan and to enhance an attractive physical built and natural environment within the City, the City shall maintain design requirements for all developments, residential and non-residential, as stated herein. The City of Wildwood Design District Standards are supplemental documents of this Code intended to promote imagination, innovation and variety by focusing on design principles and encouraging creative solutions which serve the following purposes:

(1) Promote high quality growth that will create a sense of place and community through the use of design and building materials;

(2) Encourage a diversity of housing styles, shapes and materials in order to create variety in the streetscape;

(3) Ensure that different building types are integrated architecturally in order to give the project a harmonious appearance;

(4) Encourage local characteristics and the creation of visual richness through architectural materials and details;

(5) Cultivate civic pride and community spirit by maximizing the positive impact of growth and by creating a public realm and providing social gathering areas such esplanades, plazas, and courtyards to add interest and variety to the townscape.

(6) Ensure that building facades are designed to a human-scale, for aesthetic appeal, pedestrian comfort, and compatibility with the design character of the project;

(7) Ensure that the massing of larger commercial buildings is softened in a variety of ways, including the use of projecting and recessed sections, to reduce their apparent overall bulk and volume;

(8) Provide a safe and attractive pedestrian streetscape and environment;

(9) Design buildings for multiple uses, with the integration of offices and/or residential units; and

(10) Project and enhance property values within the community.

(B) *Applicability*. The City of Wildwood Design District Standards shall determine the applicability of the requirements as well as any possible exemptions to the requirements. All properties shall be contained within one of the following design districts:

(1) Highway;

(2) Downtown;

(3) Community;

(4) Neighborhood;
(5) Industrial; or
(6) Residential

(C) *Components.* The Design District Standards shall address the following at a minimum:
(1) Delineation of districts;
(2) Configuration of blocks of lots;
(3) Building orientation and placement;
(4) Building design;
(5) Circulation and access;
(6) Neighborhood design;
(7) Requirements for energy efficiency;
(8) Sidewalks and streetscape;
(9) Multi-modal provisions;
(10) Landscaping; and
(11) Maintenance standards.

(D) Code Enforcement. The City's Code Inspector shall have jurisdiction to provide enforcement for all aspects of the Design District Standards. All violations of the Design District Standards shall, in addition to other legal remedies or appropriate sanctions, be enforced in accordance with the code enforcement procedures as set forth in Chapter 2 of the Code of Ordinances. Penalties shall be in accordance with the requirements set forth in Section 1-7 and Chapter 2 of the Code of Ordinances.

6.13. Wellhead Protection.

(A) *Intent.* The intent of this section is to protect existing and proposed public wellfields from the possibility of contamination by controlling the type of uses within the vicinity of such wellfields.

(B) *Wellhead protection zone* (WPZ). The area within a 500-foot radius of any public well utilized for public potable water wells is hereby defined as a wellhead protection zone (WPZ). The City shall protect WPZs through the following measures:

(1) *Regulated uses*. The following uses will not be permitted within a WPZ unless adequate measures are implemented to ensure wellhead protection to the satisfaction of the City Engineer, FDEP, SWFWMD and other appropriate City officials:
(a) Sanitary or industrial landfills or other surface impoundments;
(b) Wastewater treatment plants, percolation ponds and similar facilities, except for single-family residential on-site wastewater disposal facilities (septic systems);
(c) Facilities that produce, use, or store hazardous materials at or above established threshold amounts listed in Title III of the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. a. 11001 et seq. (SARA) and the Florida Hazardous Materials Emergency Response and Community Right-to-Know Act of 1988, F.S. Chapter 252, Part II (Florida Substance List);
(d) Junkyards or salvage operations;
(e) Borrow pits or mines;
(f) Activities that require the storage, use, or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
(g) Excavation of waterways or drainage facilities that intersect the water table. Stormwater management systems constructed under SWFWMD permits and not discharging contaminants are exempt; and
(h) Feedlots or other commercial animal facilities.

(2) Within 200 feet of any public well the following criteria shall apply:
(a) *Existing wells*.
(i) No septic systems shall be installed;
(ii) All existing development not currently connected to central water and sewer shall be required to connect within one (1) year after being notified that such facilities are available.
(b) *Future wells*. There shall be no development within the radius.

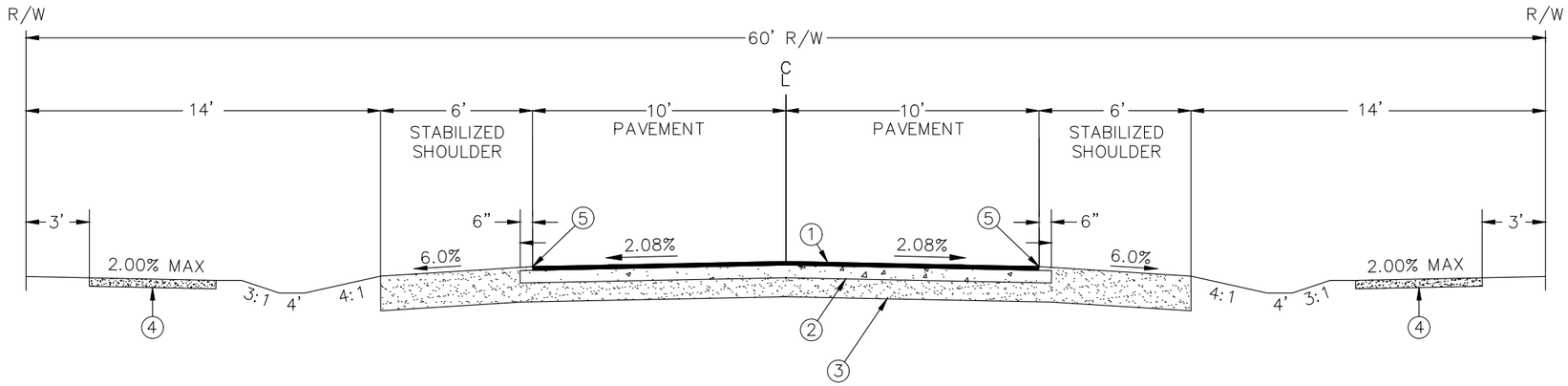
(3) Sewer mains and surface water treatment systems shall not be located within 100 feet of any public well per FDEP requirements.

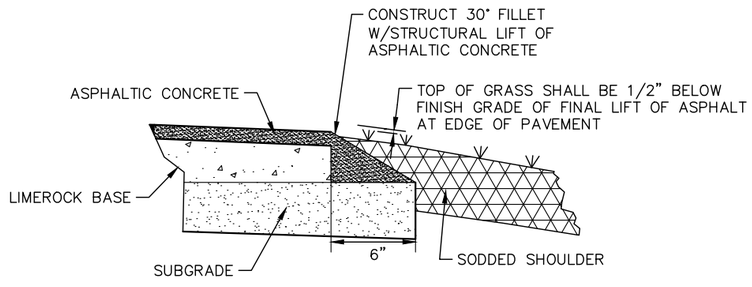
(4) *New well fields*. To avoid possible contamination, the City shall not permit new well fields without conducting environmental analyses which consider known and potential pollution sources within the area of influence of the proposed well.

APPENDIX "A" – STANDARD DETAIL DRAWINGS

Section A100 General

Fig. A101 Local Road Rural Standard Roadway Typical Section
Fig. A102 Local Road Urban Standard Roadway Typical Section
Fig. A103 Minor Collector Rural Standard Roadway Typical Section
Fig. A104 Minor Collector Urban Standard Roadway Typical Section
Fig. A105 Major Collector 2-Lane Rural Standard Roadway Typical Section
Fig. A106 Major Collector 2-Lane Urban Standard Roadway Typical Section
Fig. A107 Major Collector 4-Lane Rural Standard Roadway Typical Section
Fig. A108 Major Collector 4-Lane Urban Standard Roadway Typical Section
Fig. A109 Multi-modal Shared Use Path Standard Roadway Typical Section
Fig. A110 Roadway Classification Overall Map





ASPHALT SAFETY EDGE DETAIL

LEGEND

① 1.5" MIN TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 6" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

⑤ ASPHALT SAFETY EDGE

LOCAL ROAD - RURAL
SWALE DRAINAGE
2-LANE

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1877

FIGURE A101

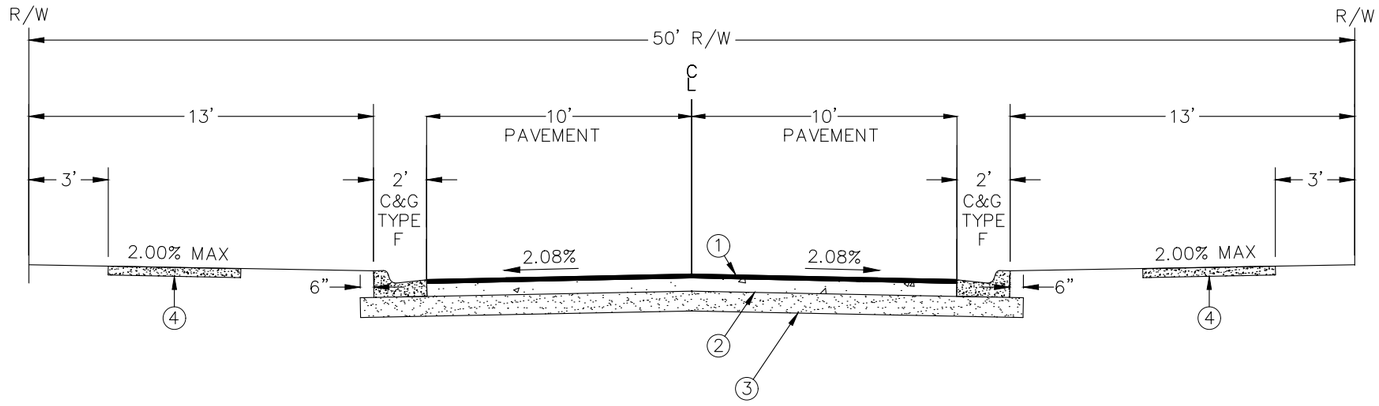
LOCAL ROAD
RURAL

STANDARD ROADWAY
TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
1

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\(a.) -Minor Local Road Swale Drainage 2-Lane.dwg Layout1 Aug 27, 2024 10:05am by: mohammed.murad



LEGEND

① 1.5" MIN. TYPE SP-12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 6" LIMEROCK BASE, LBR 100, 98% AASHTO T-180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

LOCAL ROAD - URBAN
CURB AND GUTTER
2-LANE

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1887

FIGURE A102

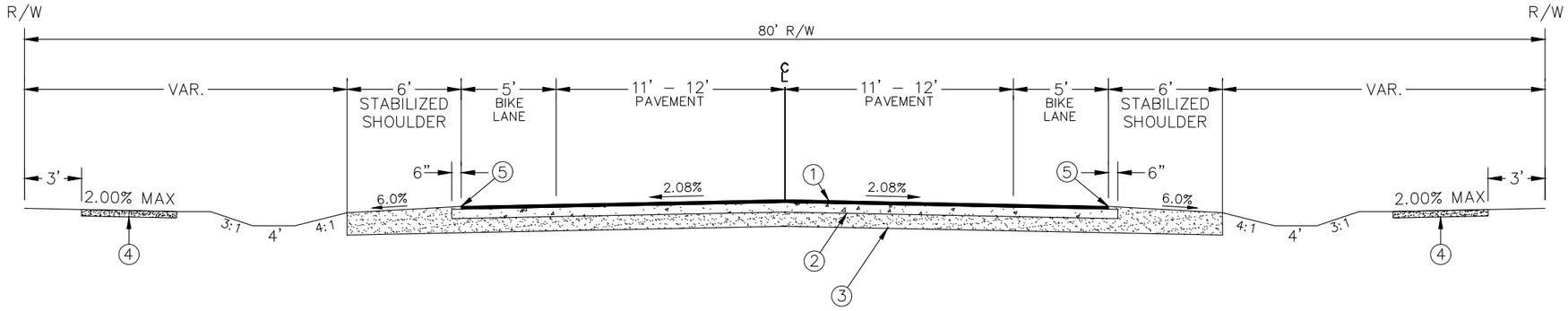
LOCAL ROAD URBAN

STANDARD ROADWAY TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
2

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\1b.) -Minor Local Road c&g 2-Lane.dwg 1b) Local Urban Aug 27, 2024 10:16am by: mohammed.murad



LEGEND

① 2" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

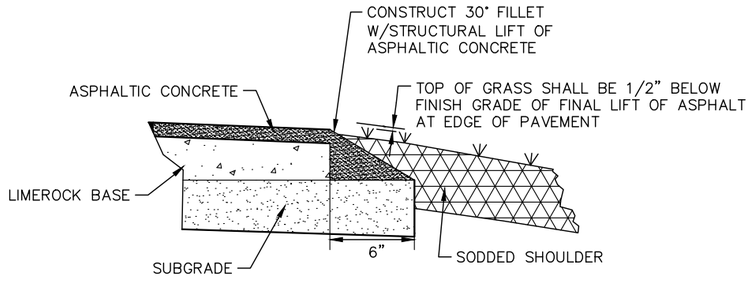
② 8" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

⑤ ASPHALT SAFETY EDGE.

MINOR COLLECTOR - RURAL
SWALE DRAINAGE
2-LANE



ASPHALT SAFETY EDGE DETAIL

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1877

FIGURE A103

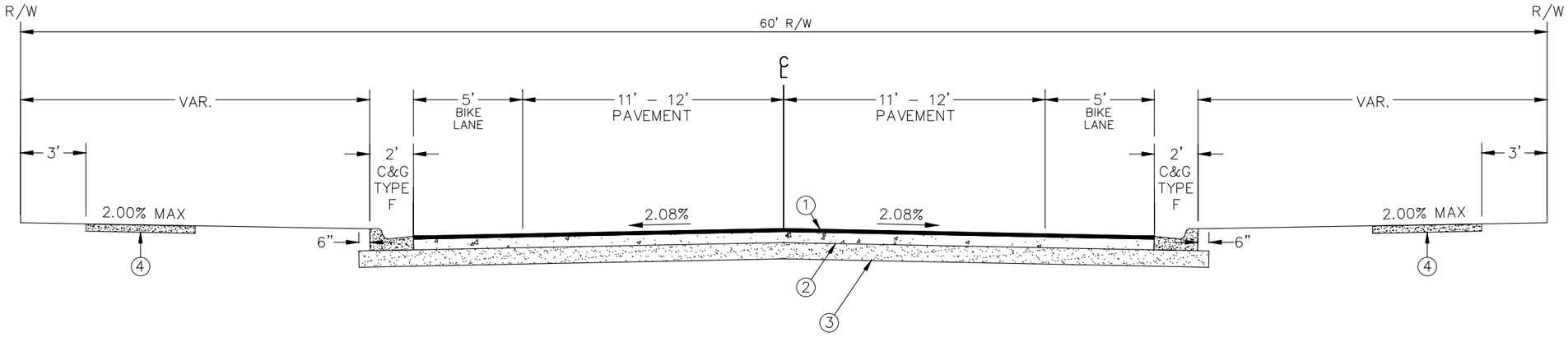
MINOR COLLECTOR RURAL

STANDARD ROADWAY TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
3

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\2a.) Minor Collector Swale.dwg 2a) Minor Rural Collector Aug 27, 2024 10:22am by: mohammed.murad



LEGEND

① 2" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 8" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

MINOR COLLECTOR - URBAN
CURB AND GUTTER
2-LANE

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\2b.) Minor Collector C&G.dwg 2b) minor collector C&G Aug 27, 2024 10:25am by: mohammed.murad

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1927

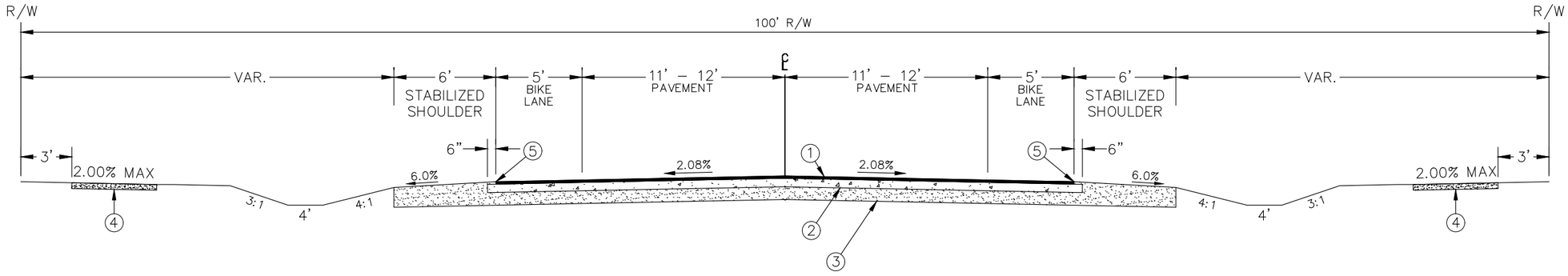
FIGURE A104

MINOR COLLECTOR URBAN

STANDARD ROADWAY TYPICAL SECTIONS
FLORIDA
CITY OF WILDWOOD

DATE
SEPTEMBER 2024

SHEET NUMBER
4



LEGEND

① 1.5" TYPE FC–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

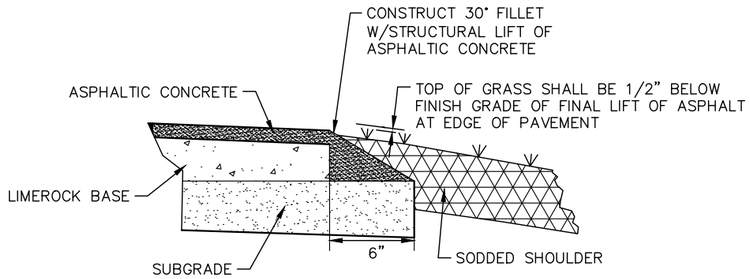
② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

⑤ ASPHALT SAFETY EDGE

MAJOR COLLECTOR - RURAL SWALE DRAINAGE 2-LANE



ASPHALT SAFETY EDGE DETAIL

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1927

FIGURE A105

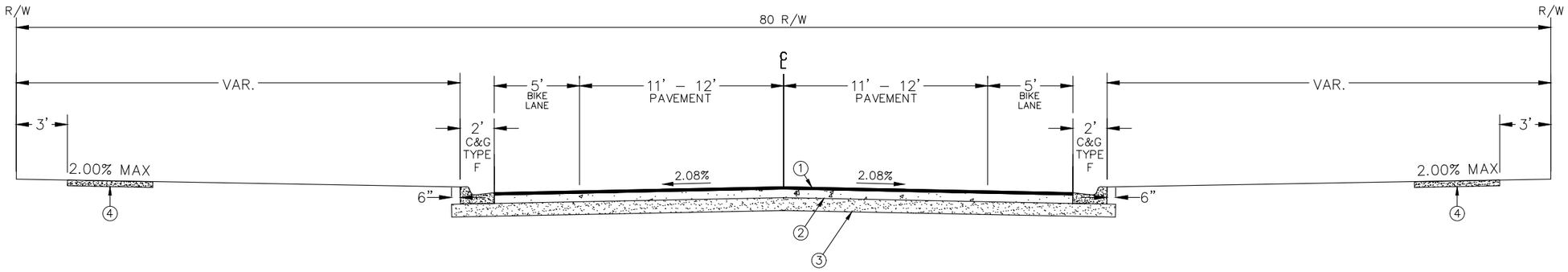
MAJOR COLLECTOR
2 - LANE RURAL

STANDARD ROADWAY
TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
5

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\3a.) Major Collector Swale.dwg Layout1 Aug 27, 2024 10:38am by: mohammed.murad



LEGEND

① 1.5" TYPE FC–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

④ 5' CONCRETE SIDEWALK, IF REQUIRED

MAJOR COLLECTOR - URBAN
CURB AND GUTTER
2-LANE

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA

FIGURE A106

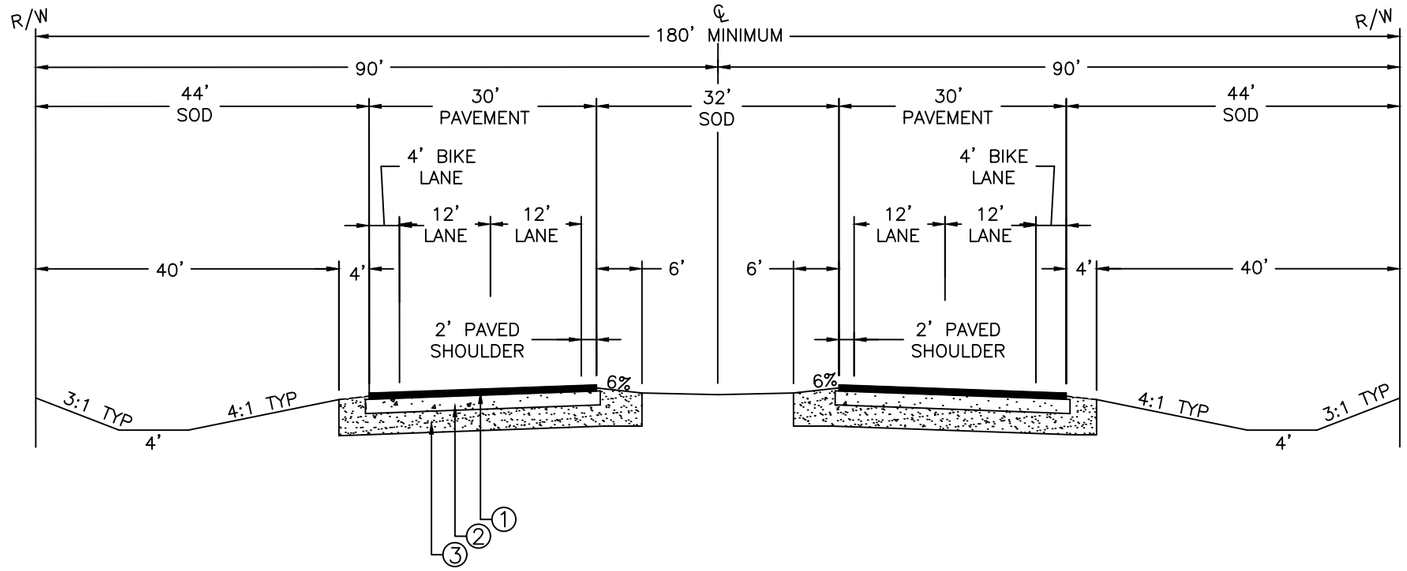
MAJOR COLLECTOR
2 - LANE URBAN

STANDARD ROADWAY
TYPICAL SECTIONS
CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
6

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\3b.) Major Collector C&G.dwg Layout1 Aug 27, 2024 10:41am by: mohammed.murad



MAJOR COLLECTOR - RURAL
SWALE DRAINAGE
4-LANE

LEGEND

① 1.5" TYPE FC–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, LBR 40

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\3c.) Major Collector Swale 4-lane.dwg TS 021-4 lane rural collector arterial by: mohammed.murad

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA

FIGURE A107

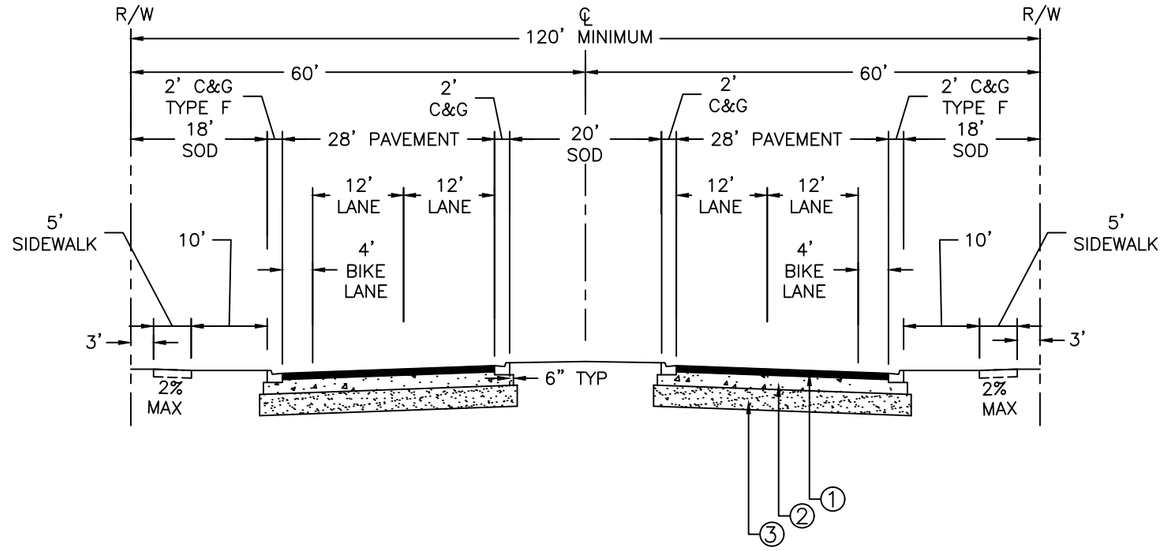
MAJOR COLLECTOR 4 - LANE RURAL

STANDARD ROADWAY TYPICAL SECTIONS

CITY OF WILDWOOD FLORIDA

DATE
SEPTEMBER 2024

SHEET NUMBER
7



MAJOR COLLECTOR - URBAN
CURB AND GUTTER
4-LANE

LEGEND

① 1.5" TYPE FC–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C) OVER TOP OFF
1.5" TYPE SP–12.5 ASPHALT (MINIMUM TRAFFIC LEVEL C)

② 10" LIMEROCK BASE, LBR 100, 98% AASHTO T–180.

③ 12" STABILIZED SUBGRADE, MIN LBR 40

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA EST 1857

FIGURE A108

MAJOR COLLECTOR
4 - LANE URBAN

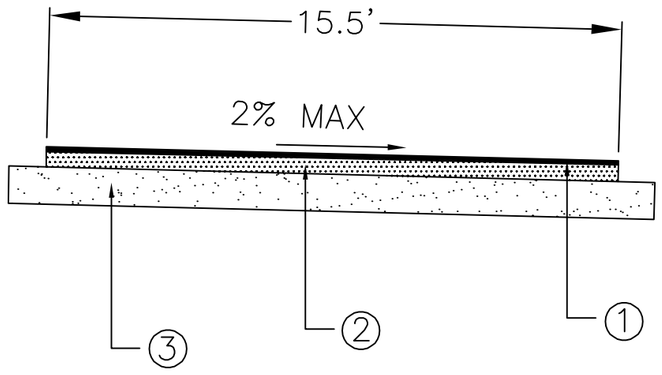
STANDARD ROADWAY
TYPICAL SECTIONS

FLORIDA
CITY OF WILDWOOD

DATE
SEPTEMBER 2024

SHEET NUMBER
8

Drawing name: C:\Users\MOHAMM~1.MUR\AppData\Local\Temp\AcPublish_30288\3d.) Major Collector C&G 4-lane.dwg TS 018-4 lane urban collector arterial by: mohammed.murad



LEGEND

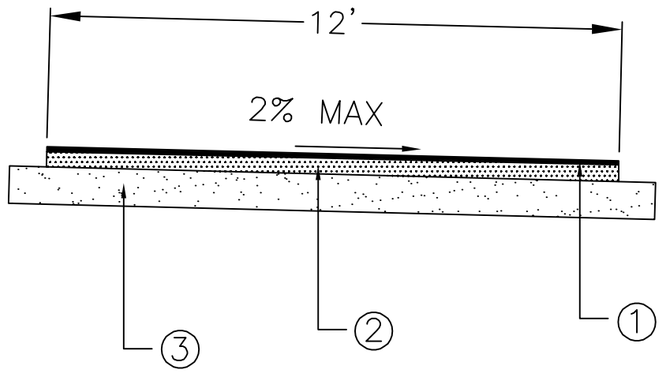
1 TWO (2) 1" LIFTS OF TYPE SP-9.5 ASPHALT PAVEMENT

2 6" LIMEROCK OR CRUSHED CONCRETE BASE, PRIMED, COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

3 12" COMPACTED SUBGRADE TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

MULTI-MODAL PATH (ALLOWS FOR GOLF CARTS)

NOT TO SCALE



LEGEND

1 ONE (1) 1" LIFT OF TYPE SP-9.5 ASPHALT PAVEMENT

2 6" LIMEROCK OR CRUSHED CONCRETE BASE, PRIMED, COMPACTED TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

3 12" COMPACTED SUBGRADE TO 98% OF MAXIMUM DENSITY PER AASHTO T-180

SHARED USE PATH (GOLF CARTS DISALLOWED)

NOT TO SCALE

No.	REVISIONS	DATE	BY

CITY OF WILDWOOD, FL
PUBLIC WORKS DEPARTMENT
743 HUEY STREET
WILDWOOD, FL 34785
(352) 330-1343

WILDWOOD FLORIDA

FIGURE A109

MULTI-MODAL AND SHARED USE PATH

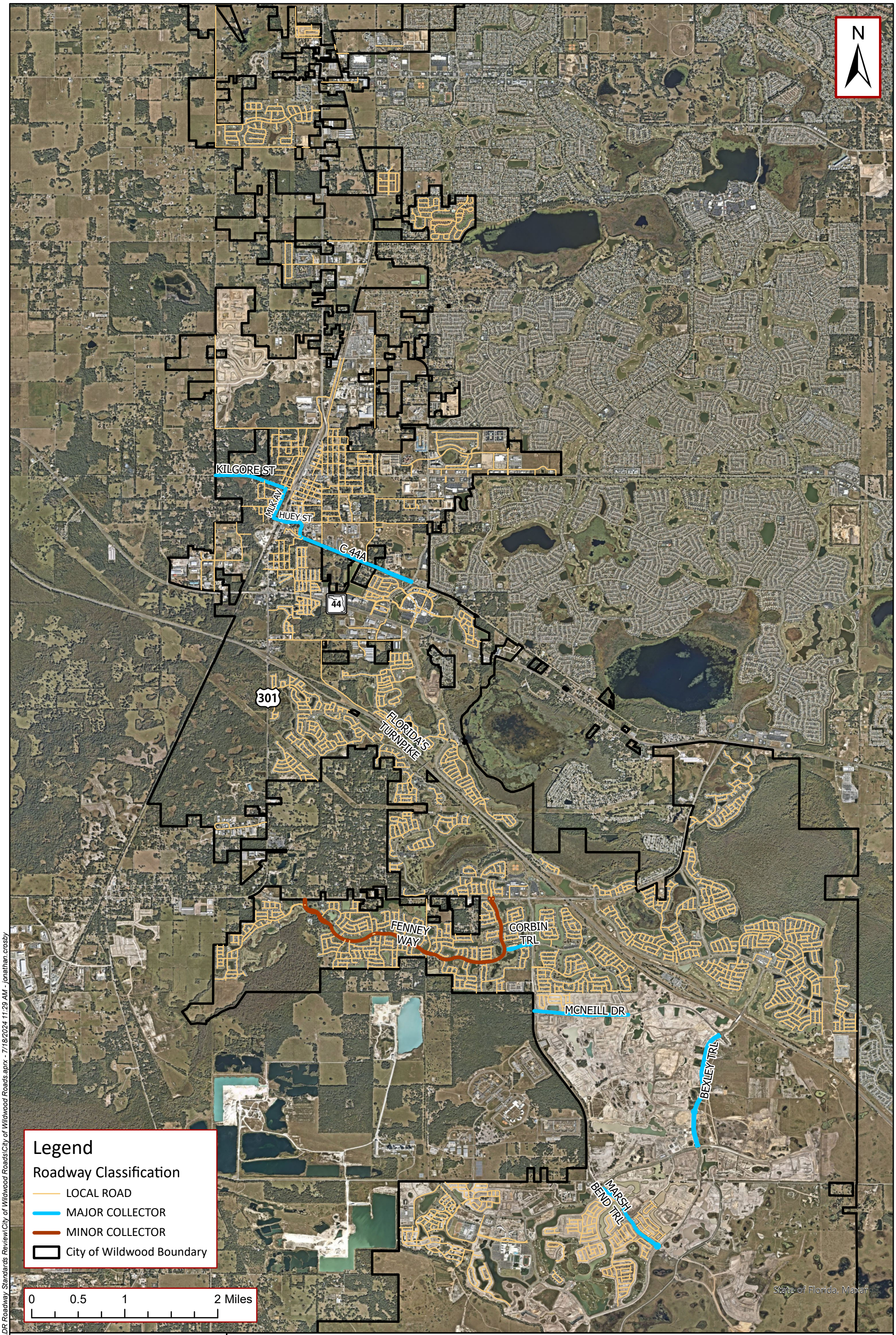
STANDARD ROADWAY TYPICAL SECTIONS

CITY OF WILDWOOD FLORIDA

DATE
MARCH 10, 2025

SHEET NUMBER
9

Drawing name: K:\OCA_Civil\1421\73000 - City Engineering Support\Additional Tasks\0306_Multi Modal Detail\Multi-Modal Detail Sheet.dwg TS 018-4 lane urban collector arterial by: anthony.heinrich



K:\OCA_GIS\142173553-LDR Roadway Standards Review\City of Wildwood Roads\City of Wildwood Roads.aprx - 7/18/2024 11:29 AM - jonathan.crosby

Kimley»Horn

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1700 SE 17th Street, Suite 200, Ocala, FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

Figure 1: City-Maintained Roadways

CITY OF WILDWOOD MAINTAINED ROADWAYS
CITY OF WILDWOOD, FLORIDA

FIGURE A110

Figure 1	Project No. 142173553	July 2024

City of Wildwood Land Development Regulations Fee Schedule
(additional fees may apply for credit card payments)

Application	Fee
Comprehensive Plan Amendments	
Large Scale	$5,075
Small Scale	$2,575
Text Amendment	$1,075
Rezoning	
Rezoning - with concurrent Comp. Plan Amend.	$0
Rezoning - non PD	$575
Planned Development (PD)	$2,675
PD Amendments	$600
PD Extension Request	$100
Site Plan - Non-Residential and Institutional	
Site Plan & one resubmittal	$2,000
3rd & subsequent Site Plan resubmittals	$1,000 each
Minor Site Plan	$500
3rd & subsequent Minor Site Plan resubmittals	$250
Site Plan/Improvement Plan Extension	$100
Site Plan - Residential	
Site Plan Residential - Zoning Clearance Application	$35
Subdivisions	
Preliminary Plan	$1,075
3rd & subsequent Preliminary Plan resubmittals	$537.50 each
Improvement Plan	$1,075
3rd & subsequent Improvement Plan resubmittals	$537.50 each
Final Plat	$700
3rd & subsequent Final Plat resubmittals	$350 each
Re-plat of Subdivision	$700
3rd & subsequent Replat resubmittals	$350 each
Minor Lot Split / Lot Combination	$300
3rd & subsequent resubmittals	$150 each
Concurrency - Non-Residential	
Preliminary Concurrency Determination/Reservation	$200
Concurrency - Residential	
Prelim. Concurrency Determination/Reservation	$50
Utilities Intent to Serve Letter	
Intent to Serve Letter	$50
Vacate	
Right-of-Way	$325
Plat	$825
Accessory Structures	
Residential Compliance Review	$35
Developments of Regional Impact	
Application for Development Approval	$10,075
DRI Substantial Deviation	$8,075
Community Development District Petitions	$15,000
CDD Boundary Amendment	$1,500
Notice of Proposed Change	$2,000
Appeals	
Appeal	$375
Other	
Final Closeout Package	$1,200
Partial Closeout Package	$1,200
Phased Closeout Package	$1,200 each phase
Annexation	$1,000
Conditional Use Permit	$575
Special Exception Use or Variance	$575
Temporary Use	$100
Sign Permit	$50
Tree Removal Permit	$50
	$0
Business Registration / Occupational License	$0
JPA Annexations/Comp. Plan/Rezonings	*See Note
Publications	
Comprehensive Plan	$75
Land Development Regulations	$75
Design District Standards	$50
Maps (11" x 17")	$10
Maps (24" x 36")	$25
Maps (36" x 48")	$40
Copies (8.5" x 11")	$0.75 per page
Miscellaneous Services	
Alcohol & Tobacco Sign-Off	$35
Zoning Compliance Letter	$35
Additional Research to Support Land Use/Zoning Compliance	$60 per hour
Additional Services	
Research	$30 per hour - 1 hour minimum
Developer's Agreement	$1,000
Amendment to Developer's Agreement	$1,000
Estoppel	$500
City's Design District Standards Review (Comm or Res)	$250
Pre-app Meetings in excess of 30 min	$30 per hour
Utility Department Services	
Inspection Fee for Water/Sewer - New Construction	$25 per hour not to exceed 1.5% of improvements
2nd re-inspection	$50 per hour not to exceed 1.5% of improvements
3rd and subsequent re-inspections	$100 per hour not to exceed 1.5% of improvements
** All inspections are charged at 1 hour minimum **	
*JPA Annexation/Comp. Plan/Rezoning fees may be waived for Single Family Dwelling Units.	

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2025-21

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2404-007 All County Collision**

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

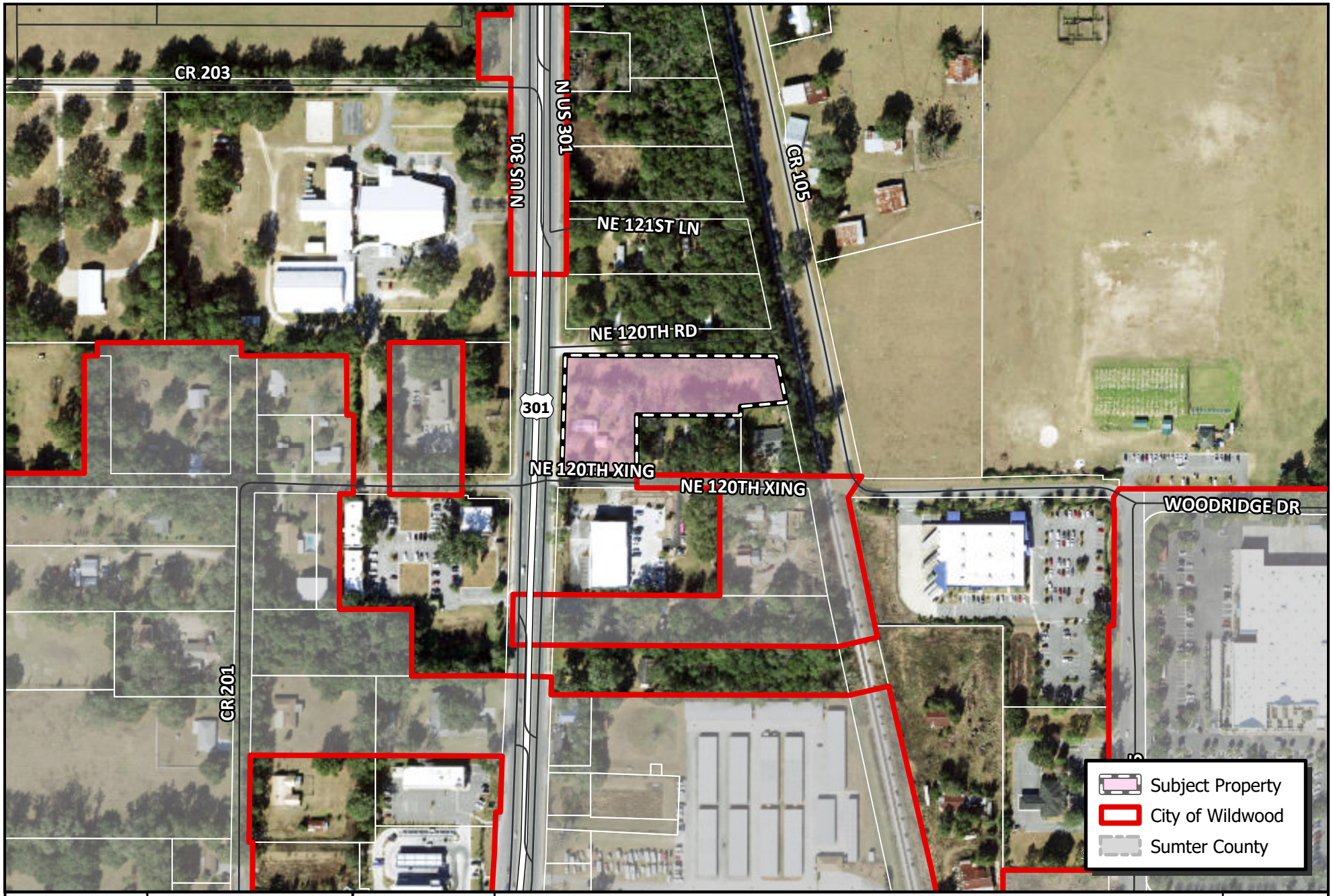
Case Number	SP 2404-007 All County Collision
Owner(s)/Applicant(s)	Richard Demarco and Ryan Demarco
Acreage	1.97+/-
Property Location	The subject property is generally located 0.25 miles north of the intersection of E C 466 and N US 301.
Parcel(s)	D08A001
Date	May 21, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 12,321 SF vehicle repair building with parking spaces, storm water pond, and associated infrastructure on 1.97 acres MOL, per the attached plans.

The applicant has applied for two technical waivers, of which one addresses landscaping buffer encroaching into the retention pond. The second technical waiver requests the approval of the project's use of corrugated metal siding on the building, which is prohibited in visible areas as per Chapter 1 Section (F)(6) of the Design District Standards. The subject technical waivers were approved by the Project Review Committee on May 13, 2025.

SP 2404-007 meets the criteria set forth within the Land Development Regulations and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.

McKenna Page
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 65 130 260

SP 2404-007

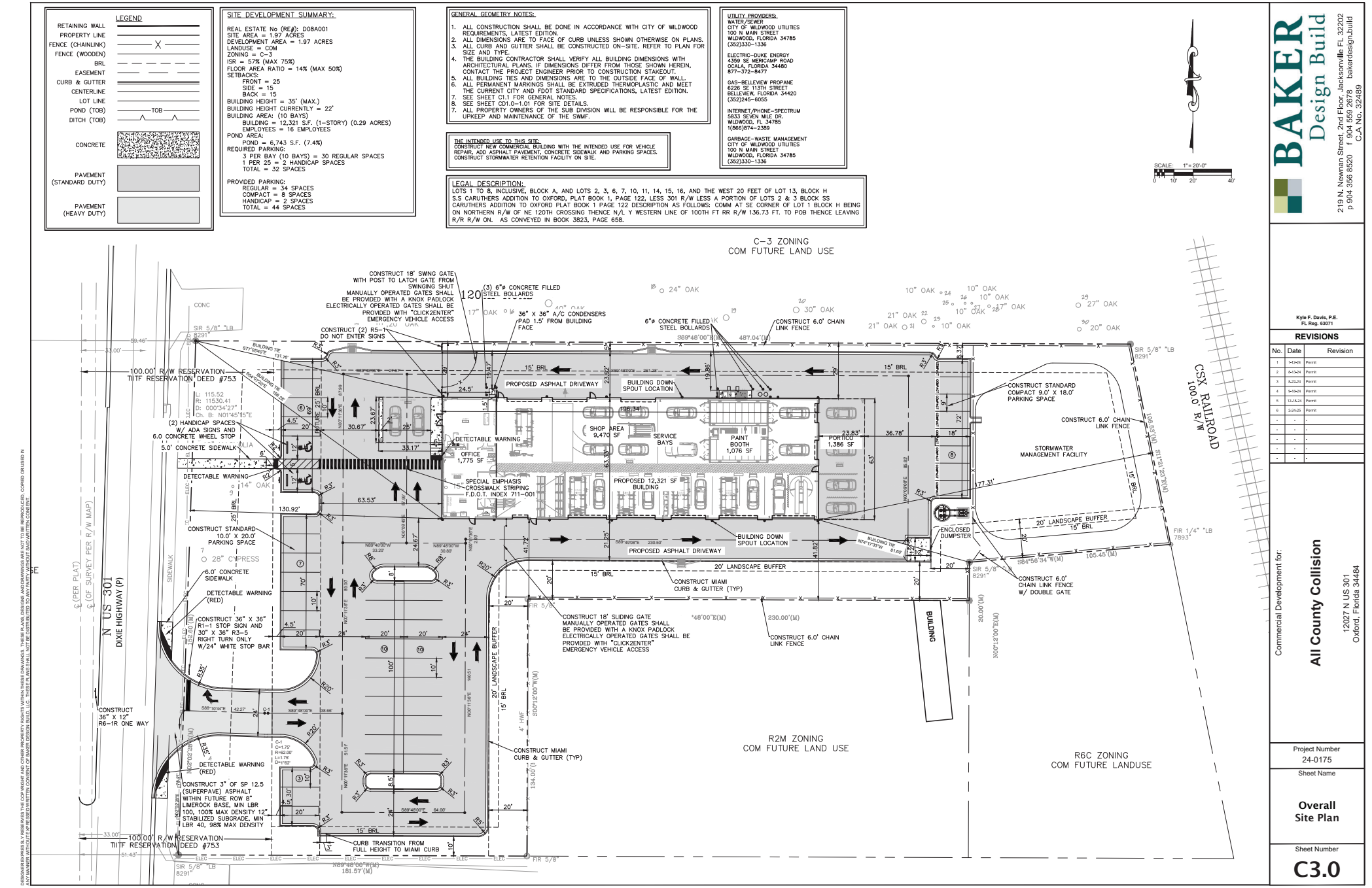
ALL COUNTY COLLISION

PARCEL D08A001

MAP 1B

LOCATION MAP

APR 2024



BAKER Design Build
219 N. Newnan Street, 2nd Floor, Jacksonville FL 32202
p 904 356 8520 f 904 559 2678 bakerdesign.build
C.A No. 32489

Kyle F. Davis, P.E.
FL Reg. 63071

REVISIONS

No.	Date	Revision
1	1-10-24	Permit
2	8-13-24	Permit
3	8-22-24	Permit
4	9-18-24	Permit
5	12-18-24	Permit
6	3-24-25	Permit

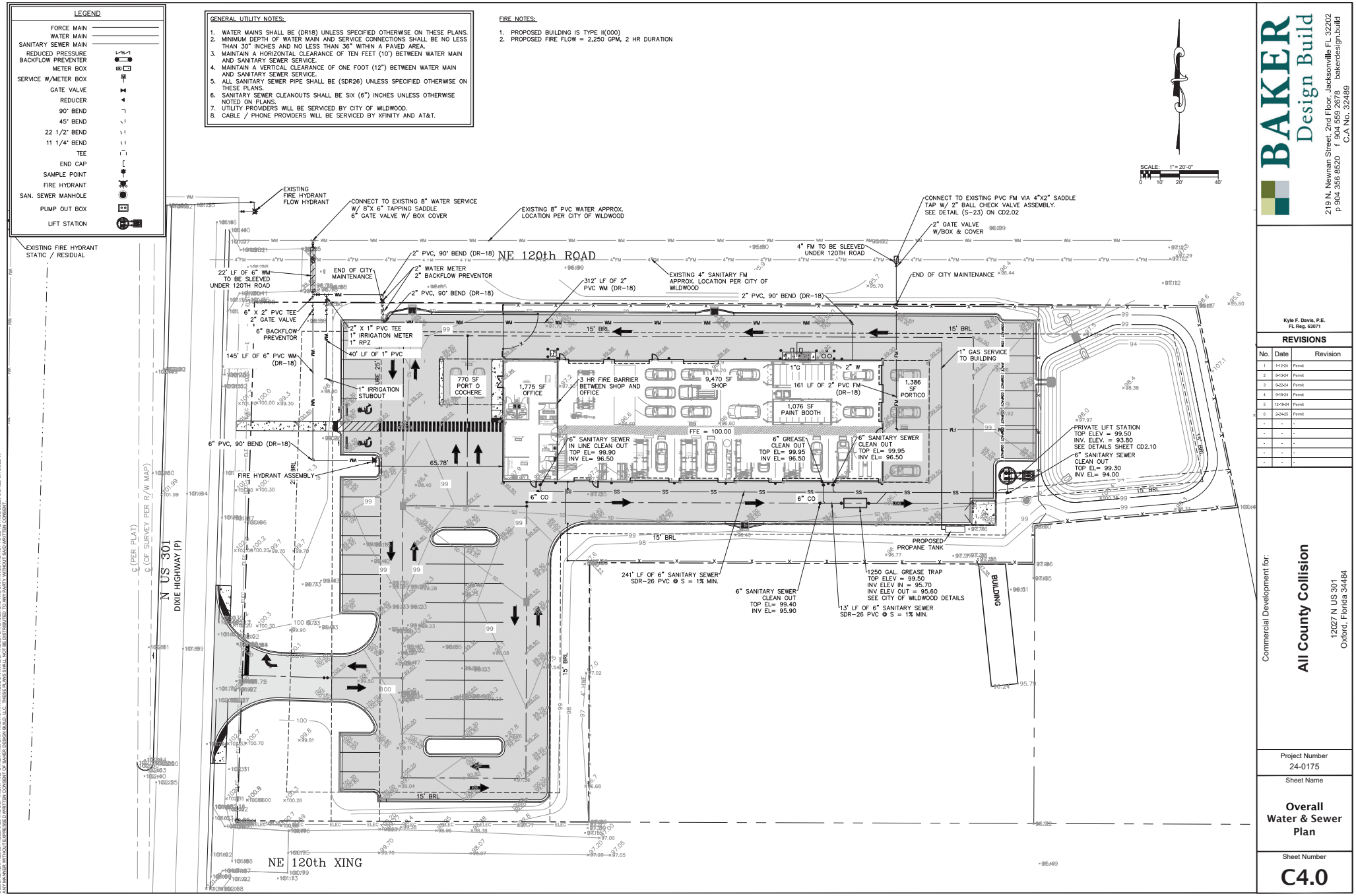
Commercial Development for:
All County Collision
12027 N US 301
Oxford, Florida 34484

Project Number
24-0175

Sheet Name
Overall Site Plan

Sheet Number
C3.0

DESIGNER EXPRESSLY RESERVES THE COPYRIGHT AND OTHER PROPERTY RIGHTS WITHIN THESE DRAWINGS. THESE PLANS, DESIGNS AND DRAWINGS ARE NOT TO BE REPRODUCED, COPIED OR USED IN ANY MANNER WITHOUT EXPRESS WRITTEN CONSENT OF BAKER DESIGN BUILD, LLC. THESE PLANS SHALL NOT BE ALTERED OR TO ANY PARTY WITHOUT SAID WRITTEN CONSENT.



BAKER Design Build
219 N. Newnan Street, 2nd Floor, Jacksonville FL 32202
p 904 356 8520 f 904 559 2678 bakerdesign.build
C.A No. 32489

Kyle F. Davis, P.E.
FL Reg. 63071

REVISIONS

No.	Date	Revision
1	1-10-24	Permit
2	8-13-24	Permit
3	8-22-24	Permit
4	9-18-24	Permit
5	12-18-24	Permit
6	3-24-25	Permit

Commercial Development for:

All County Collision

12027 N US 301
Oxford, Florida 34484

Project Number
24-0175

Sheet Name
Overall Water & Sewer Plan

Sheet Number
C4.0

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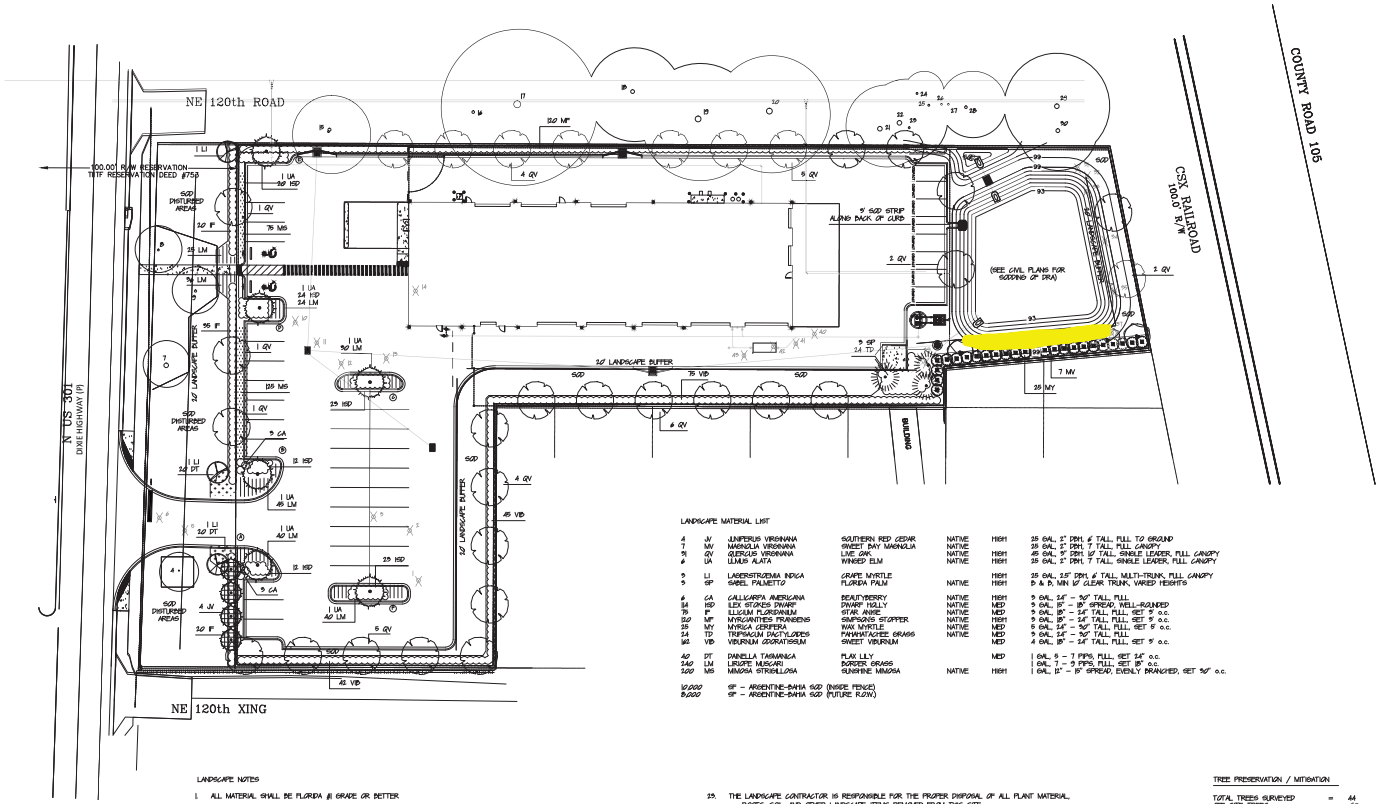


LANDSCAPE MATERIAL LIST

4	JV	JUNIPERUS VIRGINIANA	SOUTHERN RED CEDAR	NATIVE	HIGH	25 GAL, 2" DBH, 6' TALL, FULL TO GROUND
7	MV	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	NATIVE	HIGH	25 GAL, 2" DBH, 7' TALL, FULL CANOPY
75	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	HIGH	45 GAL, 3" DBH, 12' TALL, SINGLE LEADER, FULL CANOPY
6	UA	ULMUS ALATA	WINGED ELM	NATIVE	HIGH	25 GAL, 2" DBH, 7' TALL, SINGLE LEADER, FULL CANOPY
9	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE		HIGH	25 GAL, 3.5" DBH, 6' TALL, MULTI-TRUNK, FULL CANOPY
9	SP	SABEL PALMETTO	FLORIDA PALM	NATIVE	HIGH	9 & 11, MIN 10' CLEAR TRUNK, VARIED HEIGHTS
6	CA	CALLICARPA AMERICANA	BEAUTYBERRY	NATIVE	MED	9 GAL, 24" – 30" TALL, FULL
54	HSP	ILEX STOKES DWARF	DWARF HOLLY	NATIVE	MED	9 GAL, 15" – 18" SPREAD, WELL-ROUNDED
78	IF	ILLICIUM FLORIDANUM	STAR ANISE	NATIVE	MED	9 GAL, 18" – 24" TALL, FULL, SET 5' o.c.
150	MT	MYRCIANTHES FRANSENS	SIMPSONS STOPPER	NATIVE	HIGH	9 GAL, 18" – 24" TALL, FULL, SET 9' o.c.
135	MV	MYRICA CERIFERA	WAX MYRTLE	NATIVE	MED	9 GAL, 24" – 30" TALL, FULL, SET 9' o.c.
24	TD	TRIPSACUM DACTYLOIDES	FAKAHATCHEE GRASS	NATIVE	MED	9 GAL, 24" – 30" TALL, FULL
162	VD	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM		MED	4 GAL, 18" – 24" TALL, FULL, SET 9' o.c.
40	DT	DANELLIA TASMANICA	FLAX LILY		MED	1 GAL, 6 – 7 PEPS, FULL, SET 24" o.c.
340	LM	LIRIOPE MUSCARI	BORDER GRASS			1 GAL, 7 – 9 PEPS, FULL, SET 18" o.c.
100	MS	MIMOSA STRIGILLOSA	SUNSHINE MIMOSA	NATIVE	HIGH	1 GAL, 11" – 15" SPREAD, EVENLY BRANCHED, SET 30" o.c.

10,000 SF – ARGENTINE-BAHIA SOD (INSIDE FENCE)
8,000 SF – ARGENTINE-BAHIA SOD (FUTURE R/W)

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 3" – 5" OF FINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHADE OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE 2015 GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN SHAVED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL PALMS SHALL HAVE STRAIGHT, UNBLEMISHED TRUNKS AS APPROVED BY LANDSCAPE ARCHITECT
13. SABEL PALMS MAY BE 'HURRICANE CUT' BUT MUST RETAIN A FULL HEALTHY BUD
14. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES & PALMS AND REMOVING AIR-POCKETS
16. DURING THE ESTABLISHMENT PERIOD (FIRST 30 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 60 – 80 GPD TO ALL NEW TREES AND PALMS
17. DURING INSTALLATION OF ALL PALMS 'DEHARD' PALM TRANSPLANT SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND CONTRACTOR MUST VERIFY THIS TO THE LANDSCAPE ARCHITECT
18. ALL MATERIAL SHALL BE GUARANTEED FOR 30 DAYS FROM THE DATE OF ACCEPTANCE
19. NO PLANTINGS OR OTHER OBSTRUCTIONS MAY BE WITHIN THE 5' VEHICULAR OVERHANG AREA
20. SOD SHALL BE ARGENTINE-BAHIA INSTALLED WITH NO GAPS OR OVERLAPS
21. SOD SHALL BE ROLLED AND JOINTS SANDED AS DIRECTED BY THE LANDSCAPE ARCHITECT
22. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO STICKS, ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 50% LOAM, AND 10% TOP-SOIL
23. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
24. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
25. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, SEDIMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
26. DO NOT PLANT NEW TREES TOO DEEP, UNCOVER THE TRUNK FLARE AND SET THIS AT OR ABOVE THE SURROUNDING SOIL LEVEL.
27. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
28. ALL NEW TREES AND SHRUBS MUST MEET THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (ANSI Z60.1)
29. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
30. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
31. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
32. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS
33. ALL WIRE / MESH BACKING OF SOD MUST BE COMPLETELY REMOVED PRIOR TO ANY ACCEPTANCE
34. ALL TREE STAKING SHALL BE REMOVED WITHIN ONE (1) YEAR OF INSTALLATION

TREE PRESERVATION / MITIGATION

TOTAL TREES SURVEYED	=	44
OFF-SITE TREES	=	<0>
FUTURE R/W TREES	=	<6>
TREES WITHIN PROJECT AREA	=	22
TREES ON-SITE TBR	=	22
INCHES ON-SITE TBR	=	414"
INCHES TO BE MITIGATED	=	141.5" (414 / 3)
INCHES PROVIDED	=	141"

SHADE TREE REQUIREMENTS

TOTAL PROJECT AREA	=	137 AC
SHADE TREES REQUIRED	=	5
SHADE TREES PROVIDED	=	46

TREE DIVERSITY

TOTAL TREES PROVIDED	=	92
TREE DIVERSITY REQUIRED	=	8 SPECIES
TREE DIVERSITY PROVIDED	=	9 (2 EX, 4 SHADE, 3 GRN)

LANDSCAPE ISLANDS

PUBLIC VUA	=	21,850 SF
LANDSCAPE ISLANDS REQUIRED	=	5,355 SF
LANDSCAPE ISLANDS PROVIDED	=	7,330 SF

A	880 SF	D	264 SF
B	700 SF	E	1215 SF
C	275 SF	F	956 SF

TREE LIST

1	6/8" MAGNOLIA	* 25	10" OAK
1	8" MAGNOLIA	* 24	10" OAK
1	8" MAGNOLIA	* 29	10" OAK
** 4	6" OAK	* 26	10" OAK
** 4	8" CYPRESS	* 27	10" OAK
** 3	8" CYPRESS	* 28	10" OAK
** 7	28" CYPRESS	* 23	27" OAK
** 8	5" MAGNOLIA	* 30	32" OAK
** 9	14" OAK	31	17" OAK
12	8" CRAPE MYRTLE	32	17" OAK
13	5" OAK	33	16" OAK
14	5" OAK	34	17" OAK
15	16" OAK	35	16" OAK
16	8" OAK	36	17" OAK
* 16	12"/2" OAK	37	16" OAK
* 17	17" OAK	38	17" OAK
* 17	10" OAK	39	16" OAK
* 18	18" OAK	40	16" COMPTER
* 13	30" OAK	41	16" COMPTER
* 20	30" OAK	42	16" COMPTER
* 21	21" OAK	43	17" OAK
* 22	21" OAK	44	17" OAK

* TREES LOCATED OFF OF PROJECT SITE
** TREES LOCATED WITHIN FUTURE R/W.

OAK TREE REPLACEMENT

TOTAL LIVE / SAND OAKS TBR	=	14
TOTAL REPLACEMENT OAKS	=	91

SCALE 1" = 30'

Richard A Kesselring Jr

Digitally signed by Richard A Kesselring Jr
Date: 2024.10.15 15:47:21 -04'00'

RICHARD A KESSELRING JR, PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

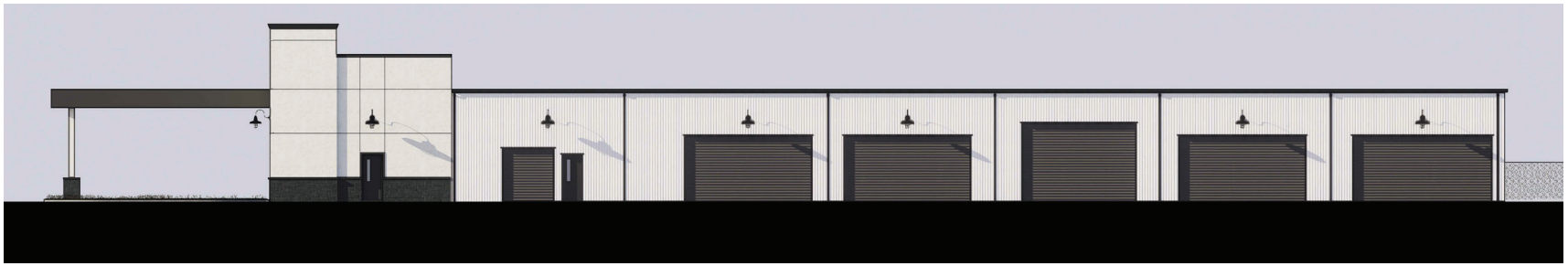
NO.	DATE	DESCRIPTION	BY
2	10/24	CITY COMMENTS	RAK
1	8/24	NEW LAYOUT	RAK

DRAWN BY: RAK
SCALE: 1" = 30'
JOB NO:
DATE: 8 / 23
DRAWING NO:
NEW NAME:
FB PG

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1900 SE 8th STREET P.O. BOX 9121
OCALA, FLORIDA 34478 (352) 622-8899
LANDSCAPE ARCHITECTURE, SITE PLANNING, DESIGN
GOLF COURSE DESIGN, COMMERCIAL/RESIDENTIAL DESIGN

LANDSCAPE PLAN
ALL COUNTY COLLISION AND REPAIR
SUMTER COUNTY FLORIDA

SHEET L001 of ____



JDS DRAFTING & DESIGN
Making your dreams a reality

CONTACT INFORMATION:

PROJECT MANAGER: JOEL GRABE
PHONE: +1(352) 209-7054
EMAIL: joel@draftingdesign.org

ARCHITECT: SCOTT B. KREHL
PHONE: +1(352) 817-4194
EMAIL: scott.krehl@yahoo.com

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CONTRACTOR / OWNER SHALL INSPECT AND VERIFY THE SCOPE OF WORK AND CHECK ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY ADDITIONAL WORK APPARENT DURING FIELD INSPECTION BUT NOT SPECIFICALLY NOTED ON THE DRAWINGS SHALL BE CONSIDERED AS PART OF THE SCOPE OF WORK.

ALL NEW MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND IN FULL COMPLIANCE WITH THE FLORIDA BUILDING CODE, 8th Edition 2023

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No.	DATE	REVISIONS / SUBMISSIONS
1	3.18.25	BUILDING DPT. COMMENTS

DATE: 11-13-2024 **DRAWN:** JAG **CHECKED:** SBK

PROJECT NO.: J23-08

SEAL

SCOTT B. KREHL AR 94104

1871 SW 42ND STREET
OCALA, FLORIDA 34471
SCOTT.KREHL@YAHOO.COM
352-817-4194

ALL COUNTY COLLISION
ADDRESS:
12027 N US 301
OXFORD **FLORIDA**

RENDERINGS

A001

EST. 1877
WILDWOOD
FLORIDA

Project Review Committee
Technical Standards Waiver Request

Project Name All County Collision

Project # SP 2404-007

1. Briefly describe your waiver request.

   Approval of storm water management pond in landscape buffer.

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

   Chapter 1. (A) Highway District (4) Landscape Buffers

3. Please provide the justification for your waiver request.

   Part of our storm pond is in the landscape buffer due to constraints of site.

Name (Print) Kyle Davis **Date** 10/29/24

Signature

Project Review Committee
Technical Standards Waiver Request

Project Name All County Collision

Project # SP 2404-007

1. Briefly describe your waiver request.
   We're requesting a waiver for the Architectural Design standards as we feel the changes we've made to the Exterior elevations of this building follow the Architectural Design Standards and the surrounding architectural styles.
2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.
   DDS (F) 6

3. Please provide the justification for your waiver request.
   We believe after changing the architectural design, material selections & color scheme of the building we believe we are in compliance with th DDS (F) 6.

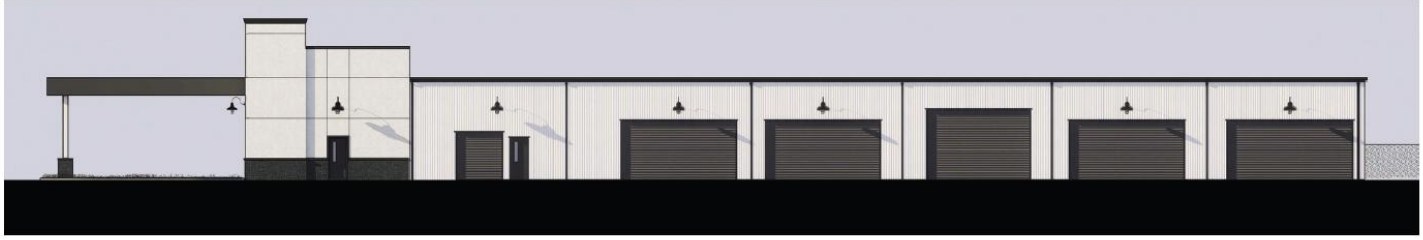
Name (Print) Joel Grabe **Date** 10.28.24

Signature Joel Grabe

JDS DRAFTING & DESIGN
Making your dreams a reality

First draft of elevations submitted 8/23/2024

Proposed elevations submitted 4/18/2025



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2407-005 Wildwood Oaks Master Plan - Mass Grading**

REQUESTED ACTION: The Project Review Committee recommends approval subject to resolution of outstanding comments and agreement to proceed with dedication of the 15' utility easement along the western border of the property via the final plat.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2407-005 Wildwood Oaks Master Plan - Mass Grading
Owner(s)	Wildwood Assembly of God, Inc. - Rev Daniel Parker
Applicant(s)	Wildwood Oaks, LLC - Joe Schuemann
Property Location	The subject property is located 0.25 miles west of the intersection of C 466A and Powell Road.
Parcel(s)	G05-183 and G05-125
Date	May 21, 2025

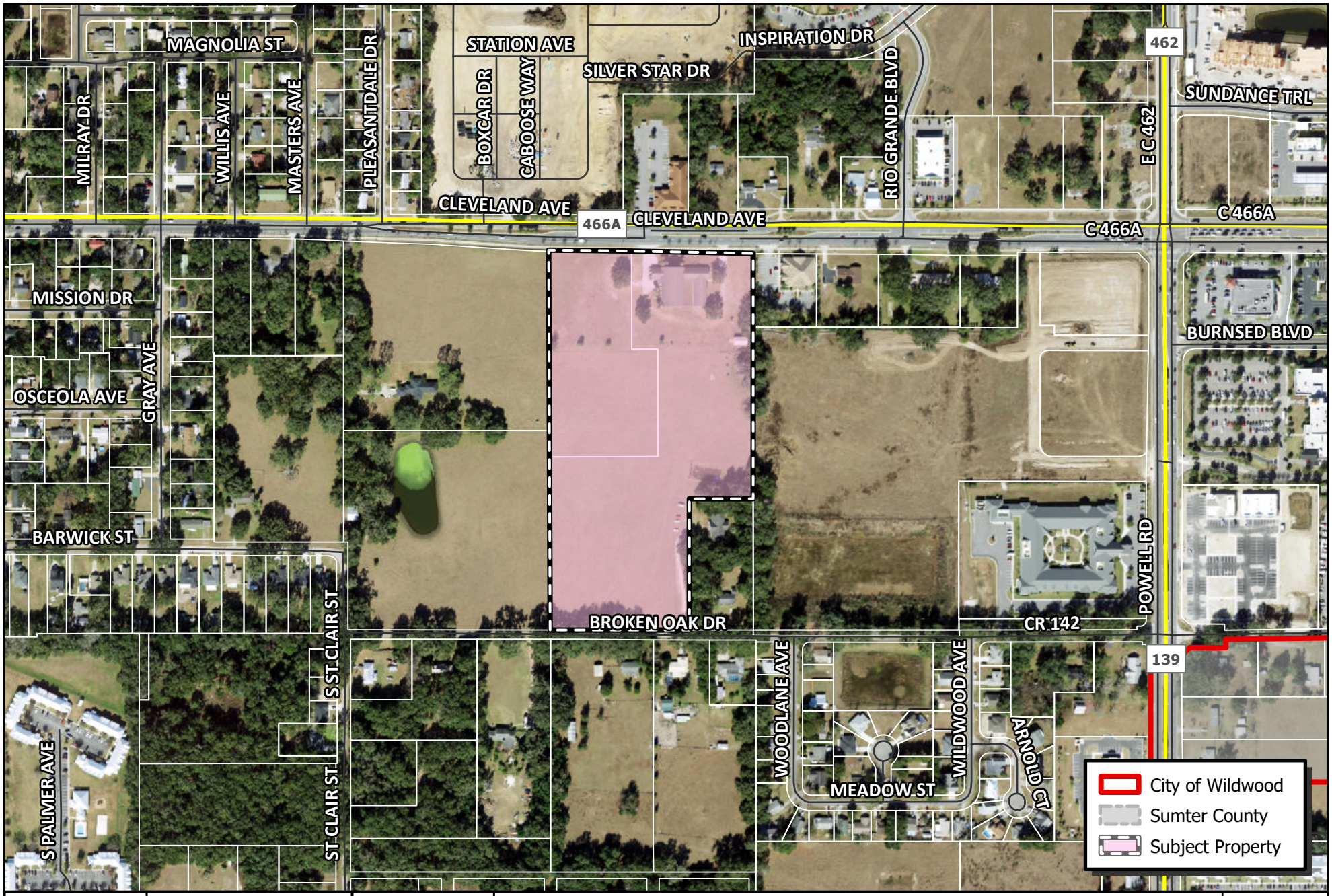
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a retention pond, driveway, utilities, and associated infrastructure on 4.681 acres MOL, per attached plans. The proposed improvements are in preparation for future development. There is a final plat currently under review with the City for the subject project as well (A25-0361).

A 15' utility easement along the western property boundary to accommodate a planned reuse line is shown on the proposed final plat for Wildwood Oaks.

The City Attorney has several comments regarding easements and the required surety that will remain to be addressed by the final plat that is still under process (A25-0361). As of the writing of this report, the surety has been provided and is under review with the City Attorney. Please see the comment sheet attached.

Once the outstanding City Attorney comments are addressed, SP 2407-005 will meet the criteria within the Land Development Regulations, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan Amendment.

McKenna Page
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

US Feet
0 35 70 140

SP 2407-005

WILDWOOD OAKS MASTERPLAN - MASS GRADING

PARCELS G05-125 & G05-183

MAP 1B

LOCATION MAP

MAY 2025

City of Wildwood
Project #: SP 2407-005 Wildwood Oaks Masterplan – Mass Grading
Representative: Wildwood Oaks, LLC – Joe Schuemann
Date: 5/6/2025

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

CITY ATTORNEY

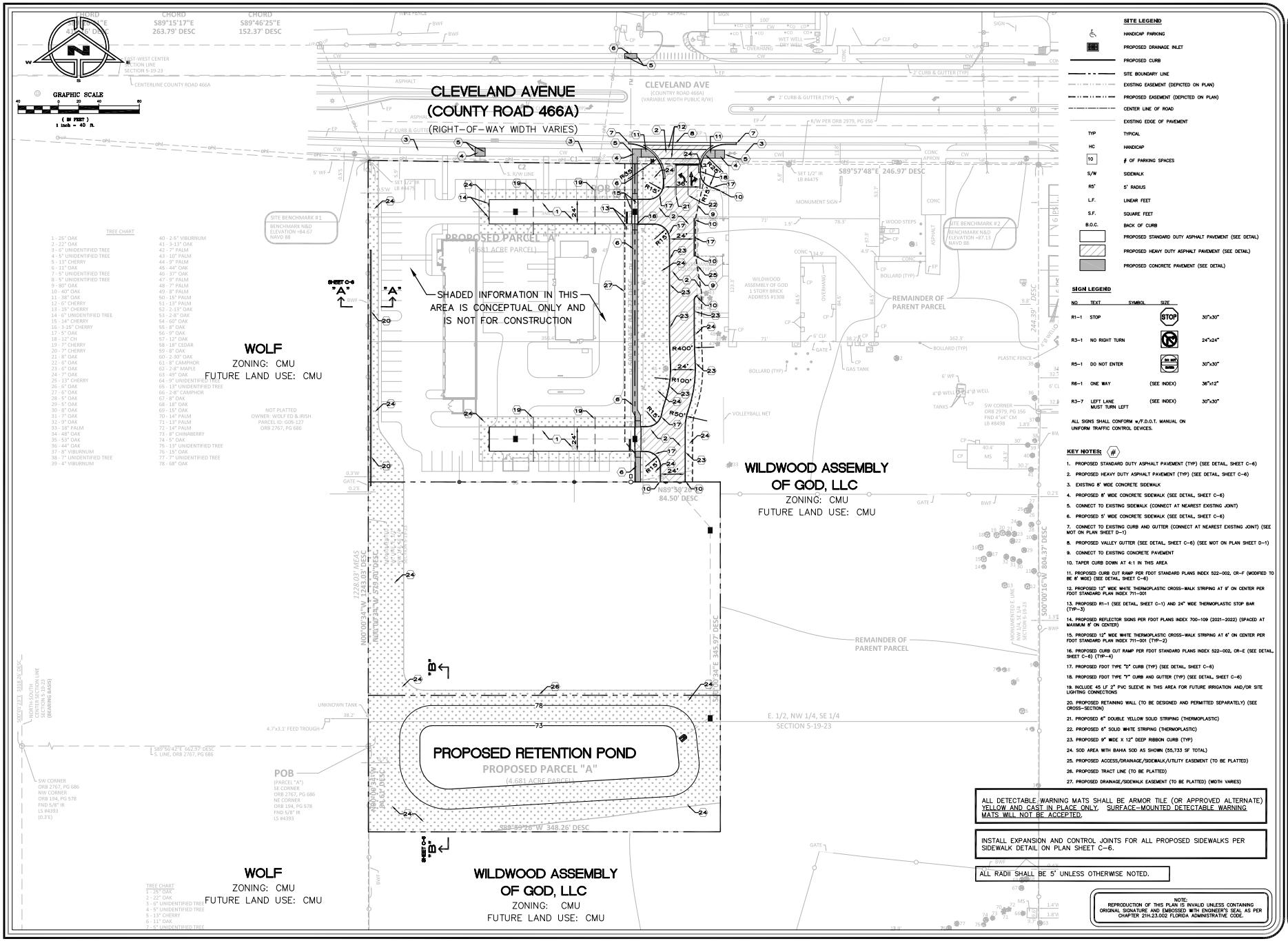
1. LDR 4.4(C)(9) – Please add notes showing where the end of City maintenance of water and sewer will be on sheets C-4 and C-5.
    A. Please see revised plans (sheets C-4 and C-5). The “End of City Maintenance” notes have been provided.
        I. Satisfied. However, Note 5 indicates that the end of city maintenance will be far within a neighboring property. Is there an existing easement or will developer be applying for an easement in relation to this?
            a. Please see revised plans (sheet C-4). A proposed public utility easement has been shown.
                i. Please submit a utility easement application.
                    a) Per our discussion, it is our intention for all proposed utility easements to be dedicated via the plat.
                    i) Response acknowledged; Standing comment.

2. LDR4.4(D)(6) – Please provide copies of all proposed or executed easements for cross-access, water and wastewater utilities, shared stormwater facilities, or other required easements.
    A. Draft copies of these agreements are in process and will be submitted to the City as part of our plat approval process.

I. Response acknowledged; comment remains until satisfied.
    a. A copy of the draft Declaration has been uploaded as part of this resubmittal.
        i. Response Acknowledged; Comment remains until copies of all proposed or executed easements are provided including the purposed easement referenced in comment # 1.
            a. **This comment has been noted.**
            i) Acknowledged; Standing comment.

3. LDR4.4(E)(1) - Please provide a surety for performance bond if applicable.
    A. It is anticipated that a performance bond will likely be required for the water main extension work and possibly the force main connection work. We will coordinate with the Development Services Department on this requirement and the bond amounts.
        I. Response acknowledged; comment remains until satisfied.
            a. Once plans have been approved, we will be ready to provide a performance bond for any proposed work that would require one.
                i. Response acknowledged; comment remains until satisfied.
                a) A cost estimate for the public utility work has been included as part of this resubmittal.
                i) Standing comment.

4. City Attorney reserves the right to make further comments upon resubmittal.



REV/DATE	BY
9-4-24 PER COUNTY/DRP/MD	M.C.
9-4-24 AS PER CITY	M.C.
10-9-24 AS PER CITY	M.C.
2-6-25 AS PER CITY	M.C.
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--	---

SITE LAYOUT PLAN
FOR
WILDWOOD OAKS MASTERPLAN
WILDWOOD, FLORIDA

1008 CLEAVELAND AVENUE

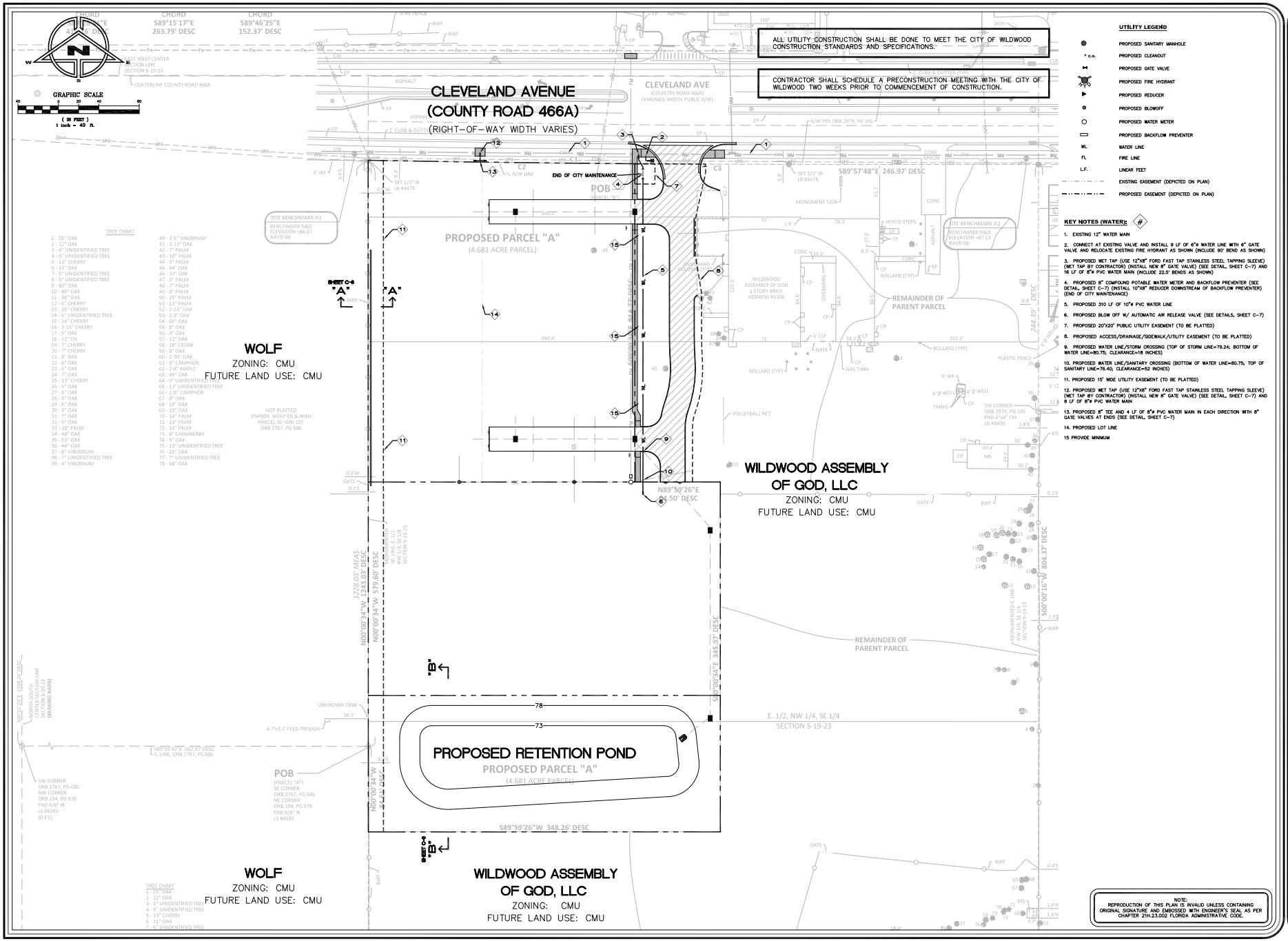
BRONSON M. COLLINS * LICENSE * No. 54608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

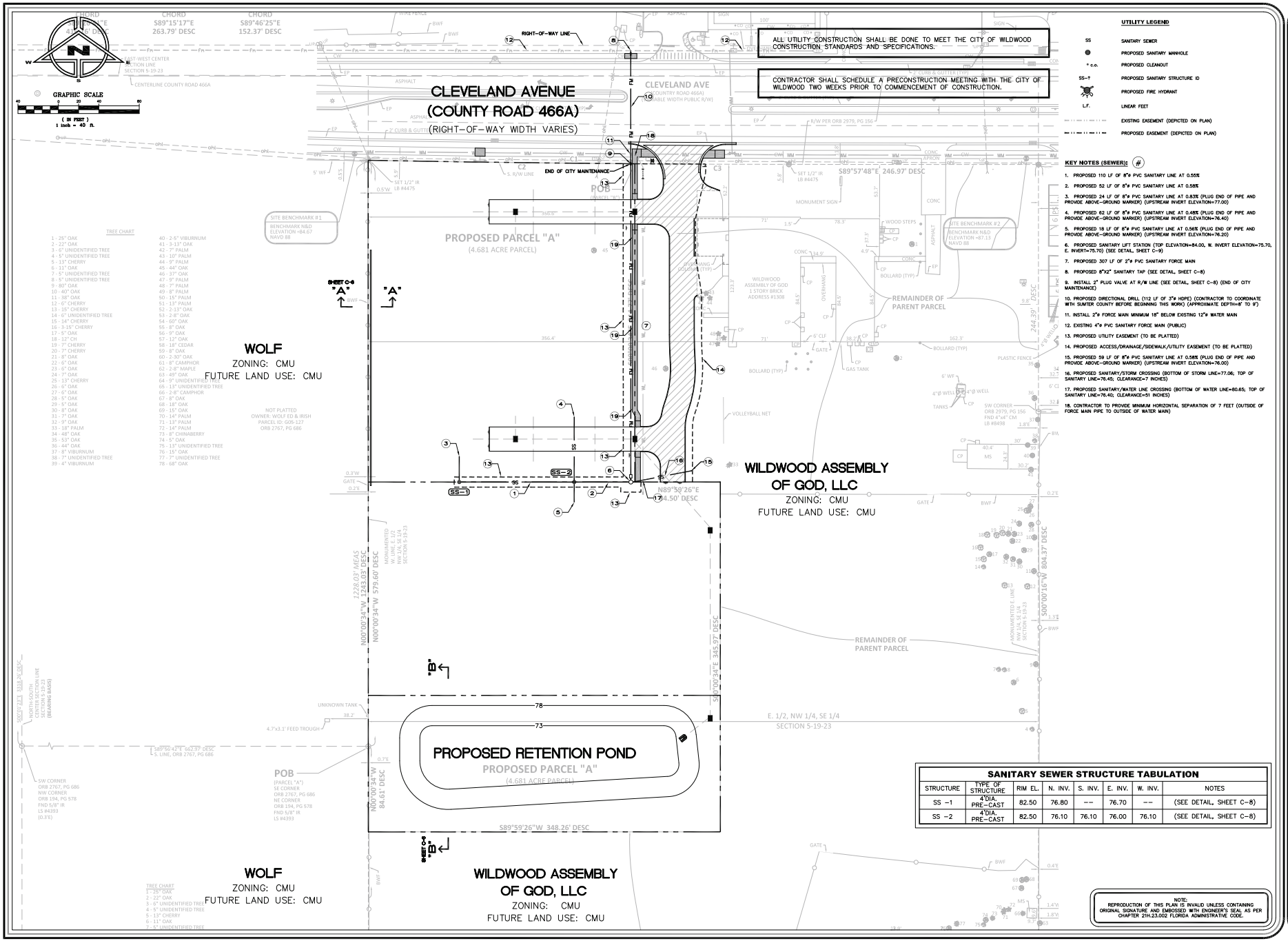
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRONSON COLLINS, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BRONSON M. COLLINS, P.E. # 54608
STATE OF FLORIDA, E.I. # 4-7-2023

DATE

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	3-29-24
SCALE:	1" = 40'
JOB NO:	222-040
SHEET NO:	C-1 OF C-9


CLEVELAND AVENUE
(COUNTY ROAD 466A)
(RIGHT-OF-WAY WIDTH VARIES)
CLEVELAND AVE
(COUNTRY ROAD 466A)
(VARIABLE WIDTH PUBLIC R/W)
ALL UTILITY CONSTRUCTION SHALL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.
PROPOSED PARCEL "A"
(4.681 ACRE PARCEL)
PROPOSED RETENTION POND
PROPOSED PARCEL "A"
(4.681 ACRE PARCEL)
POB
(PARCEL "A")
SE CORNER
ORB 194, PG 578
NE CORNER
ORB 2767, PG 686
FND 5/8" IR
LS #4393
SW CORNER
ORB 2767, PG 686
NW CORNER
ORB 194, PG 578
FND 5/8" IR
LS #4393
(0.3'E)
END OF CITY MAINTENANCE
SET 1/2" IR
LB #4475
SITE BENCHMARK #1
BENCHMARK N&D
ELEVATION =84.67
NAVD 88
SITE BENCHMARK #2
BENCHMARK N&D
ELEVATION =87.13
NAVD 88
WOLF
ZONING: CMU
FUTURE LAND USE: CMU
NOT PLATTED
OWNER: WOLF ED & IRISH
PARCEL ID: G05-127
ORB 2767, PG 686
WILDWOOD ASSEMBLY
OF GOD, LLC
ZONING: CMU
FUTURE LAND USE: CMU
WILDWOOD ASSEMBLY OF GOD
1 STORY BRICK
ADDRESS #1308
REMAINDER OF
PARENT PARCEL
SW CORNER
ORB 2979, PG 156
FND 4"x4" CM
LB #4498
TREE CHART
1 - 25" OAK
2 - 22" OAK
3 - 6" UNIDENTIFIED TREE
4 - 5" UNIDENTIFIED TREE
5 - 13" CHERRY
6 - 11" OAK
7 - 5" UNIDENTIFIED TREE
8 - 5" UNIDENTIFIED TREE
9 - 80" OAK
10 - 40" OAK
11 - 38" OAK
12 - 6" CHERRY
13 - 15" CHERRY
14 - 6" UNIDENTIFIED TREE
15 - 14" CHERRY
16 - 3-15" CHERRY
17 - 5" OAK
18 - 12" CH
19 - 7" CHERRY
20 - 7" CHERRY
21 - 8" OAK
22 - 6" OAK
23 - 6" OAK
24 - 7" OAK
25 - 13" CHERRY
26 - 6" OAK
27 - 6" OAK
28 - 5" OAK
29 - 5" OAK
30 - 8" OAK
31 - 7" OAK
32 - 9" OAK
33 - 18" PALM
34 - 48" OAK
35 - 53" OAK
36 - 44" OAK
37 - 8" VIBURNUM
38 - 7" UNIDENTIFIED TREE
39 - 4" VIBURNUM
40 - 2-5" VIBURNUM
41 - 3-13" OAK
42 - 7" PALM
43 - 10" PALM
44 - 9" PALM
45 - 44" OAK
46 - 37" OAK
47 - 9" PALM
48 - 7" PALM
49 - 8" PALM
50 - 15" PALM
51 - 13" PALM
52 - 2-13" OAK
53 - 2-8" OAK
54 - 60" OAK
55 - 8" OAK
56 - 9" OAK
57 - 12" OAK
58 - 18" CEDAR
59 - 8" OAK
60 - 2-30" OAK
61 - 8" CAMPHOR
62 - 2-8" MAPLE
63 - 49" OAK
64 - 9" UNIDENTIFIED TREE
65 - 13" UNIDENTIFIED TREE
66 - 2-8" CAMPHOR
67 - 8" OAK
68 - 18" OAK
69 - 15" OAK
70 - 14" PALM
71 - 13" PALM
72 - 14" PALM
73 - 8" CHINABERRY
74 - 5" OAK
75 - 13" UNIDENTIFIED TREE
76 - 15" OAK
77 - 7" UNIDENTIFIED TREE
78 - 68" OAK
UTILITY LEGEND
PROPOSED SANITARY MANHOLE
PROPOSED CLEANOUT
PROPOSED GATE VALVE
PROPOSED FIRE HYDRANT
PROPOSED REDUCER
PROPOSED BLOWOFF
PROPOSED WATER METER
PROPOSED BACKFLOW PREVENTER
WATER LINE
FIRE LINE
LINEAR FEET
EXISTING EASEMENT (DEPICTED ON PLAN)
PROPOSED EASEMENT (DEPICTED ON PLAN)
KEY NOTES (WATER):
1. EXISTING 12" WATER MAIN
2. CONNECT AT EXISTING VALVE AND INSTALL 9 LF OF 6"ø WATER LINE WITH 6" GATE VALVE AND RELOCATE EXISTING FIRE HYDRANT AS SHOWN (INCLUDE 90° BEND AS SHOWN)
3. PROPOSED WET TAP (USE 12"X8" FORD FAST TAP STAINLESS STEEL TAPPING SLEEVE) (WET TAP BY CONTRACTOR) (INSTALL NEW 8" GATE VALVE) (SEE DETAIL, SHEET C-7) AND 16 LF OF 8"ø PVC WATER MAIN (INCLUDE 22.5° BENDS AS SHOWN)
4. PROPOSED 8" COMPOUND POTABLE WATER METER AND BACKFLOW PREVENTER (SEE DETAIL, SHEET C-7) (INSTALL 10"X8" REDUCER DOWNSTREAM OF BACKFLOW PREVENTER) (END OF CITY MAINTENANCE)
5. PROPOSED 310 LF OF 10"ø PVC WATER LINE
6. PROPOSED BLOW OFF W/ AUTOMATIC AIR RELEASE VALVE (SEE DETAILS, SHEET C-7)
7. PROPOSED 20'X20' PUBLIC UTILITY EASEMENT (TO BE PLATTED)
8. PROPOSED ACCESS/DRAINAGE/SIDEWALK/UTILITY EASEMENT (TO BE PLATTED)
9. PROPOSED WATER LINE/STORM CROSSING (TOP OF STORM LINE=79.24; BOTTOM OF WATER LINE=80.75; CLEARANCE=18 INCHES)
10. PROPOSED WATER LINE/SANITARY CROSSING (BOTTOM OF WATER LINE=80.75; TOP OF SANITARY LINE=76.40; CLEARANCE=52 INCHES)
11. PROPOSED 15' WIDE UTILITY EASEMENT (TO BE PLATTED)
12. PROPOSED WET TAP (USE 12"X8" FORD FAST TAP STAINLESS STEEL TAPPING SLEEVE) (WET TAP BY CONTRACTOR) (INSTALL NEW 8" GATE VALVE) (SEE DETAIL, SHEET C-7) AND 8 LF OF 8"ø PVC WATER MAIN
13. PROPOSED 8" TEE AND 4 LF OF 8"ø PVC WATER MAIN IN EACH DIRECTION WITH 8" GATE VALVES AT ENDS (SEE DETAIL, SHEET C-7)
14. PROPOSED LOT LINE
15 PROVIDE MINIMUM
NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL, AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.
REV/DATE
BY
M.C.
WATER UTILITY PLAN
FOR
WILDWOOD OAKS MASTERPLAN
WILDWOOD, FLORIDA
1008 CLEAVELAND AVENUE
BRONSON M. COLLINS
LICENSE No. 54608
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DRAWN BY:
M.C.
CHECKED BY:
M.C.
DATE:
3-29-24
SCALE:
1" = 40'
JOB NO:
222-040
SHEET NO:
C-4
OF C-9



REV/DATE	BY
2-4-24 PER COUNTY/SWFWMD	M.C.
2-4-24 AS PER CITY	M.C.
2-5-24 AS PER CITY	M.C.
2-6-24 AS PER CITY	M.C.
2-6-25 AS PER CITY	M.C.
-- --	---

SANITARY UTILITY PLAN
FOR
WILDWOOD OAKS MASTERPLAN
WILDWOOD, FLORIDA
1308 CLEAVELAND AVENUE

BRONSON M. COLLINS * LICENSE No. 54608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY BRONSON M. COLLINS, 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.

BRONSON M. COLLINS, P.E. # 54608
STATE OF FLORIDA, P.E.# 54608
DATE: 2-4-24

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	3-29-24
SCALE:	1" = 40'
JOB NO:	222-040
SHEET NO:	C-5 OF C-9

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3/24/2025 9:16:14 PM

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TREE CHART

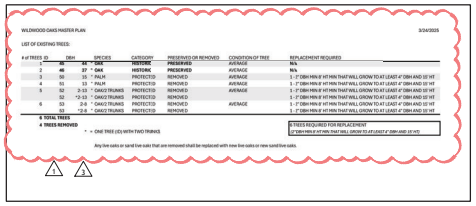
45 - 44" OAK - PRESERVED
46 - 37" OAK - PRESERVED

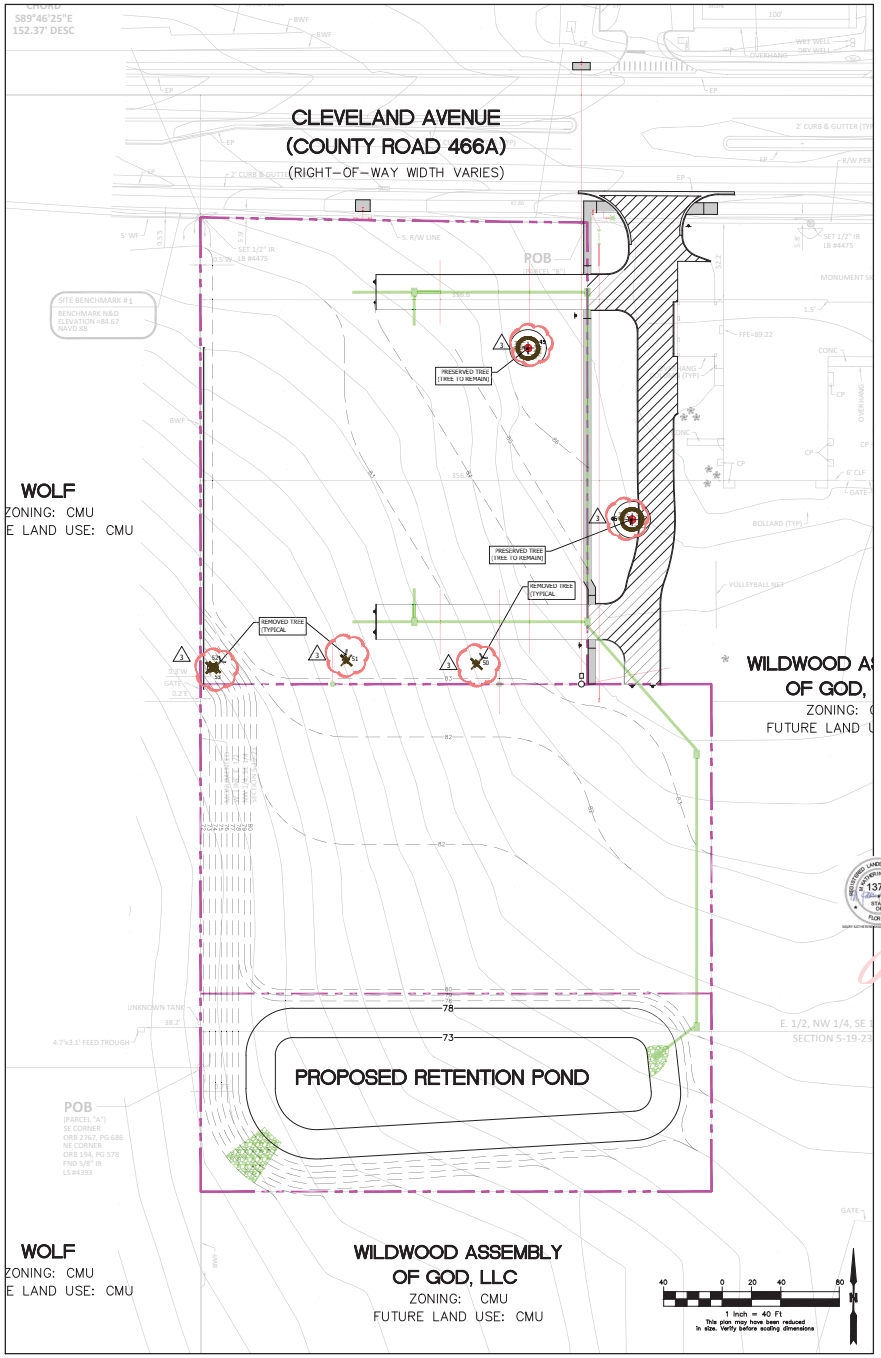
50 - 15" PALM - REMOVED
51 - 13" PALM - REMOVED
52 - 2-13" OAK - REMOVED
53 - 2-8" OAK - REMOVED

LEGEND

52 TREE REMOVED TYP

45 TREE PRESERVED TYP





MD MagleyDesign
Landscape Architecture
Site Planning
Project Management
10171 Princeton Depot Circle, FL 32832 • 407.756.9456

Seal

Digitally signed by MARY K MAGLEY
Date: 2025.03.24 20:38:52 -04'00'

Mary K. Magley
State of Florida Lic. No.: LA 0001375

REVISIONS

NUMBER	DESCRIPTION	DATE
1	AGENCY COMMENTS	01/02/2025
3	AGENCY COMMENTS	03/24/2025

ISSUED

WILDWOOD OAKS
MASTER PLAN
Cleveland Ave., Wildwood, FL
WILDWOOD OAKS, LLC

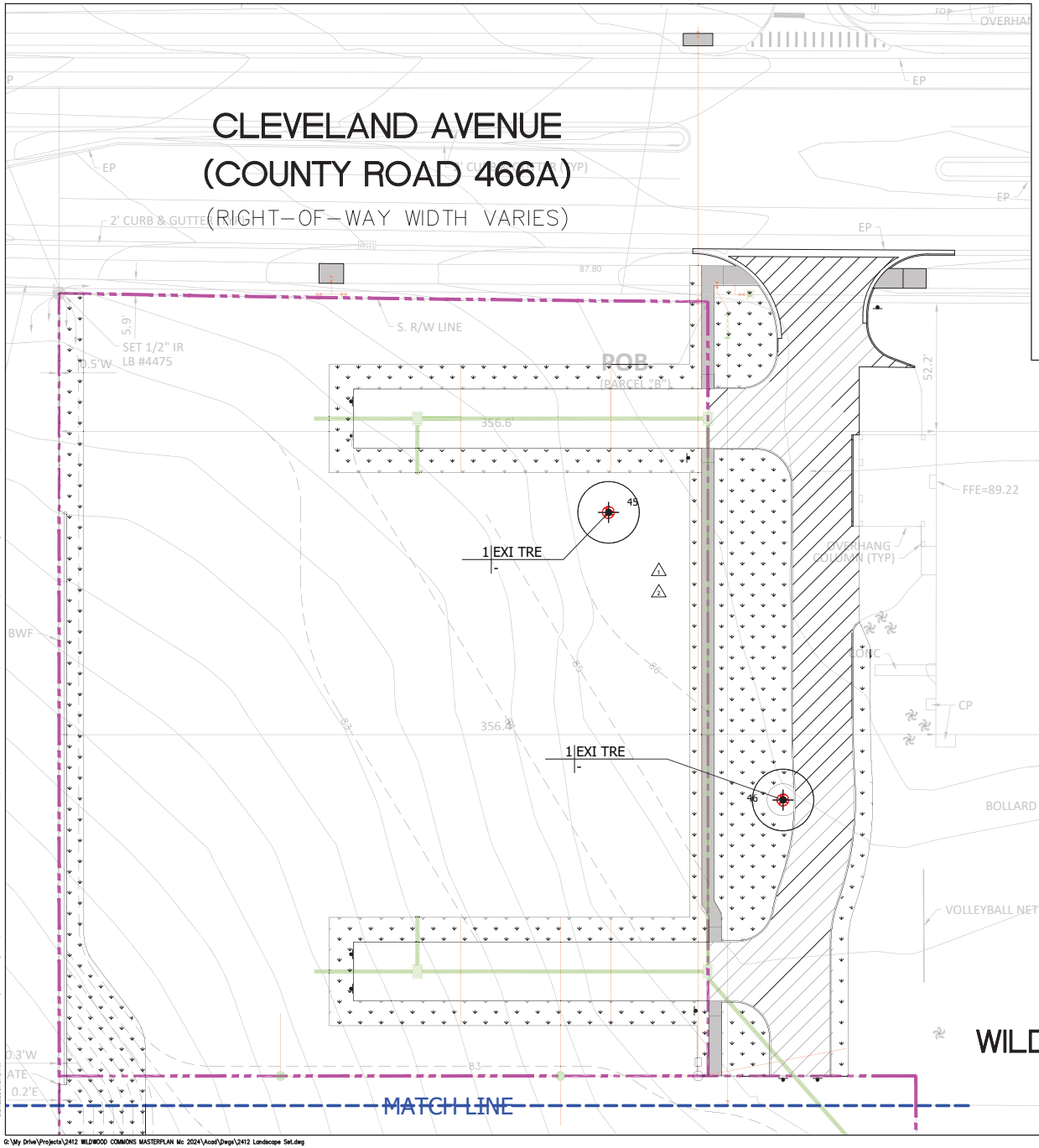
TREE MITIGATION PLAN

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2412
DATE:	May 17, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

TM1



PLANT SCHEDULE WILDWOOD

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
TREES											
	QUE VIR	4	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT.	2" DBH MIN	8' H MIN	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
	TAX DIS	2	TAXODIUM DISTICHUM	BALD CYPRESS	CONT.	2" DBH MIN	8' H MIN	LOW-HIGH	YES		SINGLE, STRAIGHT TRUNK, FULL
EXISTING TREES											
	EXI TRE	2	EXISTING TREE	EXISTING TREE	-	SEE SURVEY					SEE SURVEY
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
SOD											
	PAS ARG		PASPALUM NOTATUM `ARGENTINE`	BAHIA GRASS	SOD		PALLET	N/A	NO		CLEAN AND WEED FREE

6 REPLACEMENT TREES REQUIRED FOR MITIGATION 6 PROVIDED

(2) LIVE OAKS REQUIRED FOR (2) " OAKS" REMOVED LESS THAN 10"
(2) LIVE OAKS REQUIRED FOR (2) 13 INCH " OAKS" REMOVED
(2) OTHER TREES REQUIRED FOR (1) 15" PALM AND (1) 13" PALM REMOVED
ANY LIVE OAKS OR SAND LIVE OAKS THAT ARE REMOVED SHALL BE REPLACED WITH NEW LIVE OAKS OR NEW SAND LIVE OAKS.

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Mary Katherine Magley
State of Florida LA 0001375

REVISIONS

1	AGENCY COMMENTS	01/02/2025
2	AGENCY COMMENTS	02/04/2025
3	AGENCY COMMENTS	03/24/2025

ISSUED

WILDWOOD OAKS
MASTER PLAN
Cleveland Ave., Wildwood, FL
WILDWOOD OAKS, LLC

PLANTING PLAN AND SCHEDULE

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2412
DATE:	May 17, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

L1

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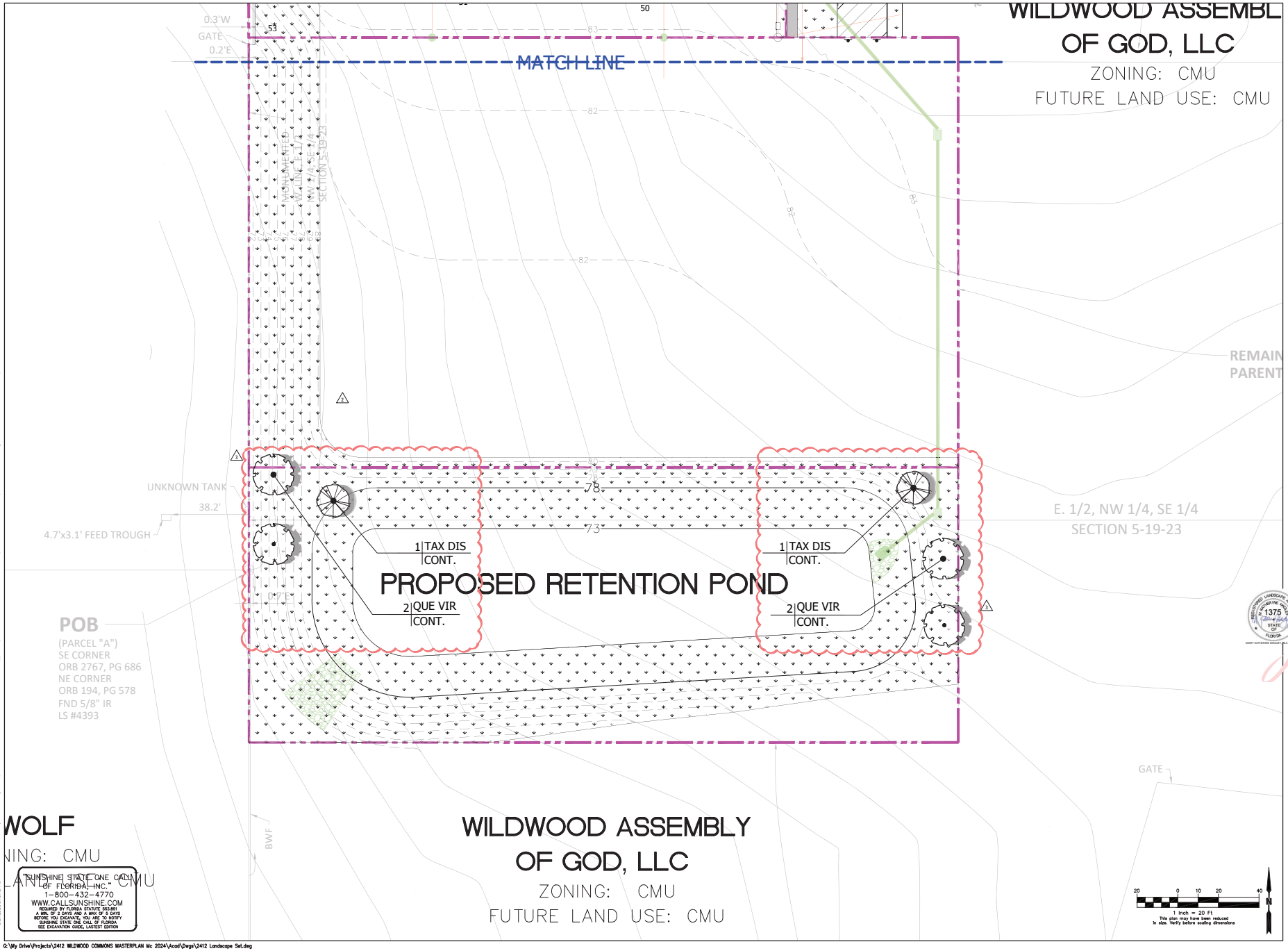

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Mary Katherine Magley
State of Florida Lic No. LA 0001375

REVISIONS

2	AGENCY COMMENTS	02/04/2025
3	AGENCY COMMENTS	03/24/2025

ISSUED

WILDWOOD OAKS MASTER PLAN
Cleveland Ave., Wildwood, FL
WILDWOOD OAKS, LLC

PLANTING PLAN AND SCHEDULE

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2412
DATE:	May 17, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

L2

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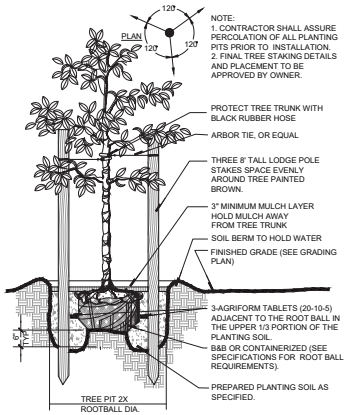
TYPICAL LANDSCAPE NOTES:

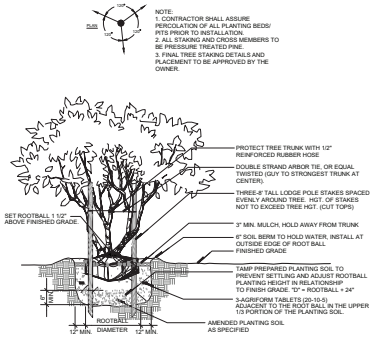
1. ALL TREE CALIPER SIZES NOTED ARE MINIMUM. INCREASE SIZE OR ANY OTHER SPECIFICATIONS AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS.
2. ALL CONTAINER SIZES NOTED ARE MINIMUM. INCREASE SIZE OF POT AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.
3. SHRUB AND GROUNDCOVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED. ALL PLANT QUANTITIES FOR PROPOSALS SHALL BE DERIVED SOLELY FROM DRAWINGS AND SPECIFICATIONS.
4. SHRUB AND GROUND COVER SPACING IS INDICATED ON THE PLANT LIST AND SHALL APPLY FOR ALL "MASS PLANTING" BEDS.
5. OWNERS REPRESENTATIVE MUST TAG AN EXAMPLE OF EACH PALM SPECIES ACCORDING TO THE SPECIFICATIONS IN THE PLANT LIST.
6. SEE PLANT LIST DETAILS AND SPECIFICATIONS FOR FURTHER PLANTING INFORMATION.
7. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS FOR WHATEVER REASON NOT OPERATING OR NOT OPERATING CORRECTLY.
13. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED AS DIRECTED DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, CURRENT EDITION.
15. CONTRACTOR SHALL REMOVE EXISTING SOD AND/OR VEGETATION IN ALL AREAS TO BE PLANTED WITH SHRUB/GROUNDCOVERS AND/OR ALL AREAS TO BE MULCHED.
16. CONTRACTOR SHALL REPLACE SOD IN ALL AREAS WHERE EXISTING VEGETATION IS REMOVED OR RELOCATED, WHERE EXISTING LAWN AREAS ARE DAMAGED BY HIS WORK, AND WHERE NEW VEGETATION IS INSTALLED (UNLESS OTHERWISE NOTED ON PLANS) WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING ALL SUCH AREAS TO BLEND BOTH ELEVATIONS AND SOD INTO EXISTING SURROUNDING LAWN AREAS.
17. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPING WORK, FOR EVERY BLOCK SECTION OF STREET THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR REFILLED. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
18. THE CONTRACTOR SHALL PROVIDE UNIT PRICES AS REQUESTED WHICH INCLUDE THE TOTAL COST OF THE WORK INCLUDING BUT NOT LIMITED TO ANY AND ALL COSTS FOR EQUIPMENT, MATERIAL, PRODUCTS, OVERHEAD, PROFIT, GUARANTEES, LABOR, INSTALLATION, ETC. TO PROVIDE A COMPLETE JOB AS OUTLINED ON THE DRAWINGS. THE OWNER SHALL HAVE THE OPTION TO ADD OR DEDUCT FROM THE LUMP SUM BID CONTRACT AMOUNT, BASED ON THE QUOTED UNIT PRICES FOR ANY OR THE ITEMS LISTED IN THE "PLANT LIST".
19. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN BY MEANS APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE AND AS DETAILED IN THE DRAWINGS.
20. CONTRACTOR SHALL CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
21. CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE. SHUTTLING OF EMPLOYEES TO THE PROJECT AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT DISRUPT OR CONFLICT IN ANY WAY WITH EXISTING TRAFFIC.
22. CONSTRUCTION ACCESS SHALL BE INDICATED BY THE OWNER. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER OR OWNER'S REPRESENTATIVE.
23. THE CONTRACTOR SHALL TAKE WHATEVER MEANS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES AND CONSTRUCTION SCHEDULES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE.
24. MINI PINE BARK NUGGET MULCH OR APPROVED EQUAL SHALL BE USED (CYPRESS MULCH NOT ALLOWED).

1 LANDSCAPE NOTES



2 SMALL TREE PLANTING DETAIL

1/2" = 1'-0"



3 TYPICAL MULTITRUNK TREE PLANTING DETAIL

1/2" = 1'-0"

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Landscape Architecture
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Date: 2025.03.24 20:37:54 -04'00'
Mary Katherine Magley
State of Florida Lic. No.: LA 0001375

REVISIONS

REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

ISSUED

WILDWOOD OAKS MASTER PLAN
Cleveland Ave., Wildwood, FL
WILDWOOD OAKS, LLC

LANDSCAPE NOTES AND DETAILS

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2412
DATE:	May 17, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

L3

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2408-008 Matteo Oaks Improvement Plan**

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

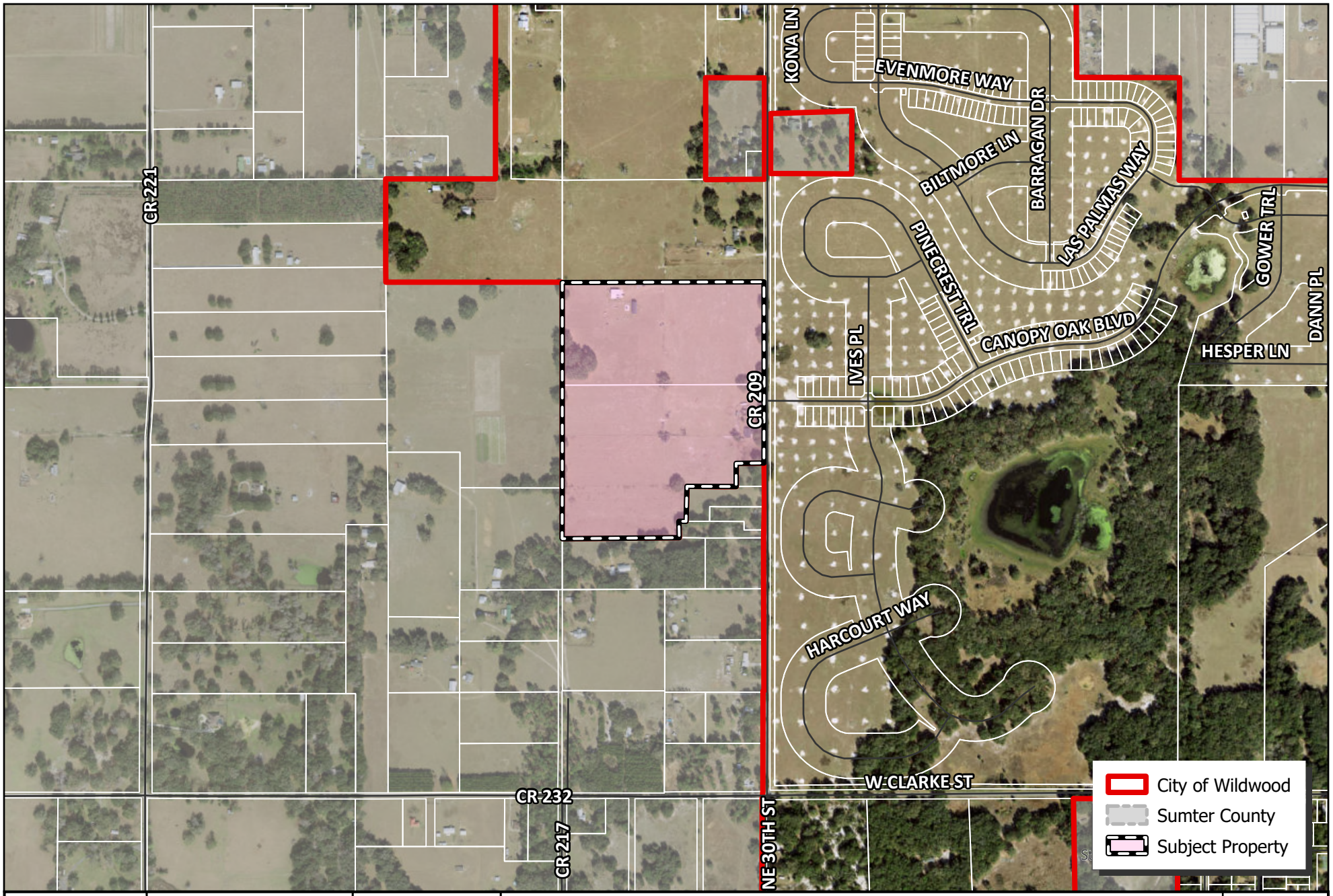
Case Number	PLAT 2408-008 Matteo Oaks Improvement Plan
Owner(s)	Jeremy Bernel
Applicant(s)	Tyler Counts
Acreage	45.16 +/-
Property Location	The subject property is generally located on the west side of CR 209, approximately 0.38 miles south of the intersection of CR 209 and E C 462.
Parcel(s)	C36-102 & C36-003

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of one hundred and eighty (180) single-family dwelling units, parking, drive aisles, and associated infrastructure on 45.16 acres MOL per the attached plans.

The City Attorney has one standing comment that is to be addressed prior to the final plat. See comment review sheet attached.

PLAT 2408-008 Matteo Oaks Improvement Plan meets the criteria set forth in the F.S. Chapter 177, the City's Design District Standards, the City's Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

McKenna Page
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.03 0.06 0.09 0.12
Miles

PLAT 2408-008

MATTEO OAKS IMPROVEMENT PLAN

PARCELS C36-003 & C36-102

MAP 1B

LOCATION MAP

AUG 2024

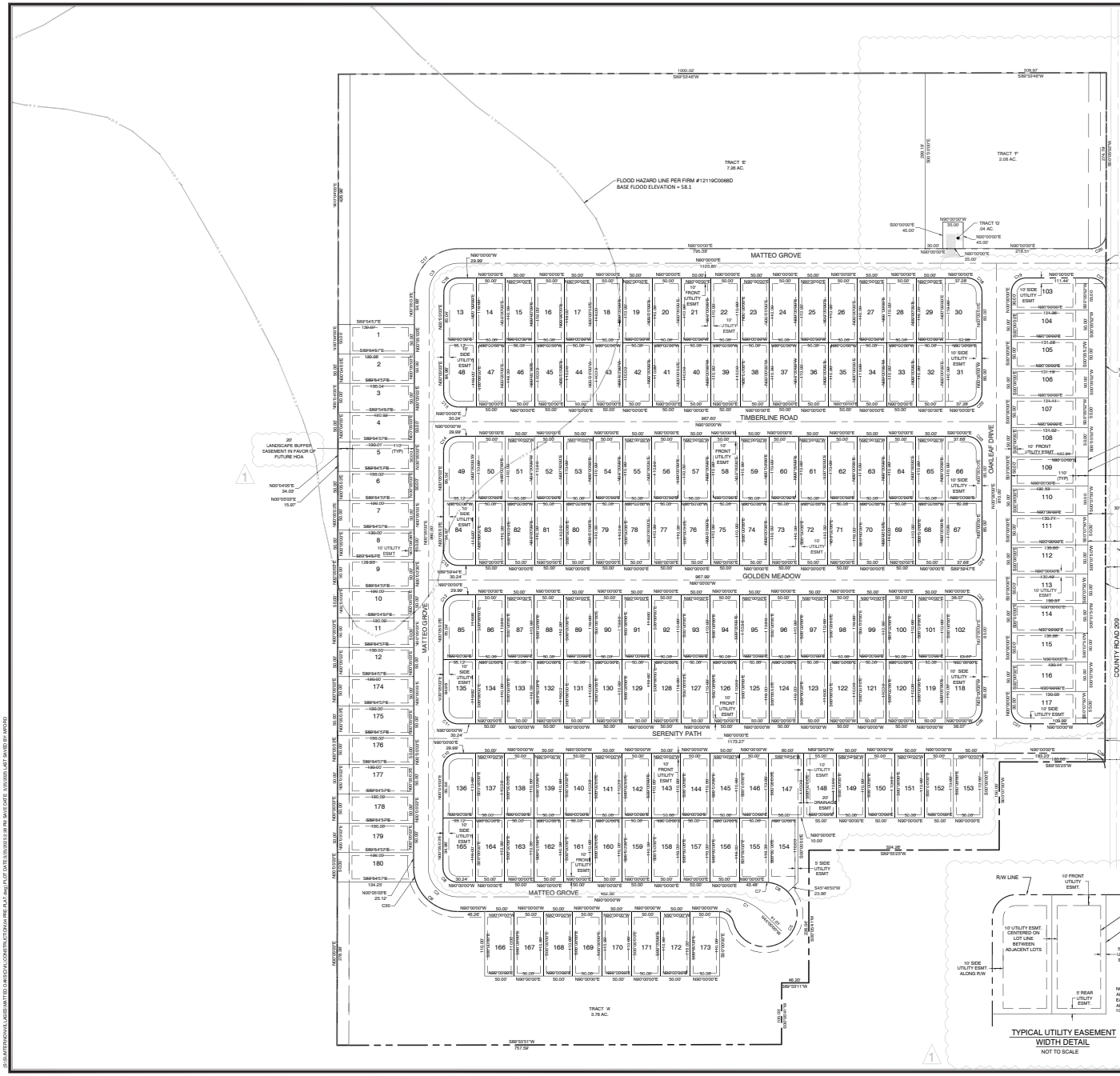
City of Wildwood
PROJECT: PLAT 2408-008 Matteo Oaks Improvement Plan
REPRESENTATIVE: Tyler Counts, P.E. Clymer Farner Barley, Inc.
DATE: 5/6/2025

CITY ATTORNEY

The following were not included in the response to review comments on 3/31/25:

1. Confirm that the City of Wildwood has agreed in writing to accept the roadways from the developer.
    A. Response: The City of Wildwood has not agreed in writing to accept the roadways from the developer yet. Can the city respond to this comment and acknowledge whether they are willing to accept these roadways into their system? These roadways have been designed to City of Wildwood standards.
        I. Response acknowledged; City will discuss internally.
            a. Response: Acknowledged.
                i. Developer will need to provide a performance bond for the roadways and any other infrastructure to be dedicated to the City.
                    a) Response: Acknowledged. As discussed, this would be provided prior to the final plat.
                        1. Standing comment.

2. City Attorney reserves the right to make further comments upon resubmittal.
    A. Response: Acknowledged.
        I. Standing comment.
            a. Response: Acknowledged.
                i. Standing comment.



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BNG.	CHORD
C1	78.54'	100.00'	45°00'00"	41.42'	N67°30'00"W	78.54'
C2	78.61'	50.00'	90°05'03"	50.07'	S44°57'29"E	78.61'
C3	78.47'	50.00'	89°54'57"	49.93'	S45°02'31"W	78.47'
C4	32.95'	25.00'	75°31'24"	19.37'	N52°14'21"W	32.95'
C5	201.34'	55.00'	209°44'31"	207.13'	N60°39'05"E	201.34'
C6	37.41'	55.00'	38°58'23"	19.46'	N63°42'22"W	37.41'
C7	6.53'	55.00'	6°48'27"	3.27'	N86°35'47"W	6.53'
C8	39.31'	25.00'	90°05'03"	25.04'	S44°57'29"E	39.31'
C9	92.56'	75.00'	70°42'46"	53.21'	S54°38'37"E	92.56'
C10	39.23'	25.00'	89°54'57"	24.96'	S45°02'31"W	39.23'
C11	39.31'	25.00'	90°05'03"	25.04'	S44°57'29"E	39.31'
C12	39.23'	25.00'	89°54'57"	24.96'	S45°02'31"W	39.23'
C13	39.31'	25.00'	90°05'03"	25.04'	S44°57'29"E	39.31'
C14	39.23'	25.00'	89°54'57"	24.96'	S45°02'31"W	39.23'
C15	39.31'	25.00'	90°05'03"	25.04'	S44°57'29"E	39.31'
C16	39.23'	25.00'	89°54'57"	24.96'	S45°02'31"W	39.23'
C17	117.70'	75.00'	89°54'57"	74.89'	S45°02'31"W	117.70'
C18	39.27'	25.00'	90°00'00"	25.00'	N45°00'00"W	39.27'
C19	39.27'	25.00'	90°00'00"	25.00'	S45°00'00"W	39.27'
C20	39.23'	25.00'	89°54'08"	24.96'	N45°02'56"E	39.23'
C21	39.31'	25.00'	90°05'52"	25.04'	N44°57'04"W	39.31'
C22	39.27'	25.00'	90°00'00"	25.00'	N45°00'00"E	39.27'
C23	39.27'	25.00'	90°00'00"	25.00'	N45°00'00"W	39.27'
C24	39.27'	25.00'	90°00'00"	25.00'	N45°00'00"E	39.27'
C25	39.27'	25.00'	90°00'00"	25.00'	N45°00'00"W	39.27'
C26	39.27'	25.00'	90°00'00"	25.00'	N45°00'00"E	39.27'
C27	39.27'	25.00'	90°00'00"	25.00'	S45°00'00"E	39.27'
C28	39.21'	25.00'	89°52'10"	24.94'	N45°03'55"E	39.21'
C29	39.33'	25.00'	90°07'50"	25.06'	N44°56'05"W	39.33'
C30	25.36'	75.00'	19°22'17"	12.80'	S09°36'05"E	25.36'

SITE NOTES

BUILDING SETBACKS = 5' SIDE YARD, 20' REAR YARD,
30' FRONT YARD.

LANDSCAPE BUFFERS = 20' ON THE EAST SIDE OF THE PROPERTY
20' ON THE WEST SIDE OF THE PROPERTY

PORTIONS OF LOTS 28 THROUGH 39, 66 THROUGH 70, AND 170 THROUGH 180, AS WELL AS TRACT 'E' ARE LOCATED WITHIN THE CURRENT FEMA 100 YEAR FLOOD ZONE.

TRACT 'A' - 1.51 AC. + 2.24/2 AC.	=	2.63 AC. OF OPEN SPACE*
TRACT 'E' - 2.81 AC. + 6.37/2 AC.	=	6.00 AC. OF OPEN SPACE*
LANDSCAPE BUFFERS	=	0.80 AC. OF OPEN SPACE
TOTAL OPEN SPACE		9.43 AC.
PROJECT AREA		45.16 AC.

OPEN SPACE % - 9.43 AC. / 45.16 AC. * 100 = 20.8% OPEN SPACE

POND OPEN SPACE CREDIT* (2.24/2 AC. + 6.37/2 AC.) / 9.43 AC. * 100 = 45.7%

* PER CITY OF WILDWOOD LAND DEVELOPMENT REGULATIONS, UP TO 50% OF THE DRAINAGE RETENTION AREAS MAY BE INCLUDED IN THE OPEN SPACE CALCULATION; HOWEVER, THE AMOUNT OF OPEN SPACE CREDIT FROM DRAINAGE RETENTION AREAS SHALL NOT EXCEED 50% OF THE TOTAL OPEN SPACE REQUIREMENT.

ALL ROADS TO BE DEDICATED TO THE CITY OF WILDWOOD.

FOUR (4) AMENITIES ARE TO BE PROPOSED WITHIN TRACT E. THE AMENITIES ARE: SWIMMING POOL, CABANA, CORNHOLE, AND PICKLEBALL.

SITE DATA

TOTAL ACRES	45.16 AC.
NUMBER OF UNITS	180
ZONING	R-1
LAND USE	LDR
DENSITY (DU/AC)	4.00 DU/AC
LENGTH OF ROADWAY	6,752 L.F.
MINIMUM LOT WIDTH	50'
MINIMUM LOT LENGTH	110'
WATER & SEWER SUPPLIED BY	CITY OF WILDWOOD
ELECTRIC SUPPLIED BY	SECO

REVISIONS			BY
DATE			
10-27-24	1	REVISED SITE NOTES & SITE DATA, REVISED UTILITY EASEMENT WIDTHS, ADDED DETAIL, SHIFTED STREET & 20' AVE ST, SHIFTED LOT LINES 5' EAST	MJF
1-15-25	2	REVISED R/W DEDICATION CALLOUT, REMOVED TRACTS B, C & D	MJF
2-20-25	3	ADDED & REVISED TRACT E, UPDATED AMENITIES	NB
	4	REVISED NOTE	

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
(352)748-5199

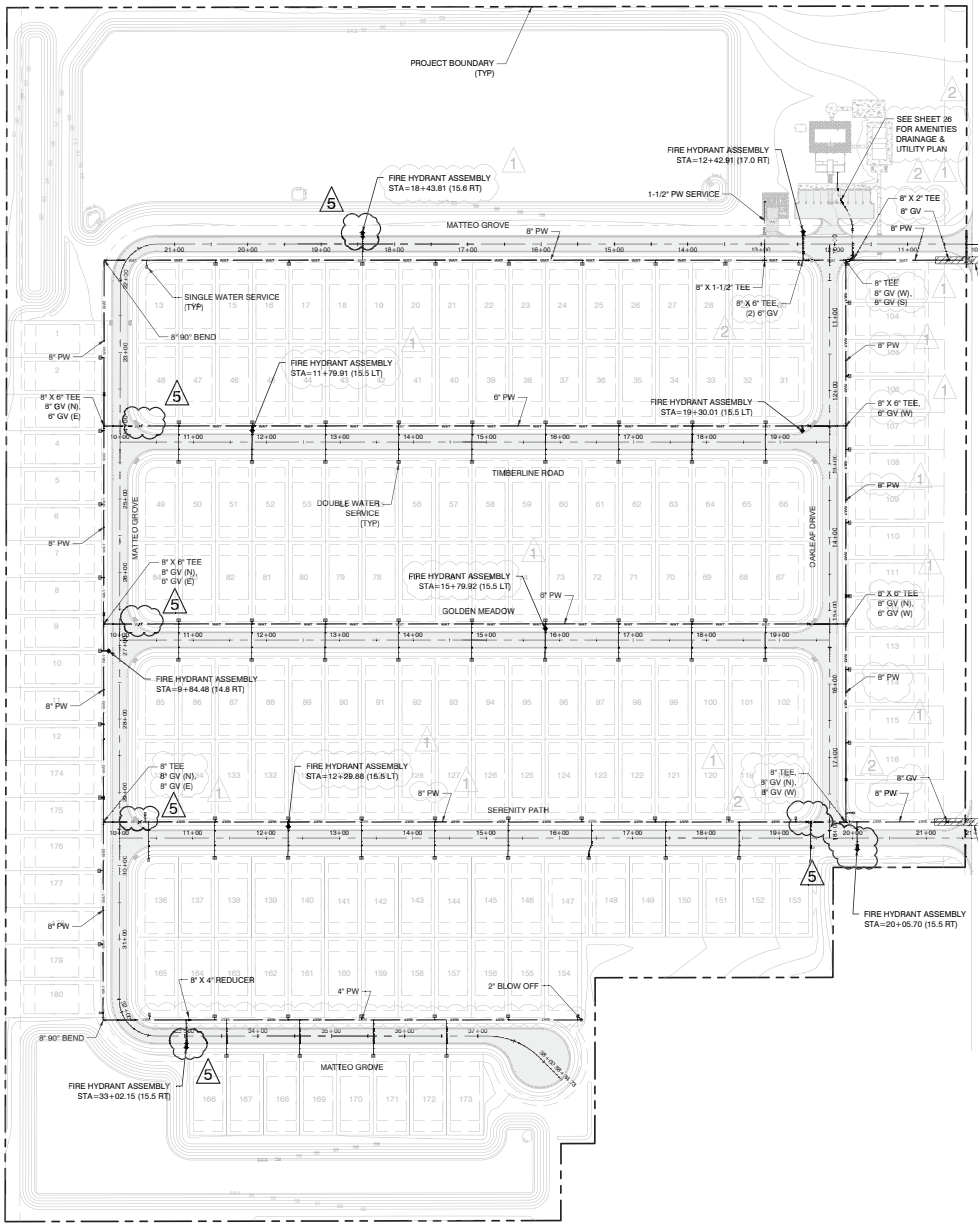
PRELIMINARY PLAT

MATTEO OAKS
CITY OF WILDWOOD, FL

SAVE DATE	3/25/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.00903
FILE NAME	04 PRE-PLAT

SHEET NUMBER 04

This item has been digitally signed and sealed by Timothy D. Clymer, 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.



N

80 40 0 80 160 240

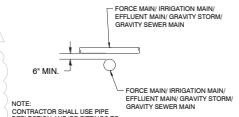
SCALE IN FEET
1" = 80'

POTABLE WATER LEGEND

PROPOSED		EXISTING
PW	POTABLE WATER MAIN	PW
GV	VALVE (TYPE) GV=GATE VALVE BV=BUTTERFLY VALVE PV=PLUG VALVE CV=CHECK VALVE	GV
4"x3"	REDUCER (SIZE)	4"x3"
	CAP	
	BLOW-OFF VALVE	
	SINGLE SERVICE	
	DOUBLE SERVICE	
	TEE	
45°	BEND (ANGLE)	45°
	FIRE HYDRANT ASSEMBLY	
	AIR RELEASE VALVE	
4	SAMPLE POINT	

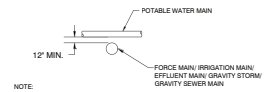
NOTES:

1. IF ADJACENT SYSTEMS ARE EXISTING, REMOVE PLUGS & CONNECT.
2. IF ADJACENT SYSTEMS ARE NOT EXISTING, PLACE A GATE VALVE, A MIN. OF 40' OF PIPE, AND A PLUG BEYOND THE LAST SERVICE BEING CONSTRUCTED.
3. ALL FIRE HYDRANTS TO BE PAINTED OR ORDERED FROM SUPPLIER AS "YELLOW" IN COLOR.



NOTE: CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE CLEARANCE REQUIREMENTS

NON-POTABLE PRESSURE MAIN CROSSING DETAIL
N.T.S.



NOTE: CONTRACTOR SHALL USE PIPE DEFLECTION AND/OR FITTINGS TO ENSURE FDEP CLEARANCE REQUIREMENTS

POTABLE WATER CROSSING DETAIL
N.T.S.

DATE	REVISIONS	BY
10-30-24	RELOCATED OF HYDRANTS, UPSIZED SOME OF THE FITTINGS.	MJF
1-16-25	REVISED HYDRANT NOTE, REVISED WATER SERVICES ALONG STREET A	MJF
3-25-25	REVISED WATER LINE, REMOVED NOTE 4	MJF
	MOVED PW VALVES CLOSER TO TEE, ADDDED VALVES TO HYDRANT ASSEMBLIES	MJF

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CLYMER PARMER BARLEY, P.A.
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(352)748-3199

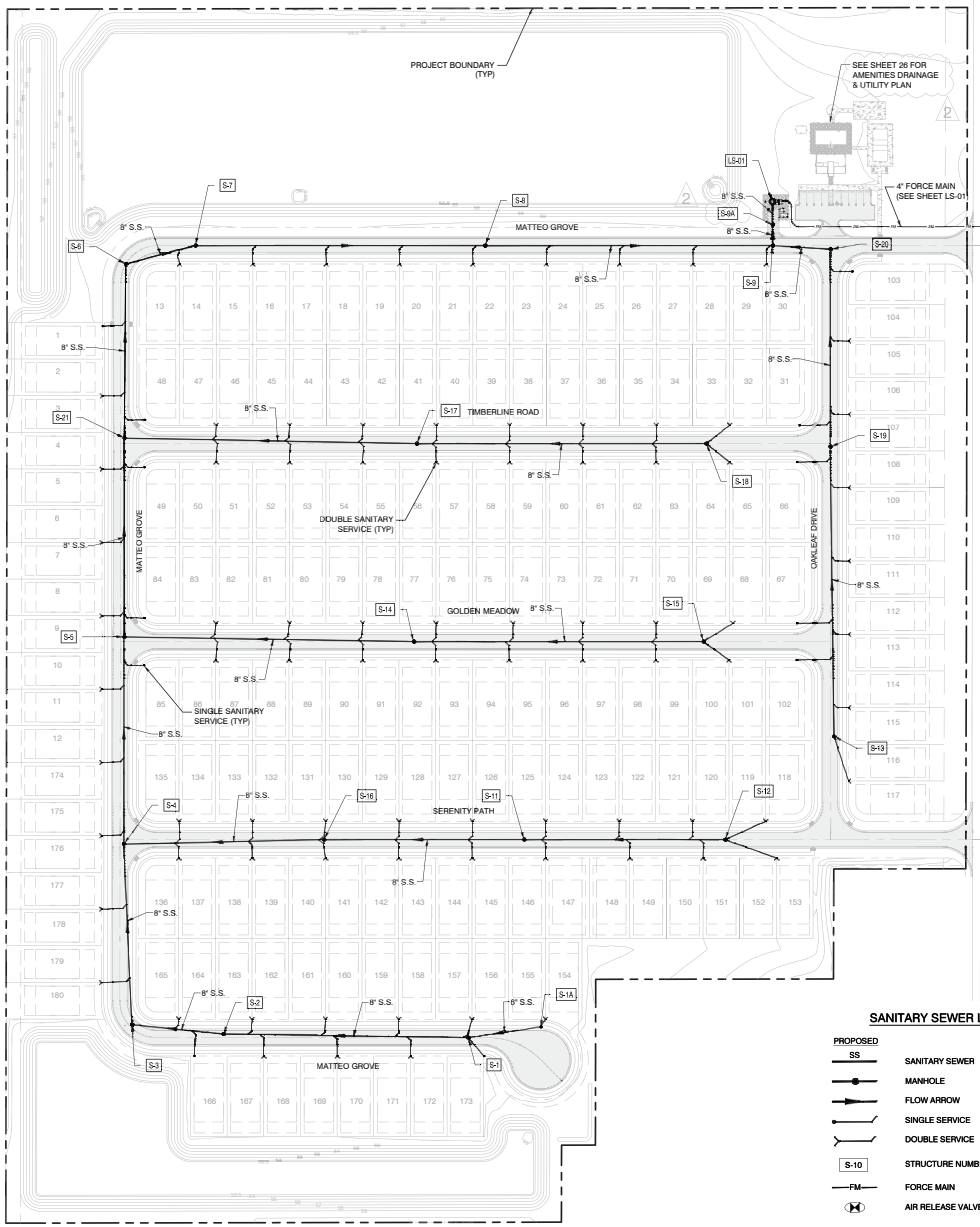
MATTEO OAKS
CITY OF WILDWOOD, FL

WATER DISTRIBUTION MASTER PLAN

SAVE DATE	3/25/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.00903
FILE NAME	12 MASTER WAT

SHEET NUMBER 12

G:\SUBTENCHIA LAKES\MATTEO OAKS\CIVIL\CONSTRUCTION\12 MASTER\WAT.dwg | PLOT DATE:3/26/2025 8:41 PM | PLOT DATE: 3/24/2025 | LAST SAVED BY: MFORD



N

80 40 0 80 160 240

SCALE IN FEET
1" = 80'

CLEARANCE REQUIREMENTS FOR POTABLE WATER/ SANITARY, STORM SEWER, RECLAIMED WATER, AND NON-POTABLE IRRIGATION PIPING

THE MINIMUM VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER AND SANITARY SEWER MAINS TO COMPLY WITH RULES 62-604.400(2)(b) - (l), F.A.C. AND 62-604.400 (3), F.A.C. ARE AS NOTED BELOW.

1. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. NEW OR RELOCATED UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

2. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

SANITARY SEWER LEGEND

PROPOSED		EXISTING
SS	SANITARY SEWER	SS
	MANHOLE	
	FLOW ARROW	
	SINGLE SERVICE	
	DOUBLE SERVICE	
S-10	STRUCTURE NUMBER	S-10
FM	FORCE MAIN	FM
	AIR RELEASE VALVE	

STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
LS-01	LIFT STATION RIM / GRATE EL. = 59.75 8" INV IN = 43.56 (S)
S-1	SAN. MANHOLE RIM / GRATE EL. = 60.66 6" INV IN = 54.50 (E) 8" INV OUT = 54.40 (W)
S-1A	SAN. CLEANOUT RIM / GRATE EL. = 60.32 6" INV OUT = 55.50 (W)
S-2	SAN. MANHOLE RIM / GRATE EL. = 59.91 8" INV IN = 53.06 (E) 8" INV OUT = 52.96 (W)
S-3	SAN. MANHOLE RIM / GRATE EL. = 59.69 8" INV IN = 52.45 (E) 8" INV OUT = 52.35 (N)
S-4	SAN. MANHOLE RIM / GRATE EL. = 60.09 8" INV IN = 51.37 (S) 8" INV IN = 51.37 (E) 8" INV OUT = 51.27 (N)
S-5	SAN. MANHOLE RIM / GRATE EL. = 60.49 8" INV IN = 50.14 (E) 8" INV IN = 50.14 (S) 8" INV OUT = 50.04 (N)
S-6	SAN. MANHOLE RIM / GRATE EL. = 59.63 8" INV IN = 47.91 (S) 8" INV OUT = 47.81 (E)
S-7	SAN. MANHOLE RIM / GRATE EL. = 60.15 8" INV IN = 47.41 (W) 8" INV OUT = 47.31 (E)
S-8	SAN. MANHOLE RIM / GRATE EL. = 60.77 8" INV IN = 45.73 (W) 8" INV OUT = 45.63 (E)
S-9	SAN. DROP MANHOLE RIM / GRATE EL. = 59.66 8" INV IN = 44.05 (W) 8" INV IN = 50.02 (E) 8" INV OUT = 43.95 (N)
S-9A	SAN. MANHOLE RIM / GRATE EL. = 59.66 8" INV IN = 43.83 (S) 8" INV OUT = 43.72 (N)

STRUCTURE TABLE	
STRUCTURE NAME	STRUCTURE DETAILS
S-11	SAN. MANHOLE RIM / GRATE EL. = 60.34 8" INV IN = 53.75 (E) 8" INV OUT = 53.65 (W)
S-12	SAN. MANHOLE RIM / GRATE EL. = 61.08 6" INV IN = 54.95 (E) 6" INV IN = 54.95 (NE) 8" INV OUT = 54.85 (W)
S-13	SAN. MANHOLE RIM / GRATE EL. = 62.59 6" INV IN = 58.05 (S) 8" INV OUT = 57.95 (N)
S-14	SAN. MANHOLE RIM / GRATE EL. = 61.29 8" INV IN = 52.02 (E) 8" INV OUT = 51.92 (W)
S-15	SAN. MANHOLE RIM / GRATE EL. = 60.15 6" INV IN = 53.90 (SE) 6" INV IN = 53.90 (NE) 8" INV OUT = 53.80 (W)
S-16	SAN. MANHOLE RIM / GRATE EL. = 60.61 8" INV IN = 52.56 (E) 8" INV OUT = 52.46 (W)
S-17	SAN. MANHOLE RIM / GRATE EL. = 61.24 8" INV IN = 53.05 (E) 8" INV OUT = 52.95 (W)
S-18	SAN. MANHOLE RIM / GRATE EL. = 59.83 6" INV IN = 54.93 (NE) 6" INV IN = 54.93 (SE) 8" INV OUT = 54.83 (W)
S-19	SAN. MANHOLE RIM / GRATE EL. = 60.67 8" INV IN = 56.17 (S) 8" INV OUT = 56.07 (N)
S-20	SAN. MANHOLE RIM / GRATE EL. = 59.96 8" INV IN = 50.48 (S) 6" INV IN = 50.48 (N) 8" INV OUT = 50.38 (W)
S-21	SAN. MANHOLE RIM / GRATE EL. = 60.09 8" INV IN = 48.96 (S) 8" INV IN = 48.96 (E) 8" INV OUT = 48.86 (N)

REVISIONS	DATE	BY
1	12/17/24	MJF
2	1/16/25	MJF

1 - UPDATED STRUCTURE TABLES
2 - ADDED MANHOLE, UPDATED AMENITIES, STRUCTURE TABLE

CFB | CLYMER FARMER BARLEY
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MATTEO OAKS
CITY OF WILDWOOD, FL

MASTER SANITARY PLAN

SAVE DATE	2/20/2025
DRAWN BY	MJF
CHECKED BY	TDC
PROJECT #	EP2024.00903
FILE NAME	11 MASTER SAN

SHEET NUMBER 11

I, Tyler Casey, State of Florida, Professional Engineer, License Number 96621. This item has been digitally signed and sealed by Tyler Casey 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.

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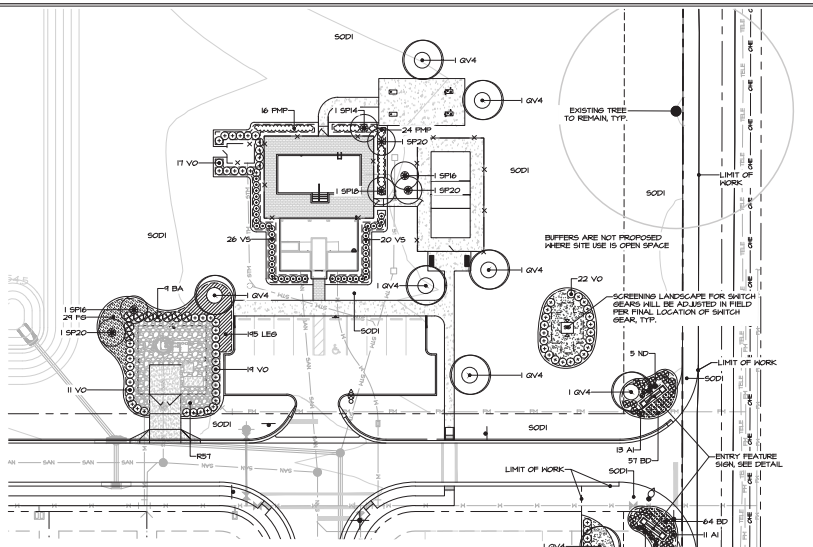
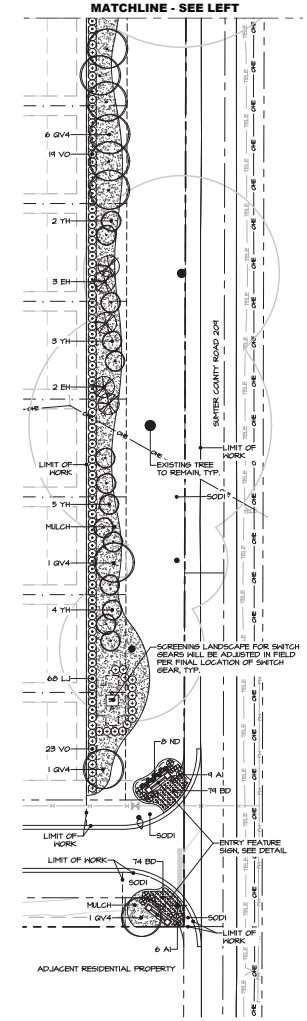
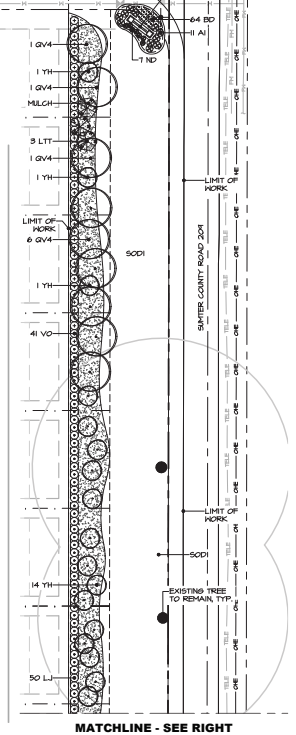






PLANT SCHEDULE

Note: Quantities are provided as a guide only. The contractor shall confirm total quantities as reflected by the plan. Spacing noted is a general guide only. Spacing shall be adjusted as required to achieve quantities noted or as otherwise indicated on plan. All sizes given are minimums unless otherwise noted. Every component of spec shall be met.

Key	Qty	Plant Name	Size and Spacing	Maintenance
AI	39	African Iris, white Dietes vegeta - (AI)	#3; full; 5-6 ppp min; 42" oc	Allow natural growth; deadhead regularly
BA	9	Bamboo Bambusa multiplex 'Alphonse Karr' - (BA)	#15; 6-8' ht; 15+ canes; full; 5' oc	15-20' ht x full mass; control encroachment
BD	274	Blue Daze Evolvulus glomeratus 'Blue My Mind' - (BD)	#1; full; 12"+ spr; 18" oc	Allow natural growth and massing; keep in bounds
EH	5	Eagleston Holly Ilex x attenuata 'Eagleston' - (EH)	#45; 8'+ ht x 3-4'+ spr; 2" DBH min (aggregate)	Allow natural growth; control encroachment
FG	29	Fakahatchee Grass Tripsacum dactyloides - (FG)	#3; 24"+ ht x 12"+ spr; 5' oc	Maintain informally; cut back if frost damaged
LEG	195	Emerald Goddess Liriope Liriope muscari 'Emerald Goddess' - (LEG)	#1; full; 5-7 ppp min; 18" oc	18" ht x full mass
LJ	180	Ligustrum Ligustrum japonicum - (LJ)	#7; 3'+ ht x 2'+ spr; 4' oc	6' ht x 6'; full hedge; may be sheared
LTT	3	Ligustrum, tree-type Ligustrum japonicum - (LTT)	B&B; 8'+ ht x 8'+ spr; multi-trunk; 4' min open below 2" DBH min (aggregate)	Allow natural growth; 6-8' open below; prune informally; do not shear
ND	20	Heavenly Bamboo Nandina domestica - (ND)	#7; 28"+ ht x 2'+ spr; 5 canes min	Allow natural growth
PMP	40	Pringles Dwarf Japanese Yew Podocarpus macrophyllus 'Pringlei' - (PMP)	#3; 10-12"+ ht x 12-18"+ spr; 3' oc	30" ht x full mass; maintain informally; do not shear
QV4	52	Live Oak Quercus virginiana - (QV4)	#65; 12-14' ht x 6'+ spr; 3" DBH min (4"cal)	Allow natural growth; prune only for form or dead wood
SP14	1	Sabal Palm Sabal palmetto - (SP14)	BR; hurricane cut; 14' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP16	2	Sabal Palm Sabal palmetto - (SP16)	BR; hurricane cut; 16' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP18	1	Sabal Palm Sabal palmetto - (SP18)	BR; hurricane cut; 18' CT ht	Allow natural growth; prune only dead fronds to keep full round head
SP20	3	Sabal Palm Sabal palmetto - (SP20)	BR; hurricane cut; 20' CT ht	Allow natural growth; prune only dead fronds to keep full round head
VO	323	Sweet Viburnum Viburnum odoratissimum - (VO)	#15; 3-4'+ ht x 30"+ spr; 4' oc	6' ht x 6'; full hedge
VS	46	Sandankwa Viburnum Viburnum suspensum - (VS)	#7; 3'+ ht x 3' spr; 3' oc	5' ht x 3'; full hedge
YH	79	Yaupon Holly, tree type Ilex vomitoria - (YH)	#45; 8' ht min x 3-4' spr; multi-trunk; 2" DBH min (aggregate)	Allow natural growth; do not shear; prune only for form or dead wood
RS7		#57 Stone - (RS7)	.2" to 1"; 3-4" depth over landscape fabric	
MULCH		Pine Straw - (MULCH)	3" depth	Refresh annually, or as needed
SOD1		Argentine Bahia Paspalum notatum 'Argentine' - (SOD1)	Pallet	

NOTES:

1. Any damage to existing landscaping or irrigation on adjacent sites caused by any aspect of the construction of this project shall be restored immediately to acceptable conditions, as determined by MPA.
2. This plan is intended to reflect the applicable requirements of the City of Wildwood Code. The Owner reserves the right to add non-required landscaping, upgrade minimum sizes, and make other improvements to the landscaping that are consistent with or may exceed code requirements.
3. During construction and development, all reasonable steps necessary to prevent destruction or damage to trees and native vegetation shall be taken, as described in ANSI A300 Part 5, Part 6, and Part 9. An ISA-certified arborist shall determine the condition rating of trees and native vegetation that are destroyed or sustain major damage prior to occupancy or use, as referenced in the Wildwood Tree Market Study (January 2021).
4. All site areas that are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
5. All plant material used shall meet or exceed the grade of Florida #1, as per Grades and Standards for Nursery Plants, State of Florida, latest edition.
6. All landscaping shall be installed in a professional manner following acceptable nursery practices as set by the Florida Nursery, Growers and Landscape Association (FNGLA).
7. The Owner, including successors and assigns, shall be responsible for the maintenance of the landscaping on-site and the grassed rights-of-way.
8. All trees and shrubs shall be watered by a 100% automatic irrigation system equipped with a rain sensor device pursuant to F.S. Chapter 373. The water source shall be the existing 6" Irrigation Well (see Irrigation Permit Plan for location). Bahia sod may remain unirrigated.
9. All landscaping conforms generally to water-efficient design principles, including the use of native and/or drought-tolerant species.
10. All tree staking shall be removed within one (1) year of installation.
11. All critical root zones shall undergo root pruning prior to permanent irrigation installation.

LANDSCAPE NOTES (REFER TO THE DETAILED SPECIFICATIONS)

1. The Landscape Contract shall generally include the following work:
   - A. Finish grading 4"± in all areas of the work.
   - B. Root pruning existing tree critical root zones prior to permanent irrigation installation, including trees along perimeter of site.
   - C. Thorough removal of existing vegetation in all areas of the work, including application(s) of post-emergent herbicide at least two weeks prior to planting, and use of pre-emergent herbicide during planting.
   - D. Supplying of plant material of the specified type, size, and quality.
   - E. Proper location, layout, and orientation of trees and planting beds.
   - F. Proper amendment of the soil used for planting, preparation of bed areas, sizing of planting pits, and correct planting procedures.
   - G. Installation of sod within the limits shown on the plan, in a neat, finished manner meeting specified requirements.
   - H. Watering and maintaining all plantings per the specified requirements until final completion and acceptance.
   - I. Observing and following any special requirements beyond the specifications as noted on the plans.
   - J. Removing above ground tree staking within one year of installation. Underground rootball kits shall remain in place and will deteriorate naturally.
2. The Landscape Contractor shall be responsible for:
   - A. Observing and reporting any detrimental soil, drainage, or other any conditions which would affect the health and performance of the landscaping.
   - B. Following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
   - C. Providing competent supervision of the work at all times.
   - D. Reporting and repairing any damage caused by his work or actions.
   - E. Maintaining the jobsite in a clean, professional, and workmanlike manner.
   - F. Coordination of or with irrigation installation in order to achieve proper coverage, including adjustments of plant locations if required.
   - G. Coordination with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to achieve proper results, including adjustments to plant locations if required.
   - H. Prosecuting the work in a continuous and diligent manner until it is complete according to the Plans and Specifications.
   - I. Following all administrative and technical requirements of the bid documents.
3. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.

REFER TO SEPARATE SET OF SPECIFICATIONS THAT MUST ACCOMPANY THIS PLAN.

LANDSCAPE CALCULATIONS:

Site Data
Site Area: 44.75 Ac.

Required Perimeter Buffers

North Buffer: 1,308 LF
Required: No buffer required (Residential to Residential)

South: 1,784 LF
Required: No buffer required (Residential to Residential)

East Buffer: 750 LF
Required: 15' width, 3 canopy trees, 5 understory trees, continuous hedge per 100 LF = 23 canopy, 38 understory. Continuous hedge (buffers are not proposed where site use is open space)

*Provided:
20' width
23 canopy trees (6 existing + 17 provided)
38 understory trees
Continuous hedge

West Buffer: 750 LF
Required: 15' width, 3 canopy trees, 5 understory trees, continuous hedge per 100 LF = 24 canopy, 40 understory. continuous hedge (buffers are not proposed where site use is open space)

*Provided:
20' width
24 canopy trees (2 existing + 22 provided)
40 understory trees
Continuous Hedge

*Trees provided as required

Landscape parking lot Requirements

6 Paved Parking Spaces

Required: 1 canopy tree and 3 shrubs for every 25 parking spaces = 1 Canopy and 3 Shrubs

*Provided:
2 canopy trees and shrubs provided at adjacent lift station

Existing Tree Calculations

Total existing trees over 10" = 32
Total existing trees DBH = 1624" DBH
Note- all existing trees are live oaks

Non-Viable Live Oaks removed: 4
Viable Live Oaks removed: 18
Viable Live Oaks to be preserved: 10

Categories of viable Live Oaks to be removed

A. 10-17"; = 0
B. 18-35"; = 1 (26") DBH
C. 36"+; = 17 (884") DBH

Replacement Live Oak Trees Required by category

A. 0 Viable Oaks removed x 1 = 0 required
B. 1 Viable Oaks removed x 3 = 3 required
C. 17 Viable Oaks removed x 4 = 68 required

Replacement Live Oaks required: 71
Replacement Live Oaks provided: 52

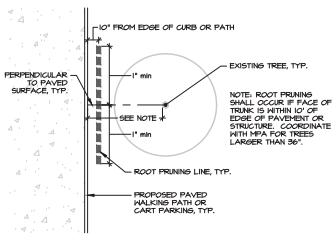
180 residential lots will have one canopy tree each in front yard.
Lots 131-311 will have one Live Oak to fulfill remaining 19 replacement Live Oaks

The remaining homesites will select one of the following canopy trees for the Front Yard requirement:
Live Oak
Slimand Oak
Magnolia
Elm

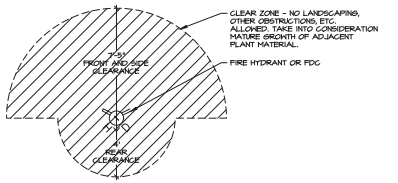
Canopy Trees shall be a minimum DBH of 2" and height of 8'

Yard Landscaping
The front yard of each residential lot shall receive a minimum of 1 canopy tree and 5 shrubs

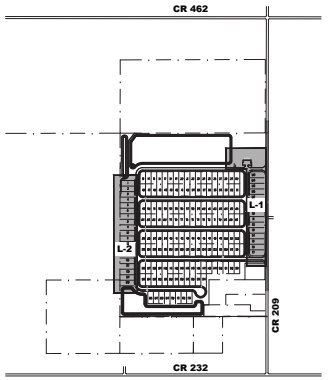
Monoculture
Trees: 4 shade species; 1 palm species provided
Shrubs: 8 species provided
*This does not include required trees on residential lots



TYPICAL ROOT PRUNING PLAN
SCALE: 1" = 10'



HYDRANT CLEARANCE DETAIL
N.T.S



LOCATION / KEY MAP
N.T.S.

SCALE: 1"=30'

REVISIONS

DATE	BY

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

LICENSED LANDSCAPE ARCHITECT
ALEXANDRA M. BIANCHI
LA 6666862
STATE OF FLORIDA

This item has been electronically signed and sealed by Alexandra M. Bianchi on 04/10/25 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

MATTEO OAKS
WILDWOOD, FLORIDA

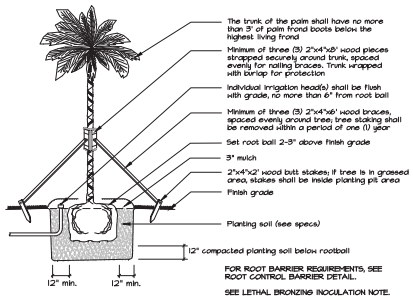
LANDSCAPE PLAN

DATE 04/10/25
DWN. BY RGG/RAZ
CHKD. BY JJO/SMS

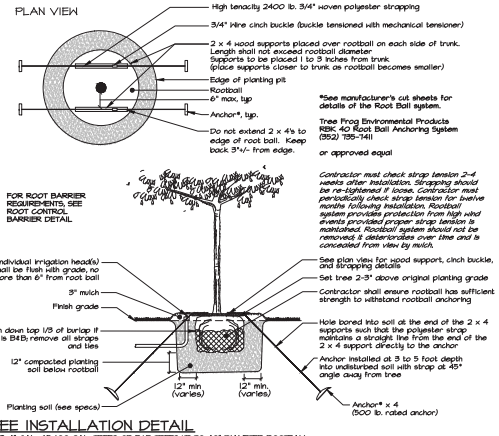
SHEET 1 OF 2

L-1

F:\MATTEO OAKS\BIDPLANS\01-22-25 MATTEO OAKS LS.DWG

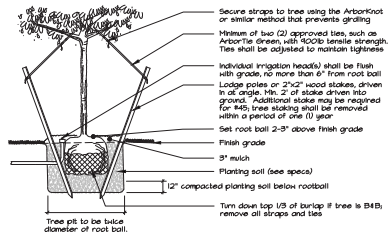


PALM INSTALLATION DETAIL



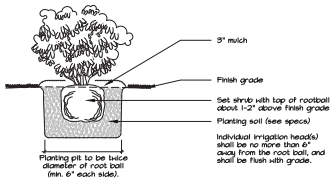
TREE INSTALLATION DETAIL

FOR 3-4" CAL., 65-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

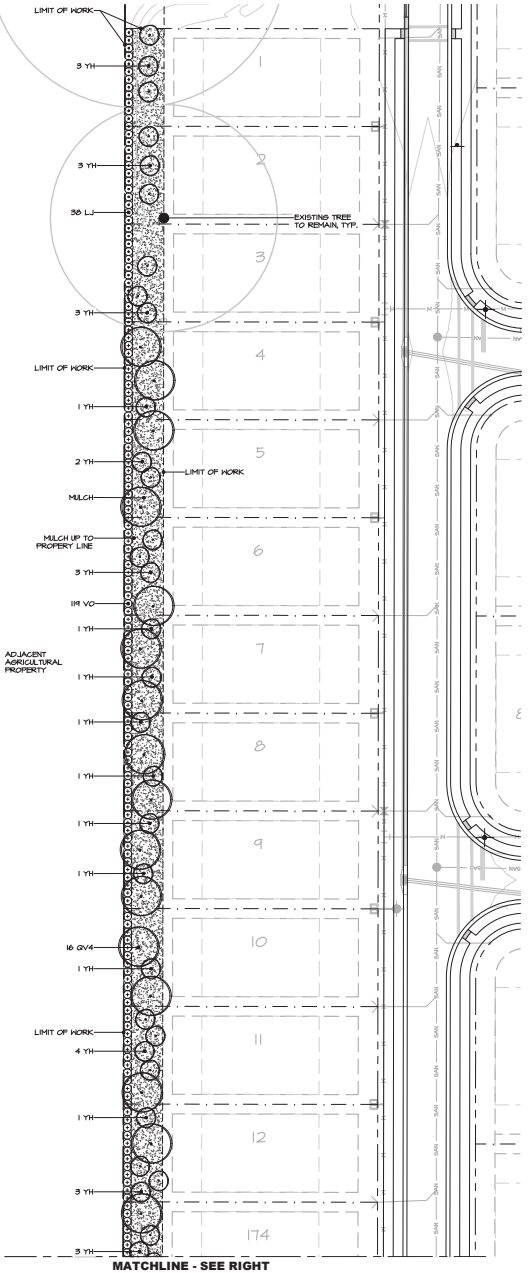


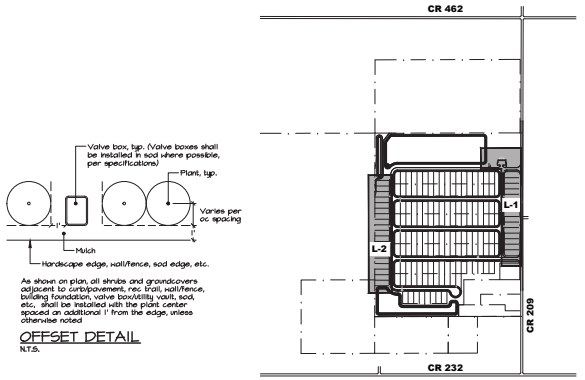
TREE INSTALLATION DETAIL

FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 45 GAL.



SHRUB INSTALLATION DETAIL





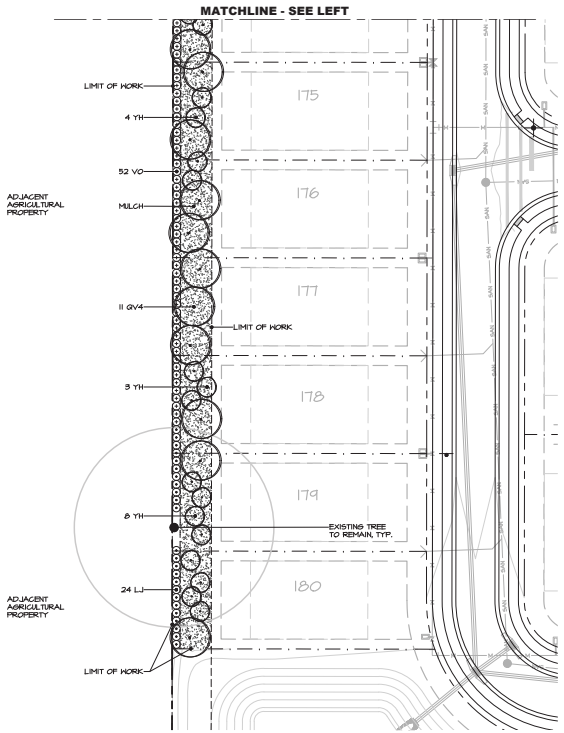
As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec. trail, wall/fence, building foundation, valve box/utility vault, sod, etc., shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL

N.T.S.

LOCATION / KEY MAP

N.T.S.



SCALE: 1"=30'

REVISIONS	BY	DATE

MPA Michael Pape & Associates, PA
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2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

LA 6666862
REGISTERED LANDSCAPE ARCHITECT
STATE OF FLORIDA

This item has been electronically signed and sealed by Suzanne M. Stancil on 04/10/25 using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

MATTEO OAKS
WILDWOOD, FLORIDA

LANDSCAPE PLAN

DATE 04/10/25
DWN. BY RGG/RAZ
CHKD. BY JJJO/SMS

SHEET 2 OF 2

L-2

F:\MATTEO OAKS\BIDPLANS\01-22-25 MATTEO OAKS 1.5.DWG

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1127 VOSO Shanty Creek Villas Master Plan**

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

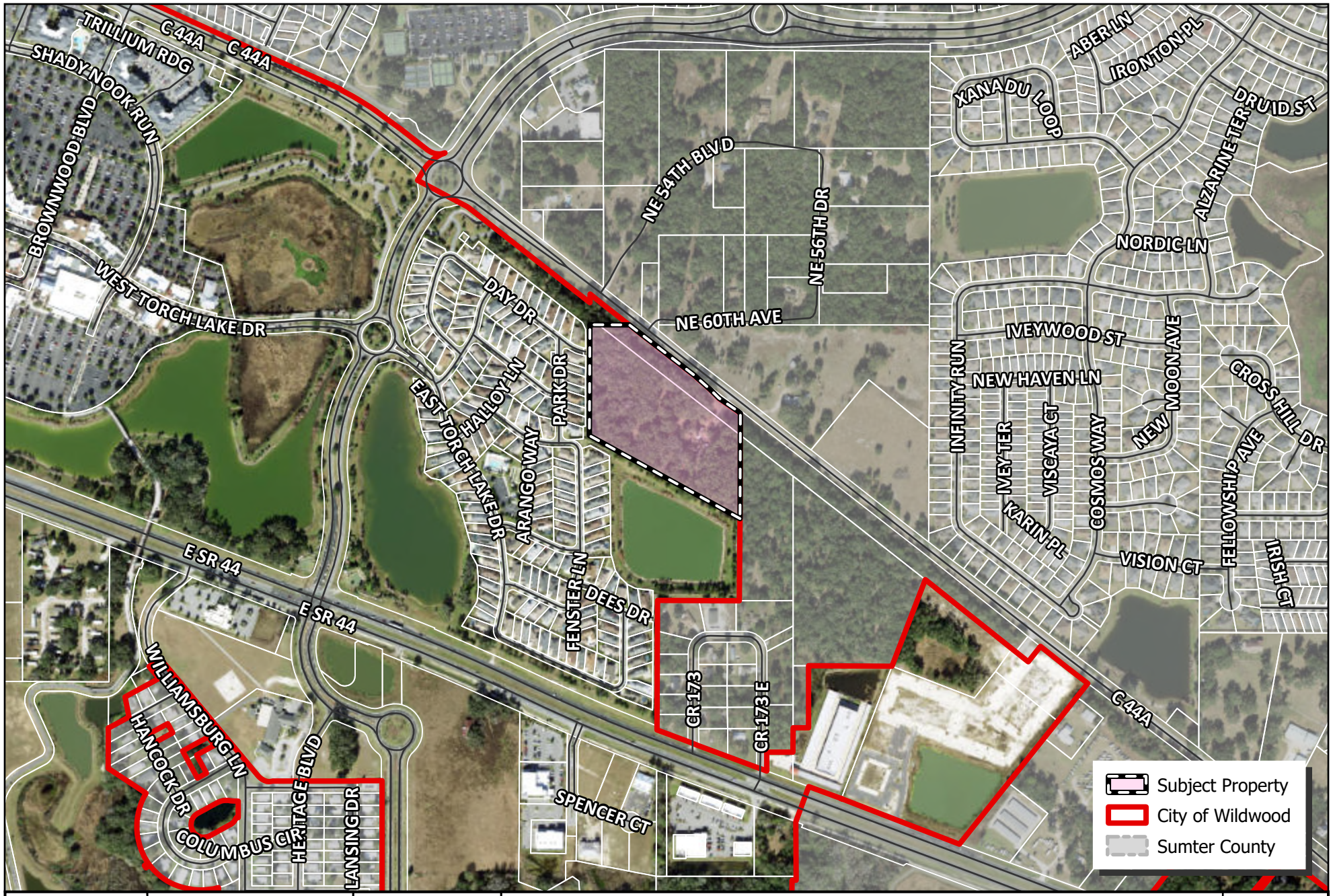
HISTORY/FACTS/ISSUES:

Case Number	A25-1127 VOSO Shanty Creek Villas Master Plan
Applicant(s)	The Villages of Lake Sumter, Inc.
Owner(s)	The Villages of Lake Sumter, Inc.
Acreage	9.74 +/-
Property Location	The subject property is generally located approximately 0.18 miles southeast of the intersection of C 44A and S Buena Vista Boulevard.
Parcel(s)	G16-005 & G16-112
Date	May 21, 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 80 units, and nonresidential areas, on 9.74 acres MOL, per the attached plan.

A25-1127 meets the criteria set forth within the Villages of Southern Oaks Chapter 163 Agreement, the City's Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's 2050 Comprehensive Plan.

McKenna Page
Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.04 0.06 0.08 Miles

PJ #A25-1127

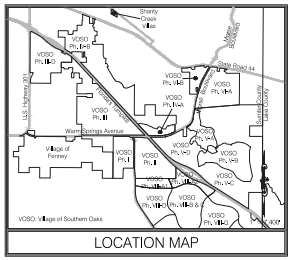
VOSO - SHANTY CREEK VILLAS MASTER PLAN

PARCELS G16-005 & G16-112

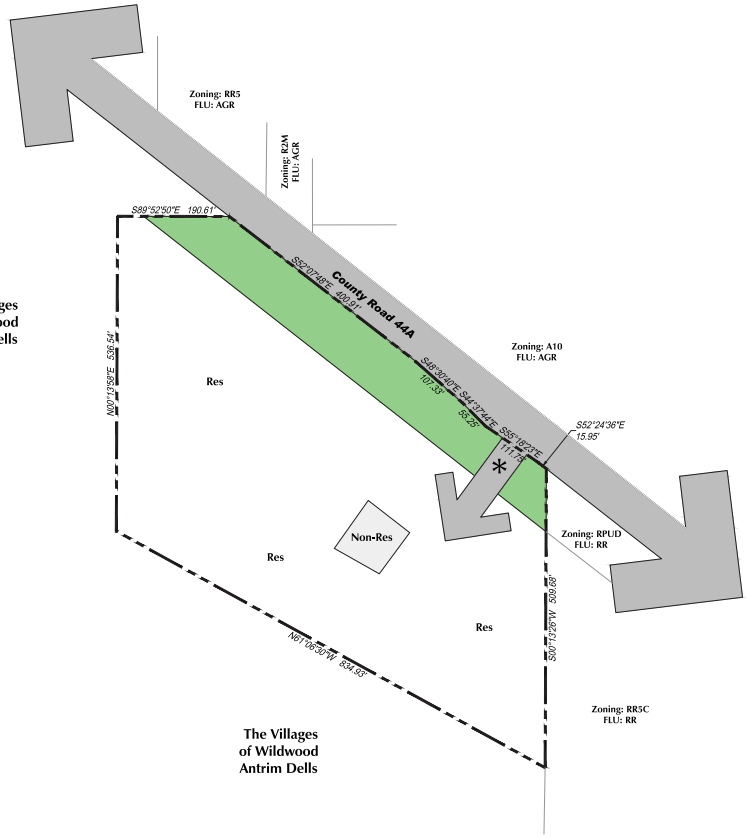
MAP 1B

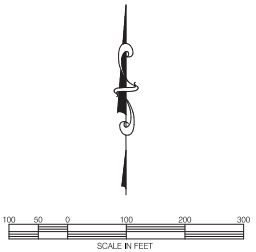
LOCATION MAP

APR 2025



LOCATION MAP





Master Plan Data

1. Acreage: 9.74 ±
2. Dwelling Units: Not to Exceed 80
3. Zoning: ARD
4. Parcel ID: G16-005 G16-112
5. Owner: The Villages of Lake Sumter Inc.
   7580 Middleton Drive
   Middleton, Fl 34762
6. Developer: The Villages of Lake Sumter Inc.
   7580 Middleton Drive
   Middleton, Fl 34762
7. Open Space: Reference 163 Agreement
8. Buffers: Reference 163 Agreement
9. Setbacks: Reference 163 Agreement
10. Water and Sewer Supplied by: CSU
11. Irrigation Supplied by: SWCA
12. Electrical Supplied by: SECO
13. Telephone Supplied by: Comcast \ Spectrum
14. Gas Supplied by: TECO

Note: The information shown on this map is for graphic presentation only and is subject to change. This is not a binding development plan.

BY | REVISIONS | DATE

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD, WILDWOOD, FL 34785
PHONE: 352-748-0927
WWW.CFBRC.COM CA #4709

Villages of Southern Oaks

Shanty Creek Villas Master Plan

SAVE DATE	4/1/2025
DRAWN BY	KMK
CHECKED BY	KMK
PROJECT #	
FILE NAME	Master Plan Shanty Creek VII.dwg

Digitally signed by Woodrow L Clymer
Date: 2025.04.03 13:20:14-04'0 0'

SHEET NUMBER 1

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-0036 Twisted Oaks Commercial Final Plat**

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-0036 Twisted Oaks Commercial Final Plat
Owner(s)	KL Twisted Oaks LLC
Applicant(s)	James P. Harvey
Acreage	8.119 +/-
Property Location	The subject property is generally located at the southwest corner of the intersection of N US 301 and E C 462.
Parcel(s)	D31A216 & D31A218

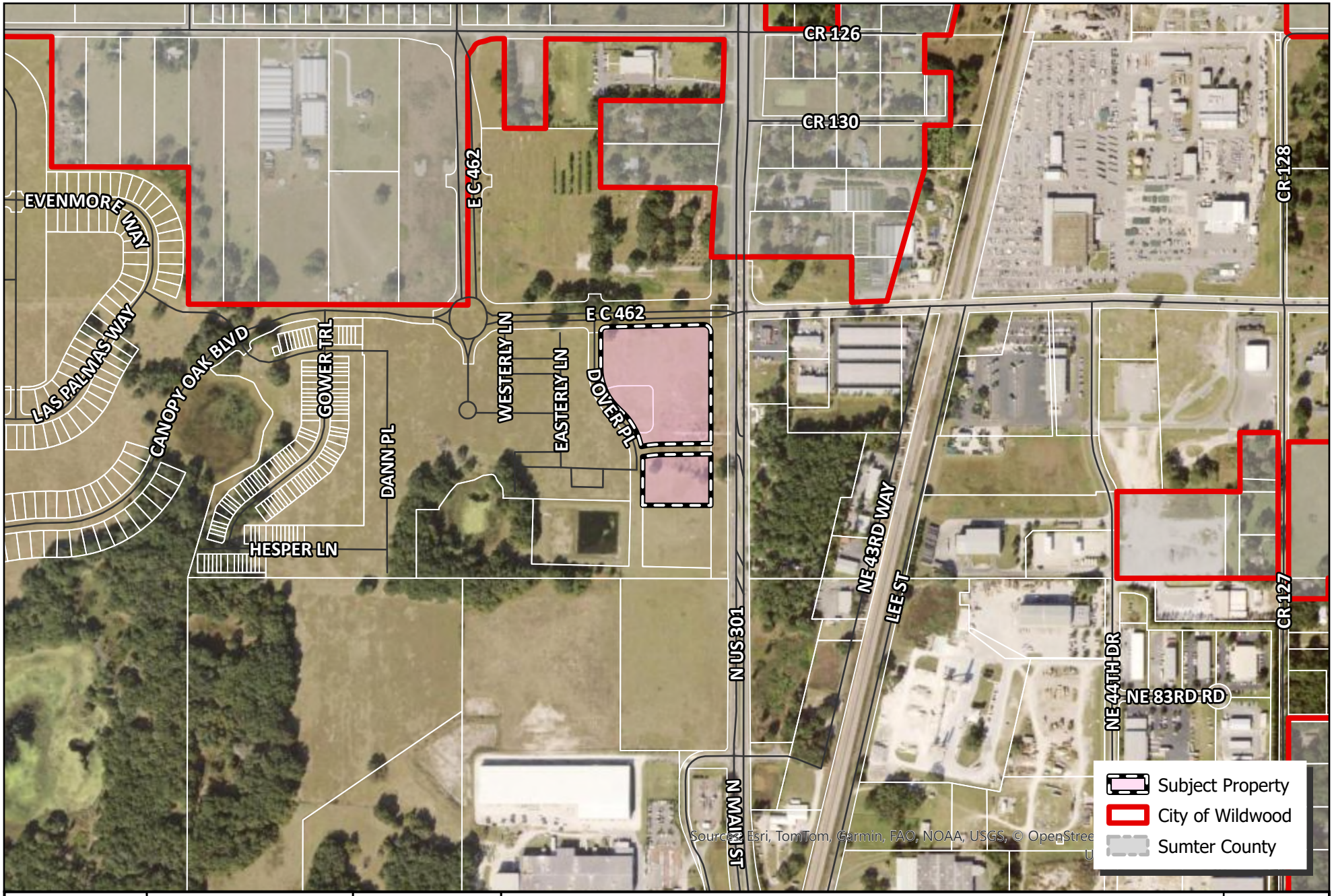
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a replat of Tracts C-2B, C-2A, C-3, C-4, C-5, and P-3 within the Twisted Oaks Final Plat (PLAT 2308-004 PB 21/Page 18), creating tracts C2-C, C2-A, C-3A, and C-3B for the Twisted Oaks Commercial Final Plat on 8.119 acres MOL, per the attached plan.

There are currently outstanding City Attorney comments regarding the as-builts and maintenance bond provided for this plat, per the attached comment sheet. The applicant has responded to comments and the resubmittal is currently under review with the City Attorney. The project shall not move forward to the commission agenda for final approval until such time as all outstanding comments have been satisfied.

A25-0036 Twisted Oaks Commercial Final Plat will meet the criteria set forth in the F.S. 177 and the Land Development Regulations, Design District Standards, and Twisted Oaks Planned Development once the City Attorney's comments are addressed.

McKenna Page

Planner I, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

0 0.01 0.02 0.04 0.06 0.08 Miles

PJ #A25-0036

TWISTED OAKS COMMERICAL FINAL PLAT

PARCELS D31A216 & D31A218

MAP 1B

LOCATION MAP

JAN 2025

Project Application #25-0036 PJ # A25-0036 -PL- Twisted Oaks Commercial Final Plat
City Attorney
4th Submittal

1. LDR 5.6(C)(2) - Please provide a performance bond for this project if applicable (submittal item D.2 on application).
    A. Response: This is a replat to do additional parcels from the first plat, a Bond is not required.
        I. Have as-builts been submitted for these parcels?
            a. **Response: Yes, as-builts for the original construction have been submitted to the City.**
                i. Please provide verification of as-built submittal and acceptance

2. LDR 5.6(C)(3) - Please provide a maintenance bond for this project if applicable (submittal item E.1 on application).
    A. Response: The Maintenance EOPC for Phases 1 & 2 is under review.
        I. Response Acknowledged; Comment remains until satisfied.
            a. Response: The EOPC is still under review by the City. Once approved the maintenance bond will be provided.
                i. Comment remains until satisfied.
                    a) Response: Another Maintenance Bond is not required for this plat as it is a replat with an existing Surety Bond in place.
                    i) Please provide bond number that is claimed to cover this matter.

3. City Attorney reserves the right to make further comments upon resubmittal.
    A. Standing Comment.

4. New Comment: Draft Cross Access Easement was provided in relation to lots C-3A and C-3B. Are any other lots intended to have cross access within the replat? If so, will further draft easements be provided?
    A. Response: No more cross access is proposed in this plat. The remaining parcels have access via public or CDD roadways.
        I. Comment cleared. Cross access between the commercial tracts will be addressed at site plan approval.

TWISTED OAKS COMMERCIAL

A REPLAT OF TRACTS C-2A, C-3, C-4, C-5 AND P-3, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

DESCRIPTION:

A REPLAT OF TRACTS C-2A, C-3, C-4, C-5 AND P-3, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

ALSO DESCRIBED AS

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

BEGIN AT THE NORTHWEST CORNER OF TRACT C-2B, OF SAID TWISTED OAKS; THENCE ALONG THE EAST AND SOUTH BOUNDARY OF TRACT R-1B, OF SAID TWISTED OAKS, RUN THE FOLLOWING FOUR (4) COURSES: 1) N.00°09'52"E., A DISTANCE OF 214.84 FEET; 2) THENCE NORTHERLY, 19.37 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 03°21'49" (CHORD BEARING N.01°31'03"W., 19.37 FEET); 3) THENCE EASTERLY, 92.02 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 11°05'57" (CHORD BEARING N.83°36'45"E., 91.87 FEET); 4) N.89°09'43"E., A DISTANCE OF 238.58 FEET TO A POINT ON THE WEST BOUNDARY OF TRACT RD-3, OF SAID TWISTED OAKS ALSO BEING POINT A; THENCE ALONG SAID WEST BOUNDARY, S.00°00'04"E., A DISTANCE OF 248.86 FEET TO THE NORTHEAST CORNER OF TRACT C-2B, OF SAID TWISTED OAKS; THENCE ALONG THE NORTH LINE OF SAID TRACT C-2B, N.89°50'08"W., A DISTANCE OF 329.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.855 ACRES, MORE OR LESS.

TOGETHER WITH

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

BEGIN AT AFORESAID POINT A; THENCE ALONG THE NORTH AND EAST BOUNDARY OF AFORESAID TRACT R-1B, RUN THE FOLLOWING FIVE (5) COURSES: 1) S.89°09'43"W., A DISTANCE OF 239.31 FEET; 2) THENCE WESTERLY, 97.87 FEET ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 10°40'52" (CHORD BEARING S.83°49'17"W., 97.73 FEET); 3) THENCE NORTHWESTERLY, 211.55 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 36°43'46" (CHORD BEARING N.30°16'35"W., 207.94 FEET); 4) THENCE NORTHWESTERLY, 229.99 FEET ALONG THE ARC OF A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 48°48'20" (CHORD BEARING N.24°14'18"W., 223.10 FEET); 5) N.00°09'52"E., A DISTANCE OF 169.79 FEET; THENCE ALONG THE SOUTH BOUNDARY OF TRACT R-1A, OF SAID TWISTED OAKS, RUN THE FOLLOWING THREE (3) COURSES: 1) THENCE NORTHEASTERLY, 38.62 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°30'50" (CHORD BEARING N.44°25'17"E., 34.89 FEET); 2) N.88°40'42"E., A DISTANCE OF 472.27 FEET; 3) THENCE SOUTHEASTERLY, 55.78 FEET ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 91°18'59" (CHORD BEARING S.45°39'48"E., 50.06 FEET) TO A POINT ON THE WEST BOUNDARY OF TRACT RD-3, OF SAID TWISTED OAKS ALSO BEING POINT A; THENCE ALONG SAID WEST BOUNDARY, S.00°00'04"E., A DISTANCE OF 539.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6.264 ACRES, MORE OR LESS.

NOTES:

1) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION. INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY. IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

2) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH BOUNDARY OF TRACT C-2B, TWISTED OAKS, AS RECORDED IN PLAT BOOK 201, PAGES 18-18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, HAVING A GRID BEARING OF N 89°50'08" W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

3) THE SUBJECT PLAT LIES IN FLOOD ZONES "X" AND "A", ACCORDING TO FLOOD INSURANCE RATE MAP, MAP NO. 12119C0068D FOR SUMTER COUNTY, DATED 09/27/2013, AND ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. LINES SHOWN, IF ANY, HAVE BEEN DIGITALLY TRANSLATED FROM DFIRM DATABASE INFORMATION SUPPLIED BY THE FEMA MAP SERVICE CENTER (HTTPS://MSC.FEMA.GOV).

4) ALL DISTANCES SHOWN ARE IN FEET.

5) WITH REFERENCE TO CURVILINEAR LOTS, NON-RADIAL LINES HAVE BEEN DESIGNATED BY (NR). ALL OTHER LINES ARE RADIAL.

6) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES.

8) THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

9) THE RADIUS ON THE EXTERIOR OF WETLANDS BUFFER IS 25.00' UNLESS NOTED OR DEPICTED.

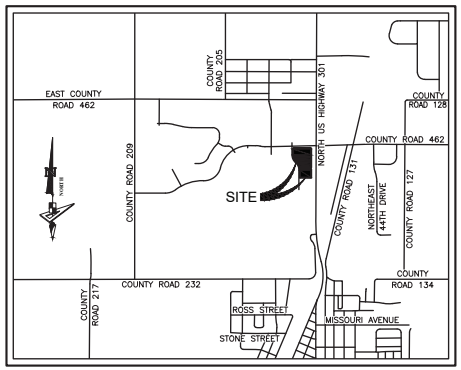
10) TRACTS C-2A, C-2C, C-3A, C-3B, C-4, C-5 AND P-3 FOR A TOTAL OF 7 TRACTS.

11) AT THE TIME OF RECORDING THIS REPLAT IS AFFECTED BY THE FOLLOWING RECORDED EASEMENTS FOUND IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA: (WHICH THIS REFERENCE DOES NOT ACT TO REIMPOSE SAME)

a. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF TWISTED OAKS, RECORDED IN PLAT BOOK 21, PAGE 18, 18A THROUGH 18T.

LEGEND:

C.C.R. ----------	CERTIFIED CORNER RECORD
U.E. ----------	UTILITY EASEMENT
D.E. ----------	DRAINAGE EASEMENT
PC ----------	POINT OF CURVATURE
PT ----------	POINT OF TANGENCY
PRC ----------	POINT OF REVERSE CURVATURE
PCC ----------	POINT OF COMPOUND CURVATURE
LS ----------	LICENSE SURVEYOR
LB ----------	LICENSE BUSINESS
O.R. ----------	OFFICIAL RECORDS BOOK
(NR) ----------	NON-RADIAL
● ----------	LOT CORNER OR CHANGE OF DIRECTION
■ ----------	INDICATES (P.R.M.) SET PERMANENT REFERENCE MONUMENT1/2" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
⊕ ----------	INDICATES (P.R.M.) FOUND PERMANENT REFERENCE MONUMENT 1/2" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
◉ ----------	INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"



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

CERTIFICATE OF CLERK OF COURT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____, 2025, AT _____ FILE NUMBER _____, PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

PRINT NAME
DEPUTY CLERK

SIGNATURE
DEPUTY CLERK

REVIEWING SURVEYOR'S CERTIFICATE:

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

SIGNATURE

DATE

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

REGISTRATION NO.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS __ DAY OF _____, 2025.

ATTEST:

MELANIE D. STRICKLAND
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS __ DAY OF _____, 2025.

JESSICA BARNES
CITY CLERK

ED WOLF
MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____, 2025.

MELANIE D. STRICKLAND
DEVELOPMENT SERVICES DIRECTOR

JEREMY HOCKENBURY
PUBLIC WORKS DIRECTOR

PRINT NAME
CITY OF WILDWOOD, ENGINEER

SIGNATURE
CITY OF WILDWOOD, ENGINEER

PRINT NAME
CITY OF WILDWOOD, ATTORNEY

SIGNATURE
CITY OF WILDWOOD, ATTORNEY

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

DEDICATION AND GRANT OF EASEMENTS:

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

1. TO THE TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, "CDD"):

a. ALL UTILITY EASEMENTS (U.E.) TOGETHER WITH A NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER ALL UTILITY EASEMENTS (U.E.) IDENTIFIED HEREON INCLUDING THE RIGHT OF ACCESS FOR CDD PURPOSES, AND THE RIGHT AND OBLIGATION TO CONSTRUCT, ACQUIRE, OWN, AND TRANSFER ANY WATER, SEWER AND RECLAIM UTILITIES WITHIN SUCH EASEMENTS.

b. TRACT P-3 FOR STORMWATER DRAINAGE PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACT.

2. TO ALL UTILITY PROVIDERS, PUBLIC OR PRIVATE:

a. NON-EXCLUSIVE EASEMENTS OVER ALL UTILITY EASEMENTS AND AS SHOWN ON THE PLAT HEREIN FOR THE RIGHTS OVER THE ROADS FOR INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF ELECTRIC FACILITIES, STREET LIGHTS, AND OTHER SIMILAR FACILITIES.

3. ALL LANDS SUBJECT TO THIS PLAT THAT ARE NOT OTHERWISE DEDICATED ABOVE ARE HEREBY RESERVED BY THE OWNER FOR FUTURE USES.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAS EXECUTED THIS PLAT ON THE ___ DAY OF ____, 2025.

KL TWISTED OAKS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNATURE

SIGNATURE

PRINT NAME

PRINT NAME

BY:_____
AUTHORIZED SIGNATORY

ADDRESS

ADDRESS

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS PLAT ON THE ___ DAY OF _____, 2025.
TWISTED OAKS POINTE COMMUNITY DEVELOPMENT DISTRICT ("CDD")

SIGNATURE

SIGNATURE

PRINT NAME

PRINT NAME

BY:_____
AUTHORIZED SIGNATORY

ADDRESS

ADDRESS

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF SUMTER } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGE BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, _____, AS THE _____, OF KL TWISTED OAKS; WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES:

PRINT NAME
COMMISSION NO:

NOTARY ACKNOWLEDGEMENT:

STATE OF FLORIDA }
COUNTY OF SUMTER } SS

THE FOREGOING CERTIFICATE OF OWNERSHIP WAS ACKNOWLEDGE BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____, AS THE AUTHORIZED SIGNATORY, OF COMMUNITY DEVELOPMENT DISTRICT; WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE

COMMISSION EXPIRES:

PRINT NAME
COMMISSION NO:

CERTIFICATE OF SURVEYOR:

I HEREBY CERTIFY THAT THIS PLAT OF TWISTED OAKS COMMERCIAL WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE PLACED ON THE ____ DAY OF _____, 2025; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

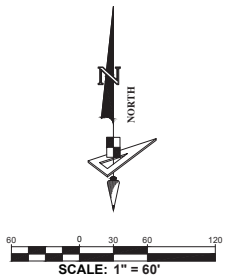
DAVID W. MAXWELL
PROFESSIONAL LAND SURVEYOR NO. LS7311
GEOPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7768)
528 NORTHLAKE BOULEVARD, STE. 1040, ALTAMONTE SPRINGS, FLORIDA 32701

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

TWISTED OAKS COMMERCIAL

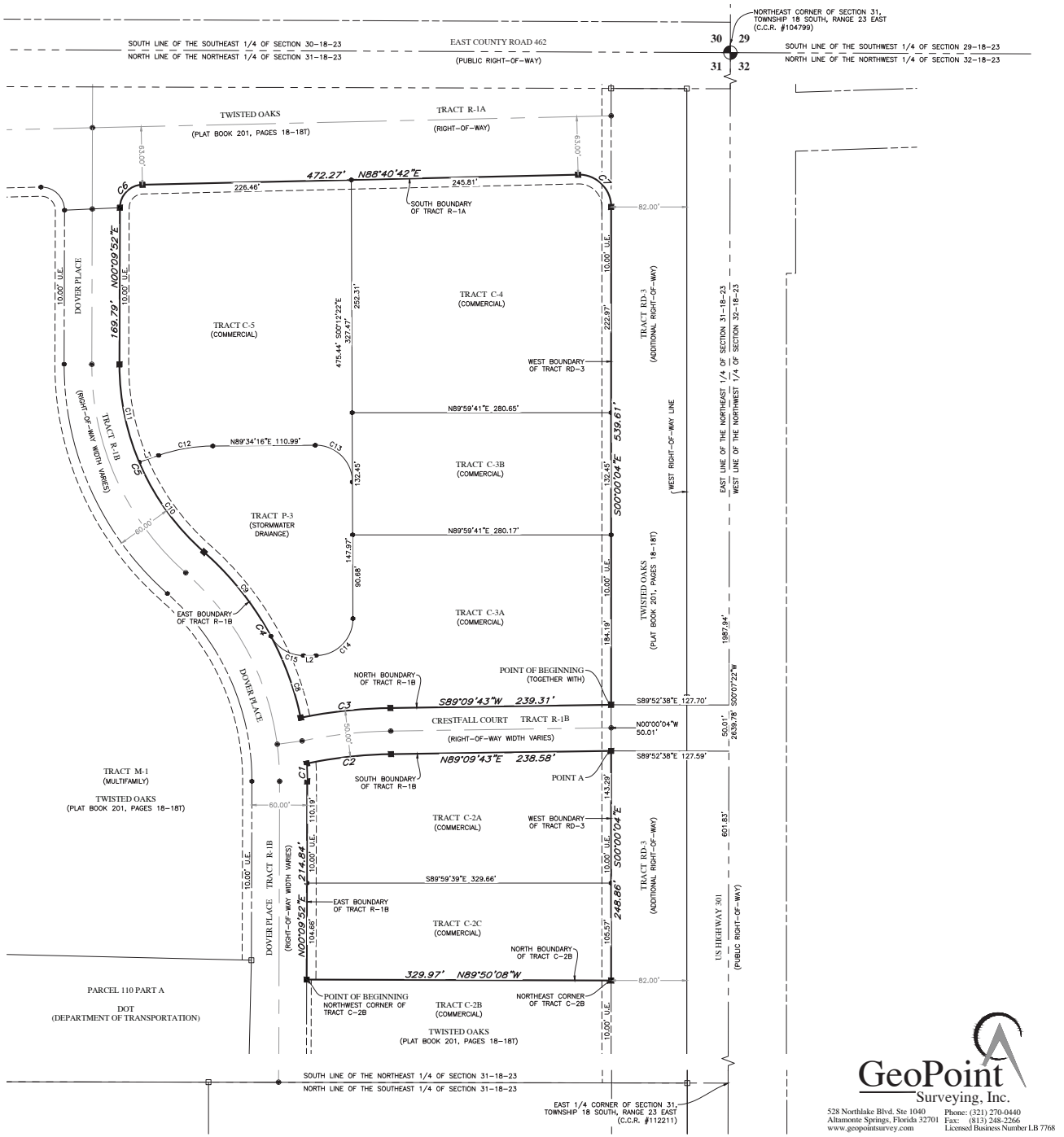
A REPLAT OF TRACTS C-2A, C-3, C-4, C-5 AND P-3, TWISTED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGES 18 THROUGH 18T, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 2 OF 2 SHEETS



Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	330.00'	19.37'	3°21'49"	N01°31'03"W	19.37'
C2	475.00'	92.02'	11°05'57"	N83°36'45"E	91.87'
C3	525.00'	97.87'	10°40'52"	S83°49'17"W	97.73'
C4	330.00'	211.55'	36°43'46"	N30°16'35"W	207.94'
C5	270.00'	229.99'	48°48'20"	N24°14'18"W	223.10'
C6	25.00'	38.62'	88°30'50"	N44°25'17"E	34.89'
C7	35.00'	55.78'	91°18'59"	S45°39'48"E	50.06'
C8	330.00'	94.46'	16°23'59"	N20°06'42"W	94.13'
C9	330.00'	117.09'	20°19'46"	N38°28'35"W	116.48'
C10	270.00'	121.08'	25°41'38"	S35°47'39"E	120.07'
C11	270.00'	108.91'	23°06'42"	S11°23'29"E	108.17'
C12	182.50'	59.89'	18°48'07"	N80°10'12"E	59.62'
C13	40.00'	62.99'	90°13'22"	S45°19'03"E	56.68'
C14	40.00'	62.97'	90°12'04"	S44°53'39"W	56.67'
C15	40.00'	43.07'	61°41'37"	N59°09'30"W	41.02'

Line Data Table		
No.	Bearing	Length
L1	N70°46'08"E	22.34'
L2	S89°59'41"W	13.75'



LEGEND:

- C.C.R. ——— CERTIFIED CORNER RECORD
- U.E. ——— UTILITY EASEMENT
- P.U.E. ——— DRAINAGE EASEMENT
- D.E. ——— DRAINAGE EASEMENT
- PC ——— POINT OF CURVATURE
- PT ——— POINT OF TANGENCY
- PRC ——— POINT OF REVERSE CURVATURE
- PI ——— POINT OF INTERSECTION
- LS ——— LICENSE SURVEYOR
- LB ——— LICENSE BUSINESS
- O.R. ——— OFFICIAL RECORDS BOOK
- ——— LOT CORNER OR CHANGE OF DIRECTION
- ——— INDICATES (P.R.M.) SET PERMANENT REFERENCE MONUMENT 1/2" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ——— INDICATES (P.R.M.) FOUND PERMANENT REFERENCE MONUMENT 1/2" IRON ROD AND CAP STAMPED "PRM LB7768" UNLESS OTHERWISE NOTED.
- ——— INDICATES (P.C.P.) PERMANENT CONTROL POINT STAMPED "PCP LB7768"

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Licensed Business Number LB 7768

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-1714 - Rezoning - Parcel # G15A132 (6454 C-44A, Wildwood, FL 34785)**

REQUESTED ACTION: Staff recommends a favorable recommendation of Ordinance Number O2025-23 be forwarded to the City Commission for further action.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-1714
Ordinance Number	O2025-23
Owner(s)	Back Holla Properties, LLC
Applicant(s)	Tyler Counts
Property Location	Approximately 0.05 miles northeast from the intersection of E SR 44 and C-44A
Parcel(s)	G15A132
Date	5/15/2025

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 R6M (Sumter County) to RMU-10 (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-1716 (O2025-22).

ANALYSIS: The applicant is proposing a single-family residence.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to RMU-10 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to RMU-10 is consistent with the proposed Future Land Use Map designation of Residential Mixed Use (RMU) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) <u>The existing land use pattern of the surrounding area;</u>
The land use pattern of the surrounding area is residential and commercial. The proposed RMU-10 zoning designation will serve as a transition in this area to serve city residents. The applicant has requested the RMU-10 versus the RMU zoning designation so that they are able to accommodate a new single-family structure within a 40-foot-wide lot instead of a 75-foot-wide lot.

(c) <u>The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;</u>
<u>Schools:</u> The single-family residence is proposed to add a max of 2 school-aged children. The school district advises that capacity is available.
<u>Potable Water & Sewer:</u> Utilities are not available to the subject property. The applicant intends to connect to an onsite well and septic system.
<u>Streets:</u> The applicant submitted a traffic impact assessment exemption which Sumter County Public Works approved on May 7, 2025.

(d) <u>Whether changed or changing conditions make the passage of the proposed amendment necessary;</u>
The subject parcel is located within the City's Joint Planning Area with Sumter County. The proposed rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to build a single-family residence.
(e) <u>Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;</u>
The property is expected to have a low traffic impact. The applicant submitted a traffic impact assessment exemption which Sumter County Public Works approved on May 7, 2025.

(f) <u>Whether the proposed change will be a deterrent to the improvement or development of adjacent property;</u>
The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop per their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R6M- High Density Residential with Mobile Home (Sumter County)
SOUTH	CL- Light Commercial (Sumter County)
EAST	CL-Light Commercial (Sumter County)
WEST	R6M- High Density Residential with Mobile Home (Sumter County)

If the rezoning is approved, the applicant will be required to submit a site plan to the city prior to development. The site plan must follow requirements established in the City's Land Development Regulations and the Design District Standards.

The applicant seeks a favorable recommendation by the Planning and Zoning

Board/Special Magistrate for Ordinance O2025-23 to be forwarded to the City Commission for further action, subject to the approval of O2025-22, which establishes a future land use appropriate for the proposed zoning.

Alex Lammers, Planner I
Development Services

ORDINANCE NO. O2025-23

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:

Parcels G15A132
Back Holla Properties, LLC
Acres 0.14 +/-

LEGAL DESCRIPTION:
FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY; FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 100 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 47' EAST 100 FEET, THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT OF BEGINNING.

LESS THE FOLLOWING:
FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 50 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 27' EAST (NOTE: BEARING SHOULD READ NORTH 37 DEGREES 47' EAST) 50 FEET, THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT
OF BEGINNING.

This property is to be reclassified from R6M (Sumter County) to RMU-10 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

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: _____

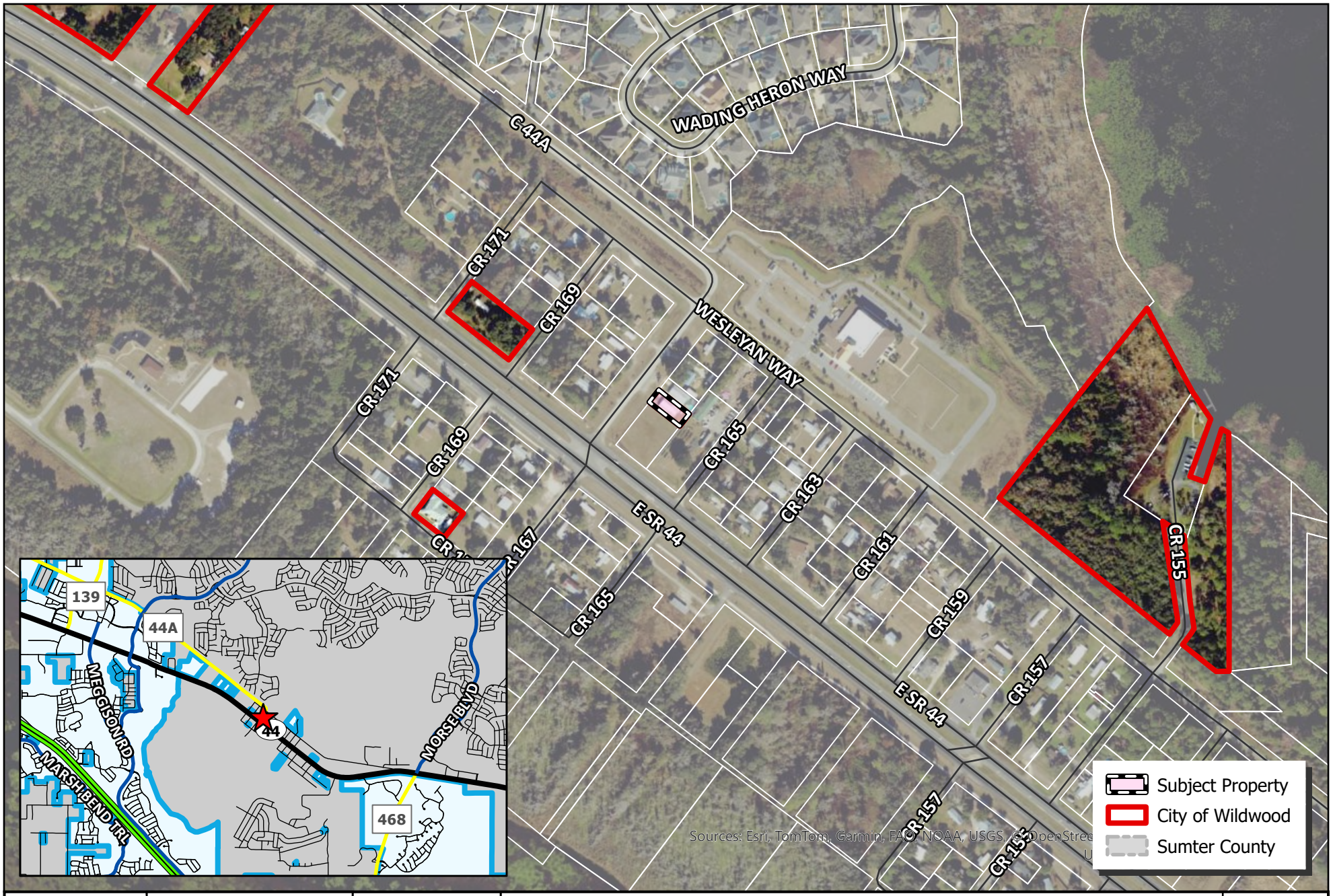
Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A

WILDWOOD FLORIDA EST. 1877	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360	#A25-1714 **PARCEL #G15A132** PARCEL G15A132	**MAP 1A** **LOCATION MAP** **MAY 2025**



WILDWOOD FLORIDA EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
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www.wildwood-fl.gov

N

0 0.01 0.02 0.03 0.04 0.06
Miles

#A25-1714

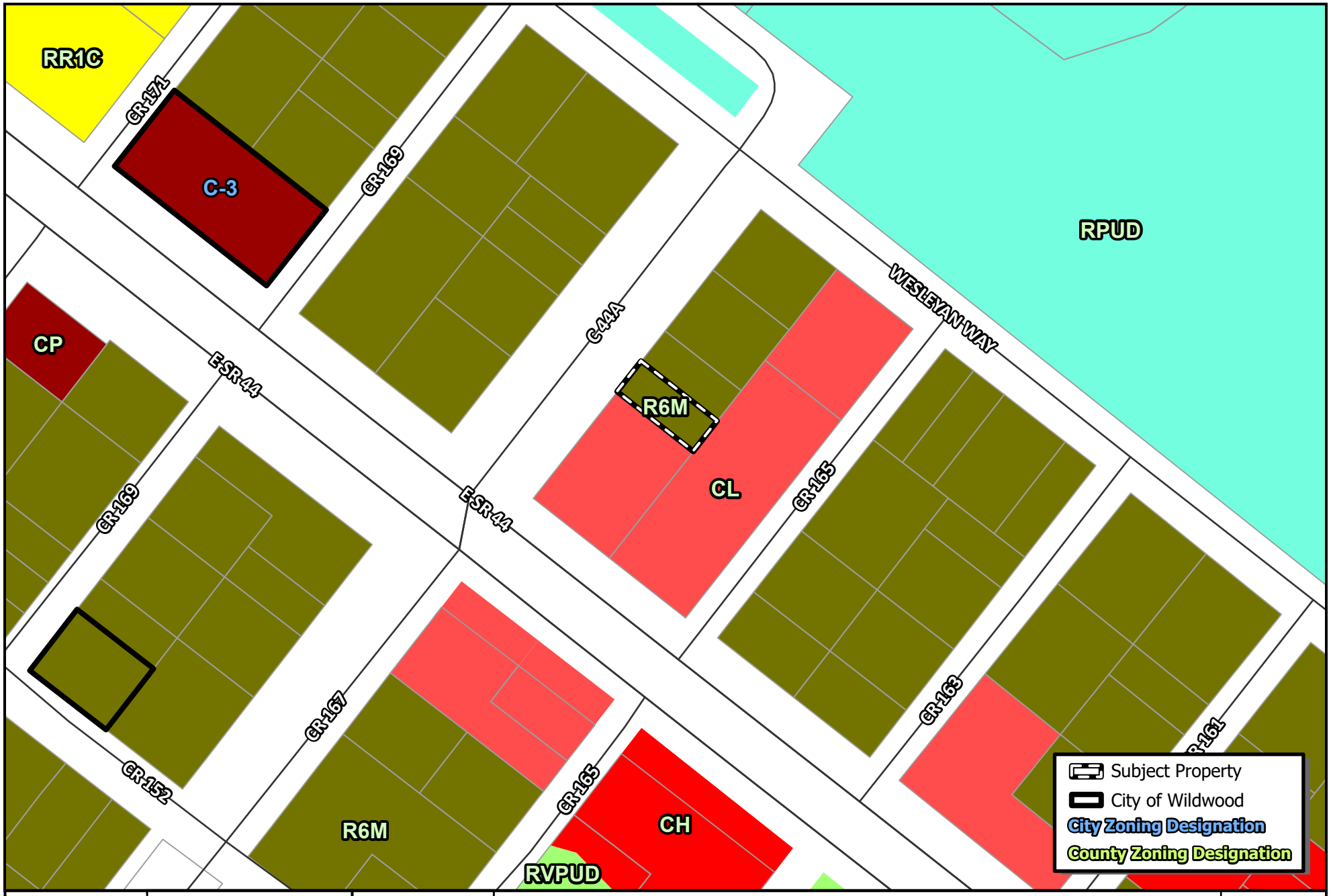
PARCEL #G15A132

PARCEL G15A132

MAP 1B

LOCATION MAP

MAY 2025



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www.wildwood-fl.gov

N
US Feet
0 37.5 75 150

#A25-1714

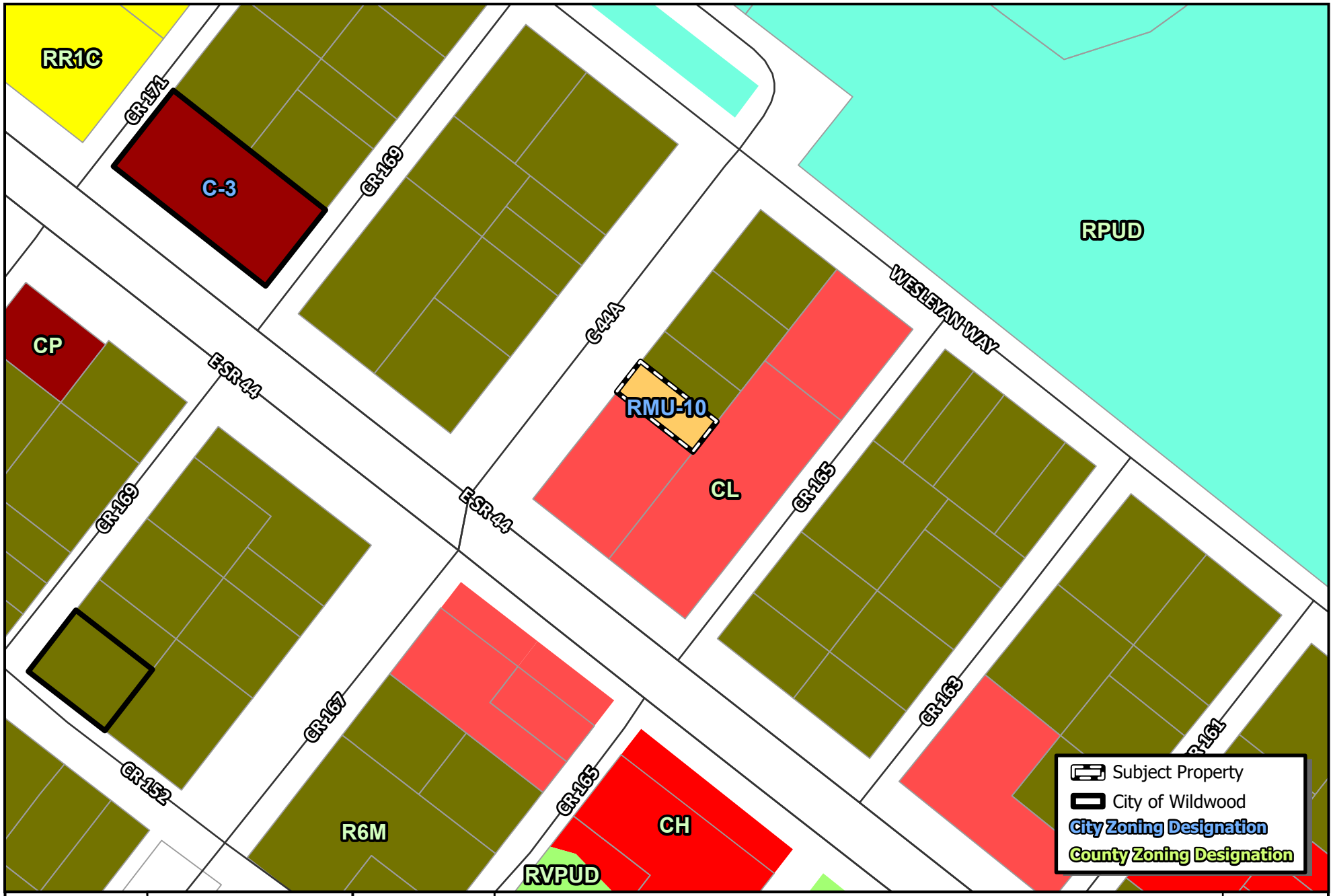
PARCEL # G15A132

PARCEL G15A132

MAP 3A

EXISTING ZONING

MAY 2025



WILDWOOD FLORIDA EST. 1877

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N

US Feet
0 37.5 75 150

#A25-1714

PARCEL # G15A132

PARCEL G15A132

MAP 3B

PROPOSED ZONING

MAY 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:O2025-23

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 law[1] 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.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2407-007 Discount Tire - Turkey Run Lot 6**

REQUESTED ACTION: The Project Review Committee recommends approval with conditions

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2407-007 Discount Tire - Turkey Run Lot 6
Owner(s)	Turkey Run 2 LLC
Applicant(s)	Halle Properties, LLC
Acreage	1.45 +/-
Property Location	The subject property is generally located approximately 321 feet west of the northwest corner of the E C 462 and C 466A intersection.
Parcel(s)	G05Y006 FKA "G05V006 & a portion of G05V005"
Date	May 28, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 7,020 SF auto retail building providing the sale, services, installation, and repair of tires with associated infrastructure, per the attached plans.

SP 2407-007 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

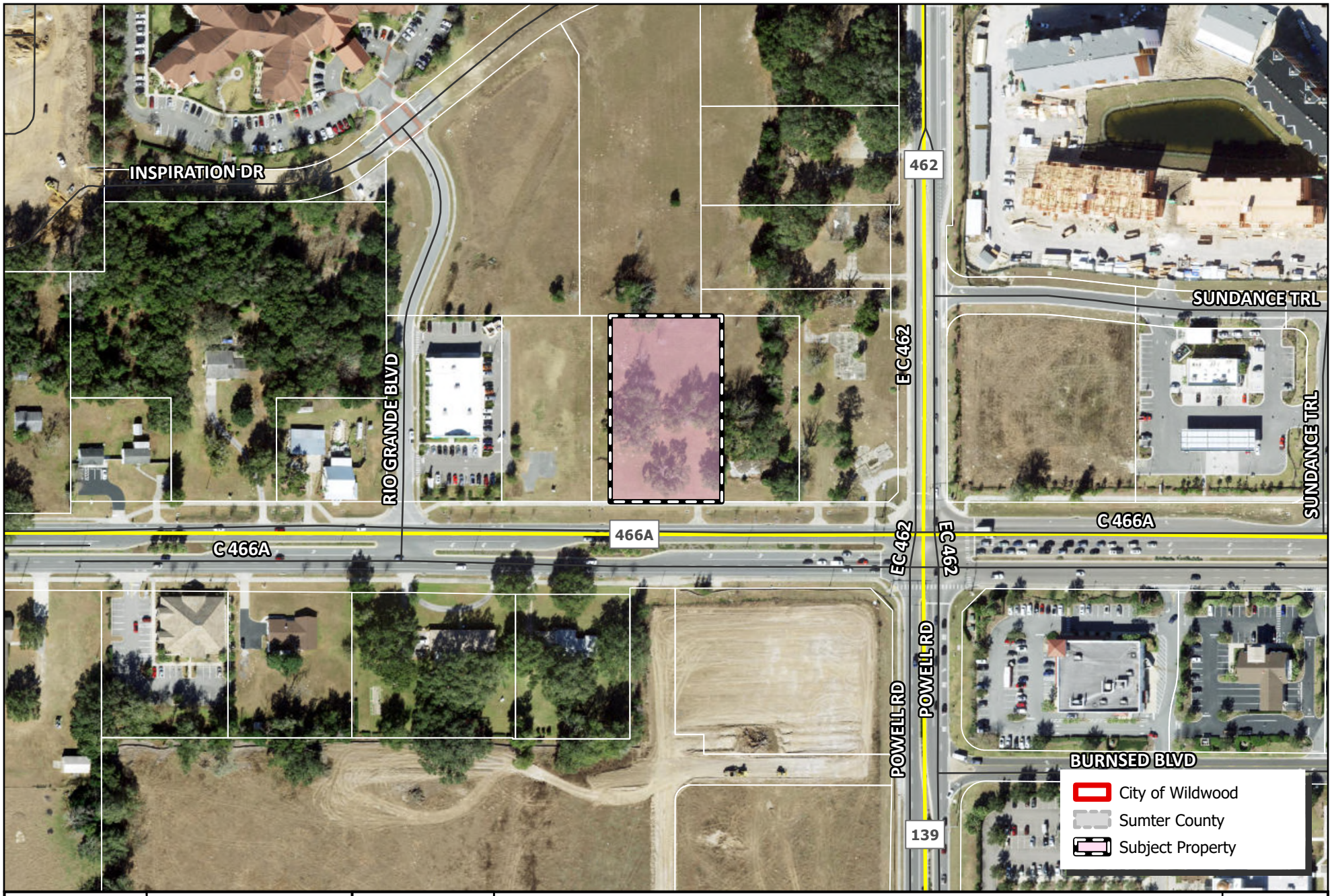
Although SP 2407-007 meets the criteria within the Turkey Run Planned Development (PD), Lot 6 falls within Phase 3 of the concept plan. It was the intent of the terms and concept plan of the adopted Turkey Run PD Agreement (O2022-96) that the construction of Inspiration Drive was to be completed within Phase 2.

The PRC continued the project from the March 11, 2025, and the April 8, 2025, meetings as Phase 2, as shown within the Turkey Run PD Concept Plan, has not been completed. Phase 2 includes the construction of Inspiration Drive which would result in traffic distrubution in accordance with the Turkey Run Transportation Impact Analysis (TIA) while also resolving life

safety concerns from the fire code on secondary access. The applicant was advised to contact the Turkey Run Developer to provide any solutions before making a motion. The city attorney and applicant's attorney are in contact and are working out some terms to proceed forward.

Should the Special Magistrate recommend approval, the project shall not be placed on the commission agenda for final approval until such time as the Memorandum of Understanding for the construction of Inspiration Drive has been accepted and approved by the city commission. As of the writing of this report, the MOU, executed by Gregg Zuckerman with Turkey Run, LLC has been submitted. Staff anticipates consideration of the MOU by the commission at the June 9th commission meeting.

Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA EST. 1877

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

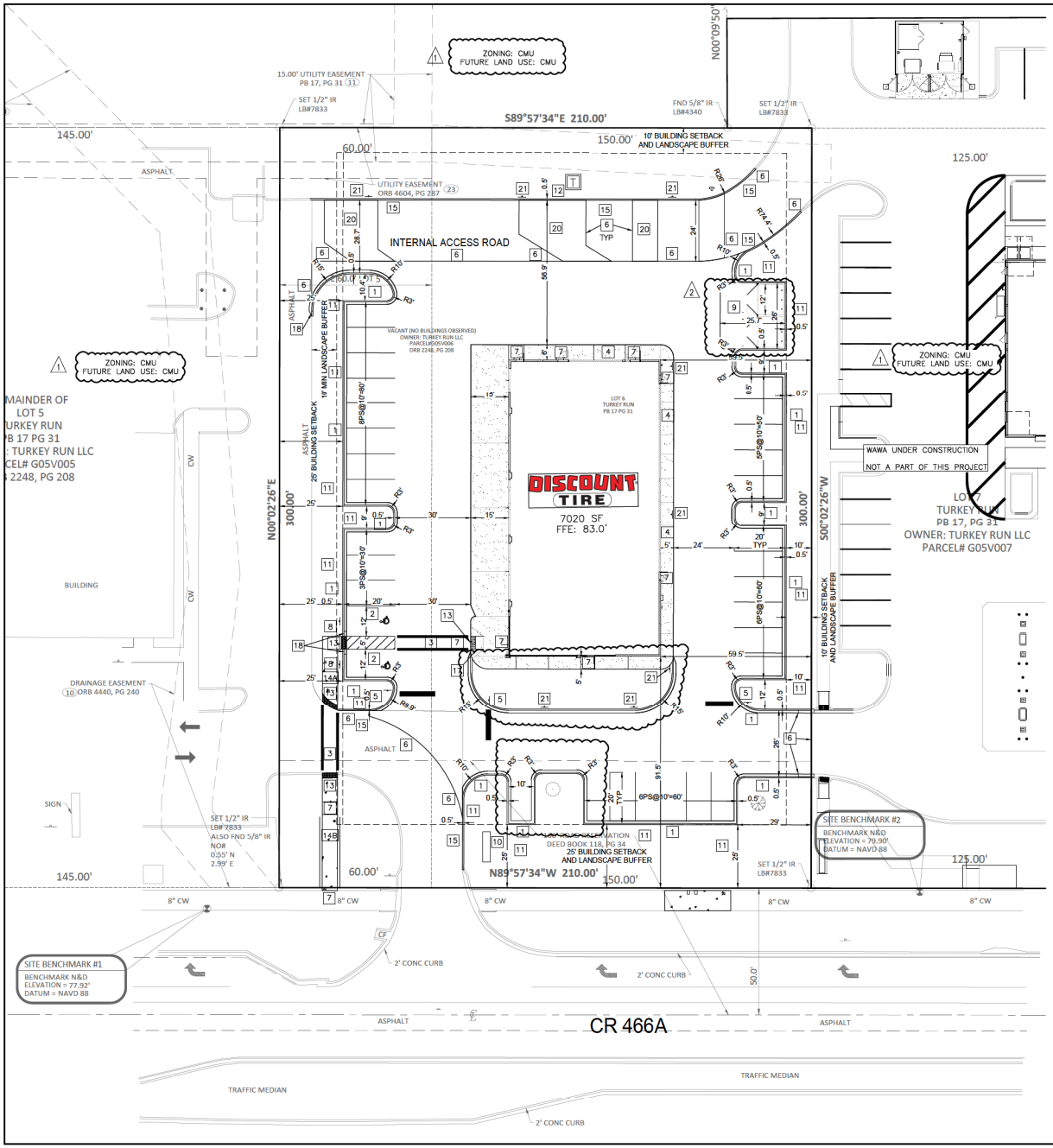
N
US Feet
0 35 70 140

SP 2407-007

DISCOUNT TIRE - TURKEY RUN LOT 6

PARCEL G05Y006

MAP 1B
LOCATION MAP
MAR 2025



DRAINAGE AREA BREAKDOWN:

SEE DRAINAGE REPORT FOR STORMWATER BASIN DESIGN PARAMETERS.

POST OFFSITE BASIN CURVE NUMBER:

TOTAL SITE AREA: 1.45 AC
MAXIMUM ALLOWABLE IMPERVIOUS AREA: 80% – 1.16 AC
PROPOSED IMPERVIOUS AREA: 0.99 AC

PARKING CALCULATIONS:

USE: AUTO RETAIL
REQUIRED PARKING: 4 PER 1,000 GFA

7,020 SF

REQUIRED PARKING: 28 SPACES
PARKING PROVIDED: 31 SPACES

OCCUPANCY LOAD: 104 PERSONS

PROJECTED EMPLOYEE COUNT: 16 EMPLOYEES

SITE DATA TABLE

PROJECT DATA

OWNER: TURKEY RUN 2 LLC
145 LINCOLN AVE STE B
WINTER PARK, FL 32789

AGENT: H & T CONSULTANTS, INC.
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE, FLORIDA 32257
PHONE (904) 419–1001

PROJECT NAME: DISCOUNT TIRE STORE FLO 13184
NUMBER OF STORIES: 1 STORY
BUILDING SQUARE FOOTAGE: 7,020 SF
SITE AREA: 1.45 AC
DEVELOPED AREA: 1.45 AC
PROPERTY ID #: R04V006
PROPERTY ID #: R04V007
MAX ISR=80% PROPOSED=68.3% (0.99 AC)
MAX FAR=75% PROPOSED=11.1% (7020 SF)
MIN. OPEN SPACE=20% PROPOSED=31.7% (0.46 AC)
CURRENT ZONING: CMU, NEIGHBORHOOD DESIGN DISTRICT

ZONING: ECX

SETBACK	REQUIRED	PROVIDED
FRONT (S) CR 466A	25'	91.5'
REAR (N)	10'	91.5'
SIDE (E)	10'	59.5'
SIDE (W)	10'	89.0'

LANDSCAPE BUFFERS	REQUIRED	PROVIDED
FRONT (S) CR 466A	25'	25'±
REAR (N)	10'	28'±
SIDE (E)	10'	10'±
SIDE (W)	25'	25'±

1 CONSTRUCT 18" CURB & GUTTER, SEE SITE DETAILS SHEET.

2 CONSTRUCT TWO 12' WIDE ADA PARKING SPACES WITH 5' ACCESS AISLE. NO SLOPES SHALL EXCEED 2% IN ANY DIRECTION.

3 CROSSWALK WITH TWO 12" WHITE BARS MEETING ADA STANDARDS AND REQUIREMENTS. LONGITUDINAL SLOPE SHALL NOT EXCEED 5%, CROSS SLOPE SHALL NOT EXCEED 2%.

4 PROPOSED CONCRETE TURN DOWN SIDEWALK. MAXIMUM CROSS SLOPE SHALL BE 2%.

5 R1–1 STOP SIGN WITH 24" WHITE STOP BAR.

6 MEET AND MATCH EXISTING PAVEMENT/CURBING. PROVIDE CLEAN SAWCUTS, TYP.

7 MINIMUM 5'X5' ADA ACCESSIBLE LANDING. UNDER NO CIRCUMSTANCES SHALL SLOPES EXCEED 2% IN ANY DIRECTION.

8 ADA SIGNS PER CITY OF WILDWOOD SPECIFICATIONS. SEE DETAILS SHEET.

1 2 9 DUMPSTER ENCLOSURE. THE ENCLOSURES SHOULD BE 12'×12' AND THE DOORS FOR THE ENCLOSURE SHOULD SWING TO A FULL 180 DEGREES AND NOT STOP AT 90 DEGREES. THEY SHOULD HAVE DROP PINS AND HOLES DRILLED TO SECURE THE PINS IN THE CLOSED AND OPEN POSITION FOR THE DOORS. ENSURE THAT HINGES ARE INSTALLED ON THE POSTS SUCH THAT DOORS ARE ALLOWED TO OPEN WITHOUT BECOMING TRAPPED ON THE POSTS. THE OPENING ON THE BOTTOM OF THE DOOR SHALL BE HIGH ENOUGH TO CLEAR THE CURBING ADJACENT. SEE ARCHITECTURAL PLANS.

10 MONUMENT SIGN (SEE ARCHITECTURAL)

11 GRADE TO DRAIN, TYP.

12 ELECTRICAL TRANSFORMER SHOWN FOR REFERENCE ONLY. SEE ELECTRICAL PLANS.

13 2' DETECTABLE WARNING PAD

14A PROPOSED 6' WIDE SIDEWALK. SIDEWALK SHALL NOT EXCEED 5% LONGITUDINAL SLOPE AND 2% CROSS SLOPE, AND SHALL COMPLY WITH ADA REQUIREMENTS.

14B PROPOSED 6' WIDE ADA COMPLIANT RAMP WITH HANDRAILS. RAMP SHALL NOT EXCEED 1V:12H LONGITUDINAL SLOPE AND 2% CROSS SLOPE, AND SHALL COMPLY WITH ADA REQUIREMENTS.

15 CONSTRUCT TYPE D CURB ALONG EXISTING PAVEMENT AS SHOWN, SEE SITE DETAILS.

16 24" WHITE STOP BAR.

17 5' ADA COMPLIANT RAMP AT A SLOPE NO GREATER THAN 1V:12H. PROVIDE MINIMUM 5'X5' LANDINGS AT A SLOPE NO GREATER THAN 2% IN ANY DIRECTION ON BOTH ENDS OF RAMP

18 TRANSITION CURB FROM 6" TO 0"

19 EXISTING STRUCTURE AND 24" DRAINAGE LINE. UNDER CONSTRUCTION BY WAWA AT THE TIME OF DESIGN. CONTRACTOR TO VERIFY THAT LINES AND STRUCTURES ARE IN PLACE AS DESIGNED BY WAWA

1 20 PAVEMENT IN THESE AREAS TO BE REMOVED AND REPAIRED AS NEEDED FOR INSTALLATION OF UTILITY LINES, ALL CURBING, PAVEMENT, SIDEWALK, ETC. SHALL BE RESTORED TO EQUAL OR BETTER CONDITION.

21 FIRE LANES SHALL BE MARKED WITH SIGNS THAT ARE READILY VISIBLE TO THE STREET WITH THE WORDING, "NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT" OR SIMILAR WORDING. SUCH SIGNS SHALL BE 12 IN BY 18 IN. WITH A WHITE BACKGROUND AND RED LETTERS AND SHALL BE A MAXIMUM OF SEVEN FEET IN HEIGHT FROM THE ROADWAY TO THE BOTTOM PART OF THE SIGN. THE SIGNS SHALL BE WITHIN SIGHT OF THE TRAFFIC FLOW AND BE A MAXIMUM OF 60 FEET APART.

LEGEND

NEW PAVEMENT LIMITS

NEW/REPLACED CONCRETE LIMITS

N

20' 0 20'

SCALE: 1"=20'

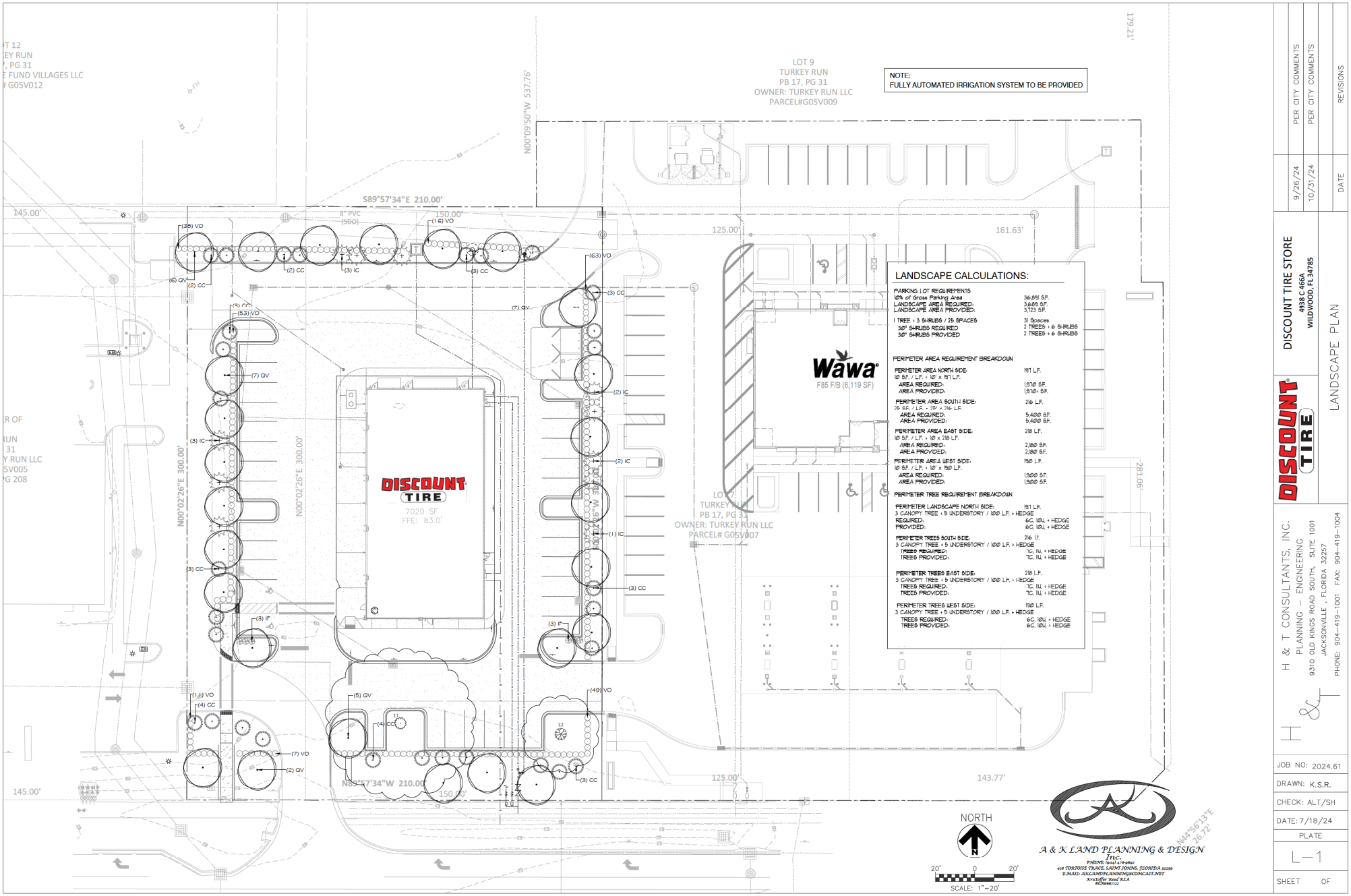
REVISIONS	DATE
3 COMMENT REVISIONS	12-16-24
2 COMMENT REVISIONS	11-1-24
1 COMMENT REVISIONS	9-27-24

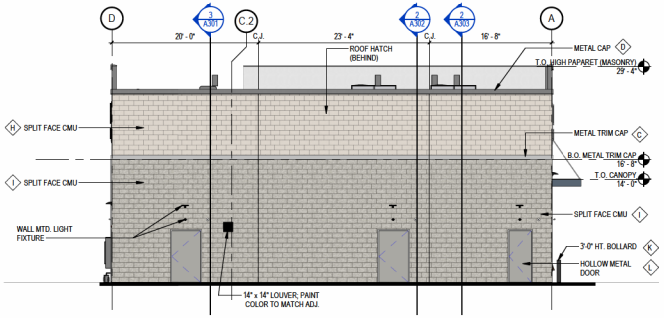
DISCOUNT TIRE - 4938 COUNTY ROAD 466A
WILDWOOD, FL 34785

GEOMETRY PLAN

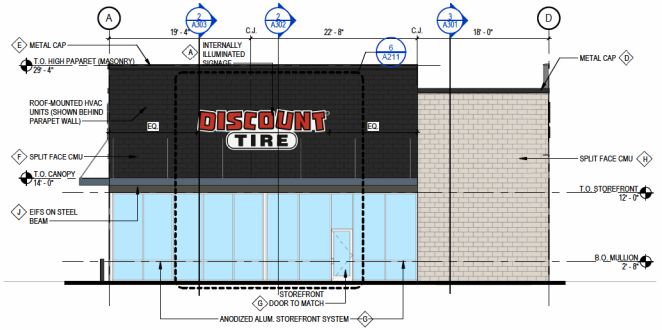
H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004

JOB NO:
DRAWN: EO
CHECK: DT/ALT
DATE: 12/20/24
SHEET
C-3
SHEET OF

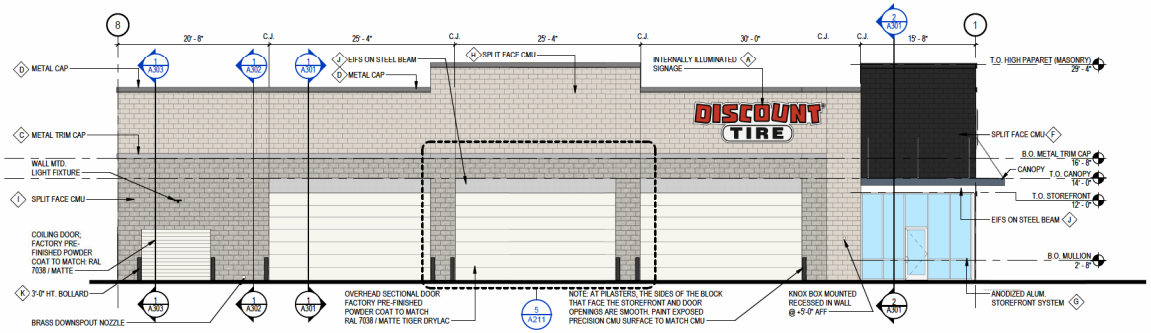

NOTE:
FULLY AUTOMATED IRRIGATION SYSTEM TO BE PROVIDED
LOT 9
TURKEY RUN
PB 17, PG 31
OWNER: TURKEY RUN LLC
PARCEL#G05V009
LOT 7
TURKEY RUN
PB 17, PG 31
OWNER: TURKEY RUN LLC
PARCEL# G05V007
S89°57'34"E 210.00'
N89°57'34"W 210.00'
N00°09'50"W 537.76'
N00°02'26"E 300.00'
S00°02'26"W 300.00'
N44°56'13"E 26.72'
179.21'
281.06'
145.00'
125.00'
150.00'
161.63'
143.77'
8" PVC (SDC)
Wawa
F85 F/B (6,119 SF)
DISCOUNT TIRE
7020 SF
FFE: 83.0'
LANDSCAPE CALCULATIONS:
PARKING LOT REQUIREMENTS
10% of Gross Parking Area 36,899 S.F.
LANDSCAPE AREA REQUIRED: 3,689 S.F.
LANDSCAPE AREA PROVIDED: 3,723 S.F.
1 TREE + 3 SHRUBS / 25 SPACES 31 Spaces
30" SHRUBS REQUIRED 2 TREES + 6 SHRUBS
30" SHRUBS PROVIDED 2 TREES + 6 SHRUBS
PERIMETER AREA REQUIREMENT BREAKDOWN
PERIMETER AREA NORTH SIDE: 151 L.F.
10 S.F. / L.F. x 10' x 151 L.F.
AREA REQUIRED: 1,510 S.F.
AREA PROVIDED: 1,510+ S.F.
PERIMETER AREA SOUTH SIDE: 216 L.F.
25 S.F. / L.F. = 25' x 216 L.F.
AREA REQUIRED: 5,400 S.F.
AREA PROVIDED: 5,400 S.F.
PERIMETER AREA EAST SIDE: 218 L.F.
10 S.F. / L.F. x 10' x 218 L.F.
AREA REQUIRED: 2,180 S.F.
AREA PROVIDED: 2,180 S.F.
PERIMETER AREA WEST SIDE: 190 L.F.
10 S.F. / L.F. x 10' x 190 L.F.
AREA REQUIRED: 1,900 S.F.
AREA PROVIDED: 1,900 S.F.
PERIMETER TREE REQUIREMENT BREAKDOWN
PERIMETER LANDSCAPE NORTH SIDE: 151 L.F.
3 CANOPY TREE + 5 UNDERSTORY / 100 L.F. + HEDGE
REQUIRED: 6C, 10U, + HEDGE
PROVIDED: 6C, 10U, + HEDGE
PERIMETER TREES SOUTH SIDE: 216 LF.
3 CANOPY TREE + 5 UNDERSTORY / 100 L.F. + HEDGE
TREES REQUIRED: 7C, 11U, + HEDGE
TREES PROVIDED: 7C, 11U, + HEDGE
PERIMETER TREES EAST SIDE: 218 L.F.
3 CANOPY TREE + 5 UNDERSTORY / 100 L.F. + HEDGE
TREES REQUIRED: 7C, 11U, + HEDGE
TREES PROVIDED: 7C, 11U, + HEDGE
PERIMETER TREES WEST SIDE: 190 L.F.
3 CANOPY TREE + 5 UNDERSTORY / 100 L.F. + HEDGE
TREES REQUIRED: 6C, 10U, + HEDGE
TREES PROVIDED: 6C, 10U, + HEDGE
NORTH
SCALE: 1"=20'
A & K LAND PLANNING & DESIGN INC.
PHONE: (904) 476-9662
416 TORTOISE TRACE, SAINT JOHNS, FLORIDA 32259
E-MAIL: AKLANDPLANNING@COMCAST.NET
Kristoffer Reed RLA
FL#6667112
DISCOUNT TIRE STORE
4938 C 466A
WILDWOOD, FL 34785
LANDSCAPE PLAN
PER CITY COMMENTS 9/26/24
PER CITY COMMENTS 10/31/24
REVISIONS DATE
H & T CONSULTANTS, INC.
PLANNING – ENGINEERING
9310 OLD KINGS ROAD SOUTH, SUITE 1001
JACKSONVILLE , FLORIDA 32257
PHONE: 904-419-1001 FAX: 904-419-1004
JOB NO: 2024.61
DRAWN: K.S.R.
CHECK: ALT/SH
DATE: 7/18/24
PLATE
L-1
SHEET OF



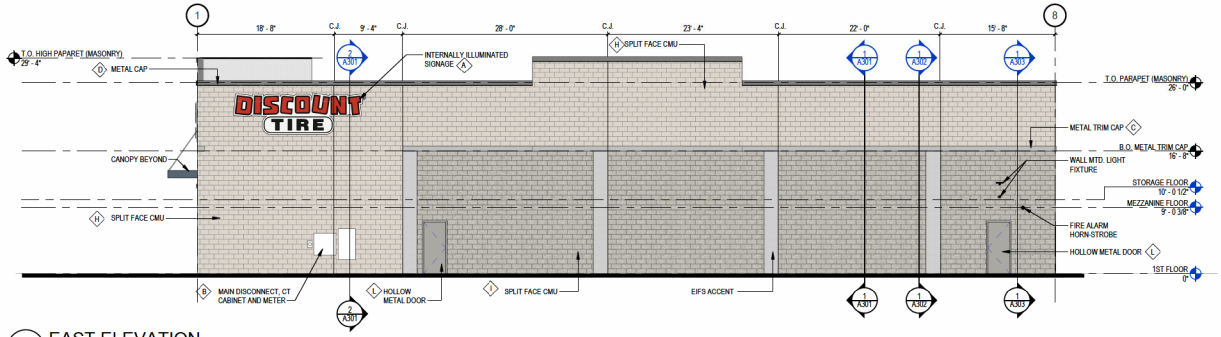
2 NORTH ELEVATION
1/8" = 1'-0"



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



3 WEST ELEVATION
1/8" = 1'-0"



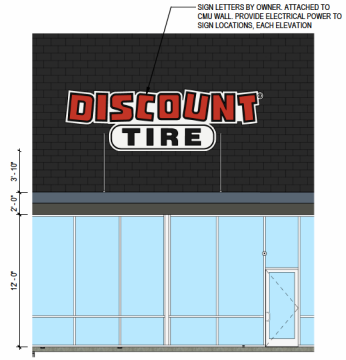
4 EAST ELEVATION
1/8" = 1'-0"

GENERAL FINISH NOTES

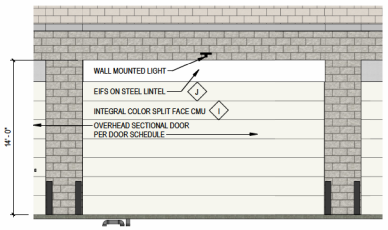
1. C.M.U. BASE COURSE / WATERTABLE COURSE - INTEGRAL COLOR.
2. C.M.U. MAIN BODY - INTEGRAL COLOR.
3. ALUMINUM STOREFRONT TO BE FACTORY FINISH.
4. OVERHEAD DOORS TO BE FACTORY FINISH. SEE DOOR SCHEDULE.
5. ALL EXPOSED STRUCTURAL STEEL TO BE FACTORY PRIMED - FINISHED PAINTED ON THE JOB SITE.
6. BLDG. SIGNAGE - UNDER SEPARATE PERMIT BY SIGN CONTRACTOR.
7. ALL PAINTED CMU SHALL BE SEALED AGAINST EFFERVESCENCE WITH SHERWIN WILLIAMS "LOXON" 7% SILOXANE WATER REPELLANT.
8. ALL INTEGRAL SPLIT-FACE CMU SHALL HAVE SHERWIN WILLIAMS "LOXON" BLOCK SURFACER LX01W0200 APPLIED.
9. ALL DISSIMILAR MATERIALS, AND SIMILAR MATERIALS, WITH BREAKS IN CONTINUOUS SURFACE SHALL BE CONTINUOUSLY CAULKED AT THEIR MEETING POINT.
10. INSTALL ALL EXTERIOR FINISH MATERIALS IN ACCORDANCE WITH THEIR RESPECTIVE MANUFACTURER'S RECOMMENDATIONS.
11. E.I.F.S. - PROVIDE AS NOTED PER COLOR / PAINT NOTES. MATERIALS AND INSTALLATION PER PROJECT SPECIFICATION, TO PROVIDE DURABLE, WEATHER RESISTANT WALL FINISH.

COLOR / PAINT NOTES

- A 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- B PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"
- C METAL TRIM CAP - 8" LINK & LOCK BY LONGBOARD - LONGBOARD COLOR "SLATE GREY". CONTACT: MICHAEL CAREY AT MCAREY@LONGBOARDPRODUCTS.COM AND (720) 813-3383
- D METAL TRIM CAP - COLOR TO MATCH SW 7104 "COTTON WHITE"
- E METAL TRIM CAP - COLOR TO MATCH SW 6258 "TRICORN BLACK"
- F NATURAL GRAY SPLIT-FACE CMU BLOCK PAINTED TO MATCH SW 6258 "TRICORN BLACK"
- G ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED - SERIES 451T BY KAWNEER
- H INTEGRAL COLOR SPLIT-FACE CMU TO MATCH SW 7104 "COTTON WHITE"
- I INTEGRAL COLOR SPLIT-FACE CMU TO MATCH SW 7650 "ELLIE GRAY"
- J EIFS ON STEEL BEAMS - COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- K STEEL BOLLARDS - POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- L HOLLOW METAL DOORS - PAINTED SHERWIN WILLIAMS SW 7650 "ELLIE GRAY"



6 BUILDING SIGN DETAIL
3/16" = 1'-0"



5 ENLARGED ELEVATION
3/16" = 1'-0"

BL Companies
Architecture Engineering Environmental Land Surveying
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2915 Fax

DISCOUNT TIRE
4948 COUNTY ROAD 466A
WILDWOOD, FLORIDA 34785

REVISIONS

NO	DATE	DESCRIPTION

Designed: EJS
Drawn: EJS
Reviewed: DCW
Project No.: 2401140
Date: 08.30.2024
Issued for: PERMIT SET

Title: EXTERIOR ELEVATIONS

Sheet No.: A211

9/16/2024 4:46:08 PM C:\Users\esington\Documents\2401140_Arch_R24_Central_esingletonXZRE7.rvt

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Return to: 103.50
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360002843 Date: 01/23/2023 Time: 10:47AM
Page 1 of 12 B: 4406 P: 782 By: BO

ORDINANCE NO. O2022-96

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 TURKEY RUN II, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the first Turkey Run Planned Development application was filed on or about August 18, 2008; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 616 on or about November 10, 2008; and

WHEREAS, said Ordinance was recorded on February 25, 2009, in O.R. Book 2040, Page 136, Public Records of Sumter County, Florida; and

WHEREAS, it was found that the property description provided to the City contained scriveners errors; and

WHEREAS, the City Commission passed and ordained Ordinance O2010-27 on or about December 13, 2010, correcting said scrivener's errors; and

WHEREAS, said Ordinance was recorded on January 4, 2011, in O.R. Book 2270, Page 315, Public Records of Sumter County, Florida; and

WHEREAS, actual construction began on the site on or about June 15, 2012; and

WHEREAS, the first Turkey Run Planned Development Amendment application was filed on or about October 11, 2017; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance O2017-72 on or about January 22, 2018, thereby amending and restating Ordinances 616 and O2010-27 in their entirety; which Ordinance was recorded on February 15, 2018, in O.R. Book 3370, Page 303, Public Records of Sumter County, Florida; and

WHEREAS, the second Turkey Run Planned Development Amendment application was filed on or about January 24, 2022 (the "Application"; and

WHEREAS, it is the intention of the City for this Amended and Restated Ordinance to supersede Ordinance 02017-72.

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

The Application filed by Turkey Run II, LLC (hereinafter referred as the, "Developer") for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2022. 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; the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____, 2022; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

A. That the Turkey Run, II LLC Planned Development Amendment Application (hereinafter referred to as the "Project") was duly and properly filed herein on January 24, 2022, and

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; and

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; and

D. That the Developer intends to develop a Project consisting of 41.09 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto; and

E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and

F. That the Developer has complied with the Planned Development Amendment provisions as required by Section 8.6 of the Land Development Regulations.

G. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F)of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

A. That the Applicant has applied for a Planned Development (PD) Amendment of the lands described in "Exhibit A".

B. That the zoning district of the subject land described in "Exhibit A" is classified as Central Mixed Use (CMU) on the City of Wildwood Zoning Map; and

C. That the Project is consistent with 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; and

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; and

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 LPG Urban & Regional Planners, Inc., dated September 1, 2022, as amended, is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1) The conceptual development plan illustrates the general location of the following land uses:

a. Commercial Retail Uses and Offices

b, Residential: Multi-family

c. Public/Semi Public: Independent Living Facility

d. Commercial Tourism: Hotel

2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in multiple phase(s) in accordance with the conceptual development plan and this Section.

1) TYPE OF DEVELOPMENT. The project is a mixed-use development consisting of residential, commercial, institutional, and tourism with residential densities not to exceed 15 units/acre.

2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Commercial Retail Uses and Offices	9.71
Residential: Multi-family	17.44
Public/Semi Public: Independent Living Facility	7.58
Commercial Tourism: Hotel	4.55
Utilities/ROW	1.81
Total	**41.09**

3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Commercial Retail Uses and Offices	208,285 SF	
Residential: Multi-family		240 Units
Public/Semi Public: Independent Living Facility		85 Units
Commercial Tourism: Hotel		244 Rooms

4) Land Use (Trip) Equivalency Matrix. Land Uses may be converted in accordance with the following Table. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.

Further, utilization of the matrix provided here in shall be determined to be a non-substantial deviation.

Density Conversion Matrix per 1 Multi-Family Unit	
1 Multi-Family Unit	589.82 SF Office
1 Multi-Family Unit	121.95 SF Retail
1 Multi-Family Unit	2.44 ALF Beds
1 Multi-Family Unit	.87 Hotel Rooms

Density Conversion Matrix per 1,000 Square Feet of Retail	
1000 SF Retail	4,836.51 SF Office
1000 SF Retail	20.2 ALF Beds
1000 SF Retail	8.2 Multi-Family Units
1000 SF Retail	7.16 Hotel Rooms

D. Residential. The multi-family portion of the development consists of 354 units. The maximum density shall be 15 units per acre based on gross acreage of the entire project site.

E. Recreation. A park area shall be provided for each residential parcel. In addition to the recreation areas, open space will be provided within the total development site.

F. Standards for Apartments/Multi-Family/Commercial. Minimum 20' setback around perimeter of the project except on proposed road frontage. Buffer requirements as set forth in the Commercial/Residential design standards must be met. Maximum Building Height: 5 stories, unless jointly approved by the Sumter County Fire Department and the City Commission.

G. Building Design.

1. Residential building design shall be in compliance with the City's Design District Standards Chapter 2, Section F.
2. Commercial building design shall be in compliance with the City's Design District Standards. Neighborhood Design District shall apply to that portion of the Commercial property extending from the southeast corner of the property, west 600 feet along CR466A and out-parcels not abutting CR466A or CR462. The City will allow a maximum of two (2) rows of parking in front of the buildings, over 5000 SF, abutting CR462 and CR466A with additional landscaping. The remainder of the Commercial property abutting CR466A shall conform to the Downtown Commercial Design Standards.
3. Drive-thrus shall be permitted for banks, restaurants, drug stores and similar type uses for that portion of the property covered under Neighborhood Design District.

H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.

I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design Standards pursuant to Section 6.12 of the Land Development Regulations.

J. Open Space. The Project shall contain a minimum of 25% of Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space, including a pool. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards, or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria. The open space shall be interconnected wherever possible to provide a continuous network within and adjoining the site. Open space shall be calculated and illustrated per the table titled "PUD Impervious Area/Open Space" on Exhibit B.

K. Public Facilities.

1. Potable Water and Wastewater. The Project has connected to the City Potable Water system and the City Sanitary Sewer system, prior to any permits being issued for any structure (except temporary construction uses) on the Project.
2. Solid Waste. Waste services shall be provided by the City of Wildwood Franchisee.
3. Drainage. The maintenance of the drainage system shall be the responsibility of the property owner.
4. Underground Utilities. All utilities shall be underground. Developer is responsible for running utilities underground.
5. Transportation.
    i. The Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners shall govern the roadway and access Improvements set forth and addressed therein. A true and correct copy of the Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners is attached hereto as "Exhibit C."
    ii. Development access points shall be provided in accordance with NFPA 1141.5.1.4. Compliance with said NFPA standard shall be demonstrated on individual project site plans.
6. Streets and Sidewalks.
    i. Sidewalks shall be required throughout all residential portions of this development. Sidewalks shall be at least five feet in width.

ii. The City and the developer will enter into a written agreement concerning maintenance of the streets and sidewalks on Inspiration Drive and Rio Grande Blvd. per the plat.
iii. Inspiration Drive, shall be constructed upon development of Lot 3, as shown on the conceptual plan attached hereto as Exhibit "B".
iv. An eight foot sidewalk shall be provided within the right-of-way along CR-466A abutting lots 4-8.
v. A five foot sidewalk shall be provided within the right-of-way along CR-462 abutting Lots 8-11.
vi. The required sidewalks along CR462 and CR466A shall be constructed and maintained by the adjacent property owner, when the adjacent property is developed.
vii. Any proposed sidewalk activities, within Sumter County right of way, shall meet the requirements of the Public Right-of Way Accessibility Guidelines (PROWAG). Any proposed sidewalk construction within Sumter County right-of-way is contingent upon Sumter County approval.

L. Environmental Considerations. Environmental considerations were previously addressed during the platting of the Property.

M. Landscaping and Buffer Requirements.
1. All landscaping requirements shall be in accordance with the City's Design District Standards.
2. All buffer requirements shall be in accordance with the City's Design District Standards.
3. All landscaped and common areas shall be irrigated in accordance with the City's Design District Standards.
4. All landscaping shall have appropriate irrigation and shall utilize reclaimed water if appropriate.
5. Any tree removal or replacement will be subject to the City's LDR Section 6.10.

N. Lighting. Decorative lighting shall be provided as required in the City's Design District Standards.

O. Signage. All signage shall comply with the City's Land Development Regulations. The Project shall be allowed two (2) shared monument signs. The two (2) shared monument signs shall be located at the intersection of Rio Grand and C466A and the intersection of C462 and Inspiration Drive. Additionally, each commercial development or building fronting on C466A or C462 shall be limited to one (1), six (6) foot high, monument sign with 30 square feet of copy area, with the exception of lot 8 at the intersection of C466A and C462 which may have a nine (9) foot high monument with 45 square feet of copy area. If signage occurs in City of Wildwood easements, developer/owner shall be responsible for any damage to signage as caused by the City's use of its easement.

P. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common and residential areas within the Project shall be the responsibility of the property owner, at no cost or obligation to the City. Guidelines as per the LDR/ Wildwood. Should the landlord/property owner/developer fail to timely perform these requirements, the City has the right to enforce these requirements on the landlord/property owner/developer and be reimbursed for reasonable attorney's fees, costs and expenses.

Q. Enforcement of Rules and Regulations. The developer/owner shall develop and provide rules and regulations which shall be binding and enforceable upon all tenants. Such rules and regulations shall be satisfactory to the City of Wildwood or its designated agent prior to permits being issued for construction of the improvements. If the property owner/landlord fails to enforce the rules and regulations, then the City of Wildwood shall have the right, but not the obligation, to enforce such rules and regulations upon the developer or landlord and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

R. Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting with the exception of the areas included in the agreement dated July 12, 2006. This exception only applies to City impact fees. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Project.

All impact fee credits for right-of-way donations and road construction completed by this project will be subject to an appropriate agreement with the appropriate government agencies.

S. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, 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.

T. Expiration of PD Due to the initiation of Project, this Project is vested and this Ordinance shall not expire.

SECTION 4. 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. 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 9th day of January, 2023.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

ATTEST:

Susan Patterson, City Clerk

Ed Wolf, Mayor

First Reading: 12.12.2022

Second Reading: 1.9.2023

Approved as to Form:

City Attorney

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360002843 Date: 01/23/2023 Time: 10:47AM
Page 10 of 12 B: 4406 P: 791 By: BO

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360002843 Date: 01/23/2023 Time: 10:47AM
Page 11 of 12 B: 4406 P: 792 By: BO

Exhibit B

LOT ID #	ORIGINAL PUD	EXISTING UNITS	PROPOSED USE	TOTAL EQUIVALENT MULTI-FAMILY UNITS
1	170 MF	209 ILF BEDS		85 MF**
2	96 ALF Beds(40MF)	0	96 MF	96 MF
3	144 MF	0	144 MF	144 MF
	TOTAL *354 MF	0	TOTAL: 240 MF	TOTAL: 325 MF
4		10,000 SF RETAIL		
5			8,000 SF RETAIL	
6				
7			6,119 SF AUTO CONVENIENCE	
8				
9				
10				
11				
12			244 HOTEL ROOMS	

* 314 Multi-Family + 40 (98/2.4' Lot 2) = 354 Total Multi-Family
** 209 ILF Beds ÷ 2.44 = 85 Multi-Family Equivalent Units

Owners:

AH Wildwood LLC
Harrison Street Real Estate LLC C/O ALTU
Southlake, TX 76092

Providence Assisted Real Estate LLC
C/O Capital Health Holding LP
Baltimore, MD 21209

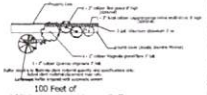
PMF Wildwood I LLC
315 E Robinson St STE 600
Orlando, FL 32801

Turkey Run LLC
145 Lincoln Ave STE B
Winter Park, FL 32789

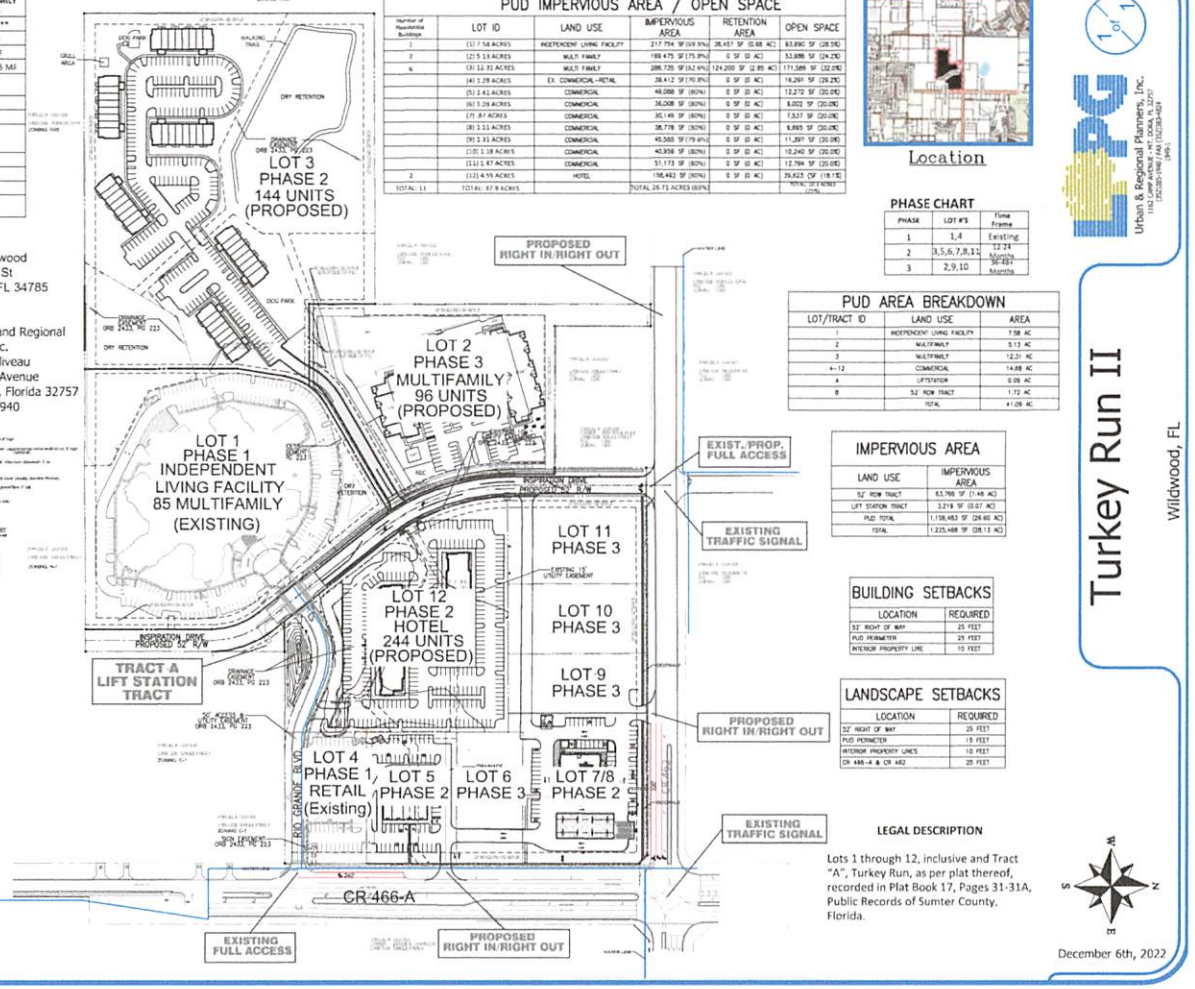
EMW Properties LLC
7623 Rio Grande Blvd
Wildwood, FL 34785

City of Wildwood
100 N Main St
Wildwood, FL 34785

Applicant:
LPG Urban and Regional Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



Total acreage: 41.09 Acres± (1,789,880 sf)
Total developable acreage: 41.09 Acres± (1,789,880 sf)
Existing Zoning: CMU*
*Will comply with City of Wildwood Neighborhood Design Standards
Existing FLU: Central Mixed Use
Max Density: 14 Units/Acre
Proposed Density: 7.9 Units/Acre
Maximum ISR: 80%
Maxium FAR: 75%
Minimum Open Space: 25% (10.27 Acres)
Buffers:
North - 25' Landscape Buffer
South - 25' Landscape Buffer
West - 25' Landscape Buffer
East - 25' Landscape Buffer
Commercial:Lots 4-12 (208,285 sf)
List of Commercial Uses:
*Retail
*Multi-Tenant Retail
*Restaurant with/without drive-through
*Convenience stores with/without fuel operation
*Auto Retail
*Carwash and Auto Detailing Facilities
*Full or Self-Service Service and Repair Shops for Automobiles, Small Engines and other similar uses
*Office
*Medical Office
*Hotel (244 units)
Water and Sewer to be provided by the City of Wildwood.
*Plans are Conceptual Only and are subject to engineering
11 Residential Buildings



PUD IMPERVIOUS AREA / OPEN SPACE

Number of Residential Buildings	LOT ID	LAND USE	IMPERVIOUS AREA	RETENTION AREA	OPEN SPACE
1	(1) 7.58 ACRES	INDEPENDENT LIVING FACILITY	217,754 SF (69.9%)	38,457 SF (0.88 AC)	83,890 SF (28.5%)
2	(2) 5.13 ACRES	MULTI FAMILY	169,475 SF (75.8%)	0 SF (0 AC)	53,886 SF (24.2%)
6	(3) 12.31 ACRES	MULTI FAMILY	288,725 SF (62.4%)	124,200 SF (2.85 AC)	171,386 SF (37.0%)
	(4) 3.29 ACRES	EX. COMMERCIAL-RETAIL	28,412 SF (70.8%)	0 SF (0 AC)	16,291 SF (29.2%)
	(5) 3.41 ACRES	COMMERCIAL	48,088 SF (80%)	0 SF (0 AC)	12,272 SF (20.0%)
	(6) 3.28 ACRES	COMMERCIAL	36,008 SF (80%)	0 SF (0 AC)	8,002 SF (20.0%)
	(7) .87 ACRES	COMMERCIAL	30,149 SF (80%)	0 SF (0 AC)	7,537 SF (20.0%)
	(8) 1.11 ACRES	COMMERCIAL	38,778 SF (80%)	0 SF (0 AC)	8,895 SF (20.0%)
	(9) 1.31 ACRES	COMMERCIAL	45,560 SF (79.4%)	0 SF (0 AC)	11,397 SF (20.0%)
	(10) 1.18 ACRES	COMMERCIAL	40,956 SF (80%)	0 SF (0 AC)	10,240 SF (20.0%)
	(11) 1.47 ACRES	COMMERCIAL	51,173 SF (80%)	0 SF (0 AC)	12,794 SF (20.0%)
2	(12) 4.55 ACRES	HOTEL	158,482 SF (80%)	0 SF (0 AC)	39,623 SF (19.1%)
TOTAL: 11	TOTAL: 67.9 ACRES		TOTAL 26.71 ACRES (65%)		TOTAL: 27.1 ACRES (35%)

PHASE CHART

PHASE	LOT #'S	Time Frame
1	1,4	Existing
2	3,5,6,7,8,11	12-24 Months
3	2,9,10	36-48+ Months

PUD AREA BREAKDOWN

LOT/TRACT ID	LAND USE	AREA
1	INDEPENDENT LIVING FACILITY	7.58 AC
2	MULTIFAMILY	5.13 AC
3	MULTIFAMILY	12.31 AC
4-12	COMMERCIAL	14.68 AC
A	LIFTSTATION	0.09 AC
B	52' ROW TRACT	1.72 AC
	TOTAL	41.09 AC

IMPERVIOUS AREA

LAND USE	IMPERVIOUS AREA
52' ROW TRACT	63,766 SF (1.46 AC)
LIFT STATION TRACT	3,219 SF (0.07 AC)
PUD TOTAL	1,158,483 SF (26.60 AC)
TOTAL	1,225,468 SF (28.13 AC)

BUILDING SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	25 FEET
INTERIOR PROPERTY LINE	10 FEET

LANDSCAPE SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	15 FEET
INTERIOR PROPERTY LINES	10 FEET
CR 466-A & CR 462	25 FEET

LEGAL DESCRIPTION

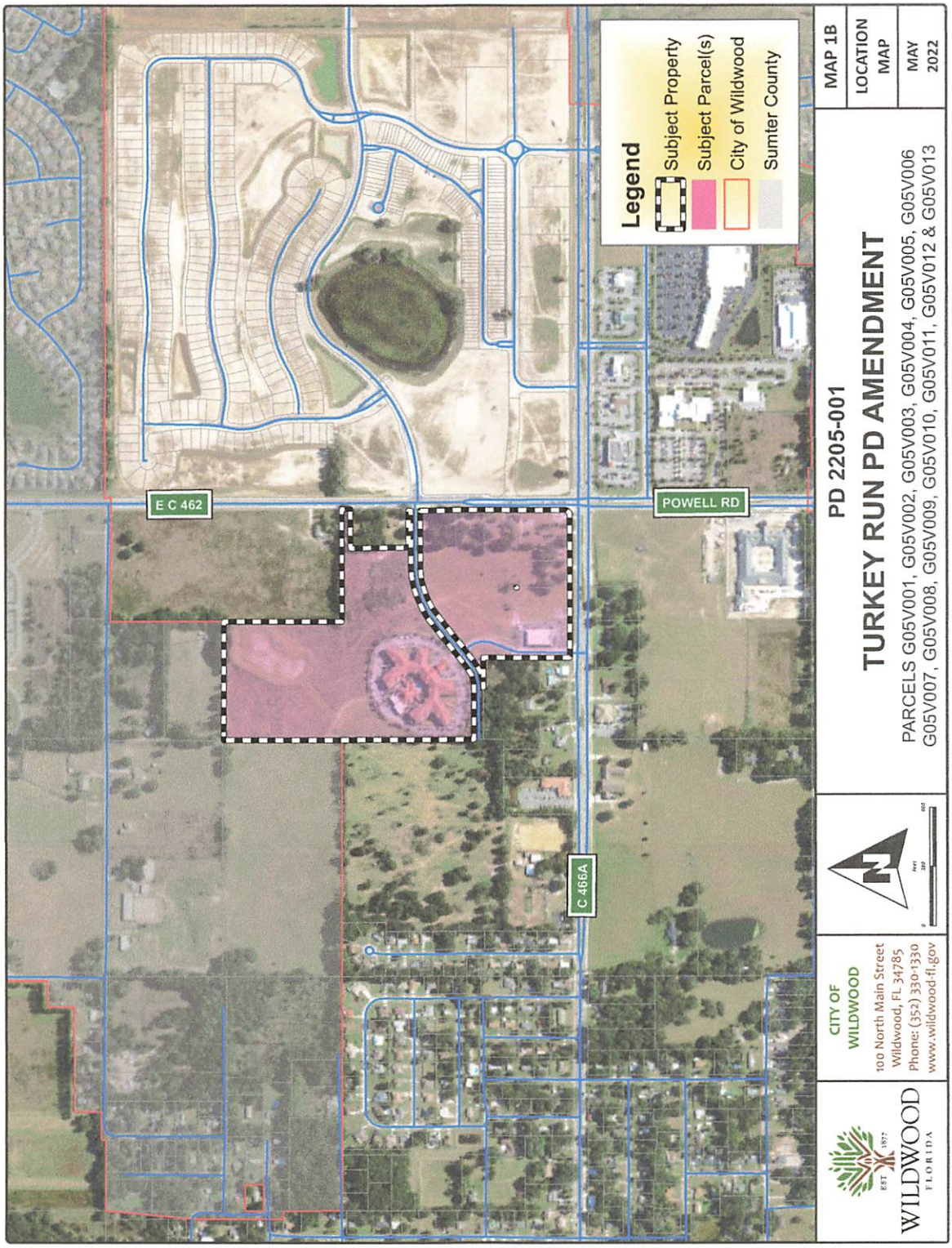
Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

Urban & Regional Planners, Inc.
1162 Camp Avenue • Mt. Dora, FL 32757
(352)385-1940 • (352)383-4924 (FAX)

Turkey Run II

Wildwood, FL

December 6th, 2022


Legend
Subject Property
Subject Parcel(s)
City of Wildwood
Sumter County
E C 462
POWELL RD
C 466A
MAP 1B
LOCATION MAP
MAY 2022
PD 2205-001
TURKEY RUN PD AMENDMENT
PARCELS G05V001, G05V002, G05V003, G05V004, G05V005, G05V006
G05V007, G05V008, G05V009, G05V010, G05V011, G05V012 & G05V013
CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov
WILDWOOD
FLORIDA

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2407-009 Convenience Store & Coffee Shop - Utilities Only**

REQUESTED ACTION: The Project Review Committee recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

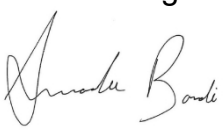
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

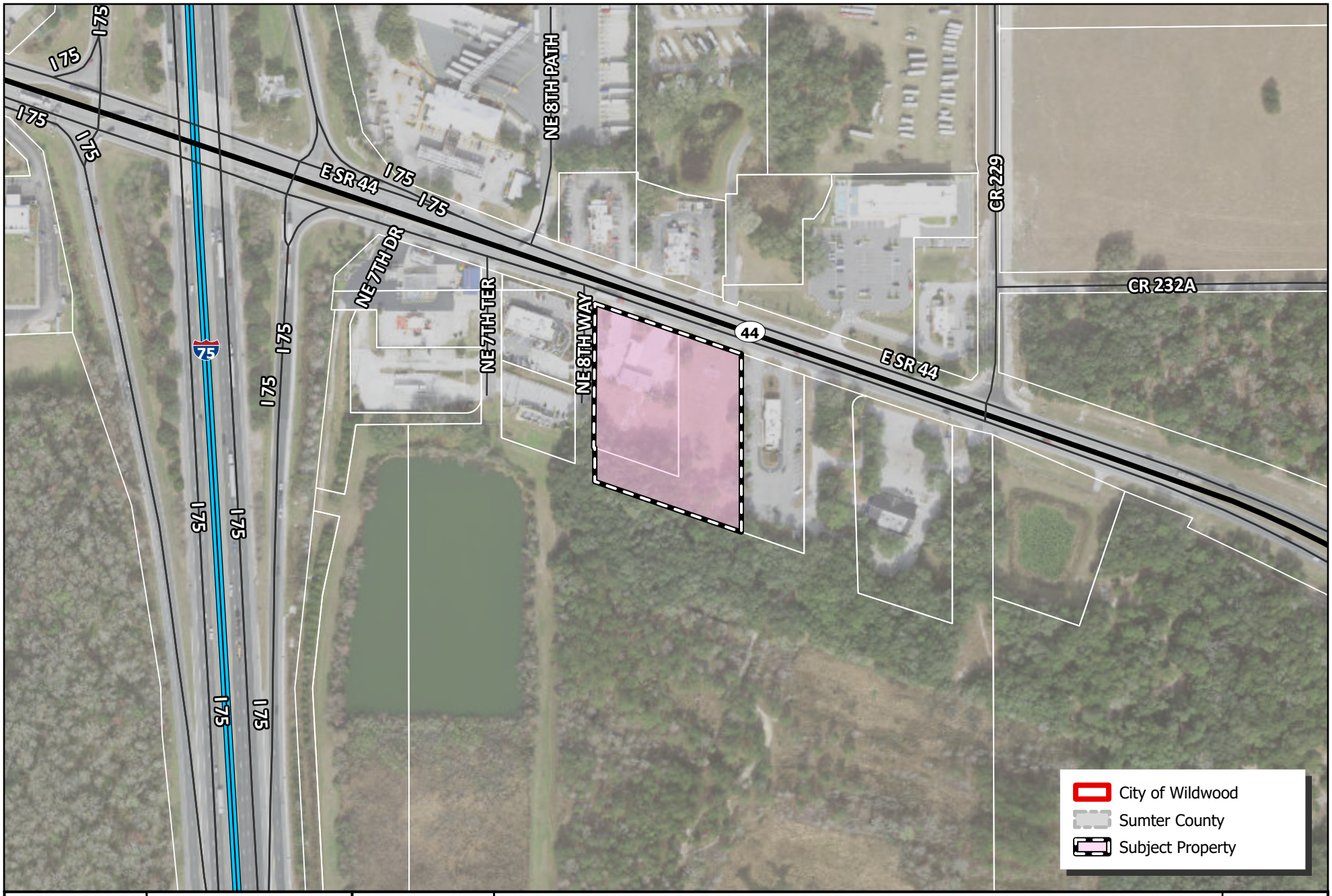
Case Number	SP 2407-009 Convenience Store & Coffee Shop - Utilities Only
Owner(s)	Central Florida Petroleum Distributors L.C.
Applicant(s)	Colliers Engineering & Design
Acreage	3.07 +/-
Property Location	The subject property is generally located 0.15 miles east of the northbound I-75 off ramp, located on the south side of E SR 44.
Parcel(s)	F03-005 & F03-007
Date	May 28, 2025

The applicant is seeking approval from the Planning and Zoning Board/Special Magistrate for the construction of private utility infrastructure to serve a 5,270 SF convenience store with 13 fueling pumps and a 900 SF coffee shop, per the attached plans.

SP 2407-009 meets the criteria set forth within the Land Development Regulations and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan.



Amanda Bondi
Planner II, Deveopment Services



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

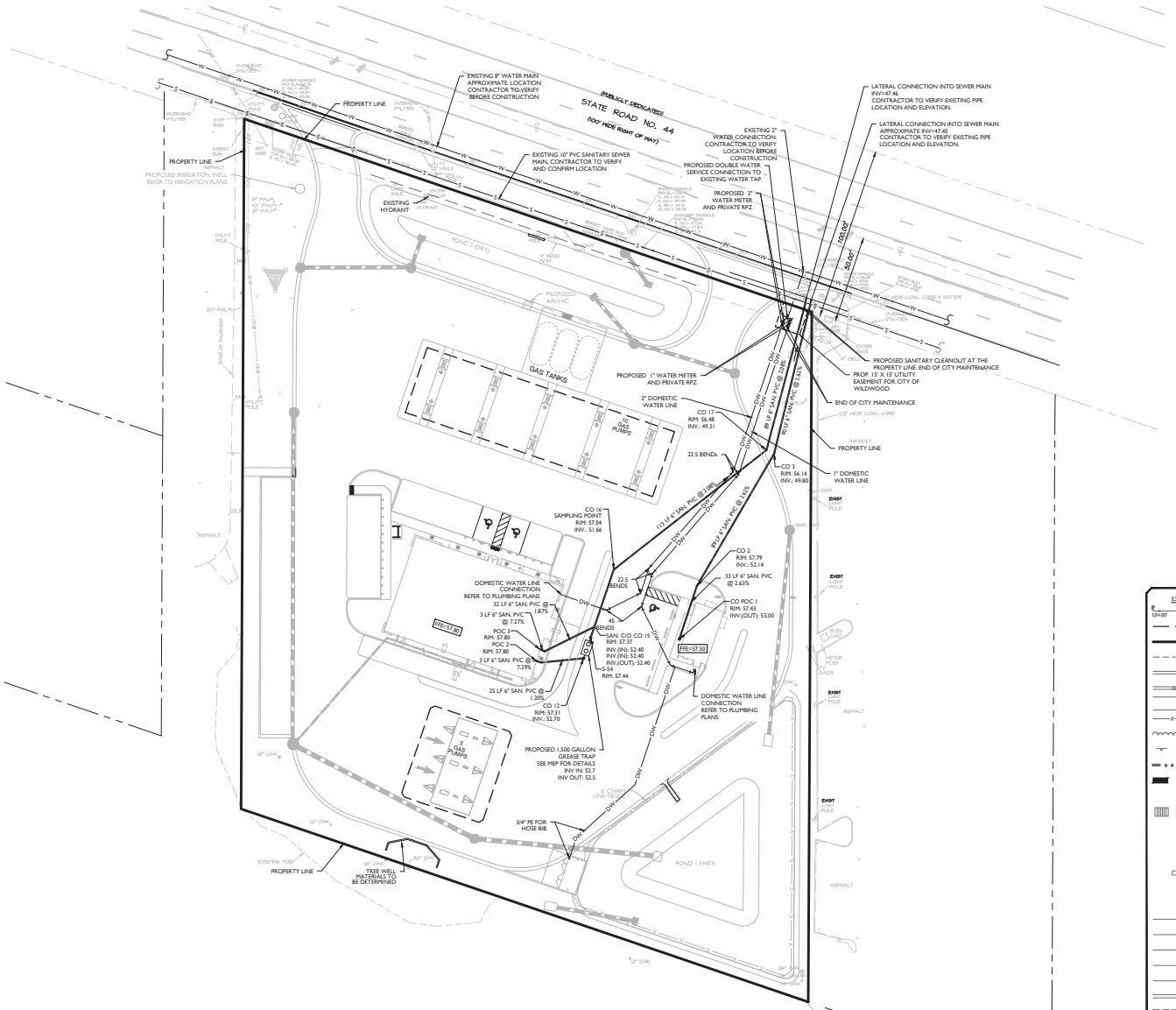
N
US Feet
0 35 70 140

SP 2407-009

CONVENIENCE STORE & COFFEE SHOP - UTILITES ONLY

PARCELS F03-005 & F03-007

MAP 1B
LOCATION MAP
APR 2025



LEGEND

EXISTING		PROPOSED
12+00 PI 13+00	TRAVERSE LINE, CENTER LINE OR BASELINE (LABEL AS SUCH)	12+00 13+00
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE BACK	CURB	FACE BACK
	DEPRESSED CURB	
	SIDEWALK	
-X-X-	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	TYPE 'S' INLET	
	TYPE 'C', 'D', 'E' INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
CATV	CABLE TV CONDUIT	CATV
W	WATER MAIN	W
G	GAS MAIN	G
T	TELEPHONE CONDUIT	T
E	ELECTRIC CONDUIT	E
	SANITARY PIPE	
	STORM PIPE	

30 0 30 60

SCALE : 1" = 30'

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Colliers Engineering & Design

www.colliersengineering.com

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV.	DATE	DRAWN BY	DESCRIPTION
1	10/03/23	YB	PER COUNTY COMMENTS
2	10/18/24	JAG	REVISED PER COUNTY AND CITY COMMENTS.
3	11/15/24	JAG	REVISED PER COUNTY COMMENTS.
4	12/19/24	JAG	REVISED PER WMWASD COMMENTS.
5	2/21/25	JAG	REVISED PER CITY AND FDOT COMMENTS.
6	3/27/25	TAM	REVISED PER CITY COMMENTS.
7	9/12/25		REVISED PER FDOT ACCESS COMMENTS

STUART ROGERS LICENSE NUMBER 84218 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Stuart Rogers Date: 2025.12.02 10:57:50 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY STUART M. RODGERS 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

Stuart Milton Rogers
FLORIDA PROFESSIONAL ENGINEER
LICENSE NUMBER: PE42718
COLLIERS ENGINEERING & DESIGN, INC.

CONSTRUCTION PLANS

FOR

TAMPA ACQUISITIONS, INC.

861 EAST S.R. 44
WILDWOOD, FL 34785
PARCEL ID:
F03-005 & F03-007

SUMTER COUNTY
FLORIDA

Colliers Engineering & Design
TAMPA
5471 West Waters Avenue, Suite 100
Tampa, FL 33634
Phone: 813.207.1061
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/20/2023	TAM	SMR

PROJECT NUMBER: 22011006A
DRAWING NAME: C-UTIL

SHEET TITLE:
UTILITIES PLAN

SHEET NUMBER:
08 of 20

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **SP 2409-002 One Hundred (100) Oaks Offsite Forcemain**

REQUESTED ACTION: The Project Review Committee recommends approval contingent on the submission of the performance surety.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

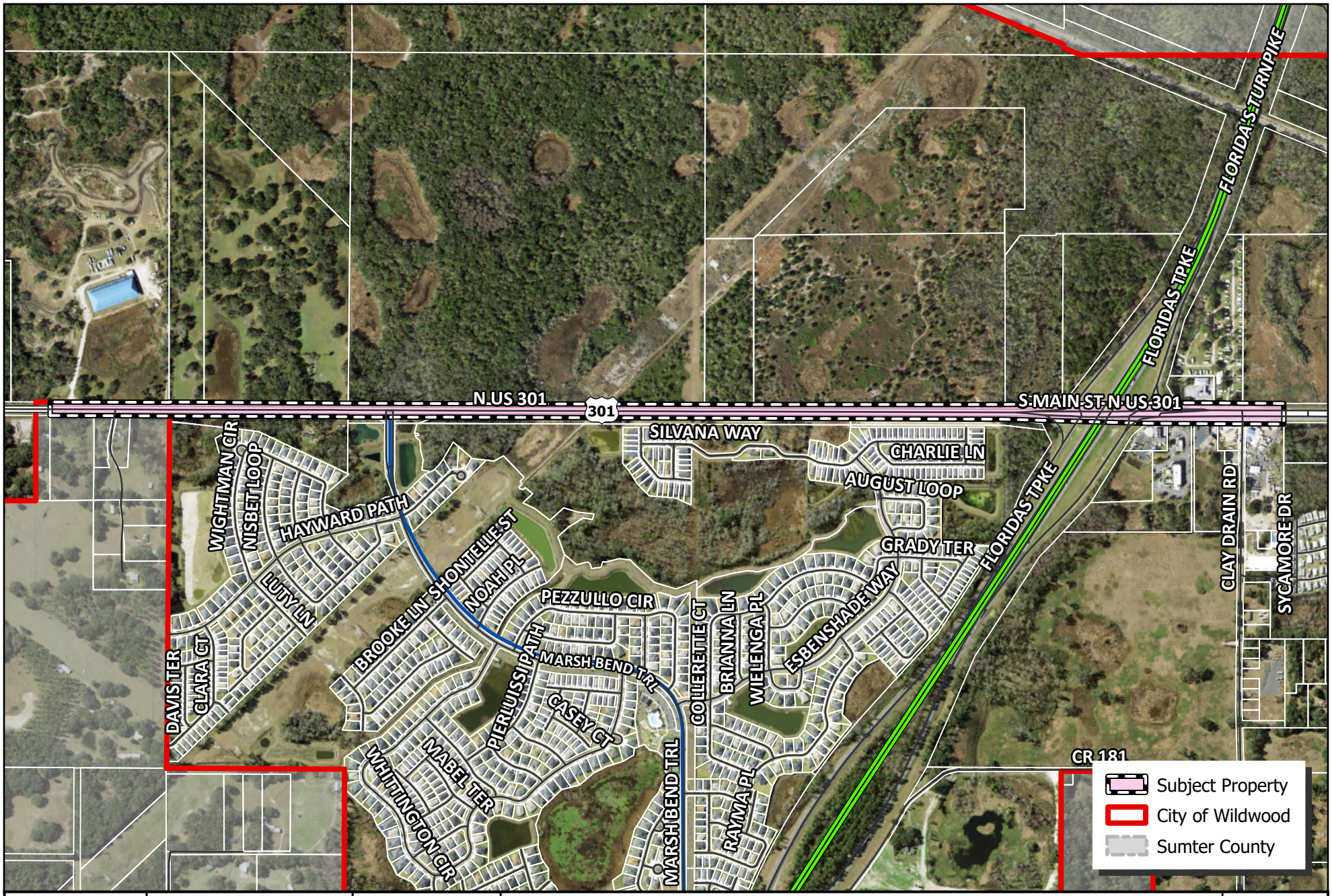
Case Number	SP 2409-002 One Hundred (100) Oaks Offsite Forcemain
Owner(s)	KL 100 Oaks, LLC
Applicant(s)	KL 100 Oaks, LLC - James P. Harvey
Property Location	The subject property is located within US 301 Right-of-Way, owned and maintained by FDOT, starting approximately 297 feet north of Clay Drain Rd and running south approximately 1.67 miles.
Parcel(s)	Within US 301 Right-of-Way
Date	May 28, 2025

The applicant is seeking approval from the Planning and Zoning Board/Special Magistrate for the construction of an 8,682 linear foot, 14-inch force main running approximately 1.7 miles within the US 301 Right-of-Way, per the attached plans.

The performance surety has been reviewed by the city attorney and recently sent to the applicant for issuance and execution. Once we have the performance surety in hand, we can advance the site plan before the City Commission.

SP 2409-002 will meet the criteria set forth within the One Hundred (100) Oaks Developer's Agreement, the Land Development Regulations, and is in line with the goals, objectives, and policies of the 2050 Comprehensive Plan Amendment once the performance surety is in place.

Amanda Bondi
Planner II, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

0 0.02 0.04 0.07 0.11 0.14
Miles

SP 2409-002

ONE HUNDRED (100) OAKS OFFSITE FORCE MAIN

WITHIN ROW OF US 301, FOR PARCELS G19-011 & G30-048

MAP 1B

LOCATION MAP

NOV 2024

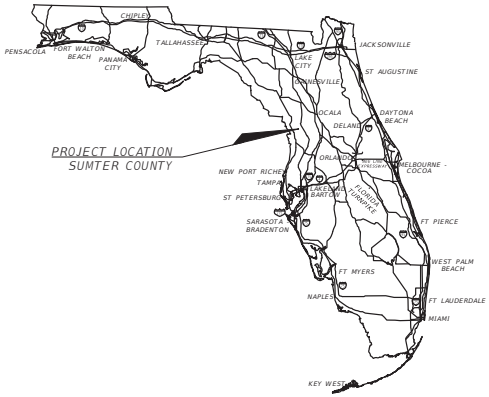
UTILITY PLANS for

100 OAKS

A RESIDENTIAL SUBDIVISION

OFFSITE FORCEMAIN

SR NUMBER: 35, SECTION: 12, M.P.: 19.706 - 21.884



INDEX OF UTILITY PLANS

SHEET NO.	DESCRIPTION
01	KEY SHEET
02	VICINITY MAP
03	GENERAL NOTES AND LEGEND
04	PROJECT LAYOUT PLAN
05-21	PLAN AND PROFILE
22-25	CROSS SECTIONS
26-27	UTILITY DETAILS
28	TRAFFIC CONTROL

A DEVELOPMENT BY

KL 100 OAKS, LLC

14025 RIVEREDGE DRIVE
TAMPA, FLORIDA 33637

DESCRIPTION OF 100 OAKS PARCELS
DESCRIPTION (PER TITLE COMMITMENT NO. 7966935)

The South 1/2 of the Southwest 1/4, less right of way for U.S. Highway No. 301, and less the South 136 feet of the East 1100 feet thereof, SECTION 19, TOWNSHIP 19 SOUTH, RANGE 23 EAST, lying and being in Sumter County, Florida.

AND

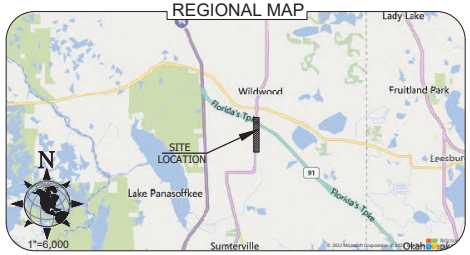
The North 1/4 of the Northwest 1/4, less the right of way for U.S. Highway No. 301, and Less the East 1100 feet thereof, SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, lying and being in Sumter County, Florida.

TOTAL 99.81 ACRES

LOCAL MAP

CITY OF WILDWOOD, FLORIDA

REGIONAL MAP



SECTION 19 & 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA

VERTICAL DATUM NAVD88

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) CONVERSION FROM NAVD 88 DATUM TO NGVD 29 ADD 0.97

UTILITIES

WATER:
CITY OF WILDWOOD UTILITIES
100 N. MAIN ST.
WILDWOOD, FL. 34785
(352) 330-1330

SEWER:
CITY OF WILDWOOD UTILITIES
100 N. MAIN ST.
WILDWOOD, FL. 34785
(352) 330-1330

ELECTRIC:
DUKE ENERGY
RICK MARINO
PROJECT ENGINEER
(352) 422-4828

SOLID WASTE:
WASTE MANAGEMENT
SCOTT SOUTHARD
COMMERCIAL ROUTE MANAGER
8708 NE 44th DRIVE
WILDWOOD, FL. 34785
(352) 266-8391 (ssouthard@wm.com)

PROJECT CONTACTS

ENGINEER:
MATTHEW J. MORRIS P.E.
MORRIS ENGINEERING & CONSULTING, LLC
6901 PROFESSIONAL PARKWAY EAST, SUITE 103
SARASOTA, FLORIDA 34240
941-444-6644
www.morrisengineering.net

SURVEYOR TOPO AND SUE:
GEOPOINT SURVEYING, INC
1403 EAST 5TH AVENUE
TAMPA, FLORIDA 33605
813-248-8888
www.geopointsurvey.com

OWNER:
KL 100 OAKS, L.L.C.
14025 RIVEREDGE DRIVE, SUITE 175
TAMPA, FLORIDA 33637
813-615-1244
www.kolterland.com

"*GOVERNING STANDARD PLANS:*

FLORIDA DEPARTMENT OF TRANSPORTATION, FY 2024-25 STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE INTERIM REVISIONS (IRS).

STANDARD PLANS FOR ROAD CONSTRUCTION AND ASSOCIATED IRS ARE AVAILABLE AT THE FOLLOWING WEBSITE:
HTTPS://WWW.FDOT.GOV/DESIGN/STANDARDPLANS

GOVERNING STANDARD SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION, JULY 2024 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AT THE FOLLOWING WEBSITE:
HTTPS://WWW.FDOT.GOV/PROGRAMMANAGEMENT/IMPLEMENTED/SPECSBOOKS"

PREPARED BY

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Sarasota, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

This item has been digitally signed and sealed by Matthew J. Morris, PE., 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.

NOTE:
ALL FORCE MAIN DEPICTED IN THESE PLANS WILL BE OWNED AND MAINTAINED BY THE CITY OF WILDWOOD

MATTHEW J. MORRIS LICENSE No. 68434 STATE OF FLORIDA PROFESSIONAL ENGINEER

Matthew J Morris

Digitally signed by Matthew J Morris
Date: 2025.04.01 13:58:48 -04'00'

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

REVISIONS

NO.	DATE	DESCRIPTION	BY
11	03/30/25	ADDED FORCE MAIN FLUSHING ASSEMBLY	KJA
10	01/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
9	12/10/24	REVISED PER CITY COMMENTS LETTER DATED 12/10/24	KJA
8	09/26/24	REVISED ALIGNMENT PER PRELIMINARY 301 WIDENING	KJA
7	03/03/23	REVISED PER FDOT EMAIL DATED 03/03/23	KJA
6	01/09/23	REVISED PER FDOT COMMENTS LETTER DATED 01/09/23	KJA
5	11/26/22	ADDED CONDUITS PER RECEIVED FDOT AS-BUILTS	KJA
4	11/16/22	REVISED PER FDOT COMMENTS LETTER DATED 11/16/22	KJA
3	10/02/22	REVISED PER CITY COMMENTS LETTER DATED 07/14/22	KJA
2	07/06/22	REVISED CASING MATERIAL	KJA
1	06/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA

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NO.	DATE	REVISION DESCRIPTION	BY
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DATE 3/30/25
PROJECT 100 OAKS FM
DRAWING TO OS FM VM.DWG
DRAWN JEA
CHECKED MJM

VICINITY MAP

100 OAKS OFFSITE FORCEMAIN

CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

SCALE AS SHOWN
DATUM NAVD 88
SEC-TWP-RNG 31 18S 23E
SHEET 02 OF 28

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GENERAL CONSTRUCTION NOTES:

1. ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 DATUM. TO CONVERT TO NGVD 29 ADD 0.97'
2. LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES & OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, & SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE & TESTED OR INSPECTED PRIOR TO PAVEMENT & STRUCTURE CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT & INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, & SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS & CODES.
7. ALL SPECIFICATIONS & DOCUMENTS REFERENCED BY THE PLANS & PERMITS SHALL BE OF LATEST REVISIONS &/OR LATEST EDITION.
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS & ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED & APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER & APPROPRIATE AGENCIES, & PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, & OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT & WILL BE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP & BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
12. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHERWISE INDICATED ON STRUCTURE PLANS.
13. ALL PRIVATE & PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR & VENDER.
14. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS. AN ON-SITE INSPECTION BY THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
15. THE CONTRACTOR SHALL UTILIZE THE DESIGN SURVEYOR TO LOCATE & FLAG ALL PROPERTY CORNERS PRIOR TO CONSTRUCTION & FINAL ENGINEERING INSPECTION & CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, RE-ESTABLISHED BY A PROFESSIONAL LAND SURVEYOR.
16. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS & ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, & THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS & PERMITS HAVE BEEN SATISFIED.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS & BORINGS PRIOR TO BIDDING THE PROJECT & PRIOR TO COMMENCING CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
20. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS & METHODS FOR CONSTRUCTION SITE SAFETY.
21. CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF WILDWOOD MATERIALS STANDARDS AND SPECIFICATIONS.
22. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE & ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ANY UTILITIES THAT INTERFERE WITH THIS PROJECT WILL BE RELOCATED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE, AND WILL BE DONE TO MEET THE CITY OF WILDWOOD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
23. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE & WILL BE RESPONSIBLE FOR THE DEMOLITION & REMOVAL OF ALL UNDERGROUND & ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER & REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.

EROSION CONTROL

1. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE VISUALLY INSPECTED WEEKLY, OR AFTER SIGNIFICANT (0.5" OR GREATER) RAINFALL EVENTS. ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT SHALL BE CORRECTED AS SOON AS POSSIBLE, BUT IN NO CASE LATER THAN 7 DAYS AFTER THE INSPECTION. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.
2. THROUGHOUT THE CONSTRUCTION PERIOD, ALL MUD/SILT TRACKED ONTO EXISTING ROADS FROM THE SITE DUE TO CONSTRUCTION SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.
3. CATCH BASIN INLET AND CONCRETE FLUME FILTERS SHALL BE MAINTAINED CLEAN AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD. WEEKLY INSPECTIONS WILL BE PERFORMED EVERY 7 CALENDAR DAYS. IF A FILTER HAS HOLES OR IS INUNDATED WITH SEDIMENT, THE FILTER WILL REQUIRE REPLACEMENT BY CONTRACTOR.
4. CONSTRUCTION ACCESS AND TRACKING MAT MUST BE MAINTAINED BY CONTRACTOR. REPLENISH CRUSHED AGGREGATE IF PRESENT LAYER IS FILLED WITH SEDIMENT, POOLING WATER OR HAS RUTS. A NEW NEW LAYER MAY BE ADDED IF OLD LAYER BECOMES COMPACTED.
5. SEEDING OR RESEEDING MAY BE REQUIRED IMMEDIATELY TO AREAS WHICH MAY HAVE BEEN DAMAGED BY RUNOFF.
6. THE CONTRACTOR SHALL CONTINUOUSLY ENSURE THAT THE PERIMETER OF THE SITE, INCLUDING CONSTRUCTION ENTRANCES, IS SECURED FROM ALLOWING DEBRIS TO LEAVE THE SITE DUE TO CONSTRUCTION ACTIVITY RAINFALL EVENTS. A WEEKLY LOG SHALL BE UPDATED AND KEPT ON SITEIN ACCORDANCE WITH THE NPDES PERMIT. BY BIDDING DOCUMENTS THE CONTRACTOR ACKNOWLEDGES HE/SHE IS AWARE OF NPDES GUIDLINES AND POLICIES AS WELL AS BEST MANAGEMENT PRACTICES AND ASSUMES SOLE RESPONSIBILITY FOR FINES IMPOSED BY GOVERNMENTAL AGENCIES DUE TO VIOLATIONS.
7. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SOD, STONE, ETC., WHICH SHALL BE MAINTAINED & MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
8. ALL EROSION & SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBING ACTIVITIES & MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
9. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SILTATION BARRIER) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, & EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE A SOIL TRACKING PREVENTION DEVICE WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER & EXIT THE SITE. IF IN THE OPINION OF THE ENGINEER &/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER &/OR AUTHORITIES.
10. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
11. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. A SETTLING POND PLAN MUST BE SUBMITTED & APPROVED BY THE ENGINEER OF RECORD & LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.
12. ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED ARE TO BE SEEDED & MULCHED TO FDOT STANDARDS & MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY & ENGINEER OF RECORD. ANY WASHOUTS, REGRADING, RESEEDING, SODDING, & OTHER EROSION WORK REQUIRED WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED BY THE OWNER, REGULATORY AGENCY, & ENGINEER OF RECORD.
13. ALL SODDING, SEEDING & MULCHING SHALL INCLUDE WATERING & FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED & ACCEPTED BY THE OWNER.

GENERAL SAFETY NOTES:

1. DURING THE CONSTRUCTION &/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL & SAFETY OF THE TRAVELING PUBLIC & THE SAFETY OF HIS PERSONNEL.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL & SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE & UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, & REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES, & BARRIERS NECESSARY TO PROTECT THE PUBLIC & WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
3. ALL TRAFFIC CONTROL MARKINGS & DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY & ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY & DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT &/OR ENFORCE SAFETY REGULATIONS.

FDOT NOTES:

OPEN CUTTING

UNLESS FDOT DETERMINES IT IS IMPRACTICAL, THE UAO SHALL NOT CUT PAVEMENT LESS THAN FIVE (5) YEARS OLD.

WHEN OPEN CUTING DRIVEWAYS, THE UAO SHALL DO ALL OF THE FOLLOWING:

1) NOTIFY OWNERS SEVEN (7) DAYS IN ADVANCE USING DOOR-HANGAR TYPE NOTICES OR ON-SITE SIGNS AS APPROPRIATE AND APPROVED BY FDOT.
2) MAINTAIN USERS' ACCESS TO THE PROPERTY.
3) RESTORE THE DRIVEWAYS TO AT LEAST AN EQUIVALENT CONDITION AND TYPES OF MATERIAL TO WHAT EXISTED PRIOR TO CUTTING.

ROAD CLOSURES

1) NO LANE CLOSURES ARE ALLOWED ON US 301 WITHIN THE PROPOSED WORK ZONE BETWEEN 6:00-9:00 AM AND 2:00-6:00 PM NORTHBOUND AND SOUTHBOUND, MONDAY THROUGH FRIDAY.

BORE PITS

1) JACK AND BORE AND DIRECTIONAL DRILL PITS SHALL BE NO CLOSER THAN 8' FROM EDGE OF PAVEMENT.

CITY OF WILWOOD NOTES:

1) CONTRACTOR IS TO FIELD VERIFY ALL HIGH POINTS WITH ENGINEER IN THE FIELD PRIOR TO INSTALLING ARV'S TO ENSURE THEY INSTALLED AT THE HIGH POINT.
2) IT IS THE INTENT OF THE DEVELOPER THAT UPON COMPLETION OF THE CONSTRUCTION, INSPECTION AND APPROVAL BY THE CITY OF WILDWOOD, AND CLEARANCE BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), THE DEVELOPER WILL TRANSFER TO IMPROVEMENTS TO THE CITY OF WILDWOOD.
3) ALL TRAFFIC CONTROL SIGNALS, OR DEVICES MUST COMPLY WITH THE FLORIDA STATE STATUTES REGARDING THE INSTALLATION.
4) 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.
5) CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY OF WILDWOOD TWO WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION
6) ALL CRITICAL ROOT ZONES SHALL HAVE ROOT PRUNING PRIOR TO PERMANENT IRRIGATION INSTALLATION.
7) 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.
8) DIRECTIONAL BORING IS REQUIRED FOR DEVELOPMENT AND INFRASTRUCTURE PLANNED WITHIN ALL CRITICAL ROOT ZONES (CRZS) OF TREES.

LEGEND

ARV	AIR RELEASE VALVE
EX	EXISTING
FM	FORCEMAIN
HW	HEADWALL
INV	INVERT
LF	LINEAR FEET
LP	LIGHT POLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
PP	POWER POLE
PR	PROPOSED
PVMT	PAVEMENT
TBR	TO BE REMOVED
ROW	RIGHT OF WAY
TEL	TELEPHONE
TYP	TYPICAL
UG	UNDERGROUND
UNK	UNKNOWN
WM	WATER MAIN

SURVEY L E G E N D

EOI ------- End of Information
Ø ------- Utility Pole
T ------- Telephone Box
F ------- Fiber Optic Box
S ------- Sanitary Manhole
F_Δ ------- Fiber Optic Warning Marker
G_Δ ------- Gas Warning Marker
FM_Δ ------- Force Main Warning Marker
W_Δ ------- Water Warning Marker
T_Δ ------- Telephone Warning Marker
W ------- Water Valve
M ------- Meter
UGE ------- Buried Electric
FIB ------- Buried Fiber Optic
UGT ------- Buried Telephone
CBL ------- Buried CATV
GAS ------- Buried Gas Main
FM ------- Buried Sewer Force Main
W ------- Buried Water Main

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9	12/10/24	REVISED PER CITY COMMENTS LETTER DATED 12/10/24	KJA
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA

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GENERAL NOTES AND LEGEND
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CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
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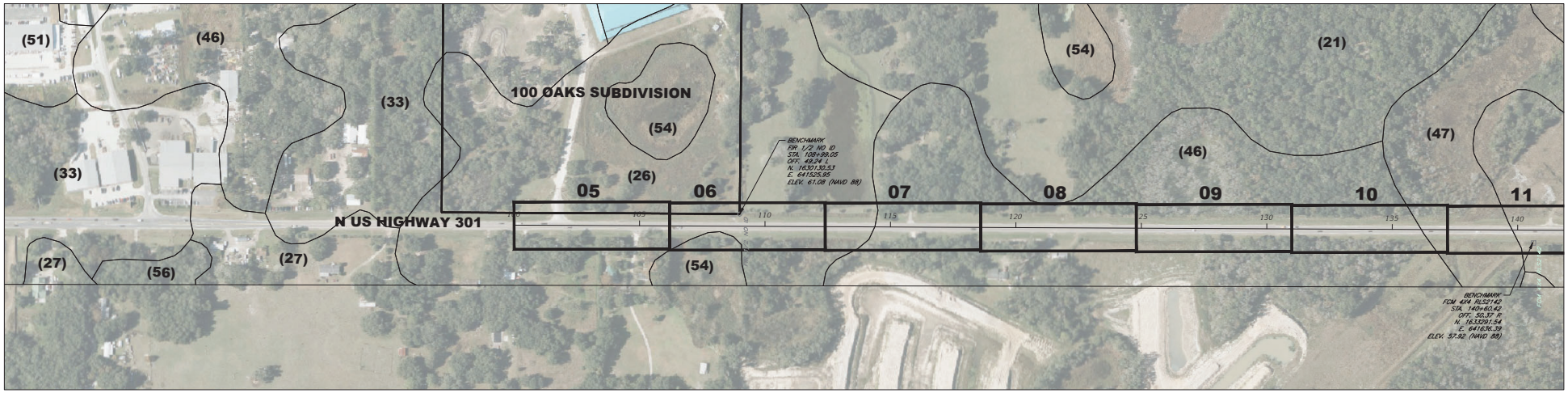

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06-PLAN SHEET NUMBER

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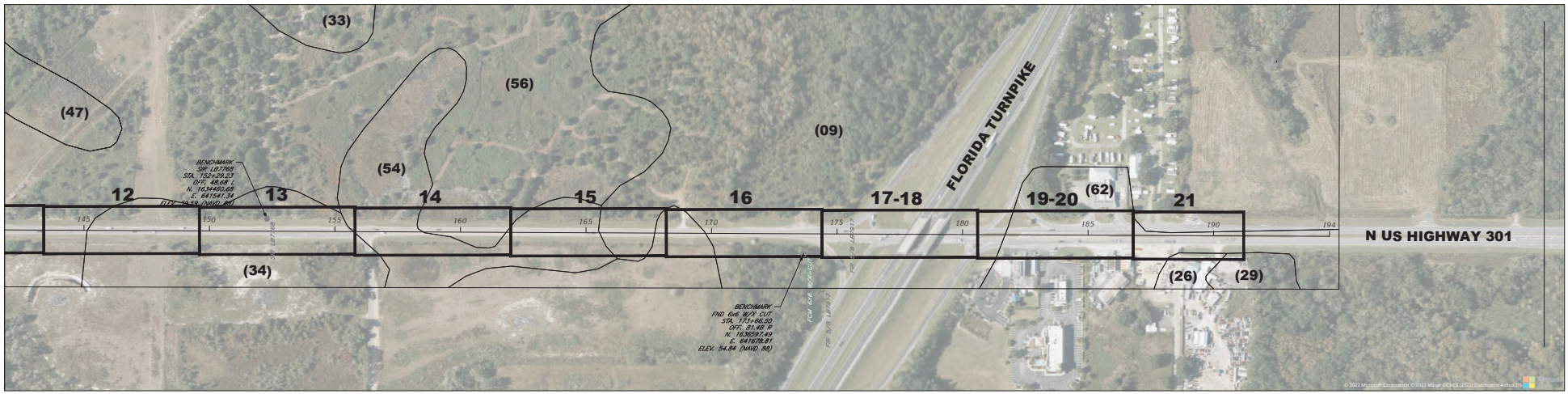

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PROJECT LAYOUT PLAN

100 OAKS OFFSITE FORCEMAIN

CITY OF WILDWOOD, FLORIDA

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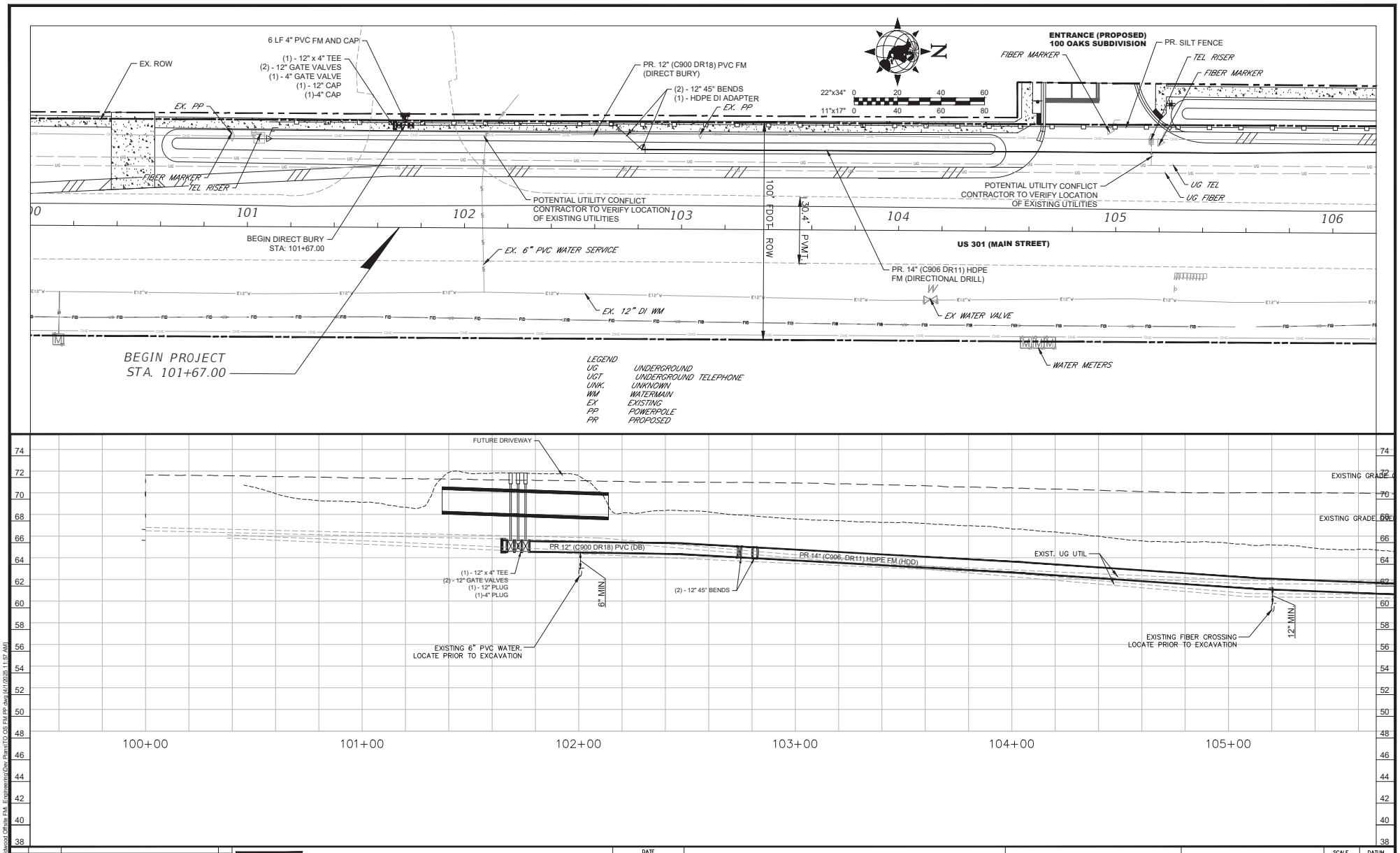

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11	03/30/25	ADDED FORCE MAIN FLUSHING ASSEMBLY	KJA
10	01/25/25	REVISED PROFILE AND DIRECTIONAL DRILL NEAR BRIDGE	KJA
9	09/26/24	REVISED ALIGNMENT PER PRELIMINARY 301 WIDENING	KJA
7	03/03/23	REVISED PER FDOT EMAIL DATED 03/03/23	KJA
6	01/09/23	REVISED PER FDOT COMMENTS LETTER DATED 01/09/23	KJA
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/14/22	KJA
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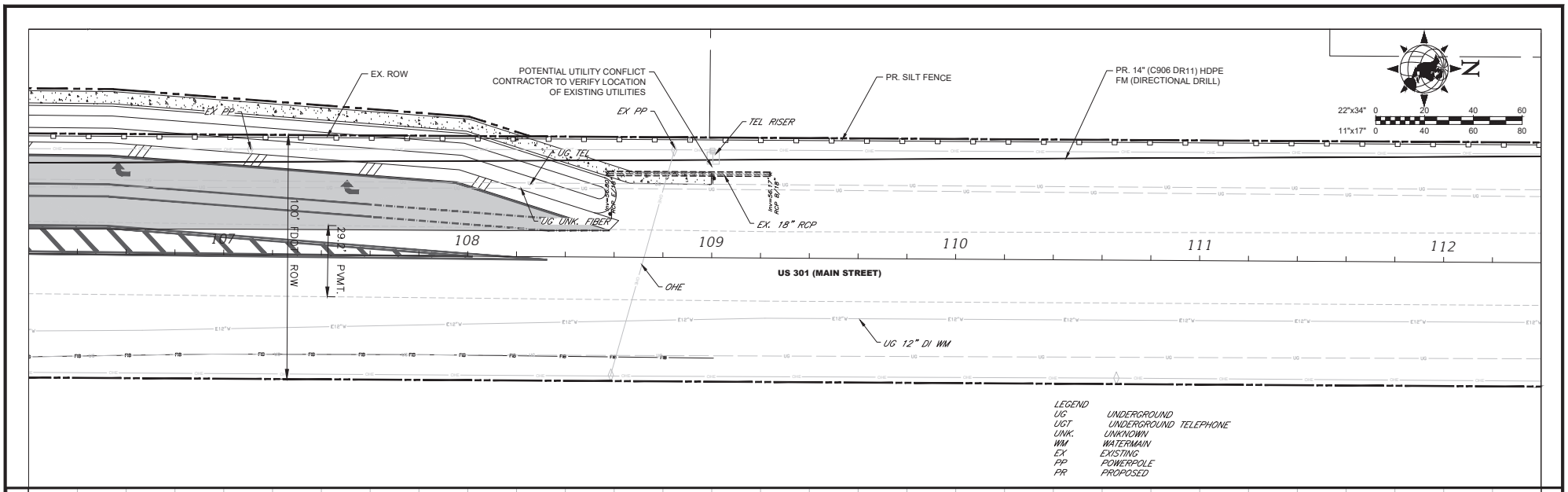

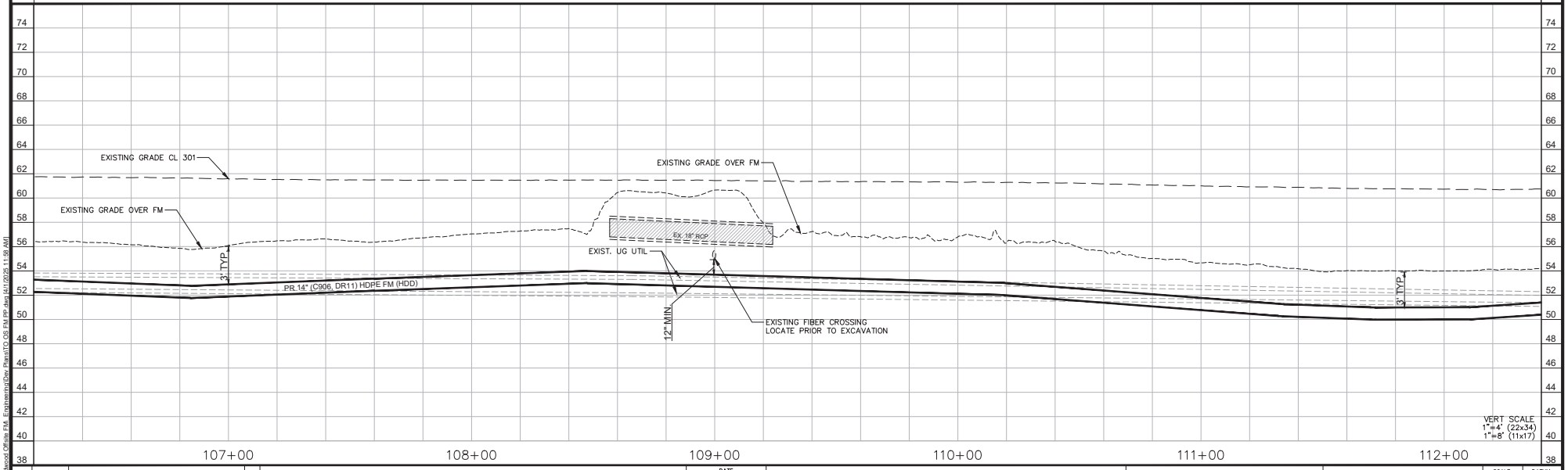

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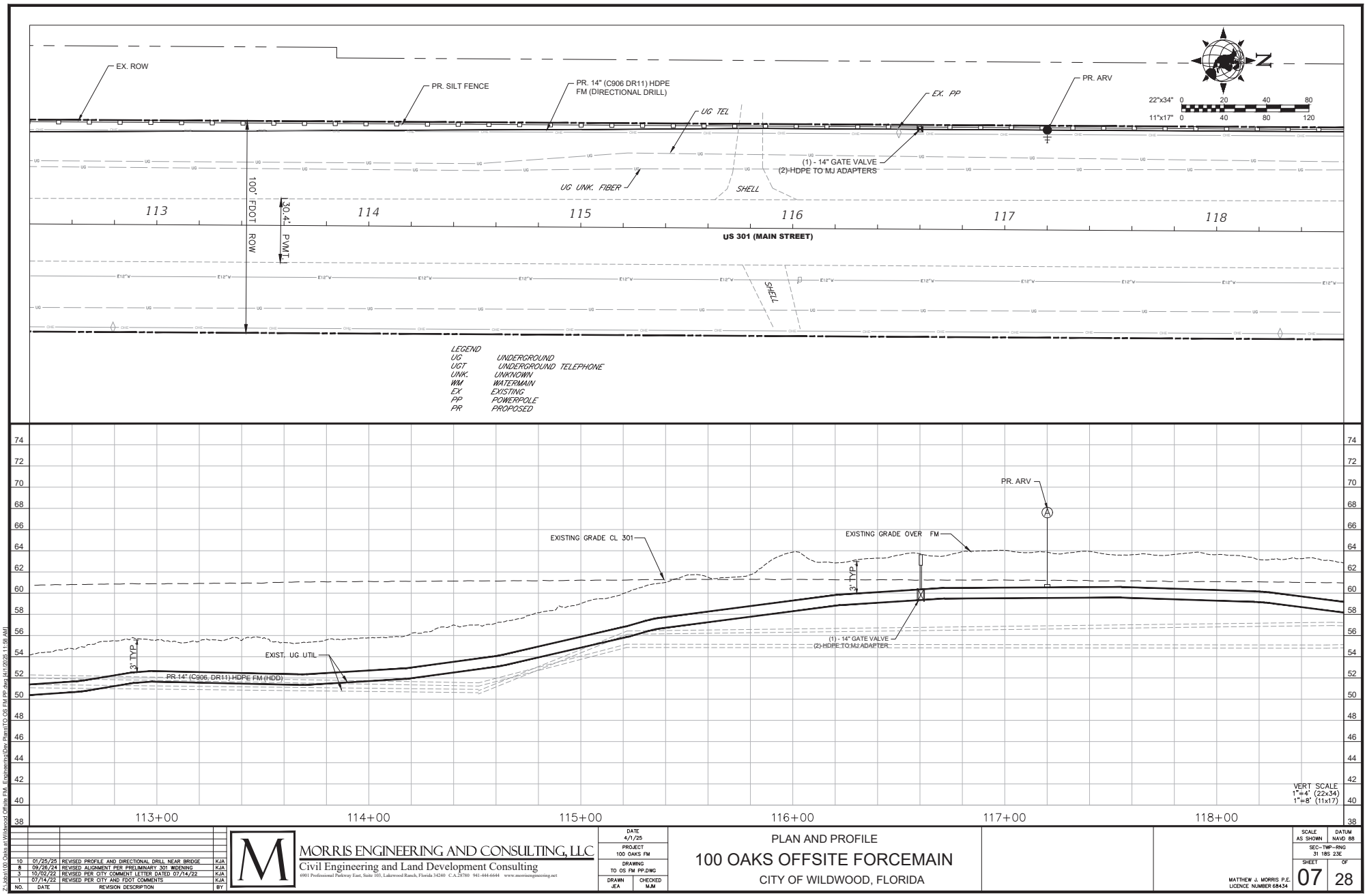

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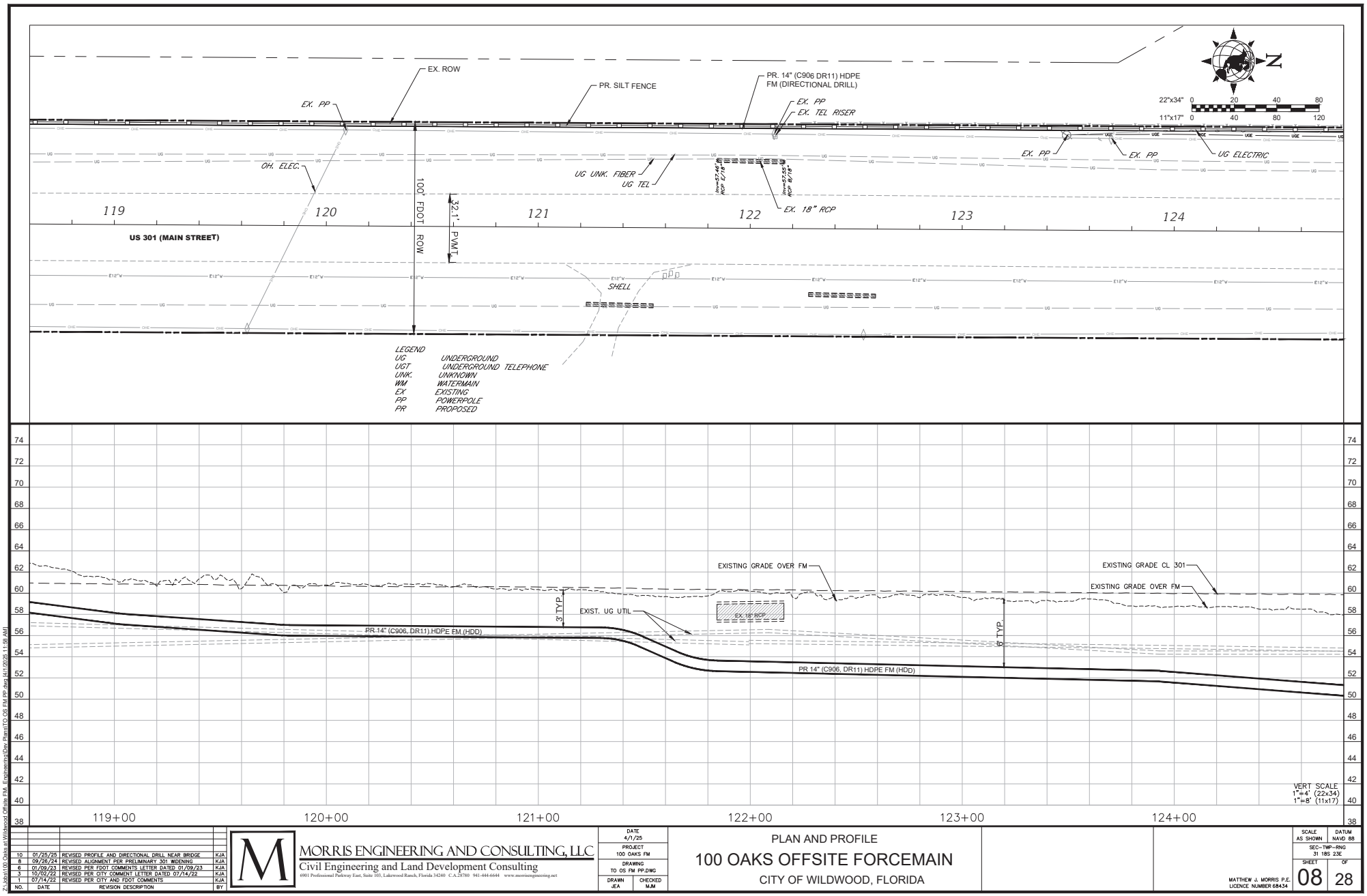

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6	01/09/23	REVISED PER FDOT COMMENTS LETTER DATED 01/09/23	KJA
3	10/02/22	REVISED PER CITY COMMENT LETTER DATED 07/14/22	KJA
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DATE 4/1/25
PROJECT 100 OAKS FM
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DRAWN JEA
CHECKED MJM

PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

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SEC-TWP-RNG 31 18S 23E
SHEET 08 OF 28

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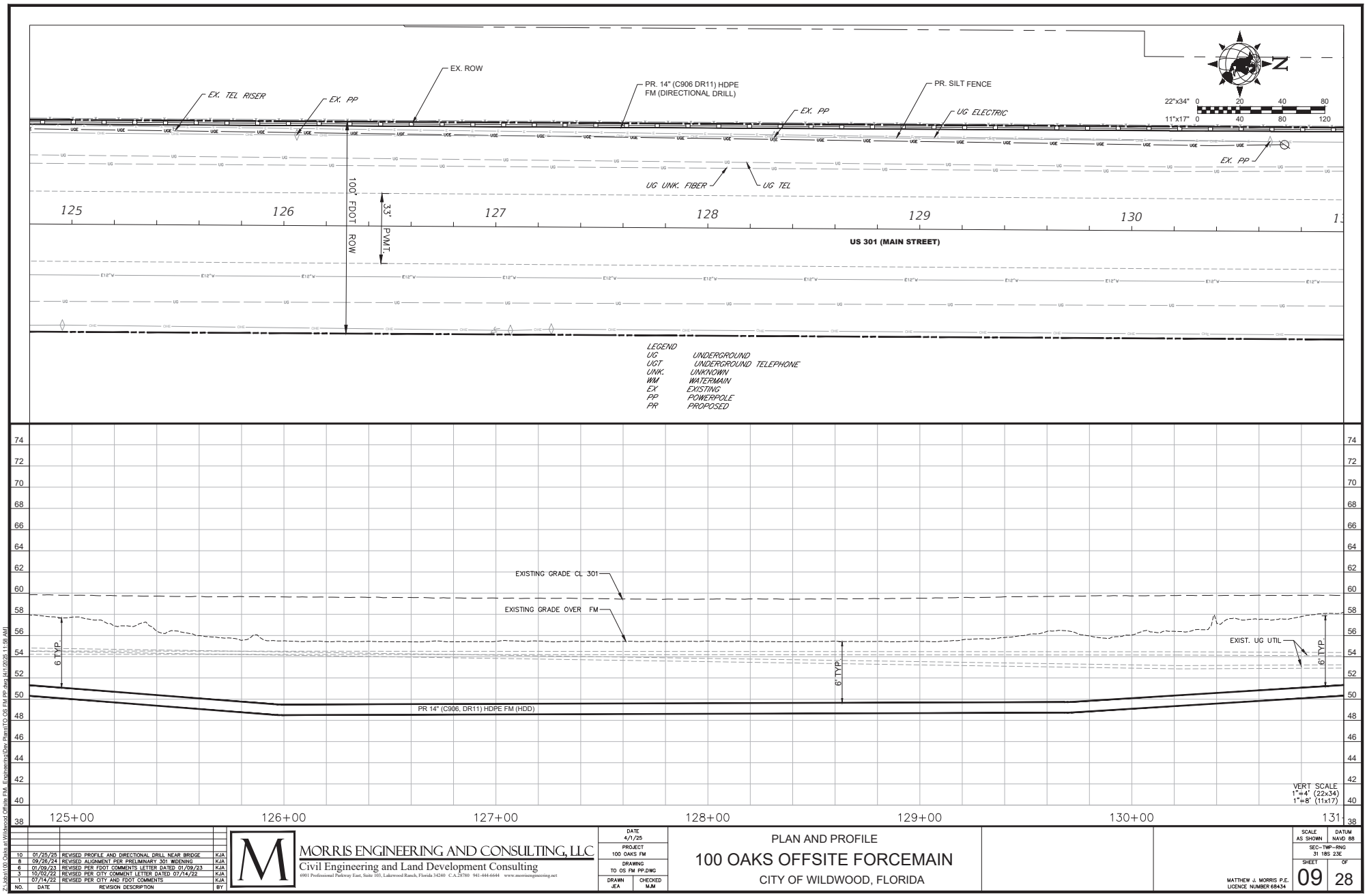

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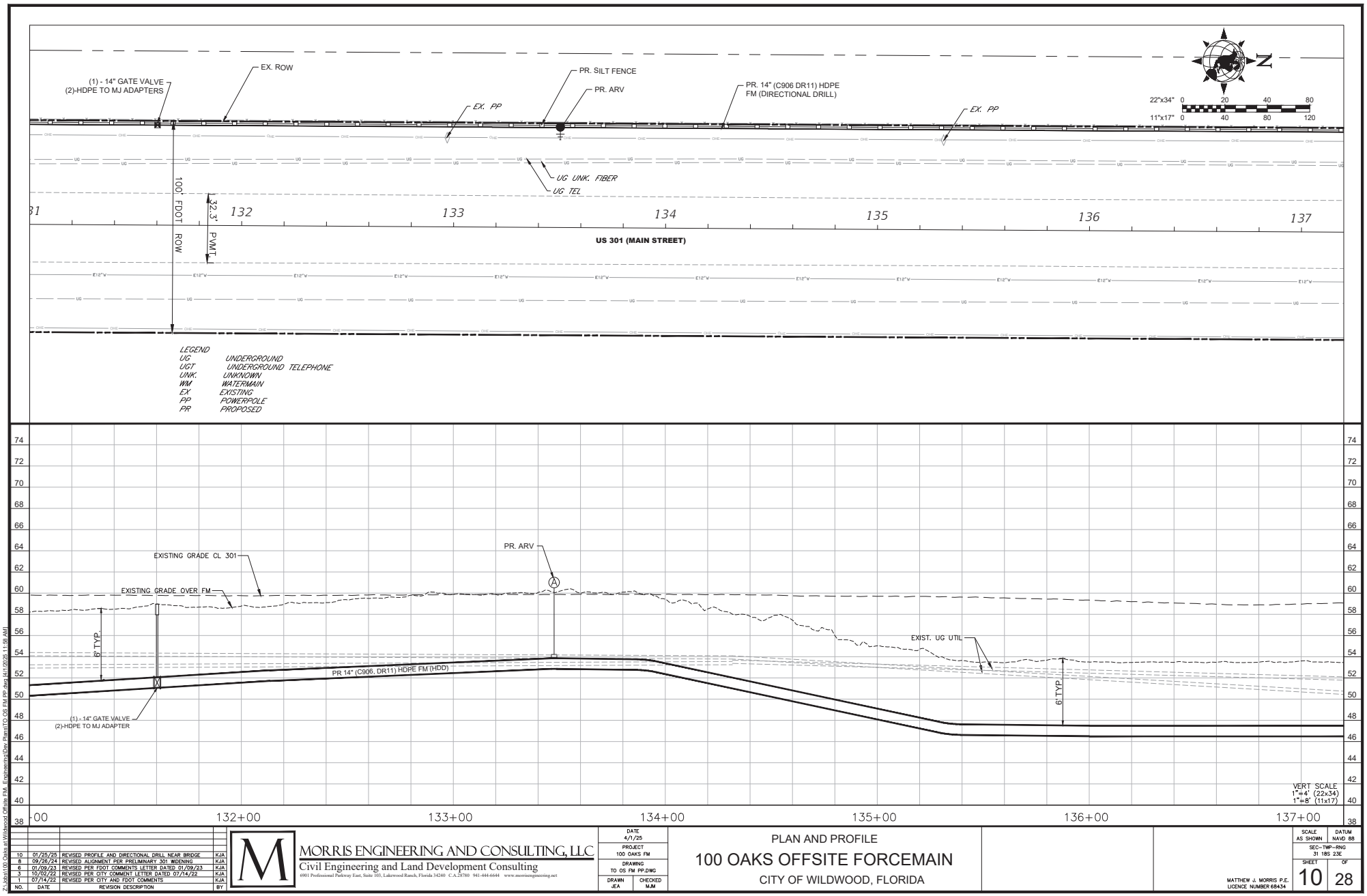

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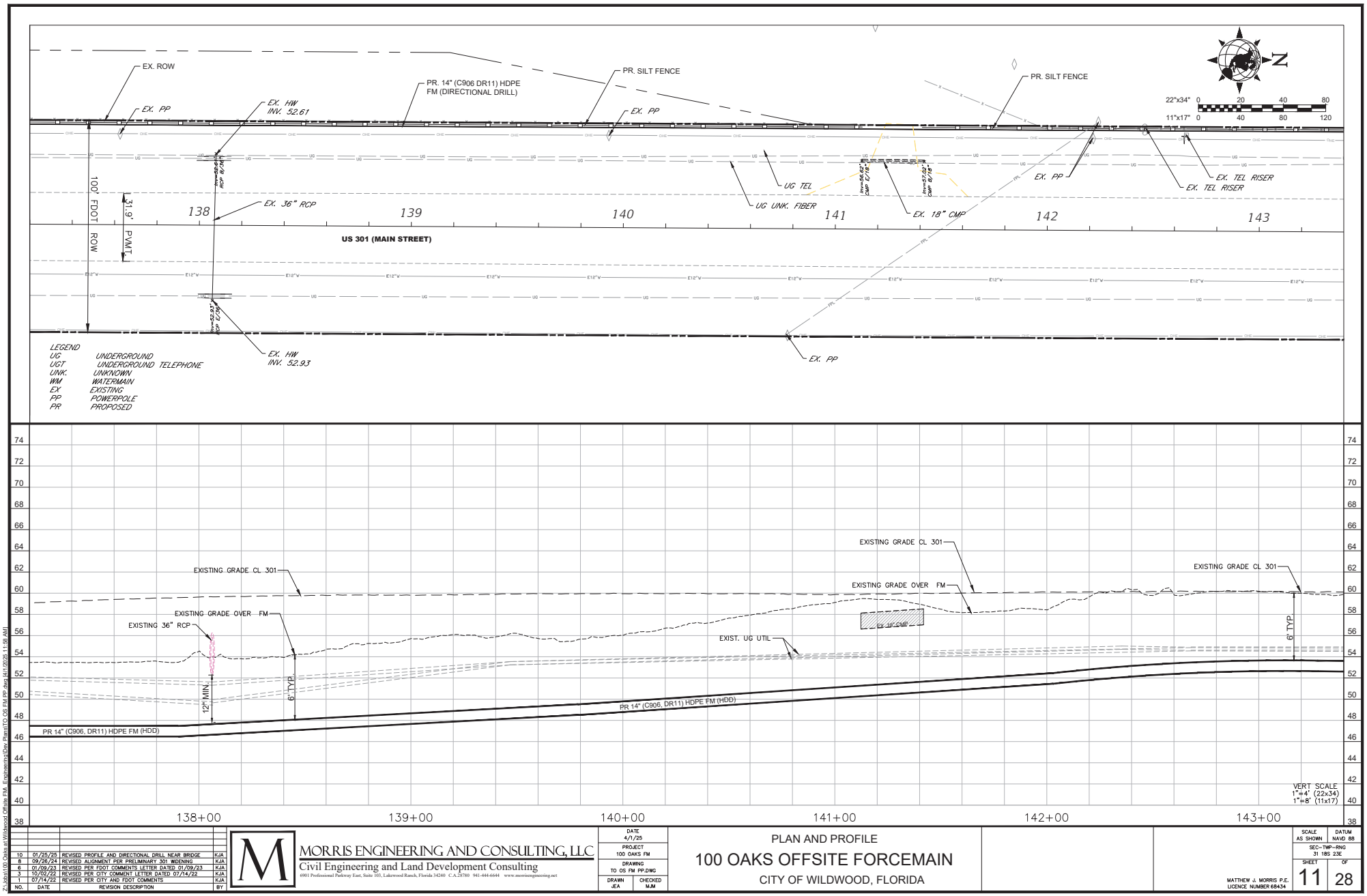

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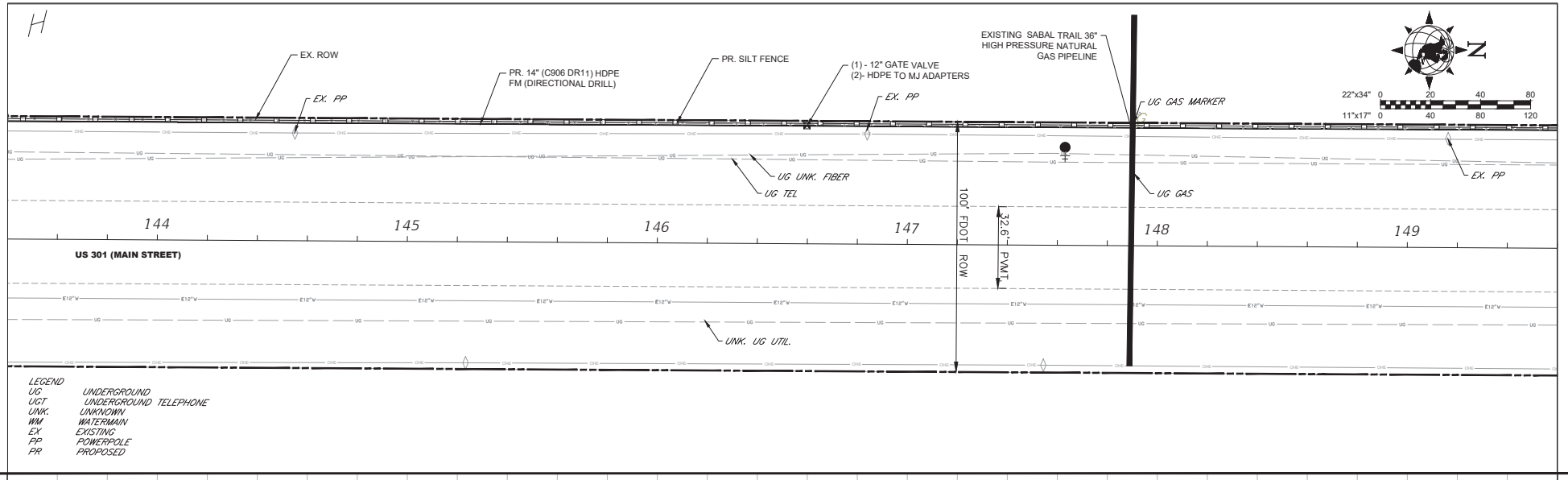


LEGEND

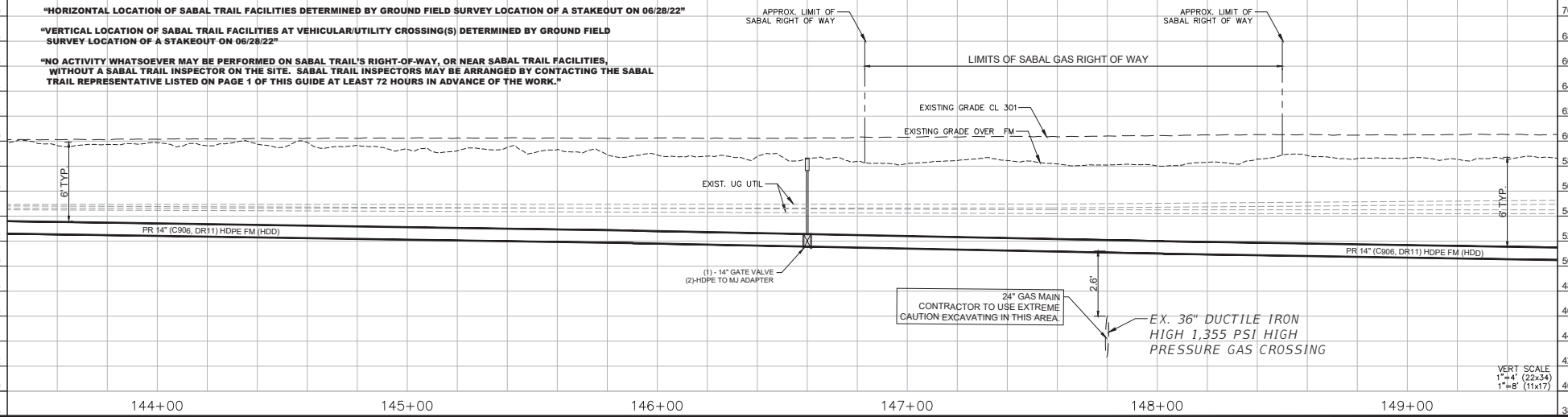
UG	UNDERGROUND
UGT	UNDERGROUND TELEPHONE
UNK.	UNKNOWN
WM	WATERMAIN
EX.	EXISTING
PP	POWERPOLE
PR	PROPOSED

"ANY VEHICULAR/EQUIPMENT CROSSING OF SABAL TRAIL FACILITIES SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE AREA MANAGER. TEMPORARY PROTECTION OF THE FACILITY MAY BE REQUIRED."

"HORIZONTAL LOCATION OF SABAL TRAIL FACILITIES DETERMINED BY GROUND FIELD SURVEY LOCATION OF A STAKEOUT ON 06/28/22"

"VERTICAL LOCATION OF SABAL TRAIL FACILITIES AT VEHICULAR/UTILITY CROSSING(S) DETERMINED BY GROUND FIELD SURVEY LOCATION OF A STAKEOUT ON 06/28/22"

"NO ACTIVITY WHATSOEVER MAY BE PERFORMED ON SABAL TRAIL'S RIGHT-OF-WAY, OR NEAR SABAL TRAIL FACILITIES, WITHOUT A SABAL TRAIL INSPECTOR ON THE SITE. SABAL TRAIL INSPECTORS MAY BE ARRANGED BY CONTACTING THE SABAL TRAIL REPRESENTATIVE LISTED ON PAGE 1 OF THIS GUIDE AT LEAST 72 HOURS IN ADVANCE OF THE WORK."



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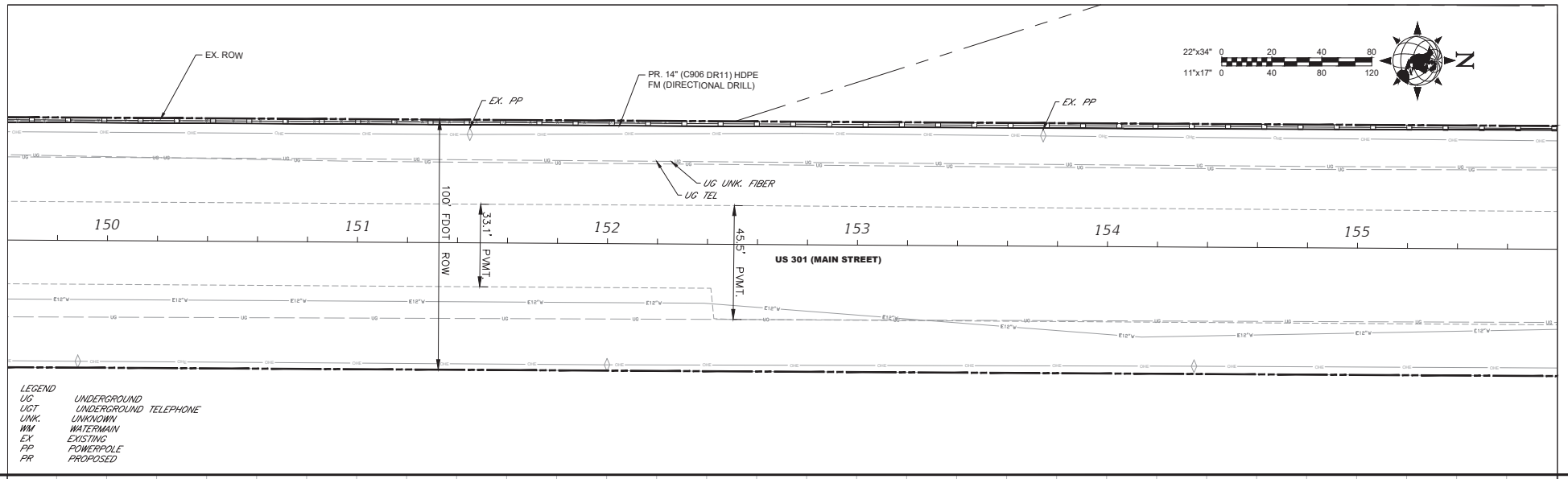

LEGEND

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UGT	UNDERGROUND TELEPHONE
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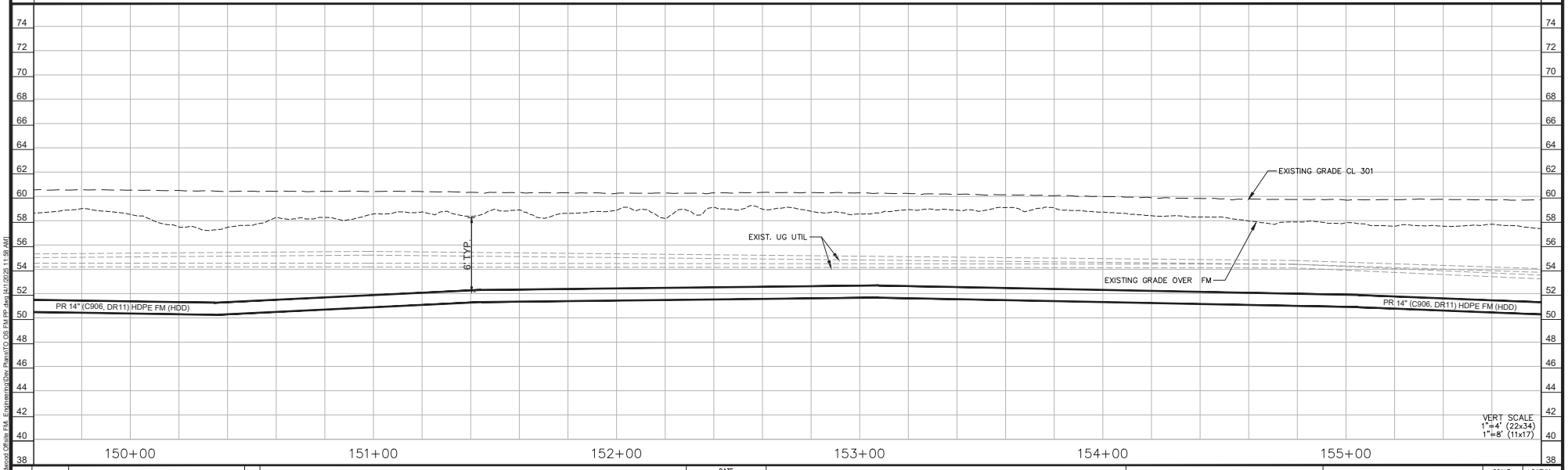
WM	WATERMAIN
EX	EXISTING
PP	POWERPOLE
PR	PROPOSED



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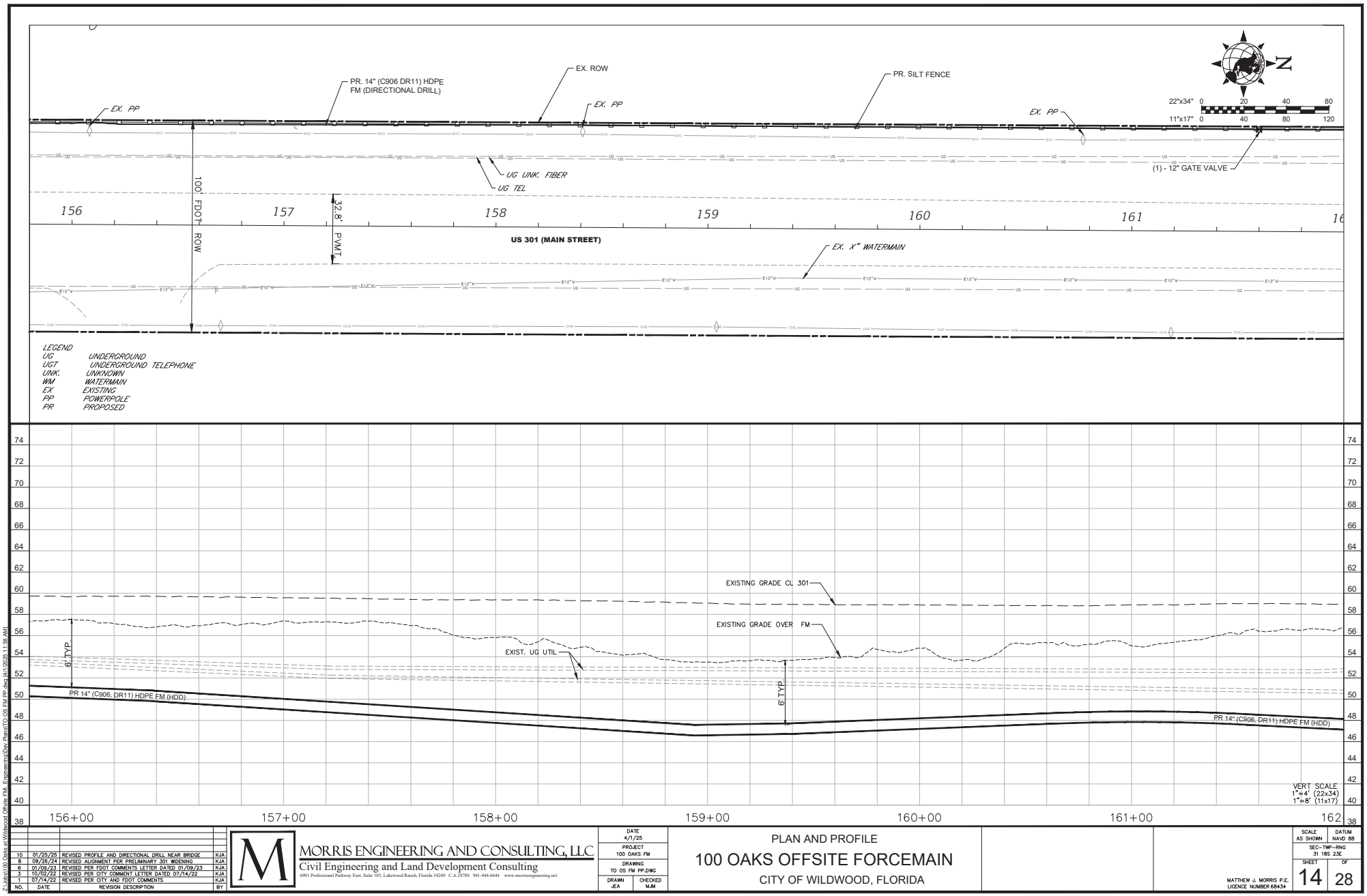

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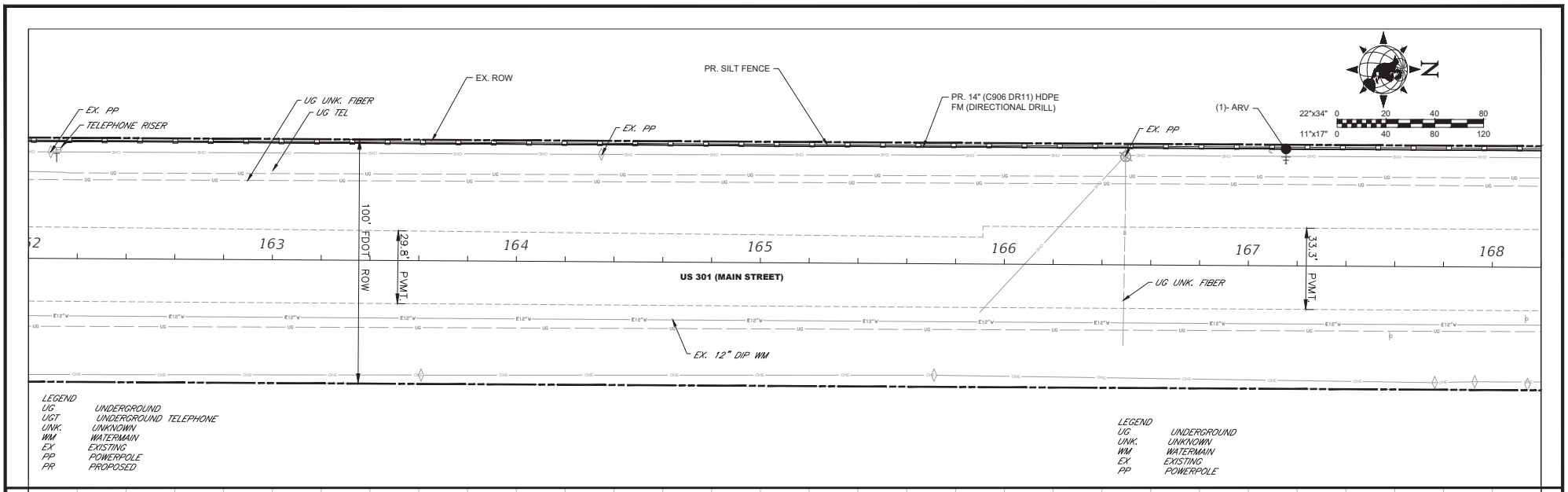

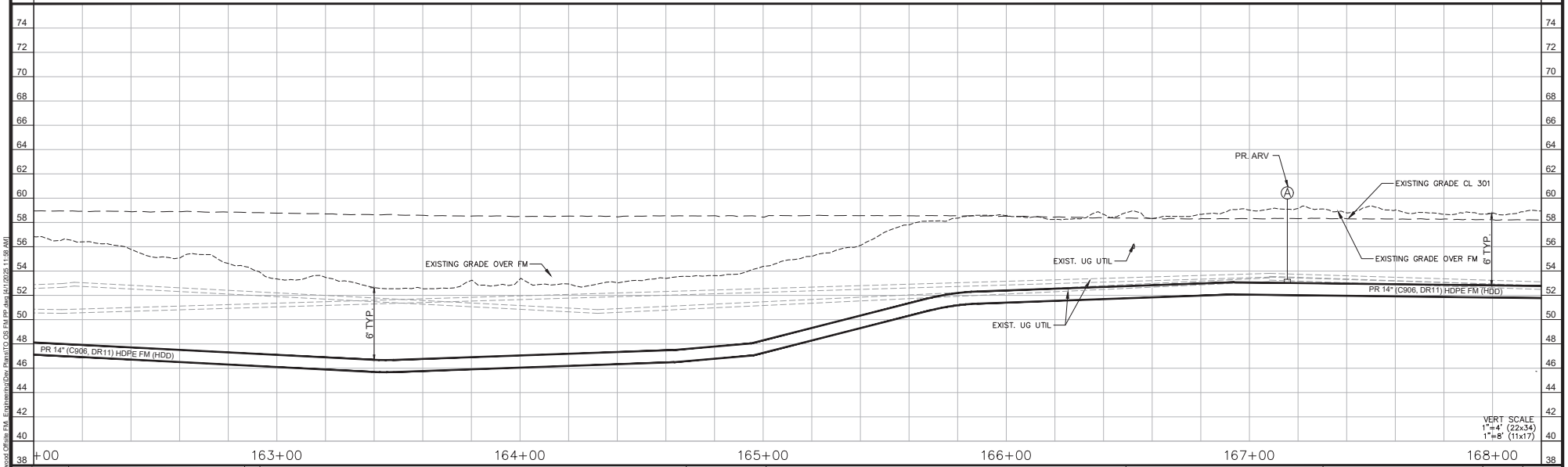

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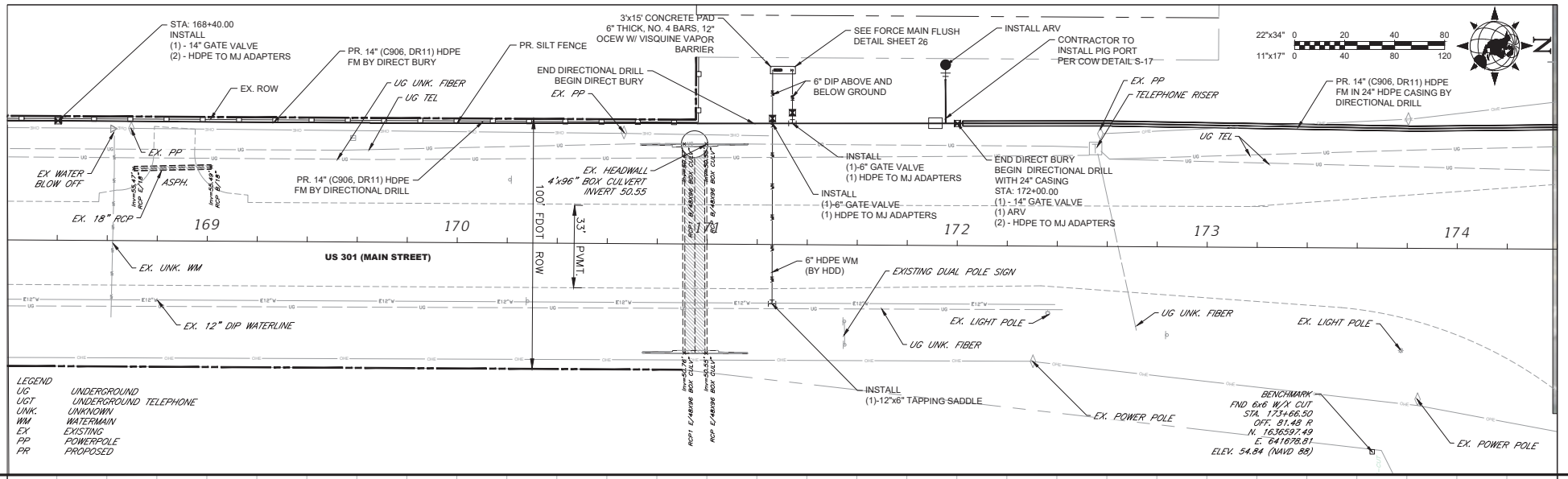

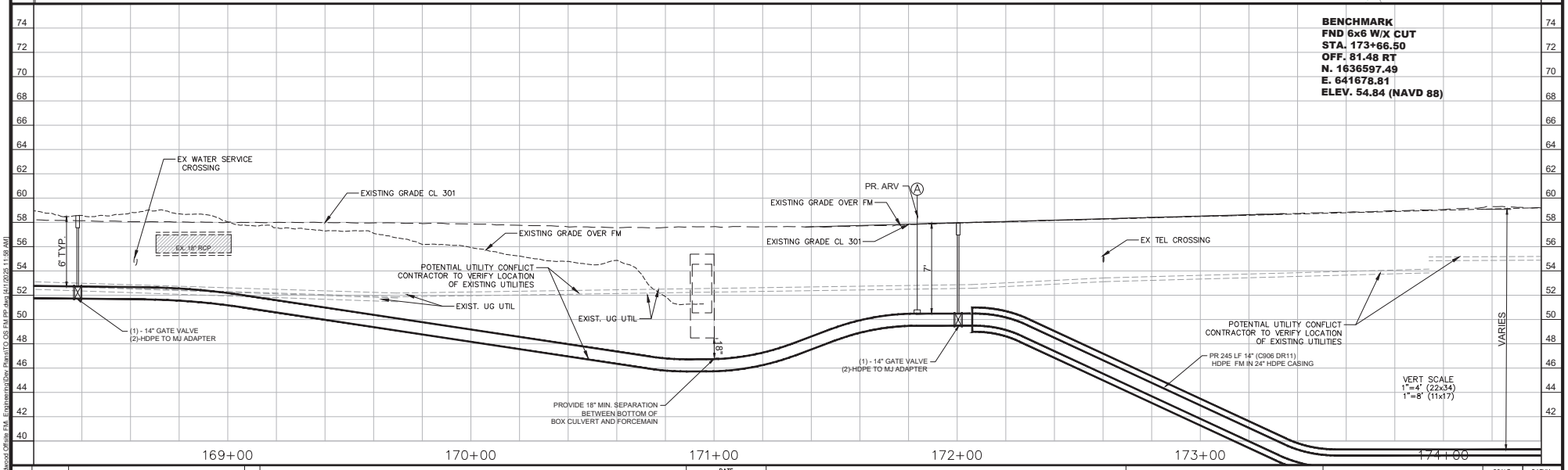

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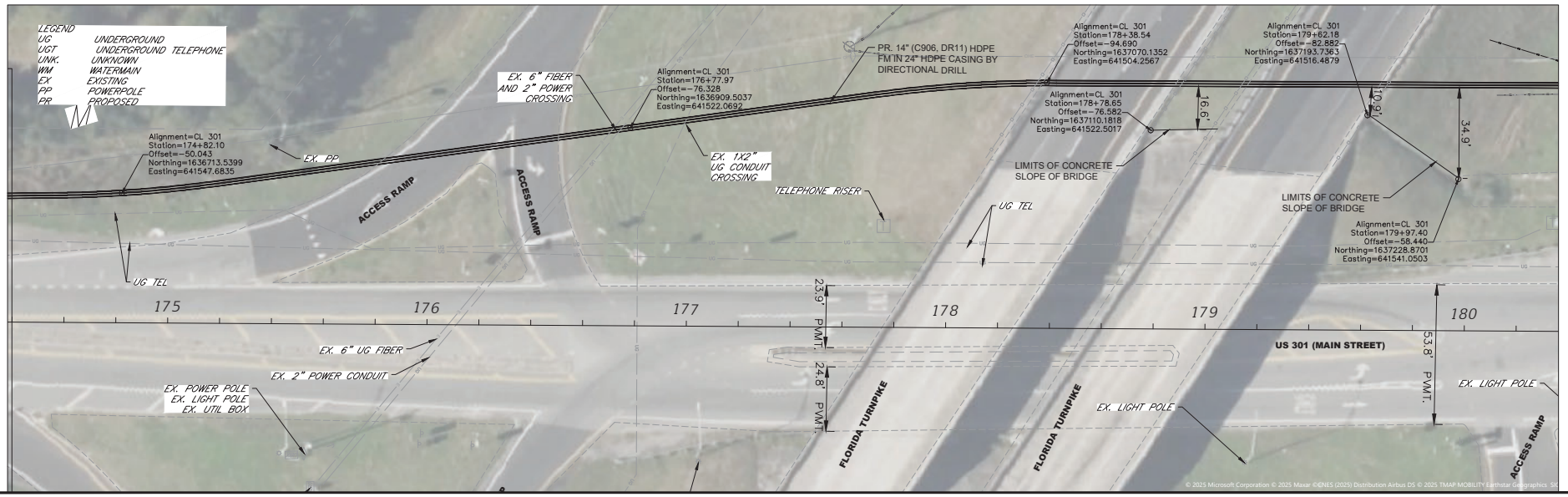

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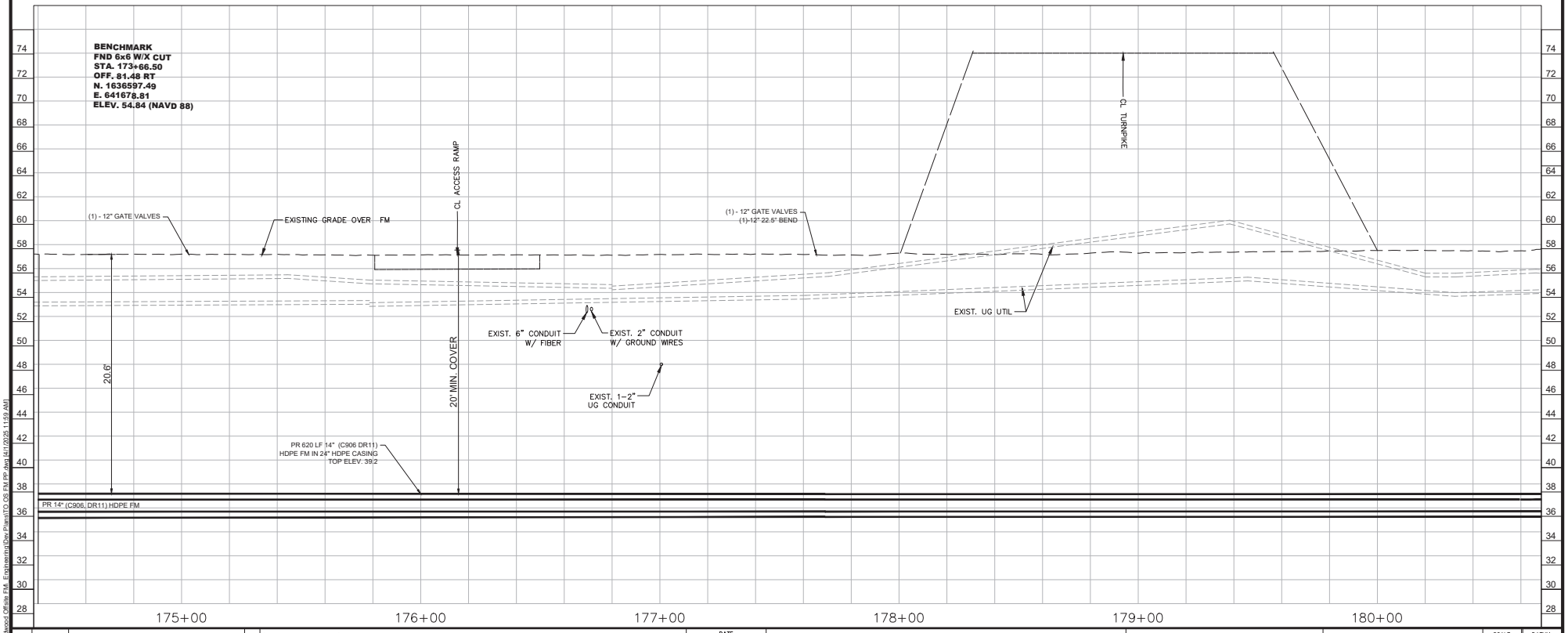

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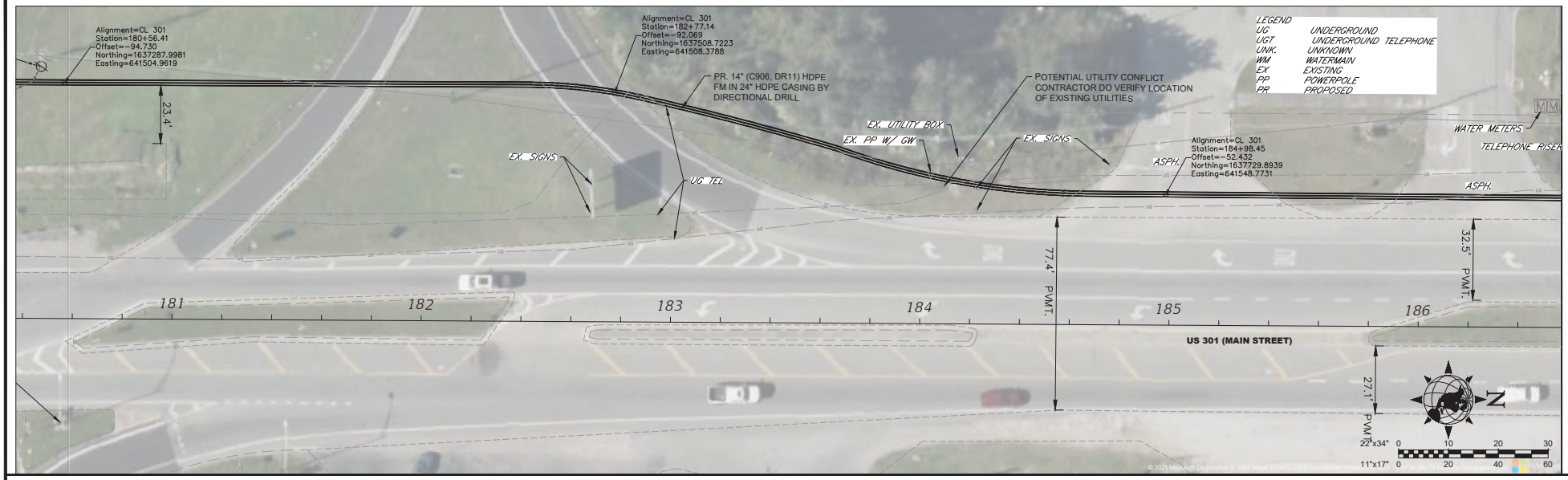

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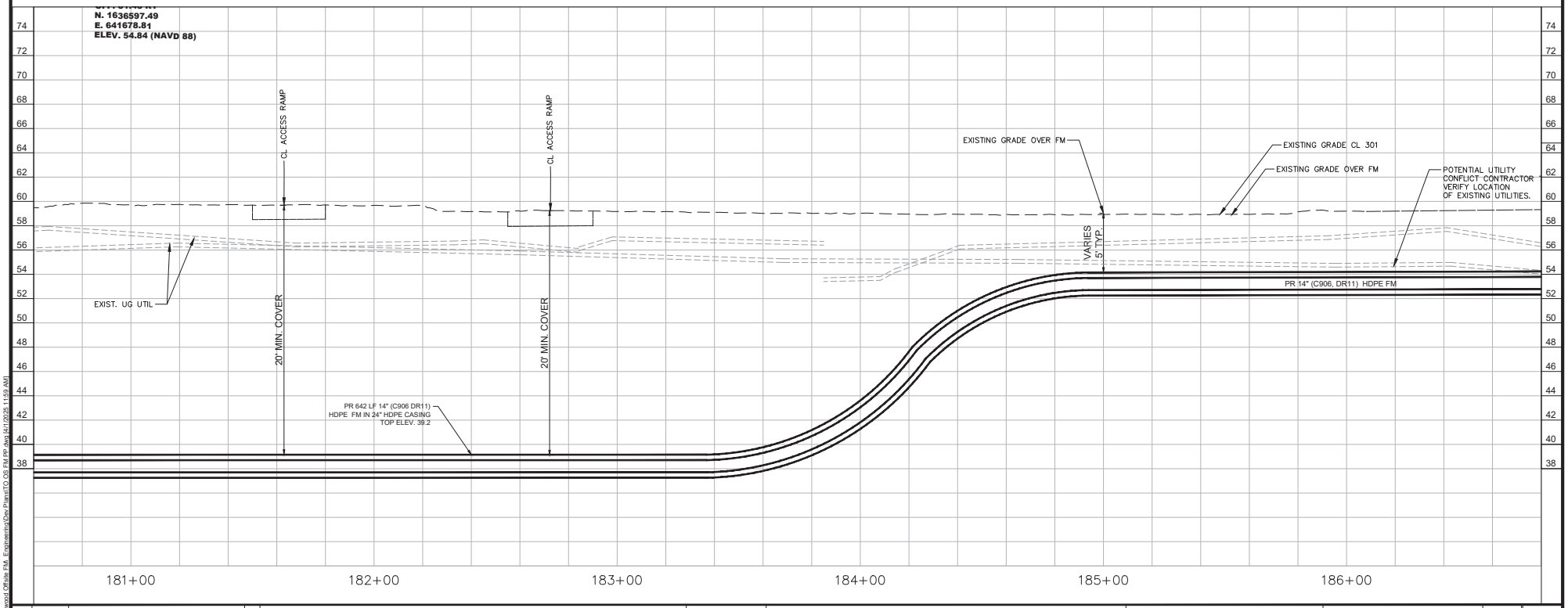

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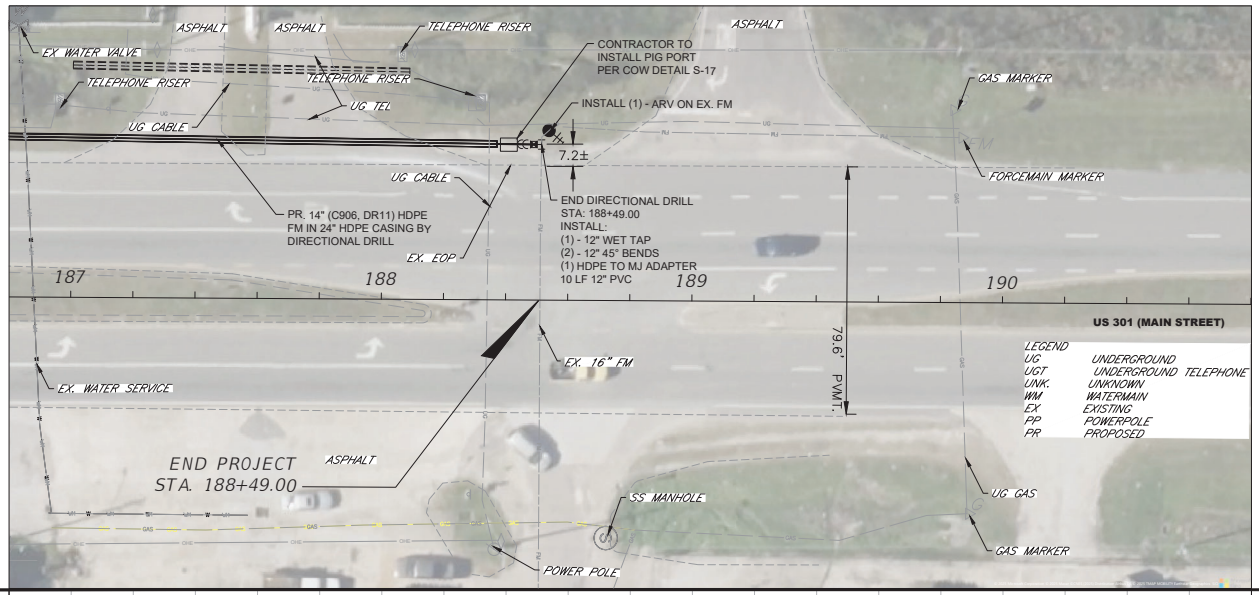
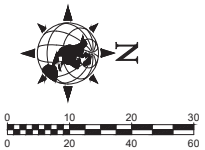
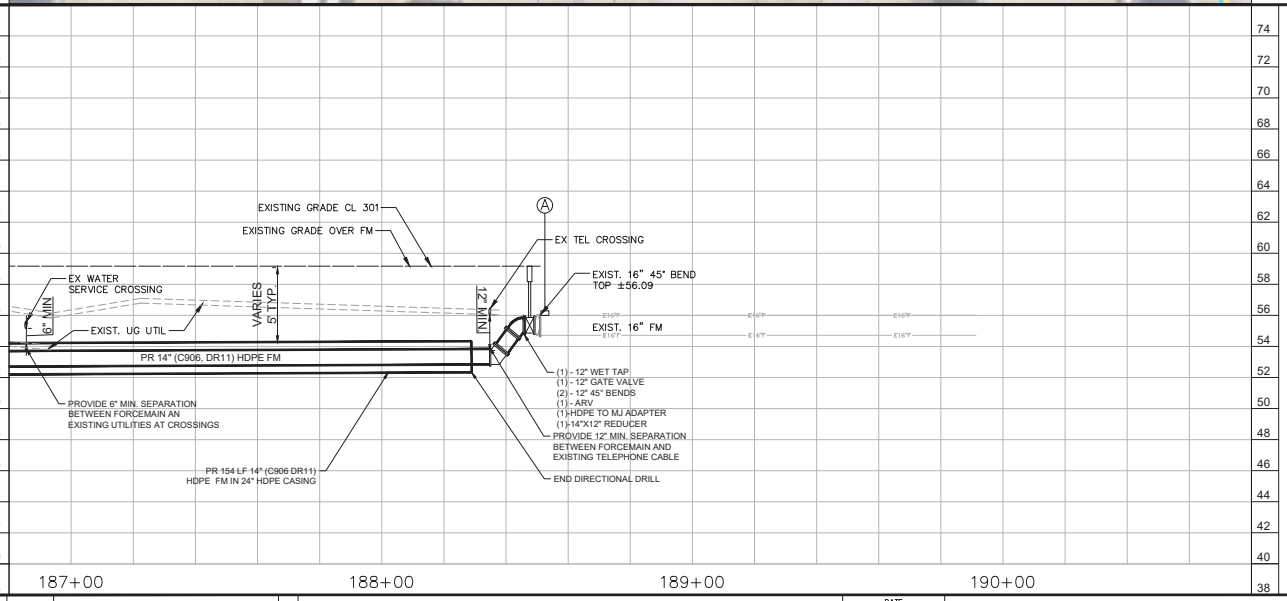




NOTES:
CONTRACTOR TO ADD ADDITIONAL RESTRAINTS TO EXISTING 16" FORCE MAIN WHEN REQUESTED BY CITY UTILITY INSPECTOR UP TO AND INCLUDING THREADED ROD OR THRUST BLOCKS.

EXISTING 18" FORCEMAIN TO REMAIN IN SERVICE AT ALL TIMES



NO.	DATE	REVISION DESCRIPTION	BY
7	03/03/23	REVISED PER FDOT EMAIL DATED 03/03/23	KJA
6	01/09/23	REVISED PER FDOT COMMENTS LETTER DATED 01/09/23	KJA
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA

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Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 4/1/25
PROJECT 100 OAKS FM
DRAWING TO OS FM PP.DWG
DRAWN JEA
CHECKED MJM

PLAN AND PROFILE
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

SCALE AS SHOWN
DATUM NAVD 88
SEC-TWP-RNG 31 18S 23E
SHEET 21 OF 28

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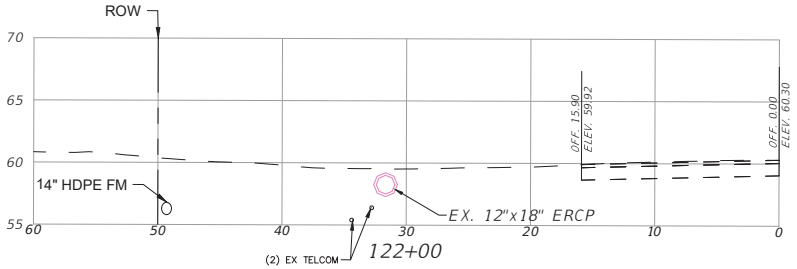

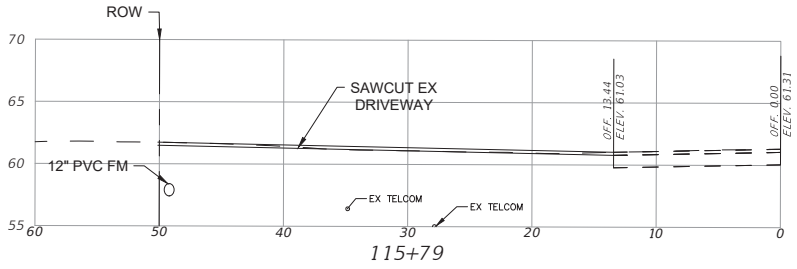

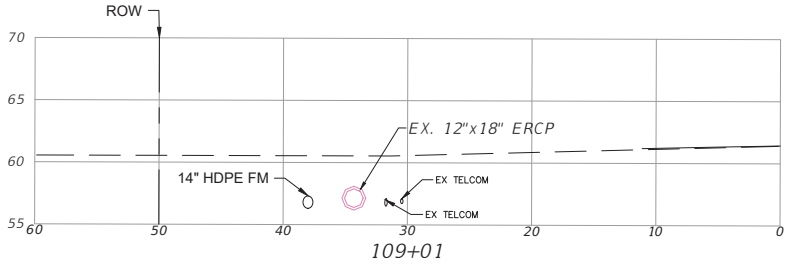

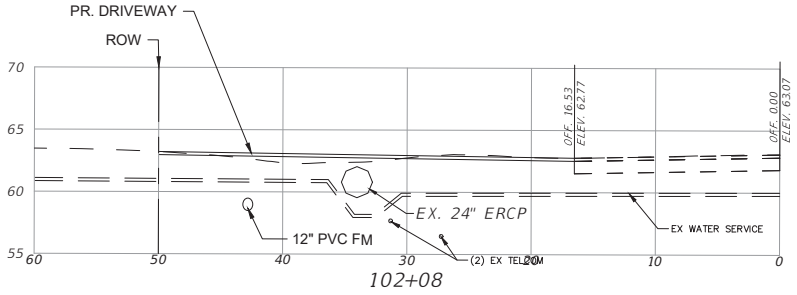

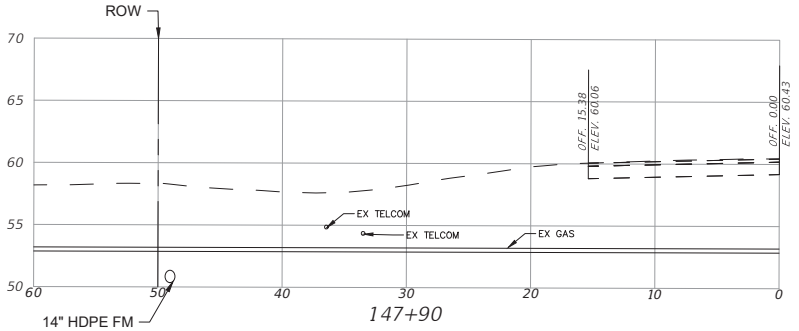

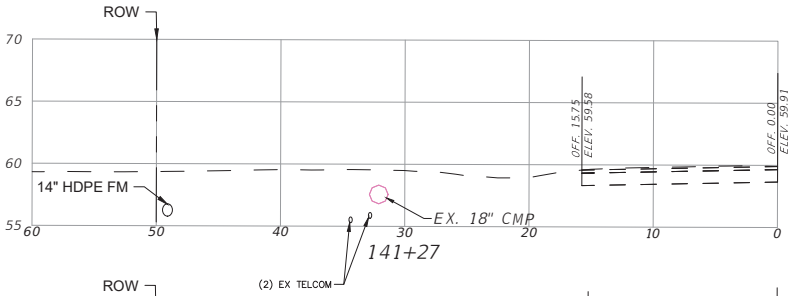

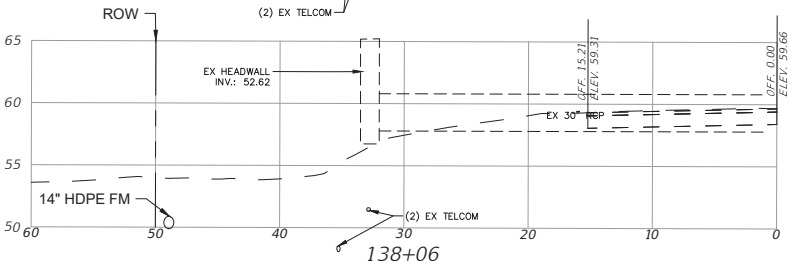

1"=10 HORZ.
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CROSS SECTION
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CITY OF WILDWOOD, FLORIDA

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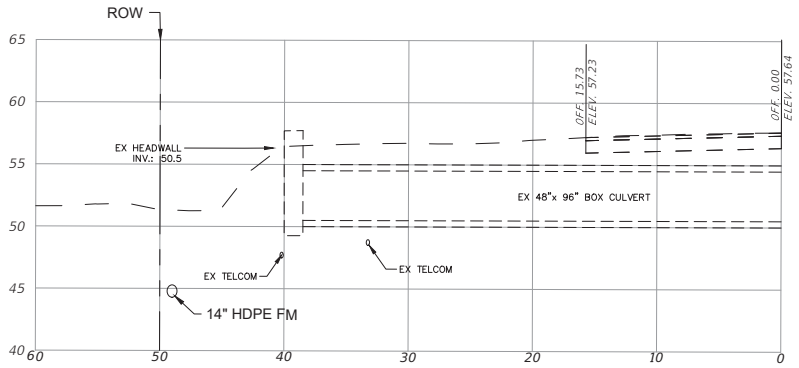

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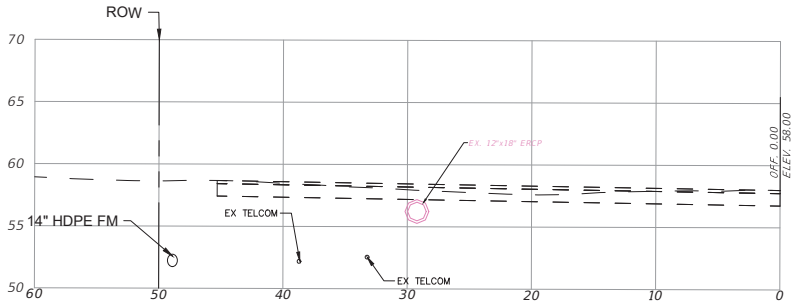

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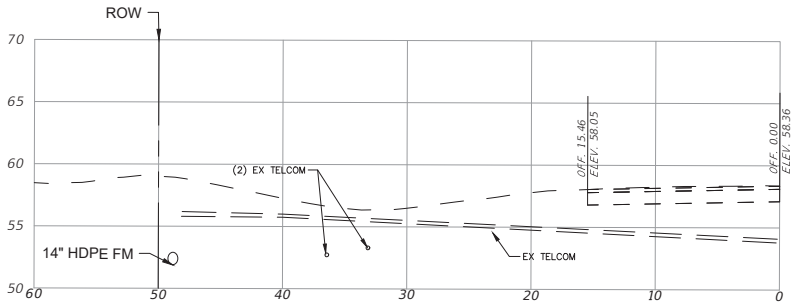

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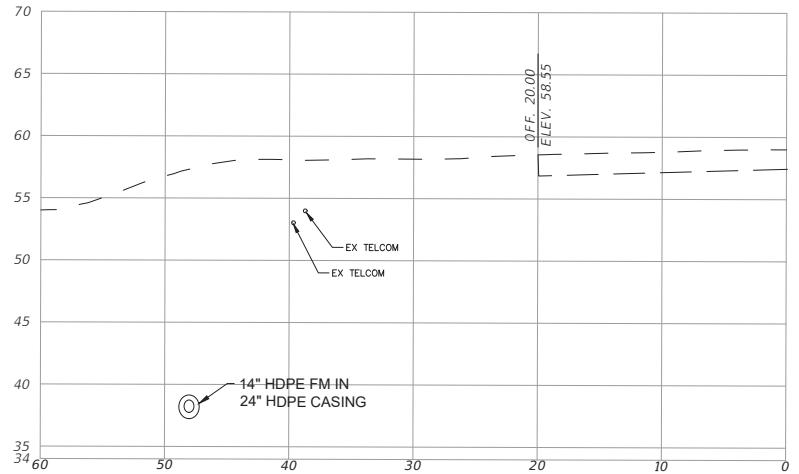

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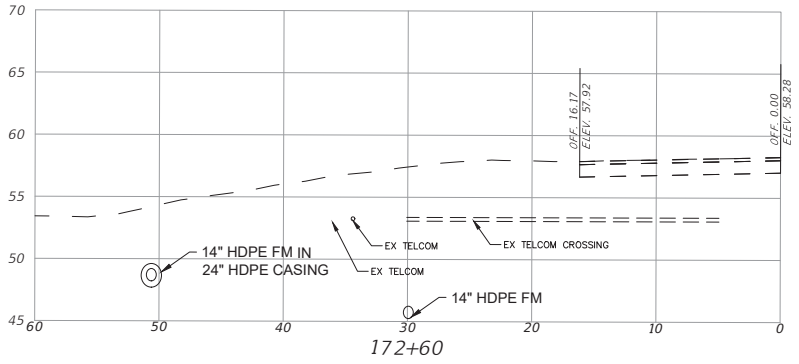

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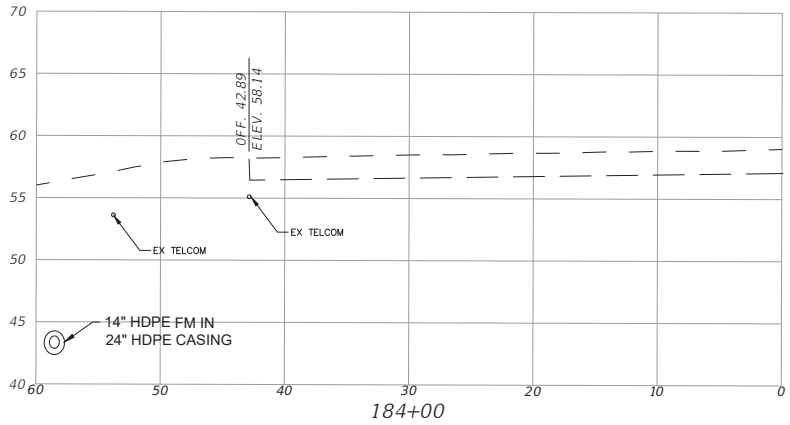

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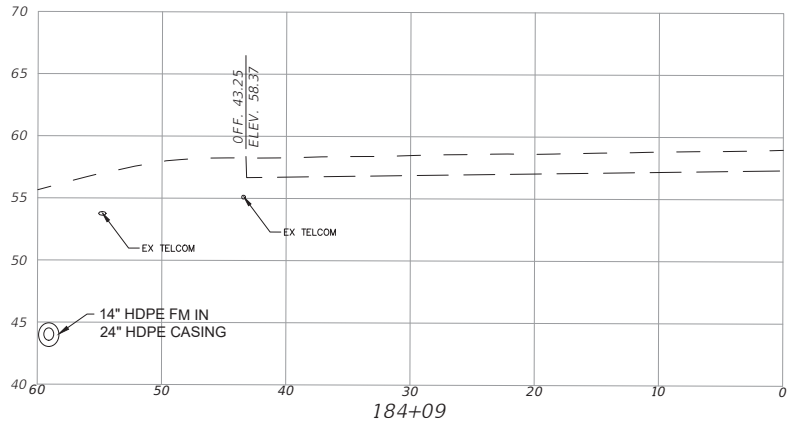

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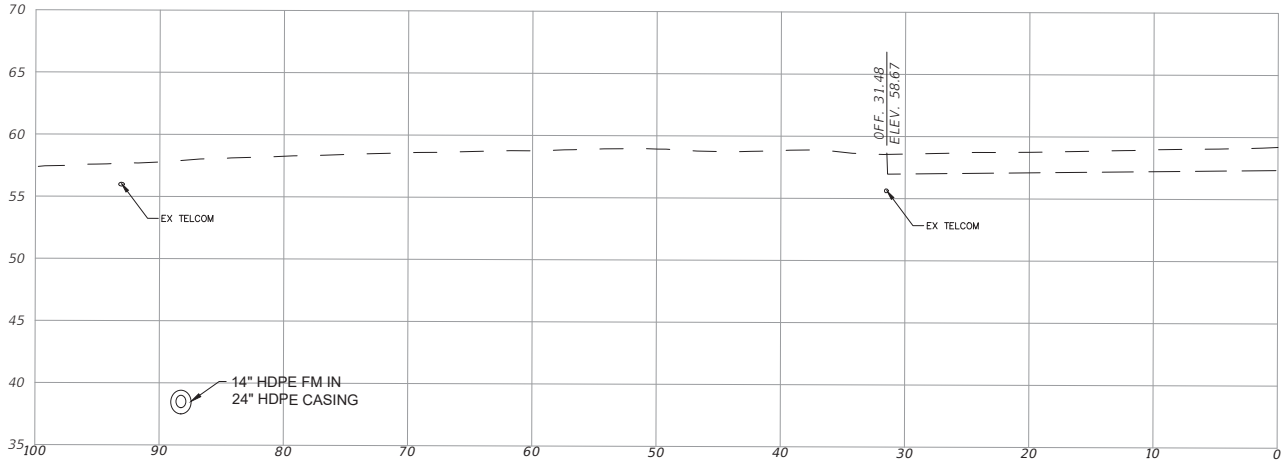

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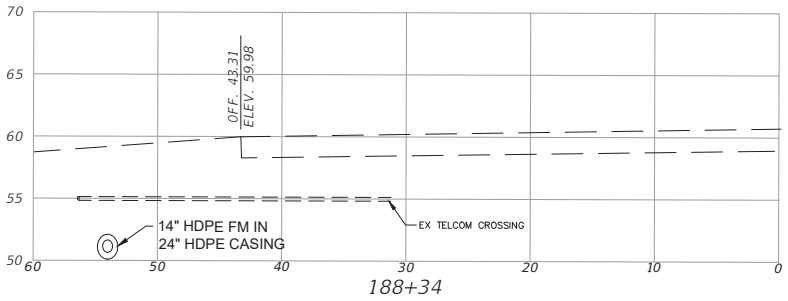

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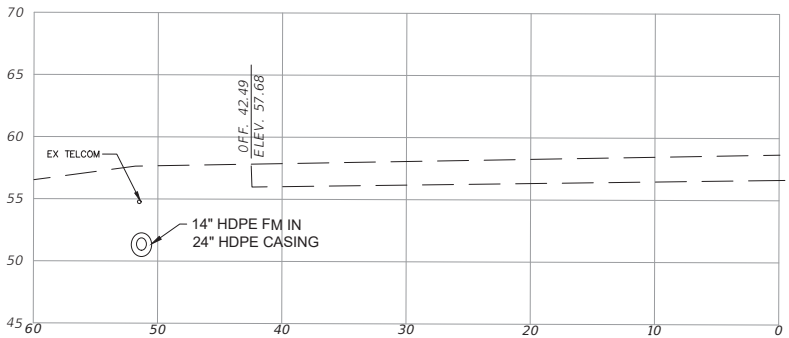

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WASTEWATER COLLECTION SYSTEM

SCOPE

THE WORK UNDER THIS SECTION INCLUDES THE FURNISHING, INSTALLING AND/OR LAYING, JOINTING, AND TESTING OF ALL SEWER LINES, MANHOLES, FITTINGS AND APPURTENANCES, INCLUDING NECESSARY SERVICE CONNECTIONS, REQUIRED FOR A COMPLETE SYSTEM AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN. THE WORK SHALL ALSO INCLUDE SUCH CONNECTIONS, RECONNECTIONS, TEMPORARY SERVICE, AND ALL OTHER PROVISIONS IN REGARD TO EXISTING SEWER OPERATIONS AND MODIFICATIONS AS IS REQUIRED TO PERFORM THE NEW WORK.

GENERAL

ALL MATERIAL SHALL BE FREE FROM DEFECTS IMPAIRING STRENGTH AND DURABILITY AND BE OF THE BEST COMMERCIAL QUALITY FOR THE PURPOSE SPECIFIED. IT SHALL HAVE STRUCTURAL PROPERTIES SUFFICIENT TO SAFELY SUSTAIN OR WITHSTAND STRAINS AND STRESSES TO WHICH IT IS NORMALLY SUBJECTED AND BE TRUE TO DETAIL.

POLYVINYLCHLORIDE (PVC) PIPE & FITTINGS

PIPE AND FITTINGS FOR GRAVITY SEWER CONSTRUCTION SHALL BE MANUFACTURED FROM VIRGIN MATERIAL AND SHALL MEET THE REQUIREMENTS OF ASTM D3034 – LATEST. THE PIPE SHALL BE SDR 35 OR GREATER FOR DEPTHS LESS THAN 10'. THE PIPE SHALL BE SDR 26 FOR DEPTHS GREATER THAN 10'. ALL JOINTS SHALL BE COMPRESSION TYPE JOINTS MEETING THE REQUIREMENTS OF ASTM D3212 – LATEST.

MANHOLES

MANHOLES SHALL BE THE SIZE AND DEPTH SHOWN ON THE DRAWINGS AND SHALL BE PRECAST REINFORCED CONCRETE BARRELS AND CONES COATED AS SPECIFIED.

PRECAST CONCRETE SECTIONS SHALL CONFORM TO THE ASTM SPECIFICATIONS FOR PRECAST REINFORCED CONCRETE MANHOLE SECTIONS DESIGNATION C478 – LATEST, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

CEMENT SHALL MEET THE REQUIREMENTS OF ASTM C150 – LATEST, SPECIFICATIONS FOR PORTLAND CEMENT, TYPE II. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MINIMUM WALL THICKNESS SHALL BE 5", OR 1/12 THE INSIDE DIAMETER AS SHOWN, WHICHEVER IS GREATER. RINGS SHALL BE CUSTOM MADE WITH OPENINGS TO MEET INDICATED PIPE ALIGNMENT CONDITIONS AND INVERT ELEVATIONS.

JOINT CONTACT SURFACES SHALL BE FORMED WITH MACHINED CASTINGS; THEY SHALL BE EXACTLY PARALLEL WITH A 2: 1 SLOPE AND NOMINAL 1/16" CLEARANCE WITH THE TONGUE EQUIPPED WITH A PROPER RECESS FOR THE INSTALLATION OF AN O-RING RUBBER GASKET, CONFORMING TO ASTM C443 -LATEST, JOINTS FOR CIRCULAR CONCRETE SEWER AND CULVERT PIPE USING RUBBER GASKET OR RAMNEK PRE MOLDED PLASTIC JOINT SEALER WITH JOINTS PRE-PRIMED.

WITH THE EXCEPTION OF JOINT CONTACT SURFACES, AND THE INTERIOR SURFACES OF ALL OPENINGS TO RECEIVE THE SEWER PIPE AND A 1" ANNULAR RING AROUND THE EXTERIOR AND INTERIOR OF SAID OPENINGS, THE INTERIOR AND EXTERIOR SURFACES OF EACH MANHOLE SHALL BE GIVEN TWO COATS OF COAL-TAR EPOXY. TOTAL MINIMUM DRY FILM THICKNESS SHALL BE 12 MILS. EACH COAT SHALL BE APPLIED AT THE RATE OF ONE GALLON PER 100 S.F. THE WATERPROOFING MATERIALS SHALL BE APPLIED BY BRUSH OR SPRAY AND IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURER. TIME SHALL BE ALLOWED BETWEEN COATS TO PERMIT SUFFICIENT DRYING SO THAT THE APPLICATION OF THE SECOND COAT HAS NO EFFECT ON THE FIRST COAT. THE COAL-TAR EPOXY SHALL BE APPLIED AT THE PLACE OF FABRICATION. ADDITIONAL COATING OR TOUCH UP WILL BE REQUIRED AFTER MANHOLE INSTALLATION IF SO DIRECTED BY THE ENGINEER.

EXISTING OR NEW MANHOLES RECEIVING FLOW FROM A FORCE MAIN WILL REQUIRE AN AGRU SURE GRIP HDPE LINER OR APPROVED EQUAL.

MANHOLE FRAMES AND COVERS

FRAMES AND COVERS SHALL BE CAST IRON OF THE TYPE AND SIZE SHOWN ON THE DRAWINGS. CASTINGS SHALL BE MADE OF GOOD QUALITY, STRONG, TOUGH, EVEN GRAINED CAST IRON, AND SHALL BE SMOOTH, FREE FROM SCALE, LUMPS, BLISTERS, SANDHOLES AND DEFECTS OF ANY NATURE WHICH SHOULD RENDER THEM UNFIT FOR THE SERVICE FOR WHICH THEY ARE INTENDED. THEY SHALL BE THOROUGHLY CLEANED AND SUBJECTED TO A CAREFUL HAMMER INSPECTION. CASTINGS SHALL MEET THE REQUIREMENTS OF ASTM A48 – LATEST, SPECIFICATIONS FOR GRAY IRON CASTINGS, CLASS NO. 30, OR GRADE 65-45-12, DUCTILE IRON MEETING THE REQUIREMENTS OF ASTM A536 – LATEST, STANDARD SPECIFICATION FOR DUCTILE IRON CASTINGS. IN EITHER CASE, MANHOLE FRAME AND COVER SHALL BE DESIGNED TO WITHSTAND AN HS20-44 LOADING DEFINED IN THE AASHTO SPECIFICATIONS. FRAMES AND COVERS SHALL BE MACHINED OR GROUND AT TOUCHING SURFACES SO AS TO SEAT FIRMLY AND PREVENT ROCKING.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE NONE | LATEST REVISION 08-20-24 | CITY OF WILDWOOD SEWER DETAIL | WASTEWATER COLLECTION SPECIFICATIONS | DETAIL NUMBER S-01 | 1 OF 5

EXCAVATION AND BACKFILL

EXCAVATION AND BACKFILL CONSISTS OF EXCAVATING FOR SANITARY SEWER, AND ALL OTHER PIPELINES, MANHOLES, AND SIMILAR STRUCTURES WITH THE FOLLOWING AMENDMENTS TO SECTION 125 OF F.D.O.T. STANDARD SPECIFICATIONS.

WHEN SOIL BORINGS ARE PROVIDED BY THE ENGINEER OR OWNER, THEY SHALL BE CONSIDERED AS SUPPLEMENTAL INFORMATION AND SHALL NOT BE CONSIDERED AS DEFINITIVE OF THE SUBSOIL CONDITIONS. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ASSESSING SUBSOIL CONDITIONS FOR THE ENTIRE PROJECT.

SECT. 125.8 BACKFILLING – THE REQUIREMENTS SPECIFIED SHALL ALSO INCLUDE THE SANITARY SEWER, MANHOLES, FORCE MAIN AND RELATED FACILITIES.

SECT. 125.8.3.3 COMPACTION – THE BACKFILL FOR THE FIRST AND SECOND STAGES SHALL BE PLACED IN 12" LAYERS (COMPACTED THICKNESS) AND SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.

WHERE PAVEMENT IS TO BE CONSTRUCTED OVER THE PIPE OR WITHIN 4' THEREOF, THE BACKFILL FOR THE THIRD STAGE (MIN. 4' BELOW FINISH GRADE) SHALL BE PLACED IN THE MANNER REQUIRED FOR THE FIRST AND SECOND STAGES AND COMPACTED TO 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. WHERE THE CONSTRUCTION IS OUTSIDE THESE LIMITS, THE THIRD STAGE SHALL BE COMPACTED TO A FIRMNESS APPROXIMATELY EQUAL TO THAT OF THE ADJACENT SOIL AND NO TESTING WILL BE REQUIRED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TESTING OF THE BACKFILL COMPACTION. THE TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY. DENSITY TESTS SHALL BE TAKEN ON EACH 12" LAYER AT INTERVALS NOT TO EXCEED 300 L.F. AND AT EACH TRANSVERSE SECTION OF PIPELINE.

PIPE LAYING

PIPE LAYING SHALL BE DONE ONLY AFTER A CAREFUL INSPECTION OF EACH PIECE HAS BEEN CONDUCTED AND DEFECTIVE PIPE DISCARDED AND REPLACED IMMEDIATELY. THE PIPE GRADE MAY BE ESTABLISHED BY USE OF LASER BEAM EQUIPMENT.

THE LAYING OF PIPE SHALL COMMENCE AT THE LOWEST POINT, WITH THE SPIGOT ENDS POINTED THE DIRECTION OF FLOW, AND PROCEED UPWARD IN GRADIENT WITH THE ENDS ABUTTING AND TRUE TO LINE AND GRADE.

UNDER NO CIRCUMSTANCES SHALL PIPE BE LAID IN WATER, AND NO PIPE SHALL BE LAID WHEN THE TRENCH CONDITIONS OR WEATHER IS UNSUITABLE FOR WORKING IN DRY CONDITIONS. AT ALL TIMES WHEN WORK IS NOT IN PROGRESS, ALL OPEN ENDS OF PIPE AND FITTINGS SHALL BE SECURELY CLOSED SO THAT NO TRENCH WATER, EARTH, OR OTHER SUBSTANCE CAN ENTER THE PIPE. ANY TRENCH DEWATERING (WELL POINT, ETC.) REQUIRED FOR PROPER ALIGNMENT OF PIPE SHALL BE DONE BY THE CONTRACTOR AT HIS OWN EXPENSE, AND NO PIPE SHALL BE LAID IN THE DEWATERED TRENCH UNTIL APPROVAL IS MADE BY THE ENGINEER.

OPENINGS SUCH AS STUBS, WYES, TEES OR OTHER SERVICES ALONG THE LINES SHALL BE SECURELY CLOSED BY MEANS OF AN APPROVED STOPPER THAT FITS INTO THE BELL OF THE PIPE AND IS RECOMMENDED BY THE PIPE MANUFACTURER. THIS STOPPER SHALL BE JOINTED IN SUCH A MANNER THAT IT MAY BE REMOVED AT SOME FUTURE TIME WITHOUT INJURY TO THE PIPE ITSELF. AT THE CLOSE OF EACH DAY'S WORK, AND AT OTHER TIMES WHEN PIPE IS NOT BEING LAID, THE END OF THE PIPE SHALL BE TEMPORARILY CLOSED WITH A CLOSE-FITTING STOPPER APPROVED BY THE ENGINEER.

ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PREVENT THE ENTRANCE OF MUD, SAND OR OTHER OBSTRUCTING MATERIAL INTO THE PIPELINES. AS THE WORK PROGRESSES, THE INTERIOR OF THE SEWER SHALL BE CLEANED OF ALL DIRT, JOINTING MATERIAL, AND SUPERFLUOUS MATERIALS OF EVERY DESCRIPTION. THE CONTRACTOR SHALL FLUSH ALL SEWER LINES CONSTRUCTED UNDER THIS CONTRACT WITH CLEAN WATER, PRIOR TO FINAL INSPECTION TO ASSURE COMPLETE REMOVAL OF ALL DEBRIS AND FOREIGN MATERIAL, AND TO THE SATISFACTION OF THE ENGINEER.

SEWER SERVICE CONNECTION

TYPES OF SERVICE CONNECTIONS SHALL BE SHOWN ON THE DRAWINGS. ALTHOUGH THE GENERAL LOCATION OF CONNECTIONS MAY BE SHOWN ON THE DRAWINGS, THE ACTUAL LOCATION SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE CITY INSPECTOR AND ENGINEER. EACH SERVICE CONNECTION SHALL BE ACCURATELY RECORDED BY STATIONING ON THE AS-BUILT DRAWINGS AND SHALL BE FURNISHED TO THE ENGINEER.

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SERVICE LINES SHALL BE CONNECTED TO THE SEWER LINES BY MEANS OF A WYE FITTING WITH A BRANCH AS SHOWN ON THE STANDARD DRAWINGS. IN THE ABSENCE OF AN EXISTING WYE, CONNECTIONS OF NEW SERVICES TO EXISTING MAINS SHALL BE MADE BY INSTALLING A SADDLE TYPE FITTING OF THE SAME MANUFACTURER AS THE PIPE. THE BRANCH OF THE WYE FITTING WILL BE ELEVATED AS DIRECTED DEPENDING ON THE DEPTH OF THE SEWER AND THE ELEVATION OF THE PROPERTY TO BE SERVED. EIGHT BENDS WILL BE USED TO CONNECT SERVICE LINE AT THE WYE BRANCH.

SERVICE LINES SHALL EXTEND FROM THE SEWER TO THE PROPERTY LINE AND BE PLUGGED, UNLESS OTHERWISE SHOWN. ALL SERVICE LINES SHALL BE 4" IN DIAMETER UNLESS A DOUBLE SERVICE. MARKERS SHALL BE INSTALLED AT THE END OF EACH SERVICE OR OPPOSITE WYES AND THEIR LOCATIONS RECORDED.

INSTALLATION OF PLUGGED WYES WHERE INDICATED ON THE DRAWINGS WILL BE MADE AS DIRECTED. PLUGS SHALL BE OF THE TYPE AND SIZE REQUIRED TO MATCH THE PIPE AND SHALL BE WATER-TIGHT AND REMOVABLE WITHOUT BREAKING THE PIPE.

AN EMS SANITARY MARKER #1253 (GREEN) MANUFACTURED BY AUTOMATION PRODUCTS COMPANY, AUSTIN, TEXAS, SHALL BE INSTALLED OVER EACH SANITARY SEWER SERVICE LATERAL, IF SO REQUIRED BY THE CONSTRUCTION DETAILS OF THE DRAWINGS. THE CONSTRUCTION DETAILS SHALL INDICATE IF THESE MARKERS ARE REQUIRED, AND, IF SO, THE REQUIRED LOCATION AND DEPTH.

FIELD TESTING

ALL WORK CONSTRUCTED SHALL BE SUBJECT TO VISUAL INSPECTION FOR FAULTS OR DEFECTS AND ANY SUCH DEVIATION OR OMISSION SHALL BE CORRECTED AT ONCE. ALL TESTS SHALL BE MADE BY THE CONTRACTOR WHO SHALL PROVIDE NECESSARY EQUIPMENT FOR TESTING AND LAMPING THE SYSTEM AFTER COMPACTION IN THE PRESENCE OF, AND UNDER THE SUPERVISION AND INSTRUCTION OF THE CITY, STAFF INSPECTOR, OR ENGINEER. ALL COSTS FOR TESTING DEFINED BELOW SHALL BE BORNE BY THE CONTRACTOR. LAMP TESTS SHALL BE OBSERVED FIRST HAND BY THE CITY INSPECTOR AND ENGINEER. UPON COMPLETION, EACH SECTION OF SEWER LINE SHALL SHOW A FULL CIRCLE OF LIGHT WHEN LAMPED BETWEEN MANHOLES.

FOLLOWING FULL COMPACTION OF LIMEROCK BASE AND PRIOR TO ASPHALT, THE PIPE SHALL BE SIGHTED BETWEEN SUCCESSIVE MANHOLES TO INSURE PROPER GRADE AND ALIGNMENT. A FULL PIPE CIRCLE SHALL BE OBSERVED. DEFECTS NOTED SHALL BE IMMEDIATELY DUG UP AND CORRECTED AFTER WHICH BACKFILLING MAY PROCEED TO THE TOP OF THE TRENCH. THE CONTRACTOR IS REQUIRED TO MAINTAIN THIS CONDITION, ENSURING AGAINST DISPLACEMENT, FLOTATION, ETC., SO THAT FINAL INSPECTION OF COMPLETED SECTIONS WILL BE FACILITATED.

IF, IN THE OPINION OF THE CITY INSPECTOR OR ENGINEER, INFILTRATION APPEARS EXCESSIVE, THE CONTRACTOR SHALL VIDEO THE SECTIONS IN QUESTION.

FOLLOWING COMPLETION OF THE BACKFILL COVER, THE COMPLETE SEWER LINE SHALL BE TESTED UTILIZING A LOW-PRESSURE AIR TEST (5 PSI FOR 5 MINUTES WITH ZERO LOSS). ALL TEST REQUIREMENTS AND PROCEDURES SHALL BE IN STRICT ACCORDANCE WITH UNI-BELL PVC PIPE ASSOCIATION UNI-B-6-90 "RECOMMENDED PRACTICE FOR LOW-PRESSURE AIR TESTING OF INSTALLED SEWER PIPE". THE CONTRACTOR SHALL FURNISH SUITABLE TEMPORARY TESTING PLUGS OR CAPS, PRESSURE GAUGES, AIR PUMPS, ETC. AND ANY OTHER NECESSARY EQUIPMENT AND ALL LABOR REQUIRED, WITHOUT ADDITIONAL COMPENSATION. THE ENGINEER SHALL CALCULATE THE MINIMUM TIME REQUIRED FOR EACH TEST ON EACH SECTION OF LINE AND SHALL SO ADVISE THE CONTRACTOR PRIOR TO THE TEST. IF THE SECTION OF PIPE FAILS TO PASS THE TESTS, THE CONTRACTOR SHALL DO EVERYTHING NECESSARY TO LOCATE, UNCOVER (EVEN TO THE EXTENT OF UNCOVERING THE ENTIRE SECTION) AND REPAIR OR REPLACE THE DEFECTIVE PIPE FITTING, JOINT OR OTHER APPURTENANCE, AND RETEST THE REPAIRED SECTION WITHOUT ADDITIONAL COMPENSATION. UPON SATISFACTORY COMPLETION OF THE TESTS, THE CONTRACTOR SHALL REMOVE ALL TEMPORARY TEST PLUGS OR CAPS AND OTHER EQUIPMENT AND SHALL RESTORE THE PIPE TO A CONDITION READY FOR SERVICE. ALL TESTS SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR OR AN AUTHORIZED REPRESENTATIVE OF THE ENGINEER.

ALL SANITARY SEWER AIR TESTING SHALL BE COMPLETED A MINIMUM OF 30 DAYS PRIOR TO THE PROJECT SUBSTANTIAL COMPLETION DATE.

ALL SANITARY SEWER MUST MAINTAIN NO MORE THAN 0.25" OF SAG, SUBJECT TO APPROVAL BY THE ENGINEER AND CITY INSPECTOR.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE NONE | LATEST REVISION 08-20-24 | CITY OF WILDWOOD SEWER DETAIL | WASTEWATER COLLECTION SPECIFICATIONS | DETAIL NUMBER S-01 | 3 OF 5

THE CONTRACTOR IS ADVISED THAT THE OWNER RESERVES THE RIGHT TO USE WHATEVER ADDITIONAL INSPECTION AND TESTING METHODS IT DEEMS APPROPRIATE TO VERIFY THE CONDITION AND ACCEPTABILITY OF THE WORK. THE CONTRACTOR SHALL REPAIR ALL DEFECTS IN THE WORK MADE APPARENT BY ANY AND ALL INSPECTIONS AND TESTS EVEN IF THE WORK OR PARTS OF THE WORK MAY HAVE PASSED OTHER TESTS AND INSPECTIONS.

MANHOLE INSTALLATION

MANHOLES ARE NOT TO BE LOCATED IN THE LOWEST LAYING AREA, AND ALL GRADING MUST BE AWAY FROM THE MANHOLE. MANHOLES ARE NOT TO BE LOCATED ADJACENT TO A CURB.

PRECAST CONCRETE MANHOLES SHALL HAVE EACH SECTION SET SO AS TO BE VERTICAL AND IN TRUE ALIGNMENT. JOINT SURFACES OF THE SECTIONS SHALL BE SEALED WITH PRE MOLDED PLASTIC JOINT SEALER EQUAL TO "RAMNEK", OR HAVE AN O-RING GASKET INSTALLED IN THE PREFORMED RECESS. ALL HOLES IN THE SECTIONS REQUIRED FOR HANDLING AND THE ANNULAR SPACE BETWEEN THE WALLS OF THE MANHOLE AND THE ENTERING PIPES SHALL BE THOROUGHLY PLUGGED WITH NON-SHRINKING GROUT AND SHALL BE FINISHED SMOOTH, AND SHALL BE WATER-TIGHT.

FOR GRADE ADJUSTMENT IN SETTING THE MANHOLE FRAME, PRECAST GRADE ADJUSTMENT RINGS SHALL BE USED ON TOP OF MANHOLE SLABS AND PRECAST CONCRETE MANHOLE CONES IN ACCORDANCE WITH THE DRAWINGS. PRECAST ADJUSTMENT RINGS SHALL BE CONSTRUCTED OF CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI. MORTAR FOR JOINTS SHALL BE ONE PART CEMENT AND TWO PARTS SAND; LIME SHALL NOT BE USED. REINFORCEMENT SHALL BE PROVIDED AS NECESSARY TO PREVENT BREAKAGE DURING HANDLING. EACH ADJUSTMENT RING SHALL BE LAID IN A FULL BED AND JOINT OF MORTAR WITHOUT REQUIRING SUBSEQUENT GROUTING, FLUSHING, OR FILLING, AND SHALL BE THOROUGHLY BONDED AS DIRECTED.

MANHOLE FRAMES AND COVERS SHALL BE SET TO CONFORM ACCURATELY TO THE FINISHED PAVEMENT SURFACE. ALL ADJUSTMENTS REQUIRED FOR GRADE SHALL BE DONE WITH PRECAST GRADE ADJUSTMENT RINGS. TO ASSURE A SUFFICIENT BOND BETWEEN THE MANHOLE COVERS AND THE SURROUNDING ASPHALT SURFACE, THE MANHOLE COVER SHALL NOT BE SET UNTIL ALL BASE CONSTRUCTION HAS BEEN COMPLETED. THE MANHOLES SHALL BE PROTECTED DURING THE ROADWAY CONSTRUCTION BY COVERING WITH SUFFICIENT MATERIAL TO PREVENT THE ROADWAY MATERIAL FROM ENTERING THE MANHOLE AND TO SUPPORT THE CONSTRUCTION MACHINERY REQUIRED. IMMEDIATELY BEFORE THE PLACEMENT OF THE FINAL ASPHALT SURFACE COURSE, THE MANHOLE SHALL BE UNCOVERED AND THE RING AND COVER SO PLACED TO ACCURATELY MEET THE FINISH PAVEMENT GRADE. THE MANHOLE FRAME SHALL BE SET ON THIS CONCRETE SECTION IN A RING OF MORTAR AT LEAST 1" THICK AND SHAPED TO SHED WATER AWAY FROM THE FRAME. ADDITIONAL MORTAR SHALL BE ADDED TO EXTEND TO THE OUTER EDGE OF THE ADJUSTMENT RINGS AND SHALL BE FINISHED SMOOTH. THE AREA EXCAVATED IN THE IMEROCK BASE COURSE TO ALLOW FOR ADJUSTMENT OF THE MANHOLE RING AND COVER TO GRADE SHALL BE BACKFILLED WITH LIMEROCK AND COMPACTED TO THE SAME DENSITY AS THE LIME ROCK BASE COURSE.

ALL MANHOLE COVERS SHALL BE CLEANED TO REMOVE ASPHALT AND DEBRIS, THEN PAINTED WITH BLACK RUST-INHIBITING PAINT. IF THE MANHOLE IS LOCATED IN A PAVED AREA, CLEANING AND PAINTING SHALL OCCUR AFTER THE FINAL ASPHALT SURFACE IS PLACED.

FLOW CHANNELS IN MANHOLE BASE SHALL BE FORMED OF 2500 PSI CONCRETE AND/OR BRICK RUBBLE AND MORTAR WHILE THE MANHOLES ARE UNDER CONSTRUCTION. CUT OFF PIPES AT INSIDE FACE OF THE MANHOLE AND CONSTRUCT THE INVERT TO THE SHAPE AND SIZES OF PIPE INDICATED. ALL INVERTS SHALL FOLLOW THE GRADES OF THE PIPE ENTERING THE MANHOLES. CHANGES IN DIRECTION OF THE SEWER AND ENTERING BRANCH OR BRANCHES SHALL BE LAID OUT IN SMOOTH CURVES OF THE LONGEST POSSIBLE RADIUS WHICH IS TANGENT TO THE CENTERLINES OF ADJOINING PIPELINES.

CONNECTIONS TO EXISTING STRUCTURES

WHERE SHOWN ON THE DRAWINGS STUB LINES SHALL BE PROVIDED FOR THE CONNECTION OF FUTURE SEWER LINES TO MANHOLES. THE END OF EACH STUB LINE SHALL BE PROVIDED WITH A BELL END WHICH SHALL BE CLOSED BY AN APPROVED STOPPER AS SPECIFIED HEREINBEFORE. EACH STUB LINE SHALL BE ACCURATELY REFERENCED TO THE CENTER OF THE MANHOLE, AND THE ACTUAL INVERT ELEVATION OF EACH OF THE STUB LINE SHALL BE ACCURATELY RECORDED ON THE AS-BUILT DRAWINGS.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE NONE | LATEST REVISION 08-20-24 | CITY OF WILDWOOD SEWER DETAIL | WASTEWATER COLLECTION SPECIFICATIONS | DETAIL NUMBER S-01 | 4 OF 5

A FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL BE EMPLOYED IN THE CONNECTION OF THE SANITARY SEWER PIPE TO PRECAST MANHOLES. THE CONNECTOR SHALL BE THE SALE ELEMENT RELIED ON TO ASSURE A FLEXIBLE WATER-TIGHT SEAL OF THE PIPE TO THE MANHOLE. NO ADHESIVES OR LUBRICANTS SHALL BE EMPLOYED IN THE INSTALLATION OF THE CONNECTOR INTO THE MANHOLE. THE RUBBER FOR THE CONNECTOR SHALL COMPLY WITH ASTM C443 AND ASTM C923 AND CONSIST OF EPDM AND ELASTOMERS DESIGNED TO BE RESISTANT TO OZONE, WEATHER ELEMENTS, AND CHEMICALS, INCLUDING ACIDS, ALKALIS, ANIMAL AND VEGETABLE FATS, OILS AND PETROLEUM PRODUCTS FROM SPILLS. ALL STAINLESS STEEL ELEMENT OF THE CONNECTOR SHALL BE TOTALLY NONMAGNETIC SERIES 304 STAINLESS, EXCLUDING THE WORM SCREW FOR TIGHTENING THE STEEL BAND AROUND THE PIPE WHICH SHALL BE SERIES 305 STAINLESS. THE WORM SCREW FOR TIGHTENING THE STEEL BAND SHALL BE TORQUED BY A BREAKAWAY TORQUE WRENCH AVAILABLE FROM THE PRECAST MANHOLE SUPPLIER, AND SET FOR 60"/LBS. THE CONNECTOR SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE CONNECTOR MANUFACTURER.

WHERE SHOWN ON THE DRAWINGS NEW LINES SHALL BE CONNECTED INTO EXISTING MANHOLES OR STRUCTURES. UNLESS STUBS OF CORRECT SIZE ARE FOUND TO EXIST, THE CONTRACTOR SHALL CUT SUITABLE OPENINGS INTO THE EXISTING STRUCTURE (WALL AND FLOOR SLAB AS REQUIRED) OR REMOVE THE EXISTING PIPE TO ACCOMMODATE THE PIPELINES AS INDICATED ON THE DRAWINGS AND AS HEREIN SPECIFIED. THE PORTION OF EACH EXISTING STRUCTURE REMOVED FOR NEW INSTALLATION SHALL BE CONFINED TO THE SMALLEST OPENING POSSIBLE, CONSISTENT WITH THE WORK TO BE DONE.

AFTER THE PIPE IS INSTALLED, CONTRACTOR SHALL CAREFULLY CLOSE UP THE OPENINGS AROUND THE PIPE TO MAKE A WATER-TIGHT JOINT USING "CONSTRUCTION GROUT" OR "SET GROUT" AS MANUFACTURED BY MASTER BUILDERS, INC., "NS GROUT" AS MANUFACTURED BY THE EUCLID CHEMICAL COMPANY, OR APPROVED EQUAL, AND REPAIR THE EXISTING MANHOLE INVERT IN A MANNER SATISFACTORY TO THE ENGINEER. THE FLOOR SHALL BE REFORMED AND FINISHED TO PROVIDE FLOW CHANNELS AS SPECIFIED FOR NEW MANHOLES. ALL SUCH WORK SHALL BE DONE WITH THE PROPER TOOLS, AND BY CAREFUL WORKMEN COMPETENT TO DO SUCH WORK.

ADJUSTING EXISTING STRUCTURES

EXISTING MANHOLES, WITHIN THE LIMITS OF THE PROPOSED WORK, THAT DO NOT CONFORM TO THE FINISHED GRADE DESIGNATED ON THE DRAWINGS FOR SUCH STRUCTURES, SHALL BE CUT DOWN OR EXTENDED, AND MADE TO CONFORM TO THE GRADE OF THE NEW PAVEMENT, OR TO THE DESIGNATED GRADE OF THE STRUCTURE IF OUTSIDE OF THE PROPOSED PAVEMENT AREA. THE MATERIALS AND CONSTRUCTION METHODS FOR THIS WORK SHALL CONFORM TO THE REQUIREMENTS SPECIFIED ABOVE.

IF A STRUCTURE HAS NOT BEEN MAINTAINED WITHIN 10 YEARS, THE CITY RESERVES THE RIGHT TO REQUIRE THE LINING OF THE STRUCTURE OR ANY OTHER REQUIRED MAINTENANCE.

PAVEMENT REPLACEMENT

WHERE EXISTING PAVEMENT, CURB, CURB AND GUTTER, SIDEWALK OR DRIVEWAY PAVING IS REMOVED ONLY FOR THE PURPOSE OF CONSTRUCTING, REPLACING, OR REMOVING SEWER PIPE, SERVICE LATERALS, MANHOLES, ETC., SUCH PAVEMENT, ETC., SHALL BE REPLACED AND RESTORED TO AS GOOD CONDITION, AS DETERMINED BY PUBLIC WORKS STAFF AND/OR ENGINEER BEFORE REMOVAL. THE REPLACED PAVEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS THAT REMOVED, EXCEPT WHERE PERMISSION IS GIVEN BY THE CITY INSPECTOR OR ENGINEER FOR THE USE OF ANOTHER TYPE. ROUGH CUTS FOR PAVEMENT CURB AND GUTTER, SIDEWALK, DRIVEWAYS, ETC. SHALL BE TRIMMED BACK WITH A STRAIGHT SAW CUT IN A MANNER SO AS TO PRODUCE AS NEAR AS PRACTICAL A CUT OF UNIFORM WIDTH HAVING PARALLEL SIDES. SPECIFIC REQUIREMENTS FOR THE REPLACEMENT OF PAVEMENT ON PUBLIC ROADWAYS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENTAL ENTITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE DETAILS AS SHOWN ON THE CONSTRUCTION DRAWINGS.

CLEARANCE REQUIREMENTS

MINIMUM SEPARATION REQUIREMENTS ARE SPECIFIED UNDER POTABLE WATER.

GENERAL DESIGN

1. MANHOLES SHALL BE LOCATED IN THE CENTERLINE OR "CROWN" OF THE STREET TO MINIMIZE INFILTRATION.
2. MANHOLE PIPING SHALL MATCH CROWN TO CROWN. INVERTS OVER 2 FEET FROM THE BOTTOM OF MANHOLES SHALL REQUIRE AN EXTERNAL DROP CONNECTION.
3. SANITARY LATERALS SHALL BE INSTALLED AT 90 DEGREES WITH THE RIGHT-OF-WAY TO THE GREATEST EXTENT POSSIBLE.
4. UNLESS OTHERWISE APPROVED, NO LATERALS SHALL CONNECT DIRECTLY TO A MANHOLE.
5. ALL MANHOLES SHALL BE WATER TIGHT WITH A COLD TAR EXTERIOR COATING.
6. ALL MANHOLES IN LOW LYING AREAS ARE TO INCLUDE RAIN CATCHERS AS DIRECTED BY THE CITY INSPECTOR AND ENGINEER.

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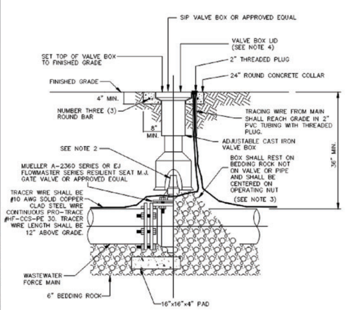
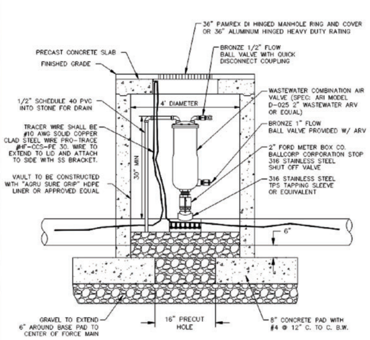


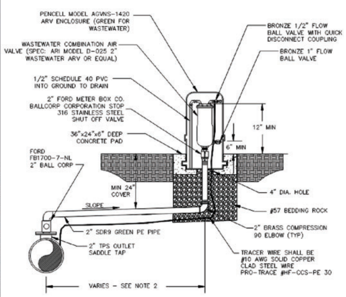
NOTES

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION UNLESS GREATER THAN 4' IN DEPTH.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.
3. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID BRICKS.
4. VALVE BOX LID TO BE LETTERED WITH THE WORD "SEWER".
5. THE VALVE BRASS TAB SHALL INCLUDE "END OF CITY MAINTENANCE" ON END OF SERVICE VALVES.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE NONE | LATEST REVISION 08-20-24 | CITY OF WILDWOOD SEWER DETAIL | GATE VALVE AND BOX DETAIL | DETAIL NUMBER S-13 | 1 OF 1

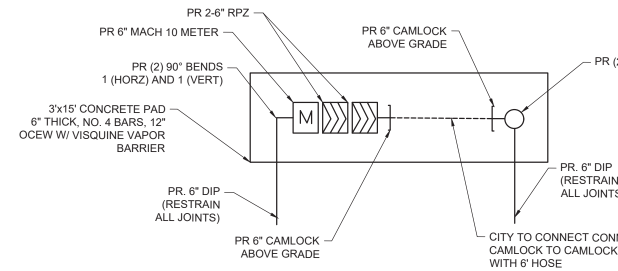


CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE NONE | LATEST REVISION 08-20-24 | CITY OF WILDWOOD SEWER DETAIL | FORCE MAIN AIR RELEASE VALVE | DETAIL NUMBER S-14 | 1 OF 2

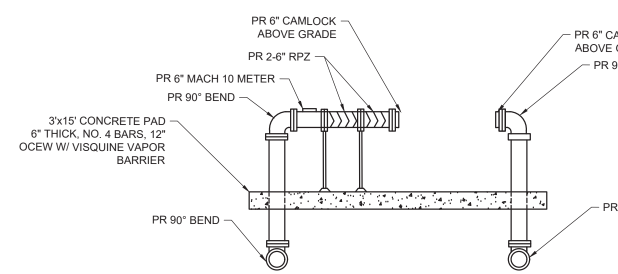


NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE.
3. ADJUST HORIZONTAL POSITION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF RIGHT OF WAY.
5. LOCATING WIRE SHALL EXTEND A MINIMUM OF 12" ABOVE GRADE
6. IF FORCE MAIN IS LOCATED UNDER PAVED ROAD, AN ADDITIONAL SQUARE NUT VALVE WILL BE ADDED IN THE NEAREST NON-PAVED AREA.

CITY OF WILDWOOD, 100 NORTH MAIN STREET, WILDWOOD, FLORIDA 34785, (352) 330-1330 | SCALE NONE | LATEST REVISION 08-20-24 | CITY OF WILDWOOD WASTEWATER DETAIL | 2" AUTOMATIC COMBINATION AIR VALVE | DETAIL NUMBER S-14 | 2 OF 2



ALL ABOVE GROUND PIPE AND FITTINGS TO BE DUCTILE PAINTED BLUE



FORCEMAIN FLUSH ASSEMBLY

NO.	DATE	REVISION DESCRIPTION	BY
11	03/30/25	ADDED FORCE MAIN FLUSHING ASSEMBLY	KJA
9	12/10/24	REVISED PER CITY COMMENTS LETTER DATED 12/10/24	KJA

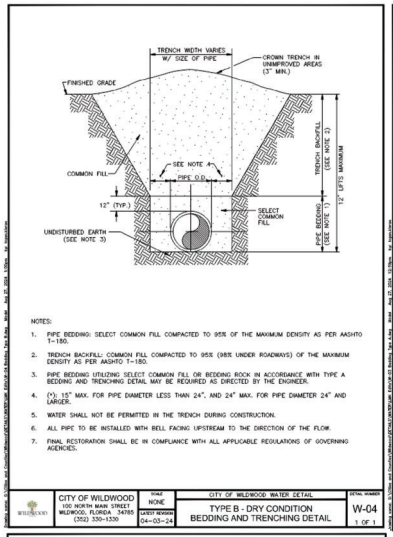
MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 4/1/25
PROJECT 100 OAKS FM
DRAWING TO OS FM UD DET.DWG
DRAWN JEA | CHECKED MJM

UTILITY DETAILS
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

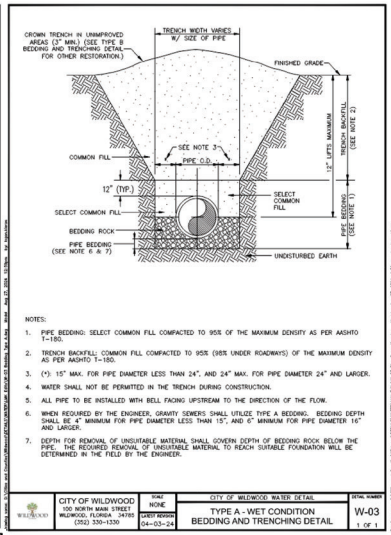
SCALE NTS | DATUM NAVD 88
SEC-TWP-RNG 31 18S 23E
SHEET 26 OF 28



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION: 04-03-24	TYPE B - DRY CONDITION BEDDING AND TRENCHING DETAIL	W-04
			1 OF 1



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER ASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER ROADWAYS) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
6. WHEN REQUIRED BY THE ENGINEER, GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION WILL BE DETERMINED IN THE FIELD BY THE ENGINEER.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION: 04-03-24	TYPE A - WET CONDITION BEDDING AND TRENCHING DETAIL	W-03
			1 OF 1

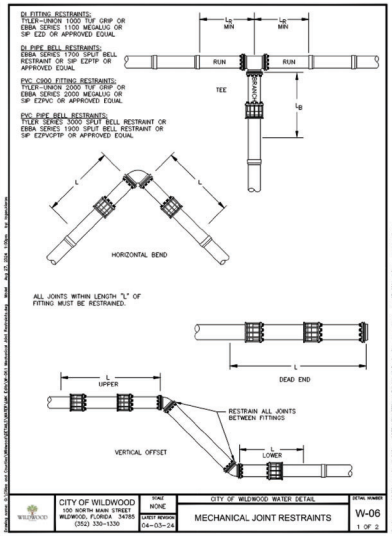
LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT. MINIMUM		

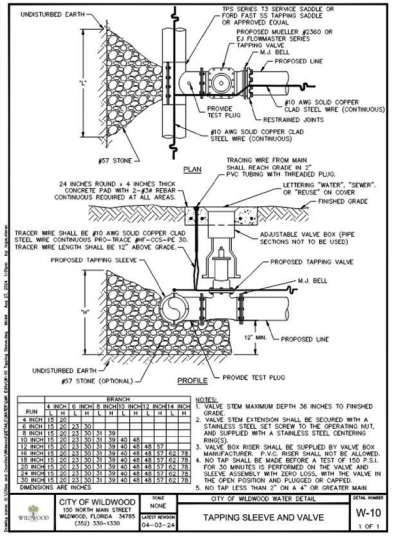
NOTES

1. WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
2. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
3. 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
4. RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION: 04-03-24	SEPARATION OF WATER MAINS	W-05
			1 OF 1



CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION: 04-03-24	MECHANICAL JOINT RESTRAINTS	W-06
			1 OF 2

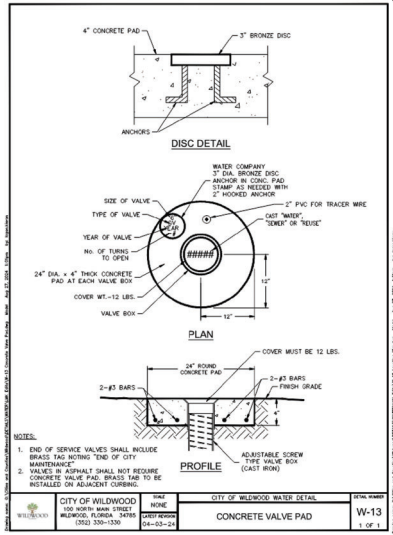


RUN	BRANCH 4 INCH	6 INCH	8 INCH	10 INCH	12 INCH	14 INCH	16 INCH
4 INCH	15	20					
6 INCH	15	20	23	30			
8 INCH	15	20	23	30	31	39	
10 INCH	15	20	23	30	31	39	46
12 INCH	15	20	23	30	31	39	46
16 INCH	15	20	23	30	31	39	46
20 INCH	15	20	23	30	31	39	46
24 INCH	15	20	23	30	31	39	46
30 INCH	15	20	23	30	31	39	46

DIMENSIONS ARE INCHES

NOTES:
1. VALVE STEM MAXIMUM DEPTH 36 INCHES TO FINISHED GRADE
2. VALVE STEM EXTENSION SHALL BE SECURED WITH A STAINLESS STEEL SET SCREW TO THE OPERATING NUT, AND SUPPLIED WITH A STAINLESS STEEL CENTERING DISC.
3. VALVE BOX RISER SHALL BE SUPPLIED BY VALVE BOX MANUFACTURER. P.V.C. RISER SHALL NOT BE ALLOWED.
4. NO TAP SHALL BE MADE BEFORE A TEST OF 150 P.S.I. FOR 30 MINUTES IS PERFORMED ON THE VALVE AND SLEEVE ASSEMBLY WITH ZERO LOSS, WITH THE VALVE IN THE OPEN POSITION AND PLUGGED OR CAPPED.
5. NO TAP LESS THAN 3" ON A 4" OR GREATER MAIN

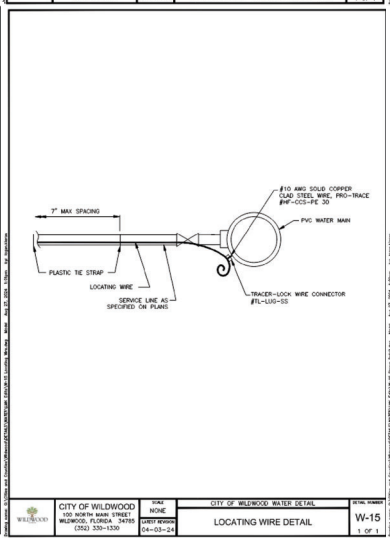
CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION: 04-03-24	TAPPING SLEEVE AND VALVE	W-10
			1 OF 1



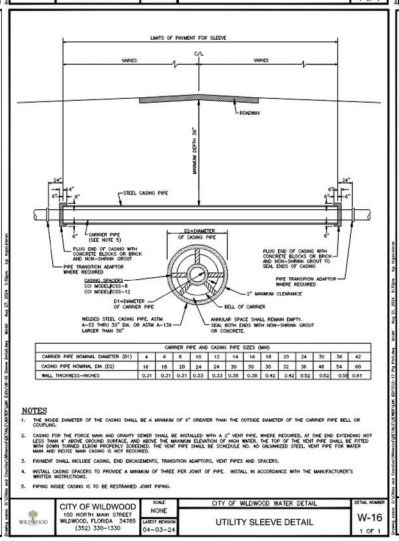
NOTES:

1. END OF SERVICE VALVES SHALL INCLUDE BRASS TAG NOTING "END OF CITY MAINTENANCE"
2. VALVES IN ASPHALT SHALL NOT REQUIRE CONCRETE VALVE PAD. BRASS TAB TO BE INSTALLED ON ADJACENT CURBING.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION: 04-03-24	CONCRETE VALVE PAD	W-13
			1 OF 1



CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION: 04-03-24	LOCATING WIRE DETAIL	W-15
			1 OF 1

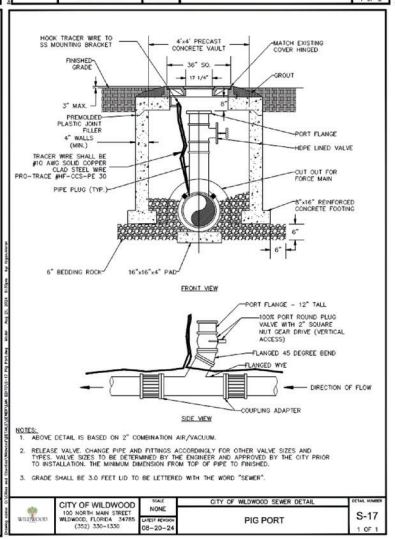


CARRIER PIPE NOMINAL DIAMETER (DI)	4	6	8	10	12	14	16	18	20	24	30	36	42
CASING PIPE NOMINAL DIA (D2)	10	10	20	24	24	30	30	30	30	36	48	54	60
WALL THICKNESS—INCHES	0.31	0.31	0.27	0.33	0.33	0.38	0.38	0.41	0.41	0.52	0.52	0.56	0.61

NOTES

1. THE INSIDE DIAMETER OF THE CASING SHALL BE A MINIMUM OF 4" GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE BELL OR COUPLING.
2. CASING FOR THE FORCE MAIN AND GRAVITY SEWER SHALL BE INSTALLED WITH A 2" VENT PIPE, WHERE REQUIRED, AT ONE END EXTENDING NOT LESS THAN 4' ABOVE GROUND SURFACE, AND ABOVE THE MAXIMUM ELEVATION OF HIGH WATER. THE TOP OF THE VENT PIPE SHALL BE FITTED WITH DOWN TURNED ELBOW PROPERLY SCREENED. THE VENT PIPE SHALL BE SCHEDULE NO. 40 GALVANIZED STEEL. VENT PIPE FOR WATER MAIN AND REUSE MAIN CASING IS NOT REQUIRED.
3. PAYMENT SHALL INCLUDE CASING, END ENCROACHMENTS, TRANSITION ADAPTORS, VENT PIPES AND SPACERS.
4. INSTALL CASING SPACERS TO PROVIDE A MINIMUM OF THREE PER JOINT OF PIPE. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. PIPING INSIDE CASING IS TO BE RESTRAINED JOINT PIPING.

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD WATER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION: 04-03-24	UTILITY SLEEVE DETAIL	W-16
			1 OF 1



NOTES:

1. ABOVE DETAIL IS BASED ON 2" COMBINATION AIR/VACUUM.
2. RELEASE VALVE, CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED.
3. GRADE SHALL BE 3.0 FEET I.D TO BE LETTERED WITH THE WORD "SEWER".

CITY OF WILDWOOD	SCALE: NONE	CITY OF WILDWOOD SEWER DETAIL	DETAIL NUMBER
100 NORTH MAIN STREET WILDWOOD, FLORIDA 34785 (352) 330-1330	LATEST REVISION: 08-20-24	PIG PORT	S-17
			1 OF 1

NO.	DATE	REVISION DESCRIPTION	BY
11	03/30/25	ADDED FORCE MAIN FLUSHING ASSEMBLY	KJA
9	12/10/24	REVISED PER CITY COMMENTS LETTER DATED 12/10/24	KJA

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE	PROJECT	DRAWING	DRAWN	CHECKED
4/1/25	100 OAKS FM	TO OS FM UD DET.DWG	JEA	MJM

UTILITY DETAILS

100 OAKS OFFSITE FORCEMAIN

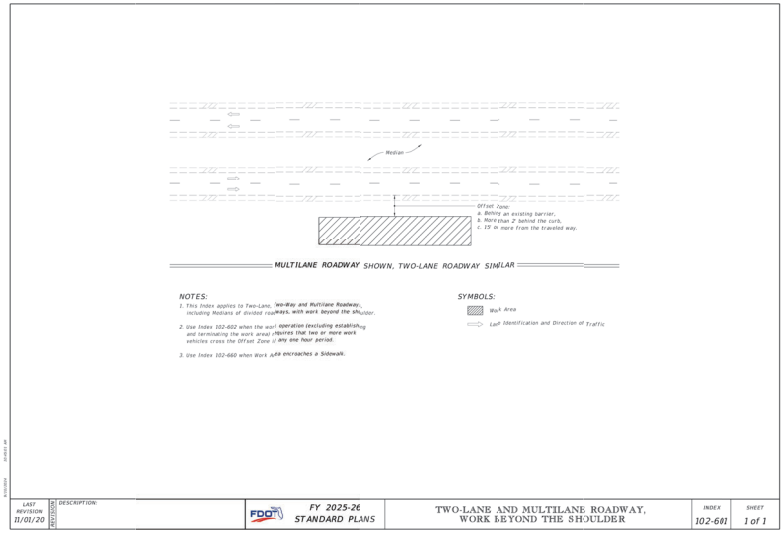
CITY OF WILDWOOD, FLORIDA

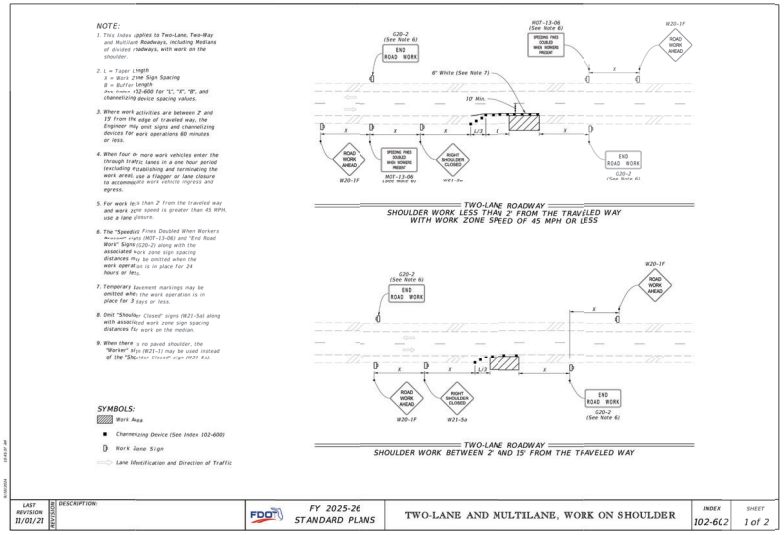
MATTHEW J. MORRIS P.E.
LICENCE NUMBER 68434

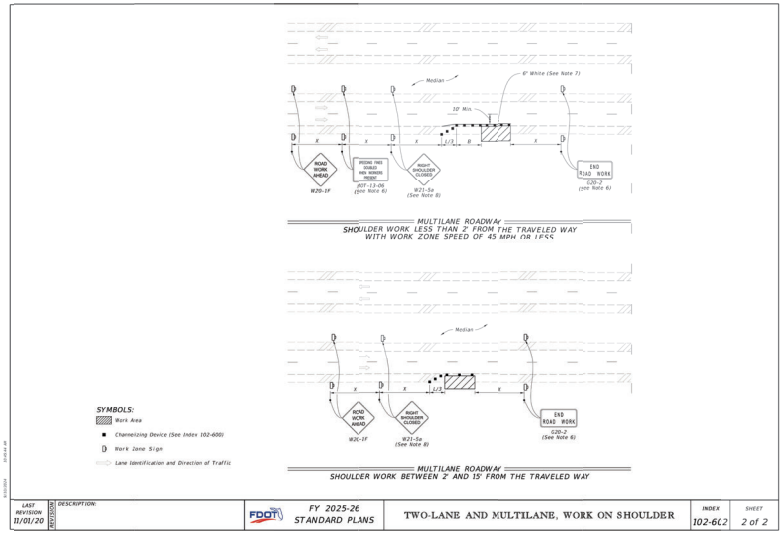
SCALE	DATUM
NTS	NAVD 88

SEC—TWP—RNG
31 18S 23E

SHEET 27 OF 28







NO.	DATE	REVISION DESCRIPTION	BY
1	07/14/22	REVISED PER CITY AND FDOT COMMENTS	KJA

MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6901 Professional Parkway East, Suite 103, Lakewood Ranch, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

DATE 11/13/24
PROJECT PROJECT
DRAWING TO OS FM TCP.DWG
DRAWN JEA
CHECKED MJM

TRAFFIC CONTROL
100 OAKS OFFSITE FORCEMAIN
CITY OF WILDWOOD, FLORIDA

ENGINEER MATTHEW J. MORRIS P.E
LICENCE NUMBER 68434

SCALE NTS
DATUM NAVD 88
SEC-TWP-RNG 31 18S 23E
SHEET 28
OF 28

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **A25-0035 Densan Park Phase 2 Final Plat**

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

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	A25-0035 Densan Park Phase 2 Final Plat
Parcel Number(s):	D08-016, D08-018, D08-040, D09-016, D09-016, D09-046 & D09N071
Acreage:	28.75 +/-
Property Location:	Generally located along CR 101, just north of the Parkwood Subdivision
Owner:	Densan Partners, LLC
Applicant:	Dennis Ferguson with Densan Partners, LLC

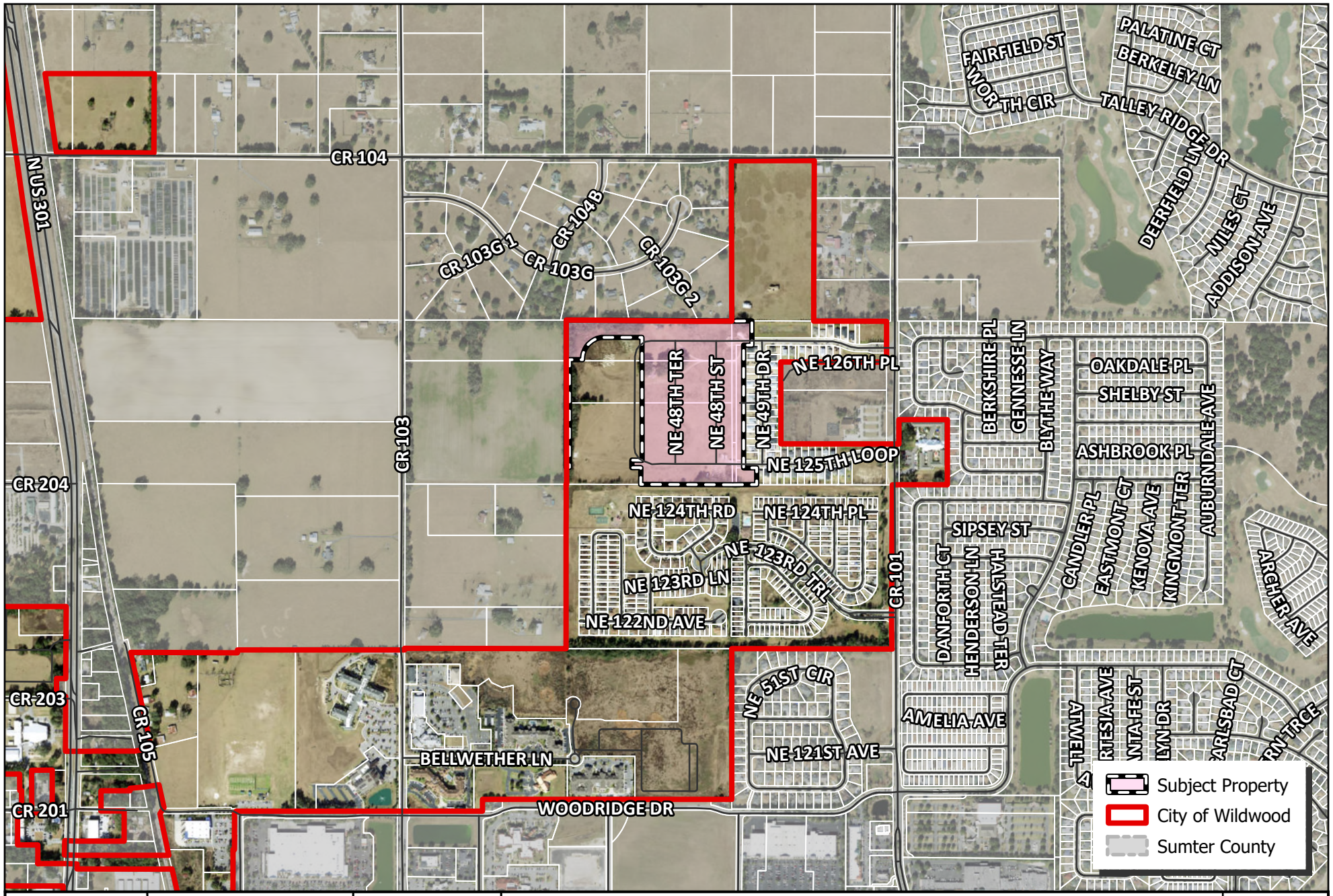
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Densan Park Phase 2 Final Plat, a 67-unit residential subdivision which includes 12 tracts and dedication of four rights-of-way to the City of Wildwood, on 28.75 acres, MOL, as per the attached plans.

The final plat has some outstanding comments from the City attorney. As of the writing of this report, a revised final plat and response is currently under review, and the outstanding comments are expected to be resolved.

Once resolved, A25-0035 will meet the criteria set forth in the F.S. Chapter 177, the City's Design District Standards, the City's Land Development Regulations, will be consistent with the goals, objectives, and policies of the City’s Comprehensive Plan, and abides by the terms of the Planned Development Agreement Ordinance O2024-96 for the Densan Park Development.

DATED: 5/28/2025

Wendy Then, AICP, CFM, Development Services



WILDWOOD FLORIDA EST. 1877

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

N

0 0.02 0.04 0.07 0.11 0.14 Miles

PJ #A25-0035

DENSAN PARK PHASE 2 FINAL PLAT

PARCELS D08-016, D08-018, D08-040, D09-016, D09-042, D09-046 & D09N071

MAP 1B

LOCATION MAP

FEB 2025

City of Wildwood
PROJECT: PJ #A25-0035 Densan Park Ph 2 Final Plat
REPRESENTATIVE: Dennis Ferguson/Springstead Engineering
DATE: 05/28/2025

CITY ENGINEER
No comments

DEVELOPMENT SERVICES

No comments

CITY ATTORNEY

1. LDR 5.6(C)(2) – Please provide a performance bond for this project if applicable (submittal item D.2 on application.
   A. **RESPONSE: A performance bond for the sidewalks in front of the houses (less driveway width) is attached at 120% plus of the anticipated cost.**
      I. **Please see performance bond provided with comments.**

2. LDR 5.6(C)(3) – Please provide a maintenance bond for this project if applicable (submittal item E.1 on application.
   A. **RESPONSE: A maintenance bond per instructions of the City of Wildwood water and sewer standard specifications Page 4, item 3 referring to a 1-year bond for 10% of all assets contributed to the city was provided to the City of Wildwood on Friday, April 11, 2025. Subsequently per the city comments received on April 11, 2025, the bond duration and percentage has been revised. The previous bond is still in effect and is being replaced with the updated percentage and duration. The engineer will deliver the updated Maintenance Bond to the city as soon as it is received at our office.**
   Please see maintenance bond provided with comments.

3. LDR 5.6(C)(6) - Please add the book and page number to note #8 on the cover page of the plat plan since the Second Amended and Restated Covenants, Conditions and Restrictions were recorded on 3/4/25.
    A. RESPONSE: Noted, please see revised plat.

    Partially Satisfied. SUPPLEMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DENSAN PARK - LDR5.6(C)(6) – Please provide executed copy in a form suitable for recording.

4. LDR 5.6(C)(7) – Please add the following easement information referenced in notes 9, 11, 12 and 15 of the Property Information Report to the plat plan.

    A. 9. Easement to Sumter Electric Cooperative, in Book 177, Page 458.
    B. 11. Easement in Deed in Book 1180, Page 682.
    C. 12. Easement in Deed in Book 1411, Page 249.
    D. 15. Easement to City of Wildwood in Book 2105, Page 603.
        I. RESPONSE: Please see revised plat for items A, B, and C. With regard to Item D, this easement describes a corridor in which the forcemain constructed in Densan Park Phase I, and a watermain constructed in Densan Park Phase II connects to the City of Wildwood utilities. The easement was written to reflect and coincide with the future road right-of-way in subsequent phases (II and III). The city easement in Phase II is the road right-of-way being dedicated to the city in the plat currently under review. It is not possible to vacate the easement without creating a hiatus between Phase II plat area and the property line. As such, the easement is not depicted in the Phase II plat but is acknowledged in the Phase II plat notes.
        Partially satisfied. Per conversation with applicant's engineer, written correspondence will be provided by applicant's attorney to confirm easement does not affect plat.

5. LDR 5.6(C)(8) – Please provide letters of service for electric, cable/internet and gas utility providers if applicable.
    A. RESPONSE: Please see attached.

    Partially satisfied; Unable to locate letter of service for cable/internet

6. New Comment: A revised legal description was provided with the 2nd submittal documents due to a call out being changed from N.00°01'080"W. to N.00°01'08"W. Can you please confirm if the revision is a change of 80 vs 08 for this call out? If so, was the Property Information Report updated?

DENSAN PARK PHASE 2

SHEET 1 OF 4

SECTIONS 08 & 09 TOWNSHIP 18 SOUTH, RANGE 23 EAST
INCLUDING A REPLAT OF TRACTS I AND J,
DENSAN PARK PHASE 1 (PLAT BOOK 19, PAGES 7-7A)
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
PLANNED UNIT DEVELOPMENT

DESCRIPTION:

A PORTION OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND A PORTION OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 23 EAST, PORTIONS OF SAID LANDS CONTAINING TRACTS I AND J OF DENSAN PARK PHASE 1 AS RECORDED IN PLAT BOOK 19, PAGES 7–7A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8, SAID POINT ALSO BEING THE S.W. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9; THENCE ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, S.89°53'10"E., A DISTANCE OF 200.26 FEET THE S.W. CORNER OF LOT 68 OF THE AFOREMENTIONED PLAT OF DENSAN PARK PHASE 1; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF LOT 68, N.00°06'38"E., A DISTANCE OF 134.93 FEET TO THE N.W. CORNER OF LOT 68; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH RIGHT OF WAY LINE OF N.E. 125TH LOOP, BEING A 60 FOOT RIGHT OF WAY, N.89°53'33"W., A DISTANCE OF 104.80 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF LOTS 7–22 AND THE PROLONGATION THEREOF OF SAID DENSAN PARK PHASE 1, N.00°01'08"W., A DISTANCE OF 989.68 FEET TO THE N.W. CORNER OF SAID LOT 7; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LOT 7, S.89°54'18"E., A DISTANCE OF 66.40 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID DENSAN PARK PHASE 1, N.00°05'42"E., A DISTANCE OF 195.43 FEET TO A POINT ON THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE AFOREMENTIONED SECTION 9; THENCE DEPARTING SAID WEST BOUNDARY, ALONG SAID NORTH BOUNDARY, N.89°53'07"W. A DISTANCE OF 163.34 FEET TO THE N.W CORNER OF S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, SAID POINT ALSO BEING THE N.E. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE AFOREMENTIONED SECTION 8; THENCE DEPARTING THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE N.W. 1/4 OF THE SAID SECTION 9, ALONG THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8, N.89°52'52"W., A DISTANCE OF 1335.49 FEET TO THE N.W. CORNER OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE WEST BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8, S.00°00'37"E., A DISTANCE OF 1184.13 FEET; THENCE DEPARTING SAID WEST BOUNDARY, N.90°00'00"E., A DISTANCE OF 27.00 FEET; THENCE N.00°00'37"W., A DISTANCE OF 868.24 FEET; THENCE N.89°58'52"E., A DISTANCE OF 105.09 FEET; THENCE N.00°01'08"W., A DISTANCE OF 5.21 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 90°10'05" AND A CHORD BEARING AND DISTANCE OF N.45°03'55"E., 247.85 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 275.40 FEET TO THE POINT OF TANGENCY; THENCE S.89°51'03"E., A DISTANCE OF 304.49 FEET; THENCE S.00°01'08"E., A DISTANCE OF 990.26 FEET; THENCE N.89°53'55"W., A DISTANCE OF 81.58 FEET; THENCE S.00°06'05"W., A DISTANCE OF 60.00 FEET; S.89°53'55"E., A DISTANCE OF 71.51 FEET; THENCE S.00°06'38"W., A DISTANCE OF 135.06 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 8; THENCE ALONG SAID SOUTH BOUNDARY, S.89°54'35"E., A DISTANCE OF 734.74 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 28.75 ACRES MORE OR LESS.

NOTES:

1. THIS PLAT DEPICTS A SURVEY PERFORMED FOR THE SPECIFIC PURPOSE OF RECORDING A SUBDIVISION PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES.
2. THIS SUBDIVISION CONTAINS 70 LOTS, 13 TRACTS AND 0.90 MILES OF ROAD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST AS BEING S.89°54'35"E.
5. STATE PLANE COORDINATES DEPICTED HEREON ARE DERIVED FROM LOCAL GROUND COORDINATES BASED ON LENGEMANN L–NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT OF 1983, 2007 ADJUSTMENT (SPCS' 83–2007)
6. ALL PLATTED UTILITY EASEMENTS, SHOWN HEREON, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICES COMMISSION.
7. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
8. COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 3608, PAGE 212, AMENDED AND RESTATED DECLARATION IN OFFICIAL RECORDS BOOKS 3903 PAGE 402, SECOND AMENDMENT AND RESTATED DECLARATION IN OFFICIAL RECORDS BOOK 4606, PAGE 478, AND SUPPLEMENT TO SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN OFFICIAL RECORDS BOOK _____, PAGE_____.
9. TYPICAL BUILDING SETBACKS FOR LOTS ARE 15.0 FEET FRONT, 15.0 FEET REAR AND 5.0 FEET SIDE WITH THE EXCEPTION OF THE REAR LOTS SETBACK ON LOTS 69–77 AND LOTS 121–131 ARE 20.0 FEET SETBACK.
10. ALL LOTS HAVE A 15.0 FEET UTILITY EASEMENT ADJACENT TO THE ROAD RIGHT OF WAY.
11. ALL LOTS HAVE A 5.0 FEET UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES.
12. TRACTS "V" AND "W" ARE OWNED BY DENSAN PARTNERS, LLC AND ARE RESERVED FOR FUTURE DEVELOPMENT.
13. TRACTS "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T" AND "U" ARE COMMON AREAS AND DEDICATED TO DENSAN PARK PROPERTY OWNERS ASSOCIATION.
14. A NON–EXCLUSIVE EASEMENT OVER, UNDER, AND ACROSS AREAS DESIGNATED AS "UTILITY EASEMENT, " FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, AND RELOCATION OF UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, INCLUDING CONDUITS, CABLE, TRANSFORMERS, SWITCHGEAR, METERING EQUIPMENT, AND RELATED APPURTENANCES, AS WELL AS NON– EXCLUSIVE RIGHT OF ACCESS OVER ALL RIGHTS–OF–WAY, TRACTS, AND EASEMENTS, INCLUDING THOSE DEDICATED TO THE CITY OR HOA, AS NECESSARY FOR ACCESSING AND MAINTAINING SUCH FACILITIES, AND CONFIRMS THAT ALL EASEMENTS SHOWN FOR UTILITY PURPOSES MAY BE USED FOR THE ELECTRIC UTILITY INSTALLATIONS WITHOUT LIMITATION TO LOCATION OR WIDTH, AS INDICATED ON THE PLAT.
15. THE PROPERTY INFORMATION REPORT FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.
16. RIGHT OF WAY EASEMENT TO SUMTER ELECTRIC RECORDED IN BOOK 177, PAGE 458 IN THE PUBLIC RECORDS OF SUMTER COUNTY AFFECTS SUBJECT PARCEL, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREON.
17. TWENTY FOOT EASEMENT GRANTED IN OFFICIAL RECORD BOOK 1180, PAGE 682 WAS REMISED AND RELEASED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1411, PAGE 249, SAID EASEMENT NO LONGER AFFECTS SUBJECT PARCEL.
18. EASEMENT CREATED BY TEMPORARY ACCESS AND AND UTILITIES EASEMENT AGREEMENT DENSAN PARK RECORDED IN OFFICIAL RECORDS BOOK 4840, PAGE 666, PUBLIC RECORDS OF SUMTER COUNTY, TERMINATES UPON RECORDING OF THE PLAT AND IS NOT THEREFORE DEPICTED HEREON.

SURVEYOR'S CERTIFICATE:

I CERTIFY THIS PLAT OF DENSAN PARK PHASE 2, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

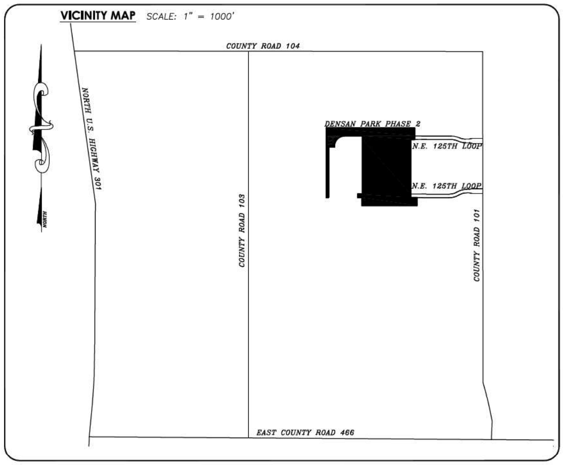
BY: ______________________

TRAVIS P. BARRINEAU, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6897
R.M. BARRINEAU & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 5091
1309 S.E. 25TH LOOP, SUITE 103, OCALA, FLORIDA 34471

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakhurst Professional Park • 1309 S.E. 25th Loop•Suite 103•Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 369-3771 • www.rmBarrineau.com
REGINALD M. BARRINEAU, P.S.M.• FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 5091
TRAVIS P. BARRINEAU, P.S.M.• LS 6897

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471

VICINITY MAP SCALE: 1" = 1000'



NOTICE:

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

SHEET INDEX

SHEET	CONTENTS
1	DESCRIPTION, NOTES, LEGEND, VICINITY MAP
2	OVERALL BOUNDARY OF PLAT, STATE PLANE COORDINATES
3–4	PLAT DETAIL SHEETS

CERTIFICATE OF APPROVAL OF CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS DAY OF,____________, 2025

ATTEST:

____
MELANIE D. STRICKLAND
PROJECT REVIEW COMMITTEE COORDINATOR

CERTIFICATE OF APPROVAL OF CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS _____ DAY OF____________________, 2025.

ATTEST:

JESSICA BARNES CITY CLERK	ED WOLF MAYOR

CERTIFICATE OF APPROVAL OF CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS ____ DAY OF, ___________, 2025

ATTEST:

MELANIE D. STRICKLAND DEVELOPMENT SERVICES DIRECTOR	JEREMY HOCKENBURY PUBLIC WORKS DIRECTOR
PRINT NAME CITY OF WILDWOOD, ENGINEER	SIGNATURE CITY OF WILDWOOD, ENGINEER
PRINT NAME CITY OF WILDWOOD, ATTORNEY	PRINT NAME CITY OF WILDWOOD, ATTORNEY

CERTIFICATE OF APPROVAL BY CLERK OF COURT:

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE SUMTER COUNTY OFFICIAL RECORDS ON ______________ FILE NO. ________

CLERK OF COURT IN AND FOR SUMTER COUNTY, FLORIDA

SIGNATURE ______________ PRINTED NAME ______________

CERTIFICATE OF REVIEW BY CITY SURVEYOR:

PURSUANT TO SECTION 177.081, I HAVE REVIEWED THIS PLAT OF DENSAN PARK PHASE 2 FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE DATE REGISTRATION NUMBER

PRINTED NAME

PLAT BOOK ____, PAGE ___

DENSAN PARK PHASE 2

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS; THAT THE UNDERSIGNED, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREIN EXPRESSED. DENSAN PARK PHASE 2, A PLANNED UNIT DEVELOPMENT, BEING IN THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, HAVE CAUSED THESE LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE ALL STREETS AND EASEMENTS SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC FOR THE USES AND PURPOSES THEREON EXPRESSED.

1. TO DENSAN PARK PROPERTY OWNERS ASSOCIATION, INC.:
TRACTS "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T" AND "U" ARE DEDICATED, GRANTED AND CONVEYED FOR THE PURPOSES THEREIN EXPRESSED. DRAINAGE AND UTILITY EASEMENTS ARE HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN OR NOTED HEREON.

2. TO THE CITY OF WILDOWOOD:
N.E. 125TH LOOP, N.E. 48TH STREET, N.E. 48TH TERRACE AND N.E. 49TH TERRACE ARE DEDICATED AS PUBLIC RIGHT OF WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR THE USES AND PURPOSES THEREIN EXPRESSED.

IN WITNESS WHEREOF THE UNDERSIGNED OWNER HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ON THIS_____DAY OF______________, 2025.

OWNER: DENSAN PARTNERS, LLC

____
DENNIS FERGUSON
MANAGER

WITNESSES:	WITNESSES:
BY______________ SIGNATURE	BY______________ SIGNATURE
PRINTED NAME	PRINTED NAME
ADDRESS	ADDRESS

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ______________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS DAY OF ___________, 2025, BY DENNIS FERGUSON, AS MANAGER OF DENSAN PARTNERS LIMITED LIABILITY COMPANY.

☐ PERSONALLY KNOWN
☐ PRODUCED IDENTIFICATION ________________

NOTARY PUBLIC ______________________

DEDICATION:

DENSAN PARK PHASE 2
CONVEYANCE TO THE DENSAN PARK
PROPERTY OWNERS ASSOCIATION, INC.

ALL RIGHT, TITLE AND INTEREST OF DENSAN PARTNERS, LLC (DEVELOPER) IN TRACTS "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T" AND "U" AS SHOWN ON THE PLAT OF DENSAN PARK, PHASE ONE IS HEREBY SOLD, CONVEYED AND SET OVER TO THE DENSAN PARK PROPERTY OWNERS ASSOCIATION, INC., RESERVING UNTO THE DEVELOPER, ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORMWATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, FACILITIES AND SIGNAGE.

THE DENSAN PARK PROPERTY OWNERS ASSOCIATION, INC. BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT ACCEPTS THIS CONVEYANCE.

IN WITNESS WHEREOF THE UNDERSIGNED OWNER HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ON THIS_____DAY OF______________, 2025.

OWNER: DENSAN PARTNERS, LLC

____
DENNIS FERGUSON
MANAGER

DENSAN PARK PROPERTY OWNERS ASSOCIATION, INC.

SIGNATURE PRINT NAME/TITLE

WITNESSES:	WITNESSES:
BY______________ SIGNATURE	BY______________ SIGNATURE
PRINTED NAME	PRINTED NAME
ADDRESS	ADDRESS

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ______________

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS DAY OF ___________, 2025, BY DENNIS FERGUSON, AS MANAGER OF DENSAN PARTNERS LIMITED LIABILITY COMPANY.

☐ PERSONALLY KNOWN
☐ PRODUCED IDENTIFICATION ________________

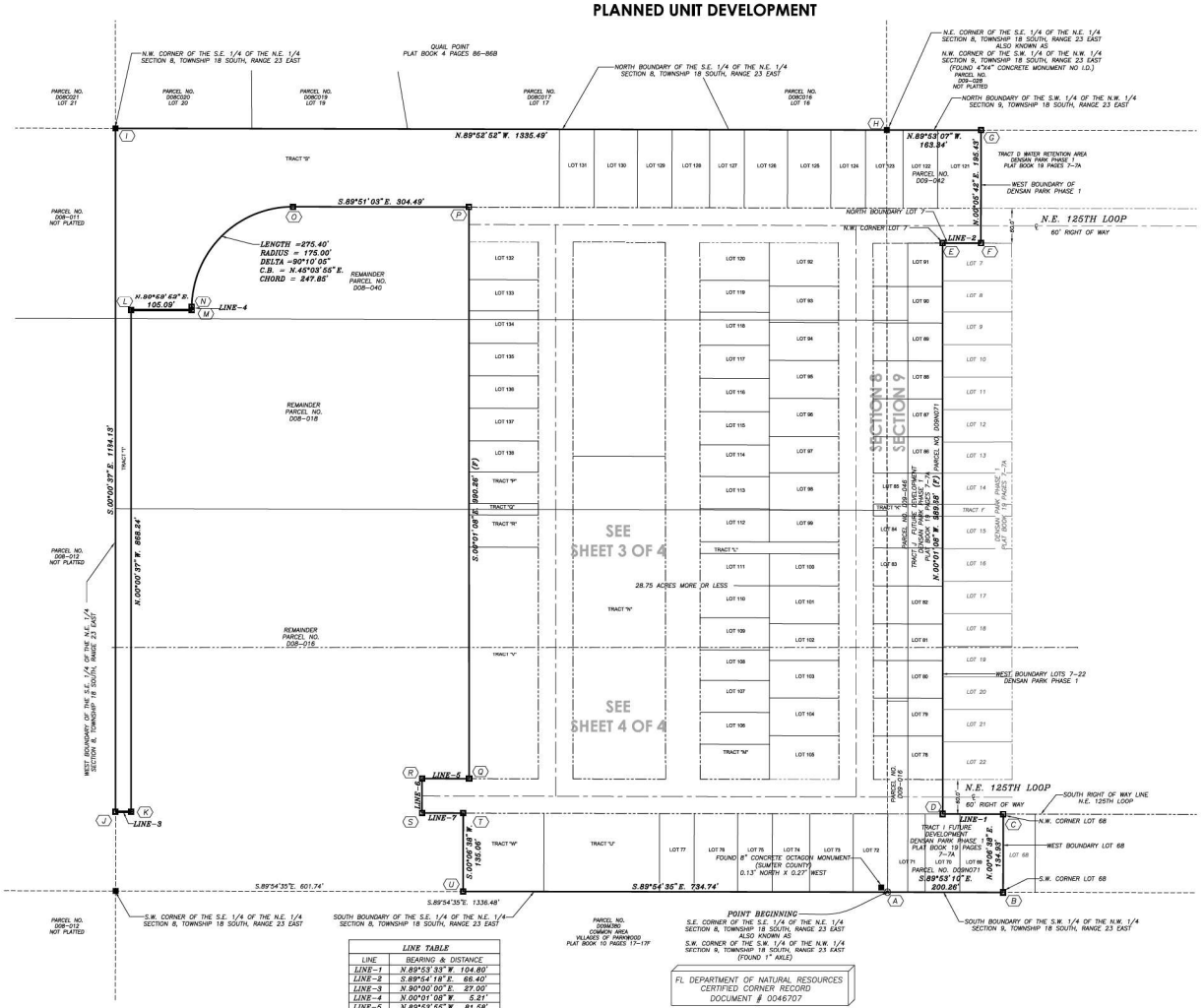
NOTARY PUBLIC ______________________

DENSAN PARK PHASE 2

SECTIONS 08 & 09 TOWNSHIP 18 SOUTH, RANGE 23 EAST
INCLUDING A REPLAT OF TRACTS I AND J,
DENSAN PARK PHASE 1 (PLAT BOOK 19, PAGES 7-7A)
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA
PLANNED UNIT DEVELOPMENT

PLAT BOOK ___, PAGE ___

SHEET 2 OF 4



LINE TABLE

LINE	BEARING & DISTANCE
LINE-1	N.89°53'33"W. 104.80'
LINE-2	S.89°54'18"E. 66.40'
LINE-3	N.90°00'00"E. 27.00'
LINE-4	N.00°01'08"W. 5.21'
LINE-5	N.89°53'55"W. 81.58'
LINE-6	S.00°06'05"W. 60.00'
LINE-7	S.89°53'55"E. 71.51'

FL DEPARTMENT OF NATURAL RESOURCES CERTIFIED CORNER RECORD DOCUMENT # 0046707

STATE PLANE COORDINATES:

POINT	NORTHING	EASTING	SCALE FACTOR
A	1673858.2230	649623.8320	0.99994122
B	1673857.8252	649824.0877	0.99994122
C	1673992.7595	649824.3478	0.99994122
D	1673992.9560	649719.5453	0.99994122
E	1674982.6380	649719.2191	0.99994122
F	1674982.5278	649785.6226	0.99994122
G	1675177.9592	649785.9469	0.99994122
H	1675178.2863	649622.6058	0.99994122
I	1675181.0570	648287.1150	0.99994124
J	1673996.9317	648287.3292	0.99994124
K	1673996.9317	648314.3292	0.99994124
L	1674865.1747	648314.1721	0.99994124
M	1674865.2093	648419.2577	0.99994124
N	1674870.4173	648419.2560	0.99994124
O	1675045.4742	648594.7118	0.99994124
P	1675044.6813	648899.1986	0.99994123
Q	1674054.4218	648899.5250	0.99994123
R	1674054.5661	648817.9410	0.99994123
S	1673994.5662	648889.3493	0.99994123
T	1673994.4397	648017.0349	0.99994123
U	1673859.3824	648889.0890	0.99994123

LEGEND:
UNLESS OTHERWISE NOTED

- (A) = STATE PLANE COORDINATE
- ℄ = CENTERLINE OF RIGHT OF WAY
- 7,000 = SQUARE FOOTAGE OF LOT
- ■ = PERMANENT CONTROL POINT MONUMENT FOUND 4" x 4" CONCRETE MONUMENT – LS 3522
- ▣ = PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT – LB 5091
- ◉ = PERMANENT CONTROL POINT SET NAIL AND DISC – LB 5091

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Oakmont Professional Park • 1309 S.E. 25th Loop•Suite 103•Ocala, FLORIDA 34471
PHONE (352) 622-0133 • FAX (352) 369-3711 • www.rmbarrineau.com
REGINALD M. BARRINEAU, FLSM•FOUNDER – CERTIFICATE OF AUTHORIZATION NO. LB 3591
TRAVIS P. BARRINEAU, PLS/M.•LS 6867

PREPARED BY: R.M. BARRINEAU & ASSOCIATES, INC. 1309 S.E. 25TH LOOP, SUITE 103 OCALA, FLORIDA 34471

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PLAT BOOK ___, PAGE ___

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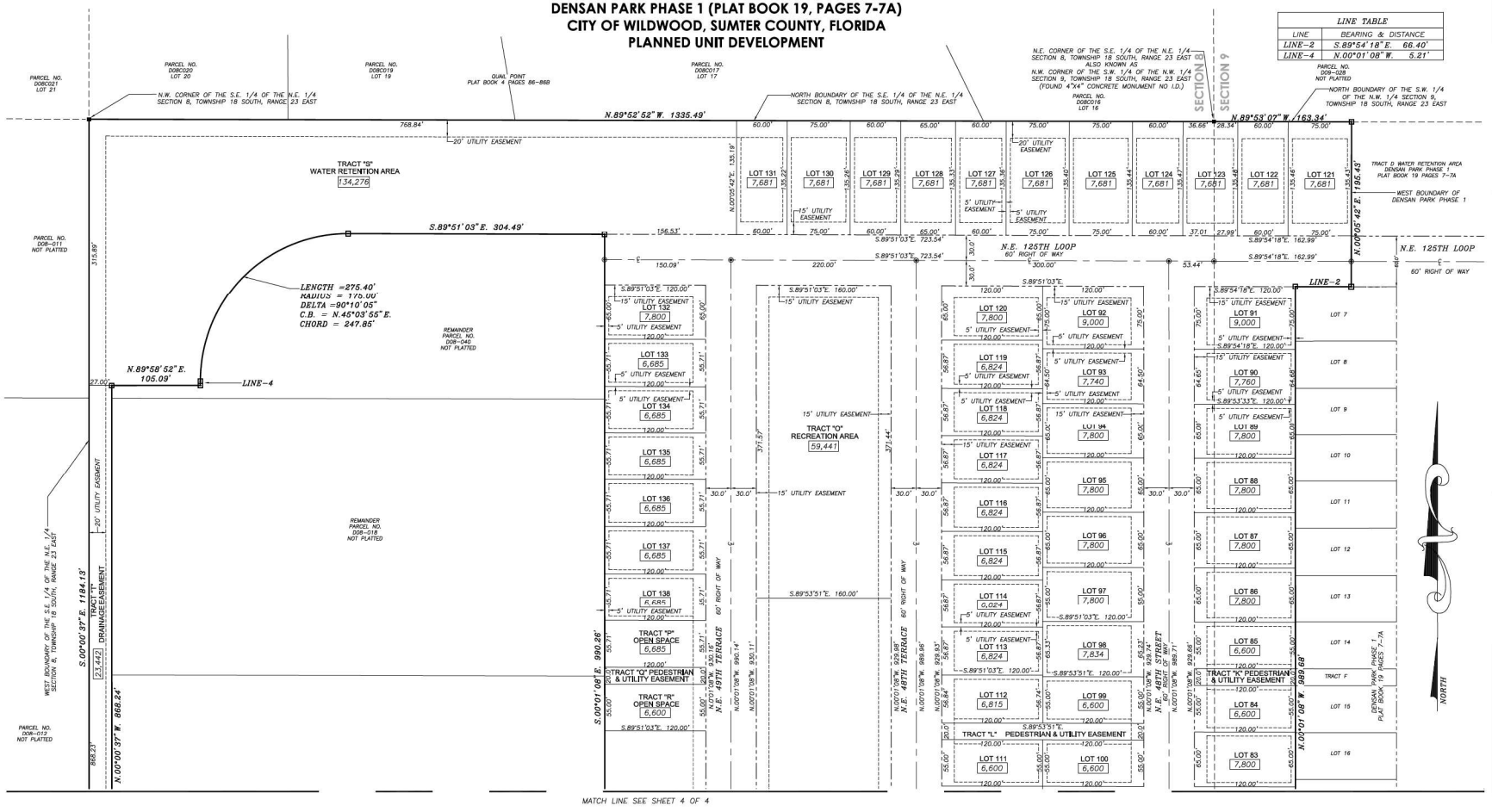

MATCH LINE SEE SHEET 4 OF 4

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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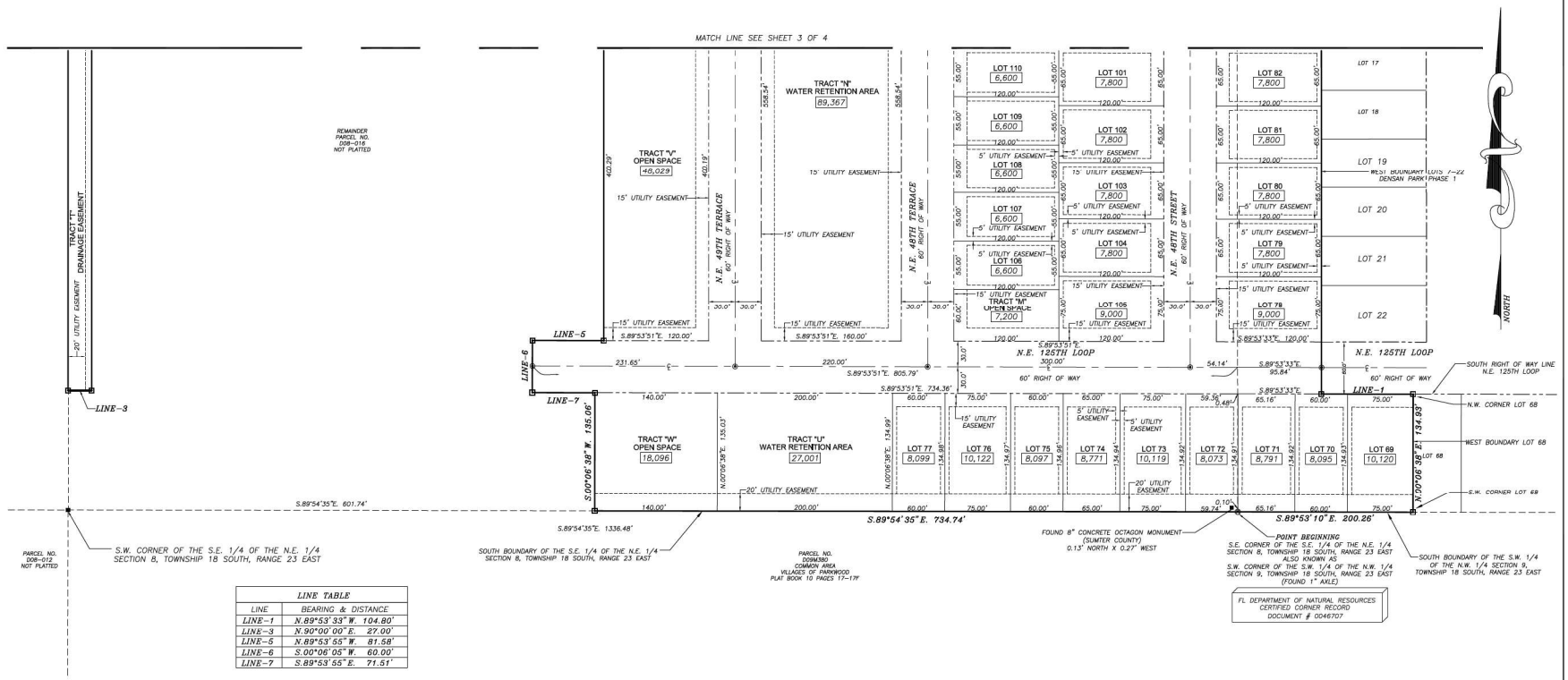

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