



**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY - CITY OF
WILDWOOD**

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
July 5, 2022 2:00 PM
City Hall Commission Chamber
100 N Main Street**

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - 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

II. APPROVAL OF SUMMARY MINUTES

III. OLD BUSINESS

IV. NEW BUSINESS

1. CP 2204-003 Bigham Plaza

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel G33-078

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Neighborhood Commercial (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by rezoning request RZ 2204-002. The requested FLU designation, South Wildwood Neighborhood Mixed Use, has now become the Neighborhood Commercial Future Land Use designation in the newly adopted 2050 Comprehensive Plan. **Staff recommends approval.**

2. CP 2205-001 TSG Development - Clay Drain Rd.

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G17-014 & G18-001

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Urban Residential (Sumter County) and MHP (City) to Industrial (City) for the parcels listed above on 30 acres MOL. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-46 (attached), be forwarded to the City Commission for further action.**

3. CP 2205-003 Encounter Expansion

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels: D32A003, D32-158 & D32-057

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Public Facilities (City) for the parcels listed above on 7.2 acres MOL. **Staff recommends approval and favorable recommendation of**

Ordinance Number O2022-45 and recommends the proposed amendment be forwarded to the City Commission for further action.

4. CP 2206-001 Thomas - Wildwood

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE. _

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 RR1 and A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-001 (O2022-52). **Staff recommends approval.**

V. ADJOURNMENT

July 5, 2022 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2204-003 Bigham Plaza

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2204-003 Bigham Plaza
Ordinance #	O2022-50
Applicant	Sandspur Construction Company Inc
Owner	468 Properties LLC
Property Location	On Warm Springs Avenue, approximately 1.26 miles west of Florida's Turnpike.
Parcel Number	G33-078
Date	6/30/22

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to South Wildwood Neighborhood Mixed Use (City) for the parcel listed above on 0.92 acres MOL. This request is accompanied by rezoning request RZ 2204-002. The requested FLU designation, South Wildwood Neighborhood Mixed Use, will become the Neighborhood Commercial Future Land Use designation in the newly adopted 2050 Comprehensive Plan.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

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

The applicant intends to develop a commercial retail professional plaza on the parcel listed above and abutting parcels. This parcel was recently annexed into the city and requires a City Future Land Use and zoning designation to allow development.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the 2035 Comprehensive Plan. The subject property is located in the Wildwood South Sub-District. Comprehensive Plan FLU Policies 1.5.2, 1.5.3 and 1.5.4 describe standards for developments that occur within the Wildwood South Sub-District and within the South Wildwood Neighborhood Mixed Use Future Land Use. Parcels less than 10 acres may be

developed as a single use per Policy 1.5.2.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located near a rapidly urbanizing area close to The Villages development.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental assessment was done by Stillwater Environmental, Inc. in June of 2022 and no surface waters, wetlands or FEMA flood zones were noted on the property. There were numerous “potentially occupied” burrows located on the subject property. The most viable option to continue is to capture and relocate each tortoise to a FFWCC Long Term Protected Recipient Site. Prior to the initiation of any development activities, it is recommended that a 100% survey be conducted and an application for a “10 or fewer” permit prepared and submitted to the FFWCC. Once the permit is issued and received, relocation efforts will be scheduled. The tortoises will then be excavated and relocated to a FFWCC Long Term Protected Recipient Site.

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

Transportation: Access to the property will likely be from Bigham Trail, which will be maintained by the City after the two-year inspection punch list corrections are satisfied. Bigham Trail is a two-lane road with a paved width of 22 feet with 42 feet of ROW. Warm Springs Ave. is a four-lane divided collector roadway operating at a LOS C at the subject property location. Sumter County annual traffic counts show 926 PM peak hour trips for Warm Springs Ave. in 2020. Per the 10th edition ITE manual, the trip generation for the existing abandoned residential structures currently on the property is essentially 1 trips/day. The proposed 10,000 sf commercial retail professional plaza would generate 553 trips/day. The applicant will work with the City and Sumter County Public Works at the site plan stage to determine the appropriate access. A full traffic impact analysis will be required at the site plan stage to determine any traffic mitigation that might be needed to accommodate the increase in trips.

Potable Water & Sewer: The subject property is in an existing/infill demand service area according to the 2018 Utility Master Plan. Water and sewer are in close proximity to the subject property. The applicant will work with the City Utilities Department at the site plan review stage to connect to water and sewer services.

Schools: As the proposed project is commercial in nature, no impacts to school capacity are expected.

Staff **recommends approval and a favorable recommendation of Ordinance Number O2022-50**, be forwarded to the City Commission for further action.



Kyla Luna

Planner, Development Services

ORDINANCE NO. O2022-50

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel G33-078
468 Properties LLC (Owner)
0.92 Acres +/-

LEGAL DESCRIPTION:

Parcel G33-078 (per O.R Book 3488, page 594) Beginning at the NW corner of the NW ¼ of the NW ¼ of section 33, Township 19 South, Range 23 East; run thence East, 210 feet; thence South, 399 feet; thence West, 210 feet; thence North, 399 feet to the Point of Beginning, LESS Road Right of Way and LESS the West 105 feet thereof (OR 128, page 107), Sumter County, Florida.

CONTAINS 0.92 ACRES, MORE OR LESS.

This property is to be reclassified from Agriculture (Sumter County) to South Wildwood Neighborhood Mixed Use (City);

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the

same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

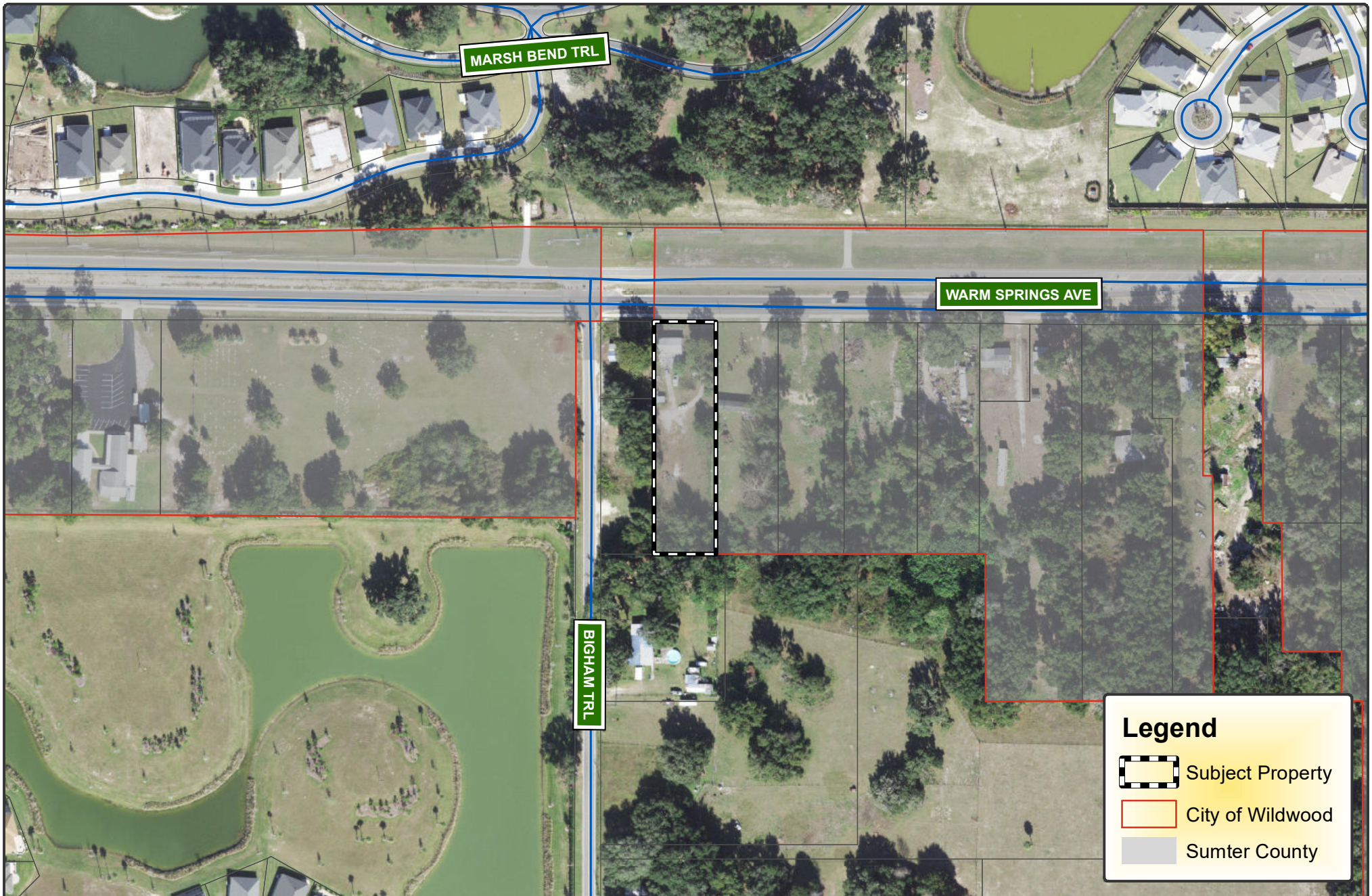
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

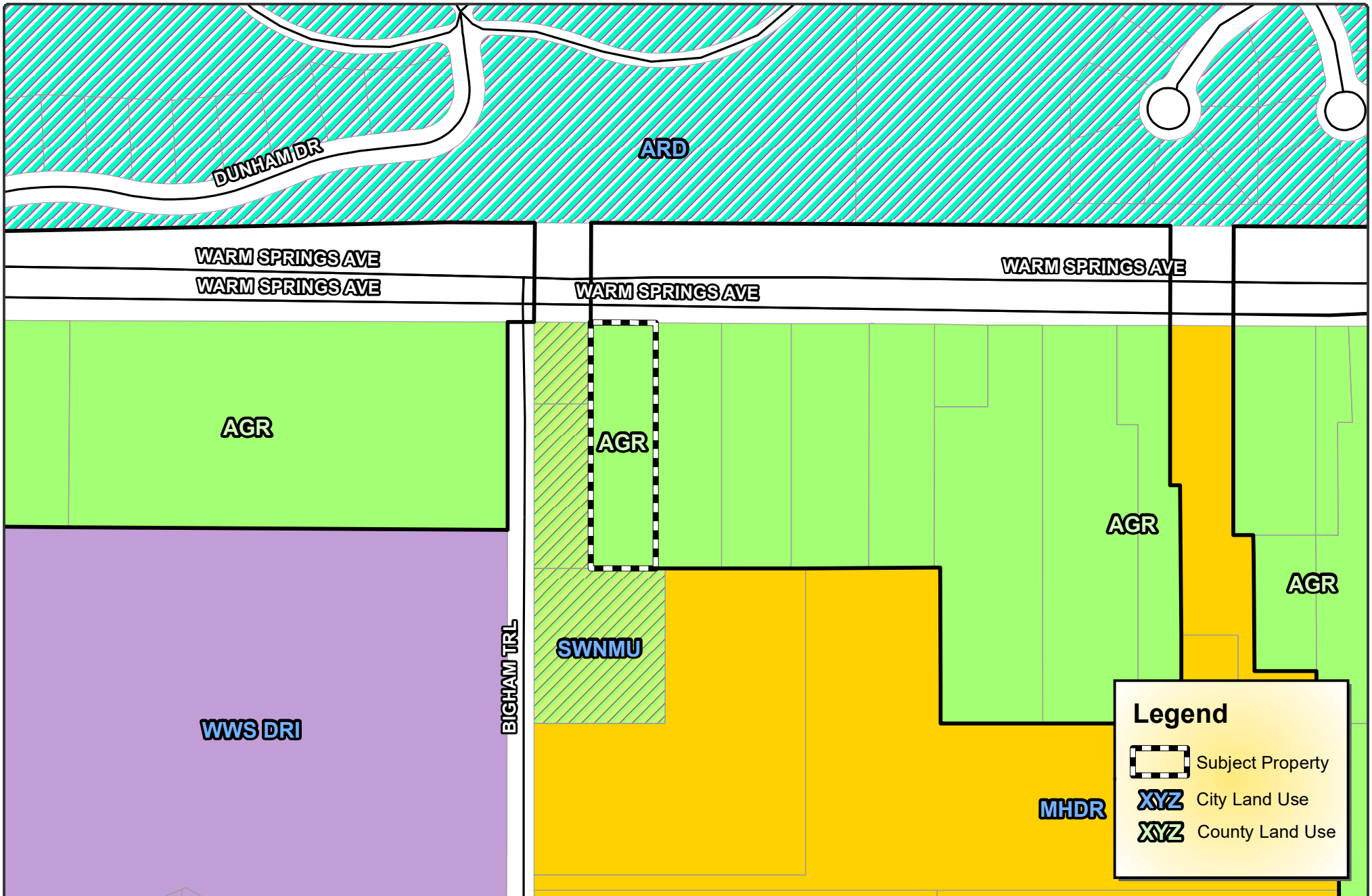
Approved as to form:

City Attorney



Legend

-  Subject Property
-  City of Wildwood
-  Sumter County



Legend



Subject Property



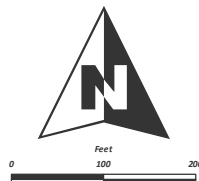
City Land Use



County Land Use

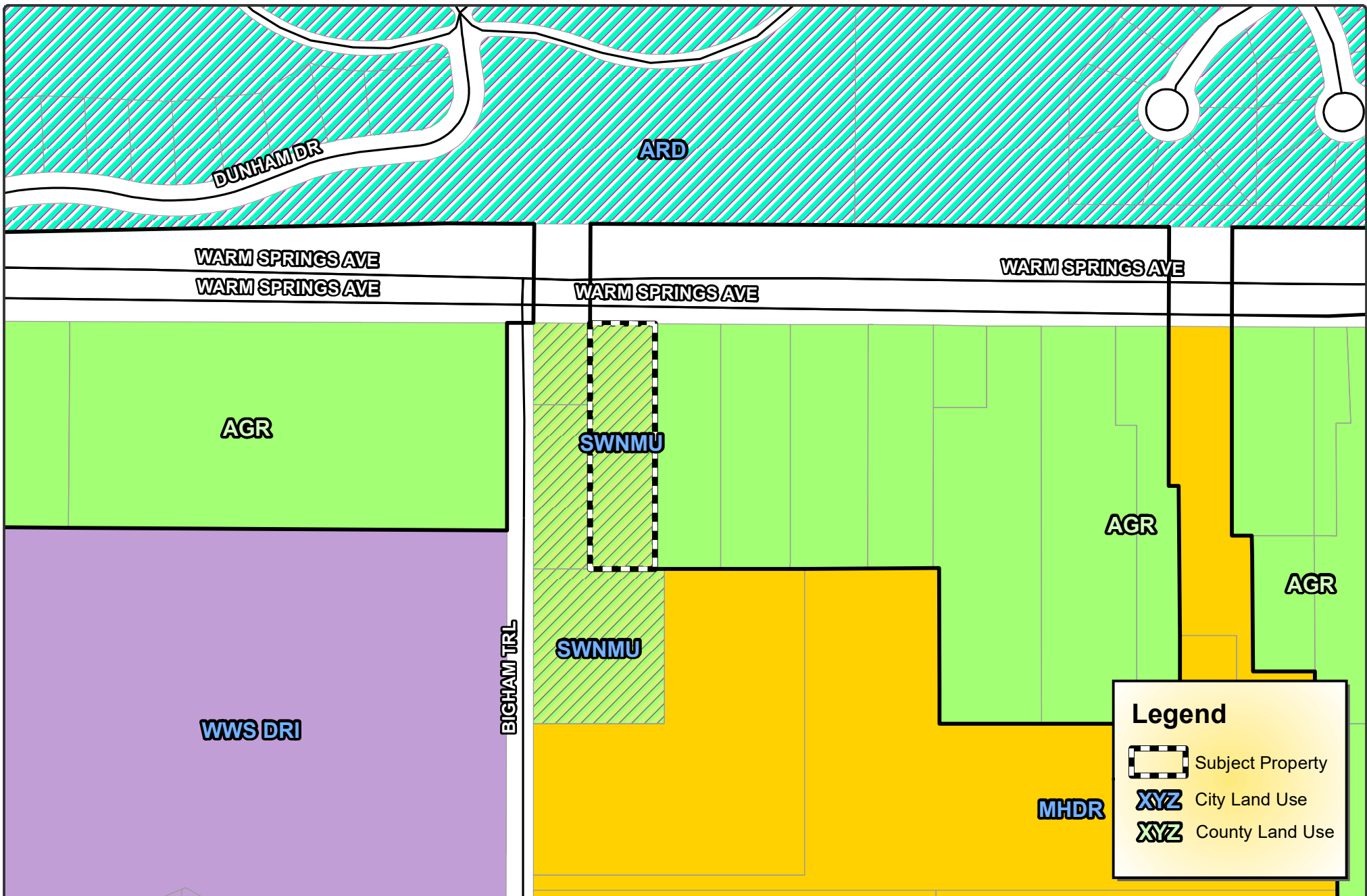


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100 North Main Street
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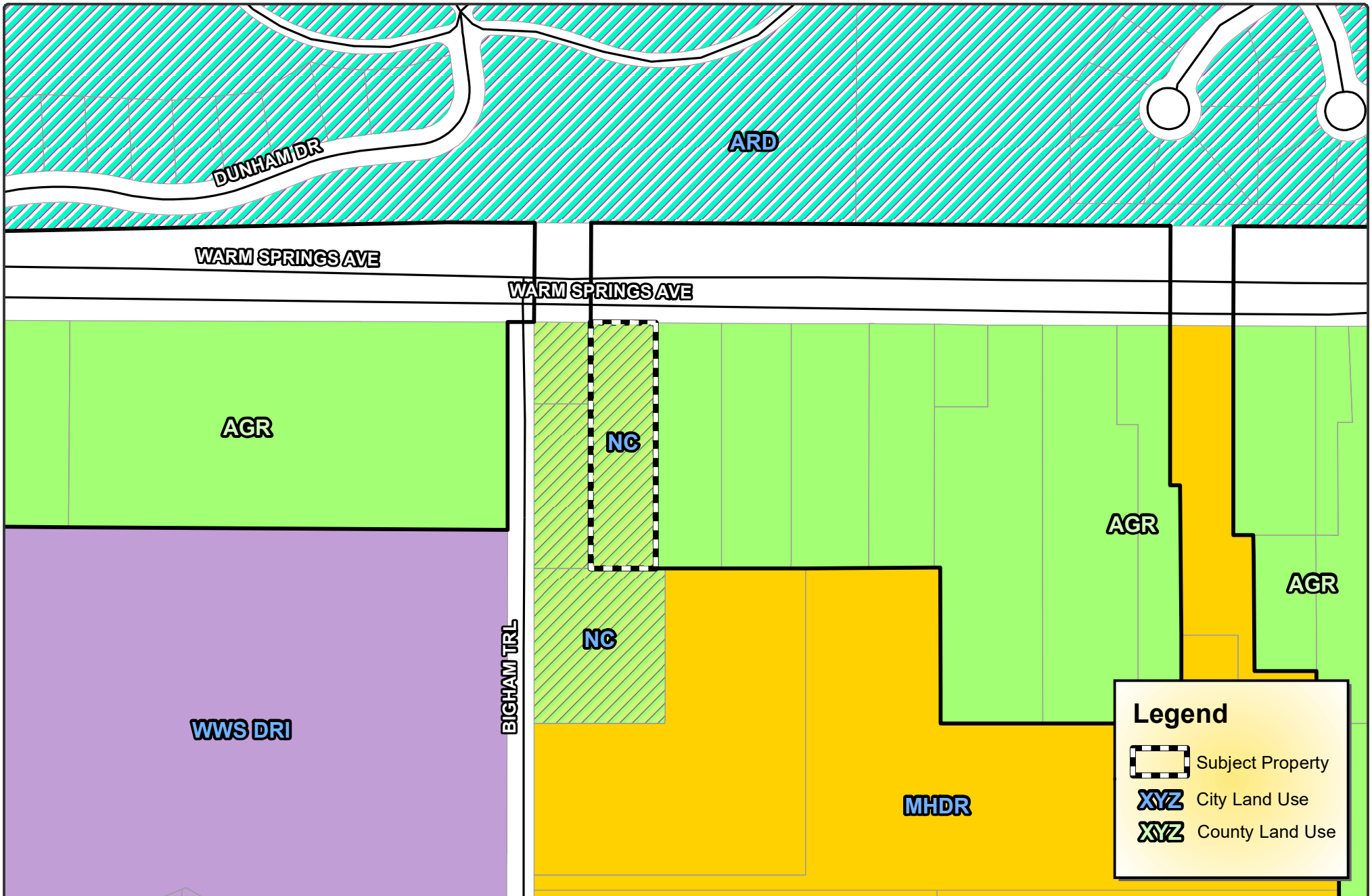
CP 2204-003
BIGHAM PLAZA
PARCEL G33-078

MAP 2A
**EXISTING LAND
USE**
**MAY
2022**

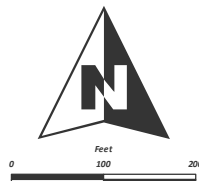


Legend

- Subject Property
- City Land Use
- County Land Use



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100 North Main Street
Wildwood, FL 34785
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CP 2204-003
BIGHAM PLAZA
PARCEL G33-078

MAP 2B
PROPOSED LAND USE
PENDING COMMISSION
APPROVAL
**MAY
2022**

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2205-001 TSG Development - Clay Drain Rd.

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-46 (attached), be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2205-001 TSG Development, Inc. – Clay Drain Rd.
Ordinance #	O2022-46
Applicant	Michael Rankin, LPG URP, Inc.
Owner	James and Lynda Gough
Property Location	Clay Drain Rd., approximately 0.5 miles east from US 301
Parcel Number(s)	G17-014 & G18-001
Date	6/20/22

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Urban Residential (Sumter County) and MHP (City) to Industrial (City) for the parcels listed above on 30 acres MOL. This request is accompanied by rezoning request RZ 2205-001.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

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

The owner intends to develop a 457,600 sf industrial use building on the subject property. Justification has been presented to the city to support the proposed development.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The subject property is located in the Wildwood Central Sub-District. Comprehensive Plan FLU Policy 1.1.15 outlines standards for industrial development that includes a maximum impervious surface ratio of 70% and a floor area ratio of 0.5, which results in a maximum allowable building square footage of 47,263.

The Economic Development Policy 1.4.2 states that the City shall provide for the

location of industrial development with close proximity to arterials and collectors.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located on Clay Drain Rd. along N US 301 which has an existing mix of industrial and commercial land uses.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental assessment was done by Bio-Tech Consulting, Inc. in April of 2022. Two small wetlands/surface waters were noted on the southern half of the site. An area identified as FEMA flood zone A is also located on the subject property.

No listed species were found on the property.

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

Transportation: Access to the property will be from Clay Drain Road, which is maintained by the City and will be improved in the near future. Clay Drain Road is currently a two lane 30 foot wide roadway that operates at a LOS C. The existing Future Land Use on the subject property of Mobile Home Park and Urban Residential, if developed, would create 103 PM peak hour trips. The proposed Future Land Use change to Industrial would create 261 PM peak hour trips, an increase of 158 PM peak hour trips. The applicant will work with the City at the site plan stage to determine the appropriate access. A full traffic impact analysis will be required at the site plan stage to determine any traffic mitigation that might be needed based on the improvements planned for Clay Drain Road. Between 10 ft. and 36 ft. of right of way donation may be required to accommodate the widening of Clay Drain Road.

Potable Water & Sewer: City water and sewer are available to the subject property.

The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Schools: Since the proposed use on the property will be industrial, city schools will not be impacted by this proposed project.

Staff **recommends approval and a favorable recommendation of Ordinance Number O2022-46** (attached), be forwarded to the City Commission for further action.



Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-46

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcels G17-014 & G18-001
James and Lynda Gough (Owners)
30 Acres +/-

LEGAL DESCRIPTION:

The East ½ of the East ½ of the Northeast ¼ of the Northeast ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida; subject to right of way for Clay Drain Road, if any, lying south side thereof.

AND

The West ½ of the Northwest ¼ of the Northwest ¼ of Section 17, Township 19 South, Range 23 East, Sumter County, Florida; subject to right of way for Clay Drain Road, if any, lying south side thereof.

CONTAINS 30 ACRES, MORE OR LESS.

This property is to be reclassified from Urban Residential (Sumter County) and MHP (City) to Industrial (City);

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

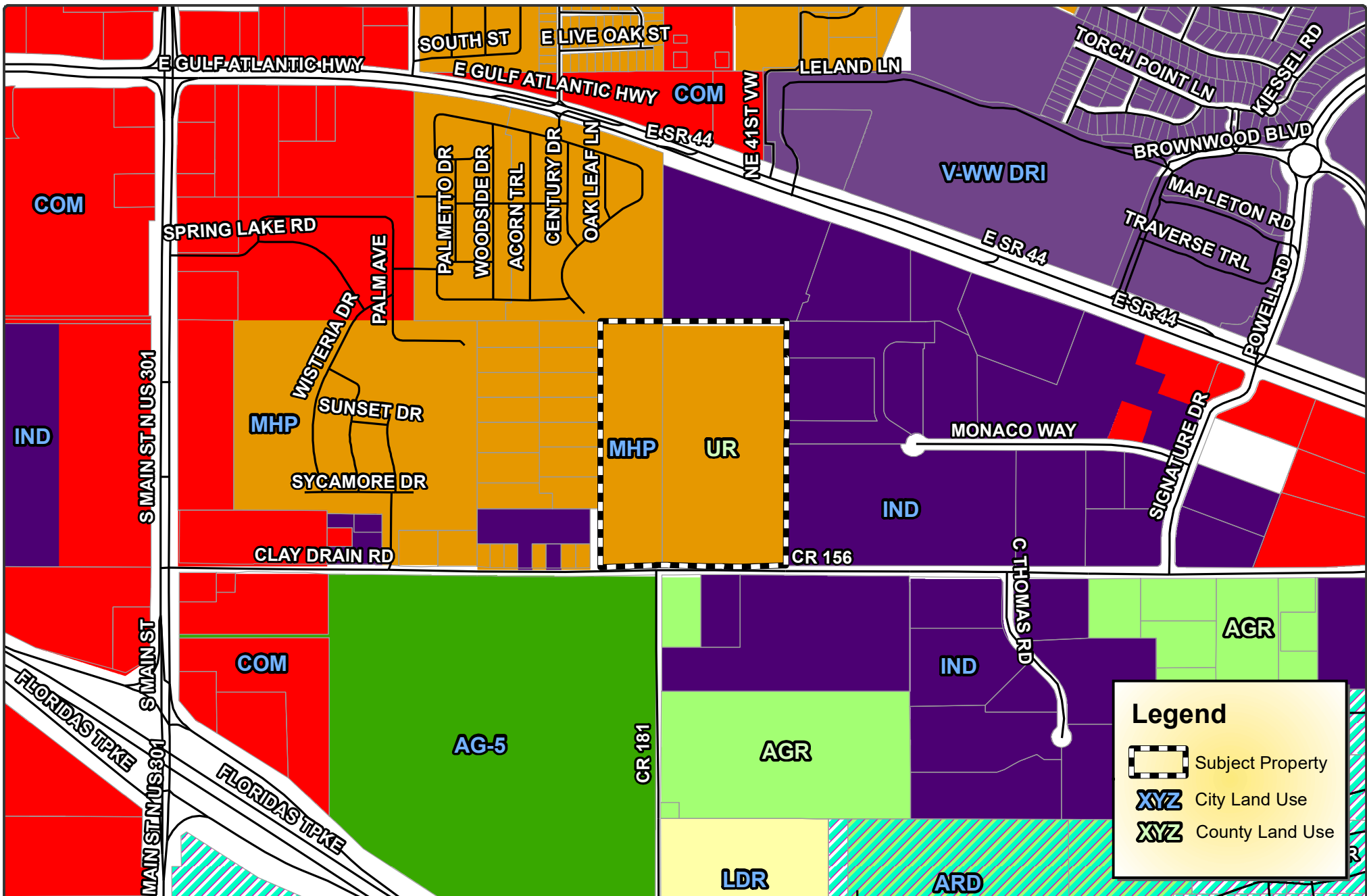


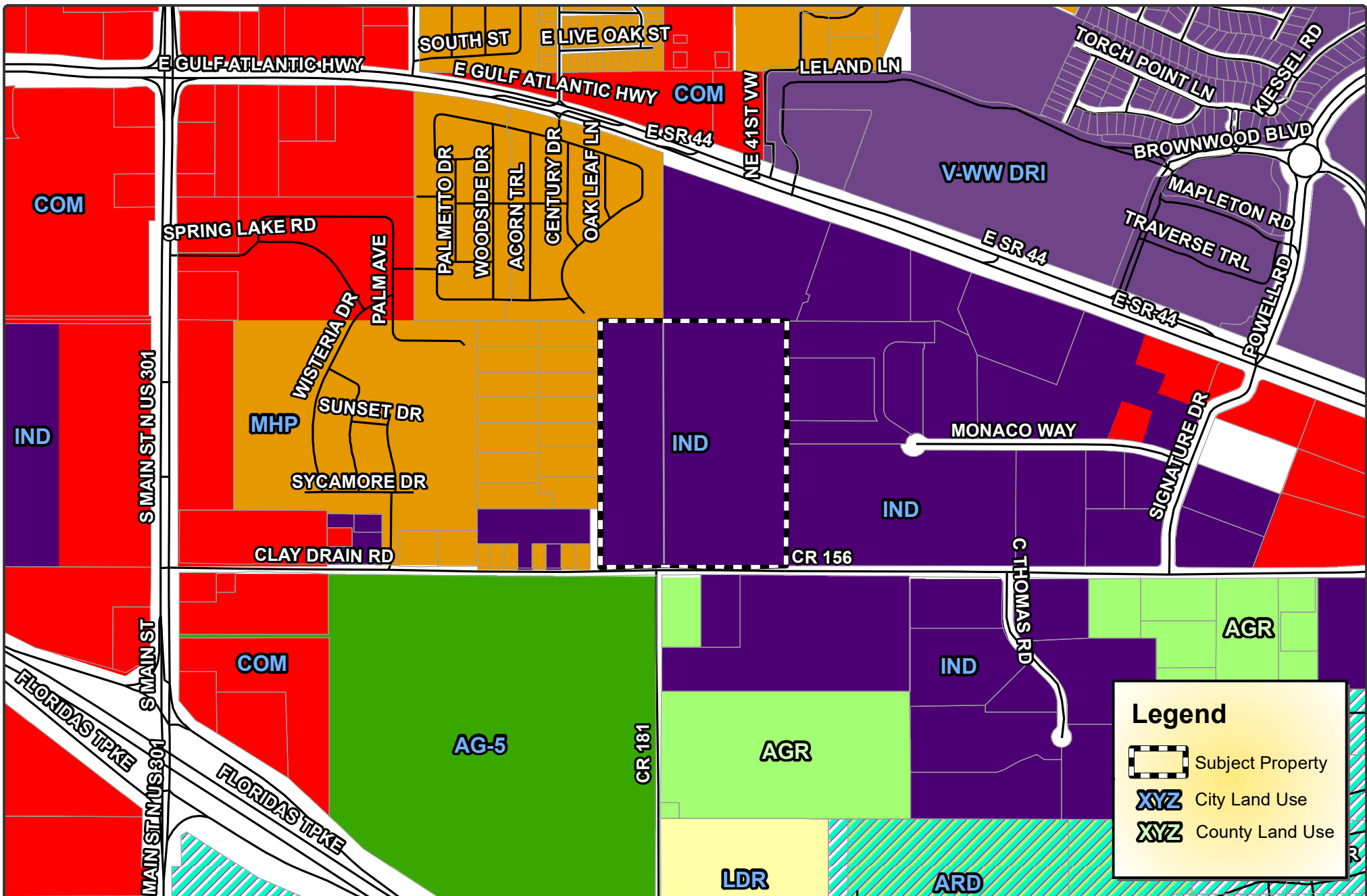
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CP 2205-001 / RZ 2205-001
TSG DEVELOPMENT, INC - CLAY DRAIN RD
PARCELS G17-014 & G18-001

MAP 1B
LOCATION
MAP
MAY
2022





PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2205-003 Encounter Expansion

REQUESTED ACTION: Staff recommends approval and favorable recommendation of Ordinance Number O2022-45 and recommends the proposed amendment be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2205-003 Encounter Expansion
Ordinance #	O2022-45
Applicant	Bradley Werlin II
Owner	Encounter Church FL, Inc.
Property Location	C 462, approximately 0.7 miles east of N US 301
Parcel Number(s)	D32A003, D32-158 & D32-057
Date	6/20/22

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Public Facilities (City) for the parcels listed above on 7.2 acres MOL. This request is accompanied by rezoning request RZ 2205-003 (O2022-47).

BACKGROUND INFORMATION: A Special Use Permit was granted to the applicant by Sumter County on June 6, 2022 to construct a tent for church services on the subject property. The special use permit contained several conditions which include annexation into the city and site plan approval. Condition #15 states that all conditions listed in the Special Use Permit shall continue to apply after annexation into the City. The Special Use Permit granted by Sumter County will expire on June 6, 2024 if site plan approval has not been granted by the city.

Staff believes the proposed amendment should be approved based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

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

The property was annexed into the City of Wildwood on June 27, 2022 and requires a

city land use and zoning for development. An amendment to the Future Land Use Map is necessary so that the intended use of the property is consistent with the Comprehensive Plan. The applicant plans to construct a 12,000 SF church on the subject property.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The Comprehensive Plan FLU Policy 1.1.21 states that the Public Facilities Future Land Use category is intended for uses which serve a public purpose, such as churches and places of worship. In the last several years, churches have located along E C 462 in this area and have been designated as Public Facilities on the Future Land Use Map.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located within the City's Joint Planning Area, an area deemed appropriate for development by both the City and the County through the Joint Planning process. Further, the property was recently annexed, and requires a City Land Use be assigned to allow development. The subject property is adjacent to property recently annexed into the city.

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

Breedlove, Dennis & Associates, Inc. performed an environmental survey on the subject property in May of 2022. The results of the survey found two gopher tortoises on the property that may need to be relocated. No other endangered or threatened wildlife were noted on the subject property. No wetlands or surface waters are noted on the site.

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

Transportation: E C 462 is a county maintained major urban collector roadway with a posted speed limit of 40 mph operating at a LOS D. The City's Interlocal Service Boundary Agreement with Sumter County has established this segment of roadway as LOS F. According to the trip generation statement submitted using the ITE Trip Generation Manual, a 12,000 SF church is expected to generate 109 daily trips and a 7 trip AM peak generation. The property owner will work with Sumter County Public Works on allowable access to the property, road improvements that may be needed and approval of the final TIA at the site plan stage prior to development.

Water & Sewer: Water and sewer are available at the subject property. The applicant will work with the City Utilities Department to connect to water and sewer at site plan stage.

Schools: Due to the proposed development being non-residential in nature, a School Impact Analysis is not needed.

Staff recommends approval and favorable recommendation of Ordinance Number O2022-45 and recommends the proposed amendment be forwarded to the City Commission for further action.

A handwritten signature in black ink, reading "Roxann Read". The signature is fluid and cursive, with the first name "Roxann" and last name "Read" clearly distinguishable.

Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-45

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA,
PROPOSING A SMALL SCALE FUTURE LAND USE MAP
AMENDMENT TO THE ADOPTED COMPREHENSIVE
PLAN AND FUTURE LAND USE MAP IN ACCORDANCE
WITH THE COMMUNITY PLANNING ACT OF 2011, AS
AMENDED; PROVIDING FOR CODIFICATION; PROVIDING
FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcels D32A003, D32-158 & D32-057
Encounter Church FL, Inc. (Owner)
7.2 Acres +/-

LEGAL DESCRIPTION:

Parcel D32-057

Begin at the NW corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 32, Township 18 South, Range 23 East, Sumter County, Florida, run thence S. 89D59'55"E along the North line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 661.70 feet to the NE corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, run thence S 0D11'57"W, along the East line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 427.42 feet, said point being the NE corner of Lot 4, Happy Valley Subdivision as per plat thereof recorded in plat book 4, page 38 of the public records of Sumter County, Florida, run thence N 89D58'35"W along the North line of said Happy Valley Subdivision a distance of 661.62 feet to the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, said point being the NW corner of Lot 1 of said Happy Valley Subdivision, run thence N 0D11'19"E along the West line of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ a distance of 427.16 feet to the Point of Beginning. Together and with tan easement for ingress and egress over and across the following described parcel: Commence at the NE corner of said lot 4 of said Happy Valley Subdivision, run thence N 89D58'35"W along the North line of said Lot 4 a distance of 154.12 feet to the NW corner of said Lot 4 and the POB, thence continue N 89D58'35"W a distance of 25.00 feet, run thence S 0D11'19"W, parallel with the West line of said Lot 4, a distance of 200.00 feet to the North right of way line of County Road 462, run thence S 89D58'35"E along said North right of way line a distance of 25 feet to the SW corner of said Lot 4, run thence N 0D11'19"E along the West line of said Lot 4 a distance of 200.00 feet to the POB.

Parcel D32A003

Lot 3, Happy Valley Subdivision Unit One, according to the map or plat thereof as recorded in Plat Book 4, Page 38, Public Records of Sumter County, Florida

Parcel D32-158

Commence at the NE corner of Lot 4, Happy Valley Subdivision Unit 1, run thence N 89 deg 58' 35" W 154.12 Feet to POB, Thence run N 89 deg 58'35" W 50 feet, thence run S 00 deg 11'19" W 200 feet, thence run S 89 Deg 58'35" E 50 feet, thence run N 00 deg 11'19" E 200 feet to POB.

CONTAINS 7.2 ACRES, MORE OR LESS.

This property is to be reclassified from Rural Residential (Sumter County) to Public Facilities (City);

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

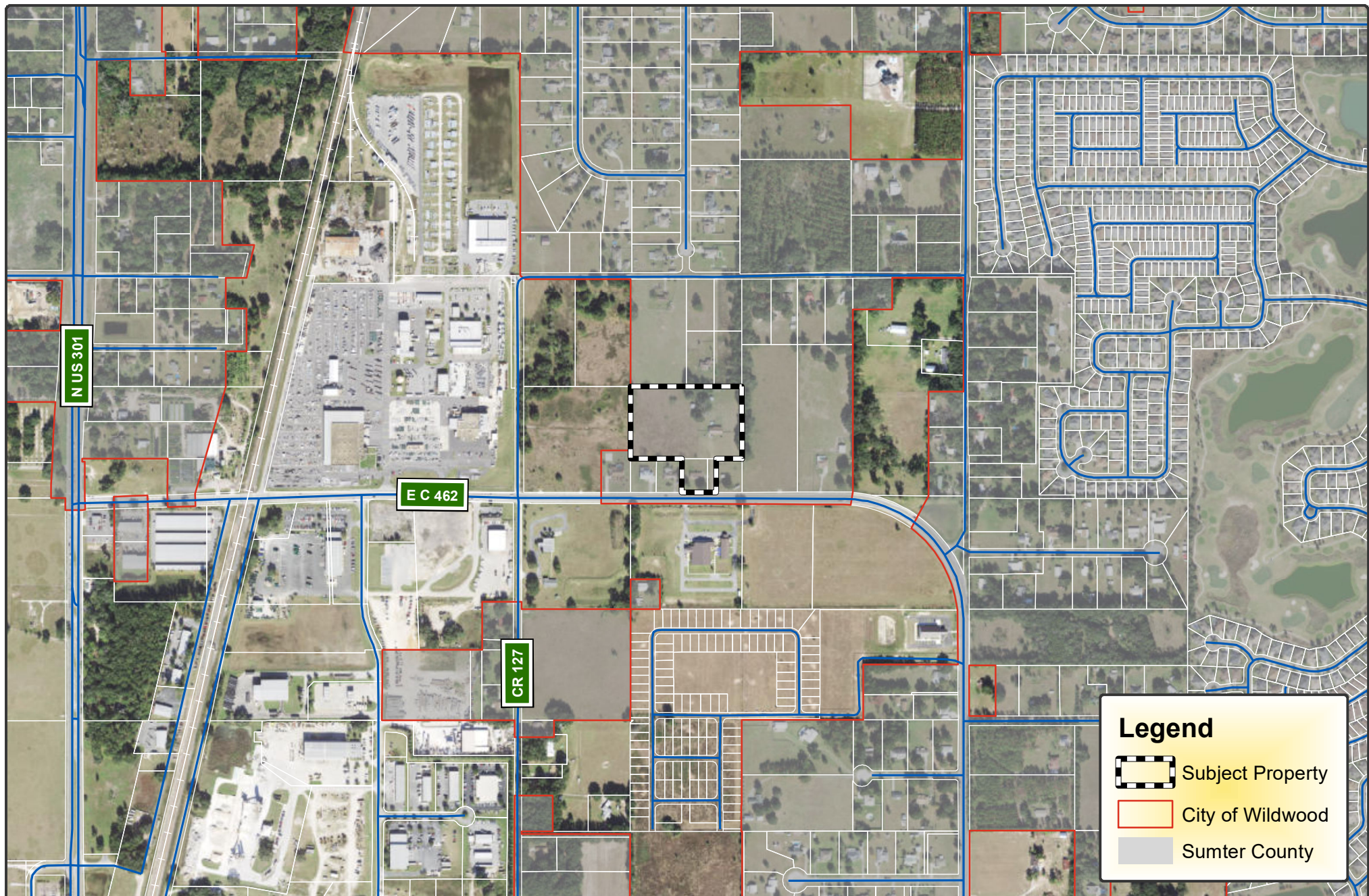
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

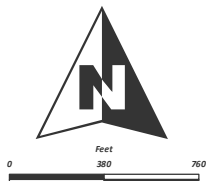
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP 2205-003 / RZ 2205-003

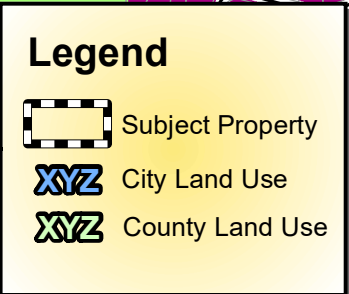
ENCOUNTER EXPANSION

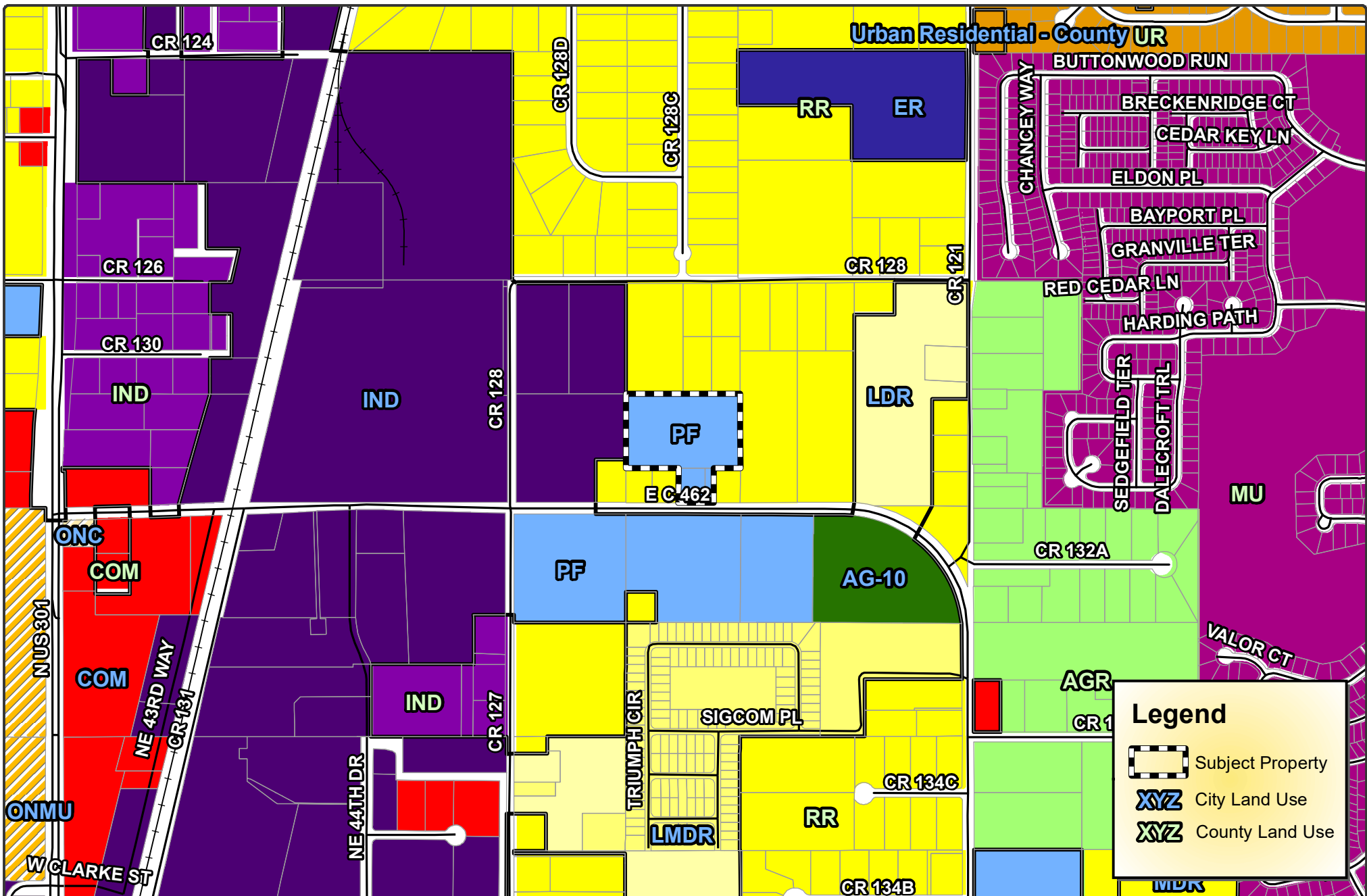
PARCELS D32A003, D32-158 & D32-057

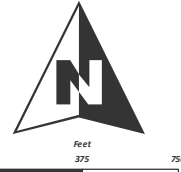
MAP 1B

**LOCATION
MAP**

**MAY
2022**

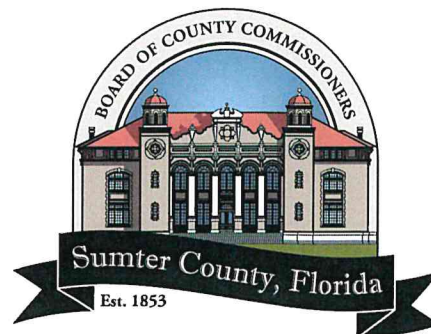




 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 375 750 Feet	CP 2205-003 ENCOUNTER EXPANSION PARCELS D32A003, D32-158 & D32-057	MAP 2B PROPOSED LAND USE PENDING COMMISSION APPROVAL MAY 2022
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Board of County Commissioners Sumter County, Florida

7375 Powell Road, Suite 200 • Wildwood, FL 34785 • Phone (352) 689-4400 • FAX: (352) 689-4401
Website: <http://sumtercountyfl.gov>



June 10, 2022

Brad Werlin
Encounter Church Fl, Inc
PO Box 38
Coleman, FL 33521

Re: Special Use Approval S2022-0007

Dear Mr. Werlin,

On June 6, 2022, the Sumter County Planning and Zoning Special Master approved a special use permit for Encounter Church on parcels D32-057, D32-158 and D32A003. The approval allows for operation of a church on the above properties during the annexation and development process. Approval is subject to the attached conditions. This special use permit will transition into the City of Wildwood to allow operations during the planning and development process.

Please contact Sumter County Building Services for permitting the tent and conversion of the existing house. Contact the City of Wildwood with questions concerning the site development permit for the permanent church site.. If you have any questions about this approval, please contact me, at (352) 689-4400 or email Susan.Farnsworth@Sumtercountyfl.gov.

Sincerely,

Sue Farnsworth, AICP
Planner

Roberta Ulrich, District 1
Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Doug Gilpin, District 2
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Craig Estep, District 3
Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Garry Breeden, District 4
2nd Vice Chairman
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Vacant, District 5
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Bradley S. Arnold,
County Administrator
(352) 689-4400
7375 Powell Road
Wildwood, FL 34785

Gloria R. Hayward, Clerk & Auditor
(352) 569-6600
215 East McCollum Avenue
Bushnell, FL 33513

County Attorney
The Hogan Law Firm
Post Office Box 485
Brooksville, Florida 34605

Conditions of Approval

1. This Special Use Permit allows for the use of the property as a church and the utilization of a tent for church services while the subject property is being annexed by the City of Wildwood and undergoes the development process.
2. Use of the property, including location of the tent, parking, and access to the site shall be generally in conformance with the conceptual site plan provided in attachment B. In addition the house on parcel D32A003 may be utilized for assembly or office purposes.
3. This special use permit does not recognize or approve the future church development plan shown in the conceptual plan.
4. A building permit must be issued before the tent can be installed. The building permit shall address wind load requirements, fire prevention standards, and other standards deemed necessary by the Sumter County Building Official to assure public safety.
5. The tent shall meet setback standards. Remaining trees along the east property line shall be retained unless otherwise approved by the City of Wildwood Planning Development Services staff.
6. Building permits must be obtained for the change of occupancy for the house on site before it can be utilized by the church for assembly or office purposes.
7. A site development permit application showing conformance with this approval shall be submitted within one year of this temporary use permit approval.
8. The interior of the tent may be lighted. Outdoor security lights shall not cause a nuisance to the neighbors. Exterior light fixtures shall be fully shielded or designed with light angle cut-offs to eliminate spill light and glare.
9. Amplified sound shall not be projected outside of the tent. Sound shall not cause a nuisance to the neighbors. The applicable noise ordinance shall be followed.
10. The tent shall be removed and secured indoors when a tropical storm or hurricane watch is issued for Wildwood. Tent removal must be complete before a tropical storm/hurricane warning is issued.
11. County/City personnel shall be allowed to access the site during operating hours to perform unscheduled monitoring inspections;
12. This special use permit shall expire in one year if the property has not completed annexation into the City of Wildwood. This special use permit shall expire in two years if the City has not granted site plan approval.
13. Suspension, expiration, or revocation of any other agency permit shall result in the immediate suspension, expiration, or revocation of this temporary use permit;
14. Notwithstanding the previous expiration conditions, this special use permit may be suspended or revoked by the Board of County Commissioners consistent with Section 13-333(e), Sumter County Land Development Code.
15. All conditions listed shall continue to apply after annexation into the City of Wildwood.

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2206-001 Thomas - Wildwood

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2206-001 Thomas - Wildwood
Ordinance Number	O2022-52
Parcel Number	G33-154
Property Location	The subject property is generally located on the west side of Marsh Bend Trail and approximately 0.9 miles south of Warm Springs Avenue.
Owner	Thomas Group Investments #1, LLC
Applicant	CHW

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Agriculture (Sumter County) to General Commercial (City) for parcel G33-154 on 4.86 acres MOL. This request is accompanied by rezoning request RZ 2206-001 (O2022-53).

ANALYSIS: The applicant is proposing a commercial development with a mix of uses consisting of a strip mall and a storage facility at the site. Commercial development is encouraged in the City to serve existing as well as new residents. The development is less than ten acres and is not required to obtain a Planned Development zoning. The development may develop as a single use under the 2035 Comprehensive Plan Objective 1.5.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

-

1. Justification of the proposed amendment has been adequately presented;

The applicant has submitted a justification narrative that has adequately presented the change of the future land use from Agriculture (Sumter County) to Commercial (City).

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan. Future Land Use (FLU) Policy 1.1.14 states that the General Commercial designation is intended for a variety of highway retail sites, offices and the provision of services. Sites are primarily located on SR 44, CR 466A and U.S. 301. The maximum intensity standard for this land use category is limited to 75% impervious surface ratio and 0.5 FAR. The Small-Scale Comprehensive plan amendment is intended to allow commercial uses to serve the residents in the immediate vicinity.

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

The proposed amendment is not considered urban sprawl, nor does it exemplify an energy inefficient land use pattern. City water is available to the subject property on the east side of Marsh Bend Trail. City sewer is available to the subject property on the west side of Marsh Bend Trail.

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

An environmental assessment was conducted on the subject property by CHW Professional Consultants in 2022. The subject project is not in a flood zone. There were no listed species on the subject property. A full survey of the property is recommended prior to any development of the site.

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

Transportation: The applicant has submitted a trip generation statement completed by CHW in May 2022. The project's proposed access at this time is expected to be from Marsh Bend Trail. Morning peak trips are 52 and evening peak trips are 88. A full traffic analysis will be required at the site plan stage.

Potable Water & Sewer: There is an existing 12" water main on the east side of Marsh Bend Trail and a 16" force main on the west side of Marsh Bend Trail. The City's 2019 Utility Master Plan indicates the water capacity is 6.7 million gpd and the City's permitted wastewater capacity is 3.55 MGD. The owner will need to work with the City to service the property with utilities.

Schools: The proposed project is not expected to generate any school aged children, as the property is being amended to allow a general commercial designation.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-52 (attached), be forwarded to the City Commission for further action.

DATED: 06/29/2022

Terri O'Neal

Terri O'Neal
Planner II, Development Services

ORDINANCE NO. O2022-52

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel G33-154
Thomas Group Investments #1, LLC (Owner)
4.86 Acres +/-

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID

WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET;
THENCE

S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46"
W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC
RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH,
RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND
DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE
WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD
OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2) THENCE DEPARTING
SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO
THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET
TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT
BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE
DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST, ALONG THE EAST LINE OF SAID PLATTED
LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA;
THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID
LANDS, A DISTANCE OF 1346.20 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY
ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE
FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF
8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING
SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE
RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Agriculture (Sumter County) to
Commercial (City).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the
future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map
for the City of Wildwood, Florida, are hereby amended to include the above-referenced
property and proposed land use amendment as indicated above. The amendment to the

Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

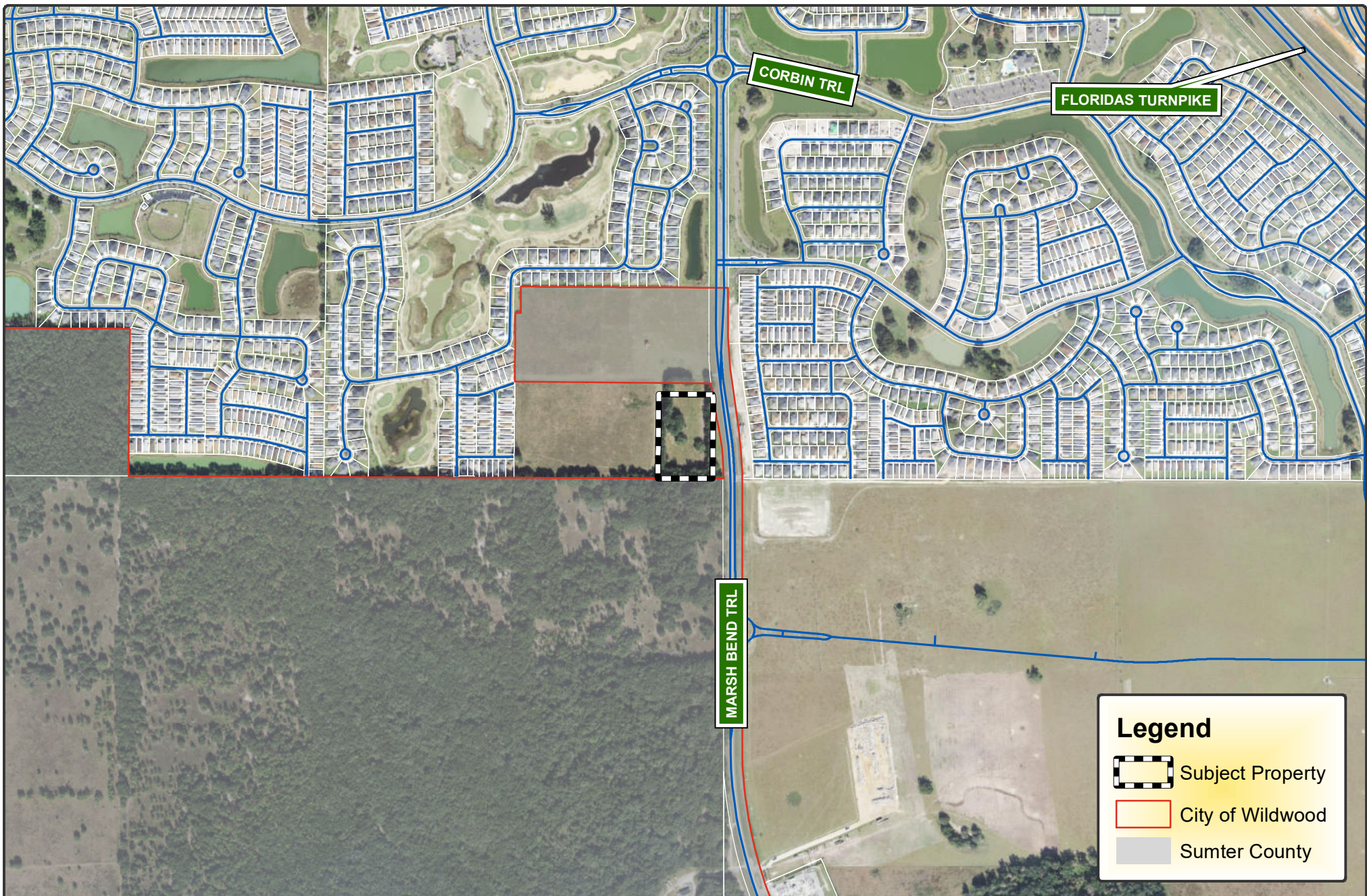
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



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



CP 2206-001 / RZ 2206-001
THOMAS - WILDWOOD
PARCEL G33-154

MAP 1B
LOCATION
MAP
JUNE
2022

