



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
September 6, 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

- 1. Planning and Zoning Board acting as Local Planning Agency - Regular Meeting on August 2, 2022 at 2:00 PM**

III. OLD BUSINESS

- 1. CP 2110-002 One Hundred Oaks
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 G19-011, G19-020 & G30-048

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large Scale Comprehensive Plan Amendment to change the Future Land Use from Industrial and Low Density Residential to Medium Density Residential (MDR) for parcels G19-011, G19-020 and G30-048, on 118.92 acres MOL. This request is accompanied by rezoning request RZ 2110-002 (O2022-77). **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-76.**

IV. NEW BUSINESS

1. CP 2203-002 Wildwood Apartments

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: D32-093 & D32-090

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Medium Density Residential (City) for the parcels listed above on 6.11 acres MOL. This request is accompanied by rezoning request RZ 2203-002. **Staff recommends approval.**

2. CP 2203-003 Highfield at Twisted Oaks

ORDINANCE NO. O2022-71

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE 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 D30-030, D30-080, D30-031, D30-047 & D30-091

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 Large Scale Comprehensive Plan Amendment to

change the Future Land Use designation from Agriculture (Sumter County) to Medium High Density Residential (City) for the parcels listed above on 104.35 acres MOL. **Staff recommends approval and favorable recommendation of Ordinance Number O2022-71 and recommends the proposed amendment be forwarded to the City Commission for further action.**

3. **CP 2206-005 Evolve at 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.

Parcels: D17-050, D17-058, D17-072 & D17-110

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for the parcels listed above on 16.7 acres MOL. This request is accompanied by rezoning request RZ 2206-005. **Staff recommends approval.**

V. ADJOURNMENT

September 6, 2022 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 2, 2022 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Special Magistrate Lindsay C.T. Holt brought the meeting to order. Special Magistrate Holt swore in city staff and audience members.

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt,	Special Magistrate	Present
Roxanne Read	Asst. Development Services Director	Present
Terri O'Neal	Development Review Manager	Present
Amanda Bush	City Planner	Present
Silas Daniels	Technical Data Manager	Present
Susan Patterson	City Clerk	Present

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board as Local Planning Agency/special Magistrate Regular Meeting
July 5, 2022

Special Magistrate Lindsay C.T. Holt approved and signed the minutes from the July 5, 2022 meeting.

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

III. OLD BUSINESS

None

IV. NEW BUSINESS

1. CP 2205-004 Turkey Run

Special Magistrate Holt read the title of CP 2205-004 Turkey Run. 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 Commercial to Central Mixed Use (CMU) for the parcels G05V004, G05V005, and portions of G05V006, G05V007, G05V008, G05V009 & G05V012 on approximately 6 acres MOL. Assistant Development Services Director Roxanne Read stated that the case history is available in the staff report. A complete traffic analysis would be required at the plan amendment development stage. Special Magistrate Holt asked if the other parcels in this planned development were zoned for central mixed-use. Read stated that they were. Greg Beliveau from LPG was present for any questions. No comments were offered or received.

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

2. CP 2205-005 Wildwood Landing Phase 2

Special Magistrate Holt read the title of CP 2205-005 Wildwood Landing Phase 2. 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 Rural Residential (Sumter County) to Medium Density Residential (City) for parcel D33-045 on 7.35 acres MOL. Engineer Andrew Eiland was present for the developer for any questions. Adjacent property owner Elaine Cohen stated that she is concerned about the traffic and security and is scared about people entering their neighborhood. Special Magistrate Holt stated that the owner's concerns were not something addressed at this time but would be able to be addressed in the site plan, such as buffering that is built into the LDRs. Engineer Andrew Eiland stated that he would speak with Coleman and address her concerns with the owner/developer. No other comments were offered or received.

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

3. CP 2206-003 Stokes Industrial

Special Magistrate Holt read the title of CP 2206-003 Stokes Industrial. 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 Public Facilities

(City) to Industrial (City) for parcels G07J001 and G07J002 on 0.96 acres MOL. Loren Vick from Smith and Smith Realty was available for any questions. No comments were offered or received.

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

4. CP 2206-004 Townhomes at Powell

Special Magistrate Holt read the title of CP 2206-004 Townhomes at Powell. Special Magistrate Holt stated that she had reviewed three letters on the proposed project. One from Thomas Earl Coleman as Trustee in favor of the project and one from Russell and Jamie Vick, who did not indicate any objection but stated some concerns about the project. Also, a letter from Sarah Felton in support of the project. 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 Rural Residential (Sumter County) to Central Mixed Use (City) for the parcels G04-018 & G04-009 on 12.74 acres MOL. Engineer Tom Skelton was available for any questions. Bob Schoreman asked about the easement between his property and the proposed project. Skelton stated that Shoreman referred to the concept plan handed out to the adjacent homeowners. Skelton stated that the wall is shown to be a solid wall and 8 feet high, along with an increase in the buffer to save the trees, but that would all be finalized in the development and final concept plan. No other comments were offered or received.

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

V. ADJOURNMENT

The meeting was adjourned at 2:19 p.m. No comments were offered or received.

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

PLANNING & ZONING BOARD AS LOCAL
PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

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

EXECUTIVE SUMMARY

SUBJECT: CP 2110-002 One Hundred Oaks

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-76.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	CP 2110-002 One Hundred Oaks
Ordinance No:	O2022-76
Parcel Number(s):	G19-011, G19-020 & G30-048
Property Location:	The subject property is generally located on the west side of N US 301, approximately 1.27 miles south of Florida's Turnpike and .22 miles north of NE 37 th Place
Owner:	One Hundred Oaks, LLC
Applicant:	Kolter Group Acquisitions, LLC

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large Scale Comprehensive Plan Amendment to change the Future Land Use from Industrial and Low Density Residential to Medium Density Residential (MDR) for parcels G19-011, G19-020 and G30-048, on 118.92 acres MOL. This request is accompanied by rezoning request RZ 2110-002 (O2022-77).

ANALYSIS: The applicant is proposing a residential mixed-use development consisting of 407 dwelling units. Mixed-use development is encouraged in the City to serve existing as well as new residents. FLU Policy 1.1.10 in the 2035 Comprehensive Plan, states that the Medium Density Residential designation includes a mix of residential land uses up to 9 unit per acre.

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 Industrial and Low Density Residential to Medium Density Residential (MDR).

(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 1.1.10 states that the Medium Density Residential designation is intended to provide for a mix of residential land uses, with a maximum density of up to 9 dwelling units per acre. Housing Policy 1.1.2 states the City shall allow a wide range of housing types to accommodate a diversity of housing needs.

(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 N. US 301. City sewer is approximately 1.5 miles north of the subject property, north of Florida's Turnpike. The applicant will need to work with the City to bring sewer to the development. To the northeast of the project is The Villages® development and to the south is an industrial park.

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

An environmental assessment was conducted on the subject property by Bio-Tech Consulting Inc. in November 2020. The subject project is not in a flood zone. The existence of gopher tortoises were found on the subject property. A full survey of the property is recommended prior to any development of the site. Florida Fish and Wildlife Conservation Commission permits will be required.

(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 traffic study completed by Traffic & Mobility Consultants (TMC) in May 2022. The project's proposed access at this time is expected to be from N US 301. Morning peak trips are 302 and evening peak trips are 302. The traffic analysis has been sent to Sumter County Public Works and has been accepted with conditions.

Potable Water & Sewer: There is an existing 12" water main on the east side of N US 301. Sewer lines are located north of Florida's Turnpike. The One Hundred Oaks project is projected to use 123,300 gpd water and 102,750 gpd wastewater. 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 expected to generate 133 school age children in the Sumter County School District. Sumter County School Board has indicated there is sufficient capacity.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the

plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The Medium Density Residential designation is intended to be used as a medium density Future Land Use that allows a mix of residential units. Land to the west of the subject property is designated as Low Density Residential (City) and land to the east is designated as Agriculture (Sumter County). The location of a Medium Density Residential designation will serve as a transition between these two land uses on adjacent property.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed plan amendment is in an area of the city experiencing increased development interest. High density developments are located within one mile of the subject property to the northeast, and south.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not an isolated or strip development. The proposed development has a depth of 2590 ft from the N US 301 right-of-way. The mixed use nature of the proposed development is in character with development in the surrounding area that consists of residential, commercial and industrial.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Wetlands and surface waters have been identified on the property. Portions of the property are in flood zone A. The property owner will need to work with FEMA if development is proposed in the flood zone areas. The project is required to obtain an Environmental Resource Permit (ERP) from Southwest Florida Water Management District (SWFWMD) for all wetland and/or other surface water impacts (both direct and secondary). Permitting may also be required for some of the project's wetland impacts by the US Army Corps of Engineers (USACOE). An Approved Jurisdictional Determination (AJD) is recommended to be obtained from USACOE to confirm whether the on-site wetlands are jurisdictional Waters of the United States (WOTUS) or exhibit a connection to "navigable waters of the United States." As with the SWFWMD, it is anticipated that all impacts to the project's wetland/surface water communities would be permissible by the USACOE as long as the issues of elimination and reduction of impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. Coordination with the USFWS will be necessary as part of the permitting process.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have any adjacent agricultural areas. Interest has been shown in developing the parcels to the north as a mixed used development.

(VI) Fails to maximize use of existing public facilities and services.

City water is available on the east side of N US 301. Sewer lines are located north of Florida's Turnpike. The project will work with the City to service the property with utilities.

(VII) Fails to maximize use of future public facilities and services.

Any future City public facilities and services located in this area will be available to this proposed development.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Shopping areas, schools, city hall, fire and emergency services are located within three miles of the subject property. The City's law enforcement facility is located approximately five miles from the subject property.

(IX) Fails to provide a clear separation between rural and urban uses.

The proposed development on the subject property will serve as a transitional use development between rural and urban uses in the immediate area.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Development has started to increase in the area along N US 301. The mixed-use development proposed can be considered infill development as residential, commercial and industrial uses currently exist to the northeast and south of the subject property.

(XI) Fails to encourage a functional mix of uses.

The proposed development is projected to be a mix of residential dwelling types. These uses will serve residents in the development as well as residents in the surrounding area.

(XII) Results in poor accessibility among linked or related land uses.

Access to the project is proposed from N US 301. The Planned Development Agreement will encourage linkages to adjacent property in preparation for future development.

(XIII) Results in the loss of significant amounts of functional open space.

Functional open space will not be reduced. The Medium Density Residential designation and R-3 zoning, requires the development follow the open space requirement in the Design District Standards. For Development of 301 or more units, the open space requirement is 25%. The Planned Development Agreement will ensure that open space is preserved.

Per F.S. Chapter 163.3177(6)(a)9b the future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

City water is available on the east side of N US 301. Sewer lines are located north of Florida's

Turnpike. The project will work with the City to service the property with utilities.

(IV) Promotes conservation of water and energy.

The proposed project will promote the conservation of water and energy. The City's Comprehensive Plan contains policies and standards that promote energy conservation. The Planned Development Agreement will also encourage conservation of water and energy.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The proposed project will need to provide a minimum of 25% open space to comply with the City's Land Development Regulations requirements for the R-3 zoning. The required Planned Development Agreement will also ensure that public open space, natural lands and recreation needs are preserved.

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

The proposed mixed-use project will contribute to the balance of land uses along N US 301. Including commercial uses in the project will serve residents in the surrounding area.

CONCLUSIONS/RECOMMENDATIONS:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a and responses are noted above. The proposed amendment discourages urban sprawl as at least four of the criteria listed in F.S. Chapter 163.3177(6)(a)9b are met.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-76 (attached), be forwarded to the City Commission for further action.

DATED: 08/29/2022



Terri O'Neal
Planning Manager, Development Services

Exemption

[Choose File](#) No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

[Choose File](#) No file chosen

Please submit your TIA

21236.2 100 Oaks at Wildwood TIA v1.1 e-SS
071522.pdf

**Date of Methodology
Acceptance by County**

2/11/2022

Applicable Jurisdiction

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Link

[FDOT Systems Implementation Office](#)

Link

[FDOT Roadway Design - Florida Greenbook](#)

Link

[Lake-Sumter MPO](#)

Link

[FDOT Traffic Information](#)

Sumter County Traffic Impact Analysis (TIA) Acceptance with Comments:

- The phrase (as discussed with the County) found under 1.0 Introduction should be replaced with Florida Department of Transportation (FDOT). US 301 is not a County roadway.
 - o It should be noted that the methodology provided in the appendix includes a roundabout at the access driveway, which has been updated to a full access as discussed with the County.
- All proposed capacity improvements on US 301 shall be coordinated with the maintaining agency (FDOT).
- The Florida Department of Transportation (FDOT) recently advertised FPN 430132-1 SR 35 (US 301) FROM CR 470 TO SR 44 with final vendor selection set for August 15, 2022. Any interim improvements at the intersection of US 301 and Warm Springs Avenue should be determined by, and discussed with, the Florida Department of Transportation during the design process. Sumter County will not require a proportionate fair share contribution for the recommended improvements.

Steven Cohoon

Digitally signed by Steven Cohoon
DN: cn=Steven Cohoon, o, ou,
email=steven.cohoon@sumtercountyfl.gov, c=US
Date: 2022.07.25 14:25:10 -04'00'

ORDINANCE NO. O2022-76

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:

G19-011, G19-020 & G30-048 Parcels
One Hundred Oaks, LLC & Mildred O'Dell Trustee (Owner)
118.92 Acres +/-

LEGAL DESCRIPTION:

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 19 South, Range 23 East, Sumter County Florida. Less and Except that part thereof described as follows: Begin at the Northeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19 and run South to the Southeast corner thereof: thence West to the Southwest corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$: thence Northeasterly along a diagonal line to the Point of Beginning.

AND

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, 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 $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 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.

Containing 118.92 acres MOL.

This property is to be reclassified from LDR (City) to MDR (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

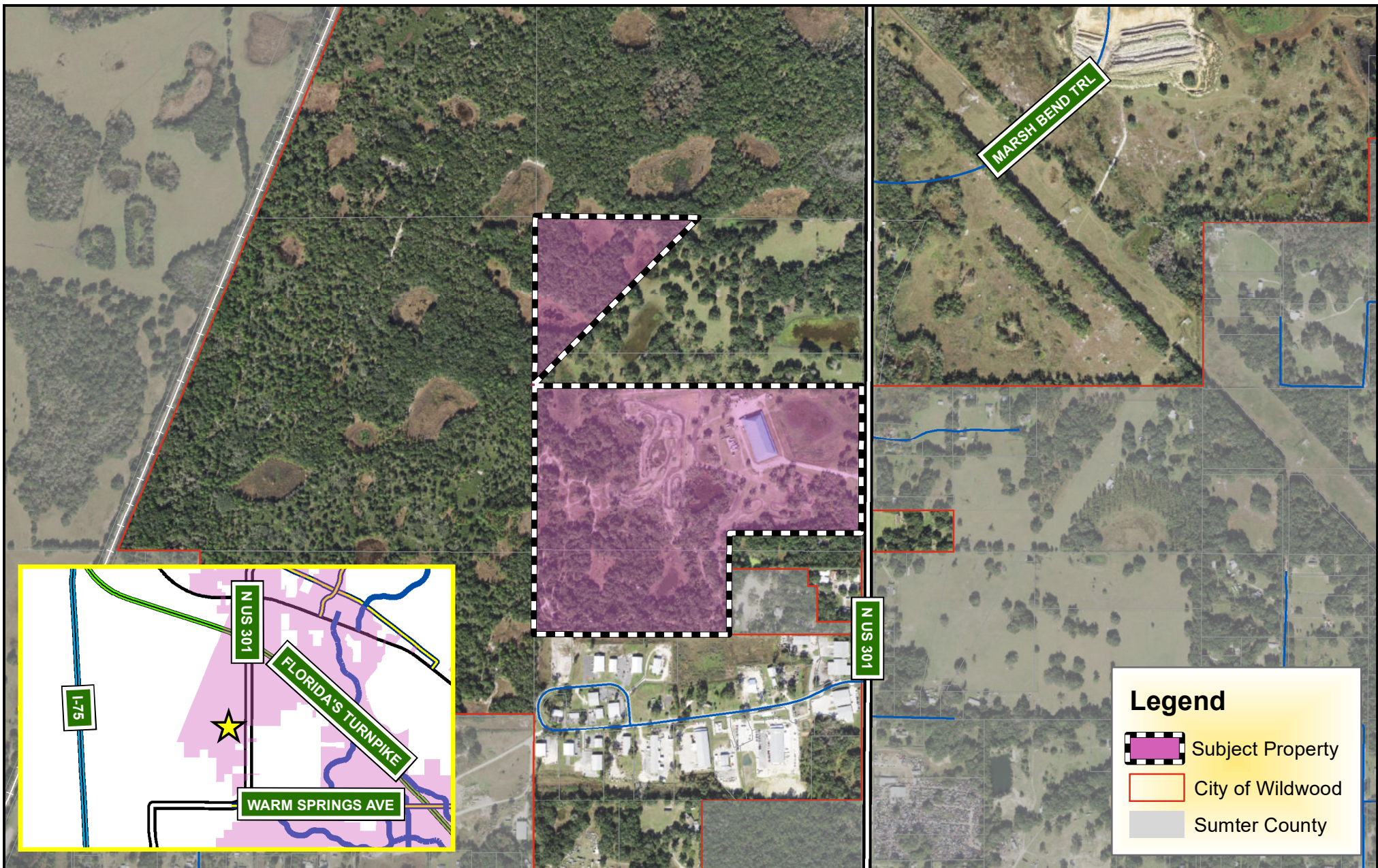
ATTEST: _____
Susan Patterson, City Clerk

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



Feet
0 660 1,320

LOCATION MAP

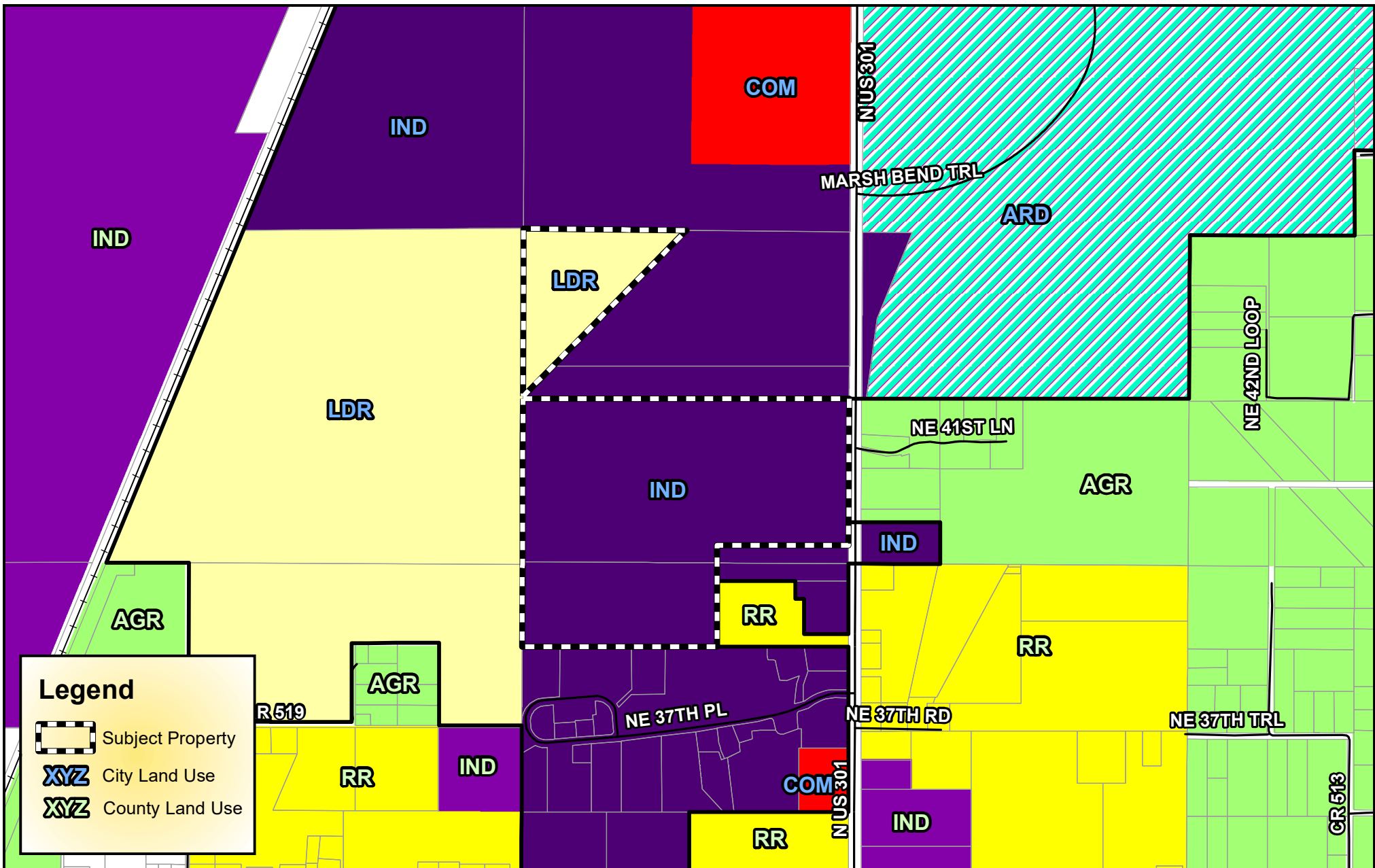
CP 2110-002 / RZ 2110-002

ONE HUNDRED OAKS

PARCELS G19-011, G30-048 & G19-020

OCTOBER 2021

MAP 1B



CITY OF WILDWOOD

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



0 660 1,320
Feet

EXISTING LAND USE

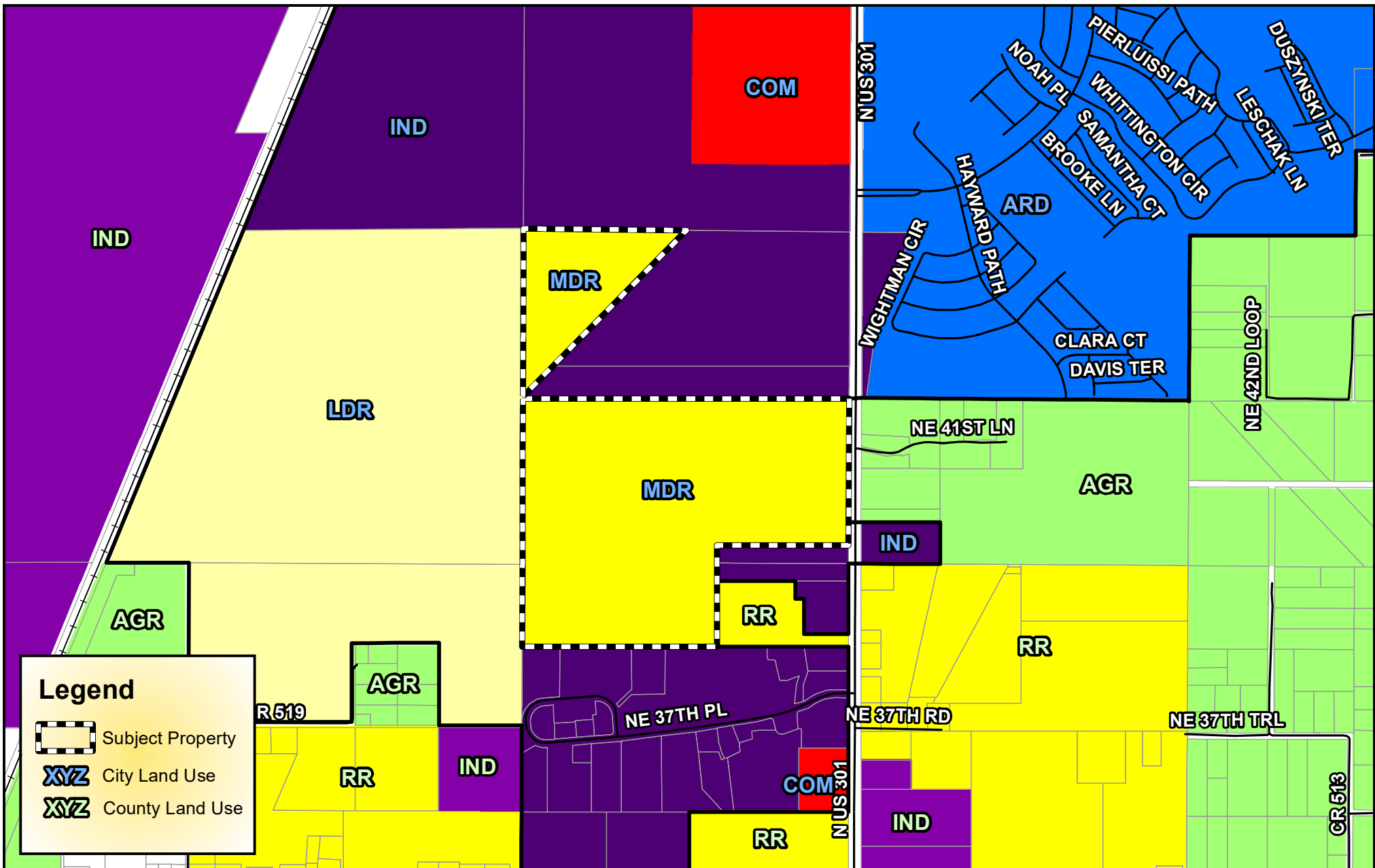
CP 2110-002

ONE HUNDRED OAKS

PARCELS G19-011, G30-048 & G19-002

OCTOBER 2021

MAP 2A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 660 1,320	PROPOSED LAND USE PENDING COMMISSION APPROVAL CP 2110-002 ONE HUNDRED OAKS PARCELS G19-011, G19-020, & G30-048 AUGUST 2022 MAP 2B	
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PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2203-002 Wildwood Apartments

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2203-002 Wildwood Apartments
Ordinance #	O2022-73
Applicant	Highland Engineering, Inc.
Owner	Ron & Diana Dixon
Property Location	Located at the intersection of E C 462 & CR 134, approximately .38 miles east of CR 127
Parcel Number(s)	D32-093 & D32-090
Date	8/17/22

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Medium Density Residential (City) for the parcels listed above on 6.11 acres MOL. This request is accompanied by rezoning request RZ 2203-002.

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

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

The applicant intends to develop a multi-family apartment project on the subject property consisting of 54 dwelling units. 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. This application was submitted when the 2035 Comprehensive Plan was in effect and has been evaluated based on the criteria in that Comprehensive Plan. Medium Density Residential (MDR) Future Land Use designation at that time would allow 54 dwelling units on the subject property. The 2035 Comprehensive Plan FLU Policy 1.1.10 designates a maximum density allowance of 9 units per acre for the proposed FLU designation, placing the project within acceptable development standards. With Policy 1.1.3 stating that the density and intensity shall abide by the qualitative standards set forth on the FLUM. Surrounding parcels are currently designated as high or medium density residential,

alongside Central Mixed Use (CMU) to the east, all of which are comparable with the proposed amendment, and not inconsistent with existing comprehensive plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located on the intersection of CR 134 and E C 462, which has an existing mix of High Density Residential (HDR) and Central Mixed Use (CMU) designations.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were done by AdminTerra Resources LLC in September of 2021. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property, nor did a USFWS database search revealed no documented evidence of such species within the vicinity. No gopher tortoise burrows were observed according to the inspecting team. However, it is recommended that thirty (30) days prior to construction and clearing, a survey of suitable habitat be conducted for gopher tortoises and any burrows relocated.

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

Transportation: Access to the property is proposed from E C 462, which is maintained by Sumter County, and CR 134, which is a minor local road also maintained by the county. E C 462 is currently a two-lane divided collector roadway that operates at a LOS C. The proposed Future Land Use change to MDR would add 356 daily trips to E C 462. A full traffic impact analysis may be required at the Site plan stage. Currently the traffic statement estimates a minor increase of 356 daily trips and 31 peak hour trips.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The residential development is proposed to add 17 students to Wildwood Schools. The school district advises that capacity is available.

Staff **recommends approval and a favorable recommendation of Ordinance Number O2022-73** be forwarded to the City Commission for further action.



Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-73

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 D32-093 & D32-090
Ron Dixon & Diana Dixon - (Owner)
6.11 Acres +/-

LEGAL DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 32, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN 89 DEGREES 56 MINUTES 06 SECONDS WEST, A DISTANCE OF 632.83 FEET, THENCE RUN NORTH 00 DEGREES 01 MINUTES 17 SECONDS EAST, A DISTANCE OF 206.50 FEET, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF 632.84 FEET, THENCE RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS WEST, A DISTANCE OF 206.50 FEET TO THE POINT OF BEGINNING.

AND

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, THENCE RUN NORTH 89 DEGREES 56 MINUTES 05 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 665.83 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 657.08 FEET, THENCE RUN NORTH 00 DEGREES 01 MINUTES 17 SECONDS EAST, A DISTANCE OF 206.50 FEET, THENCE RUN SOUTH 89 DEGREES 56 MINUTES 06 SECONDS EAST, A DISTANCE OF *656.46

FEET, THENCE RUN SOUTH 00 DEGREES 01 MINUTES 17 SECONDS WEST, A DISTANCE OF 206.50 FEET TO THE POINT OF BEGINNING.

* APPARENT ERROR IN DISTANCE, SHOULD BE 657.08 FEET TO MATHEMATICALLY CLOSE

ALL LYING AND BEING IN SUMTER COUNTY, FLORIDA.

CONTAINS 6.11 ACRES, MORE OR LESS.

This property is to be reclassified from RR to MDR

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

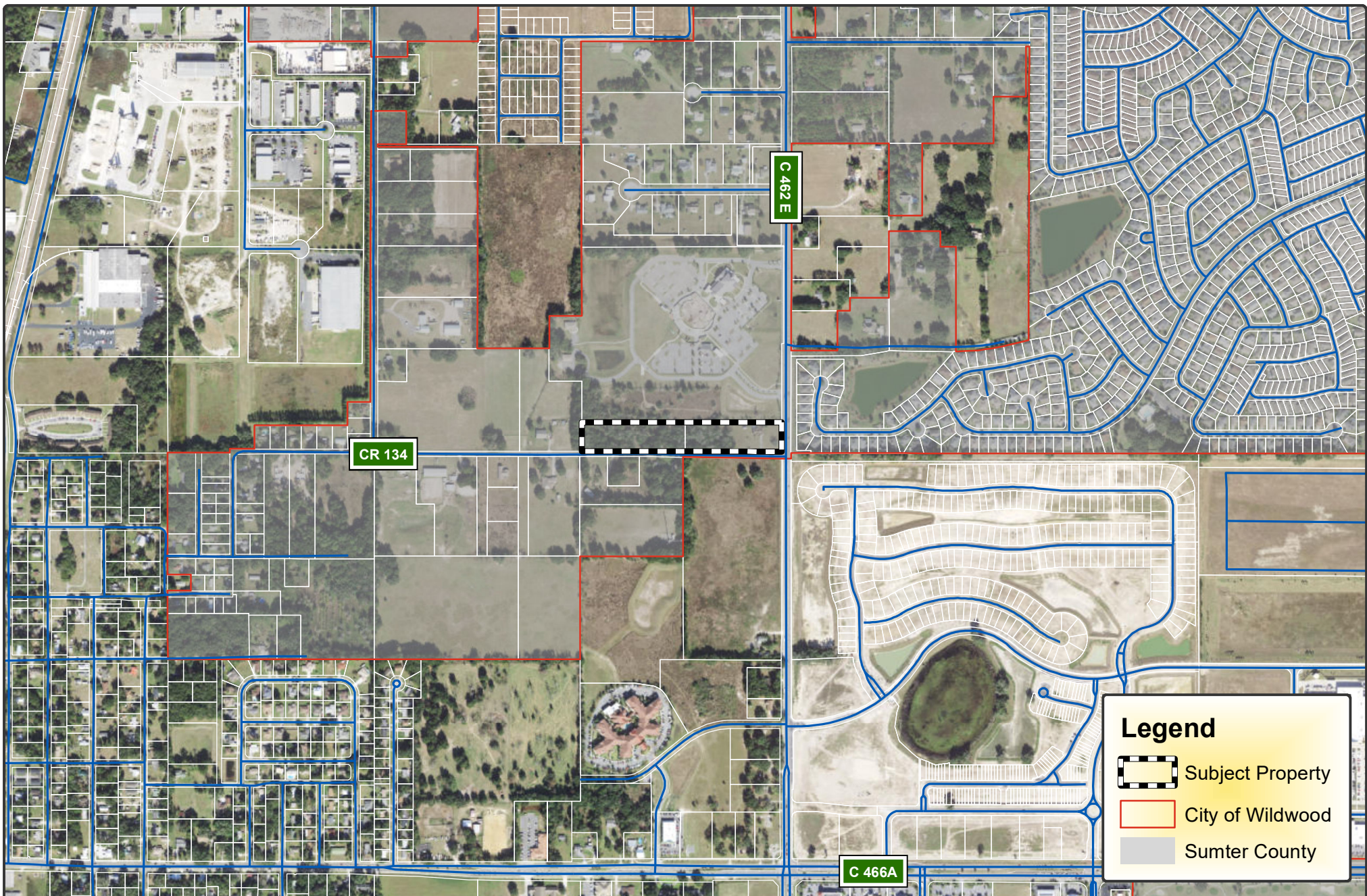
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

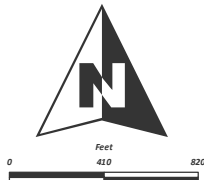
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP 2203-002 / RZ 2203-002

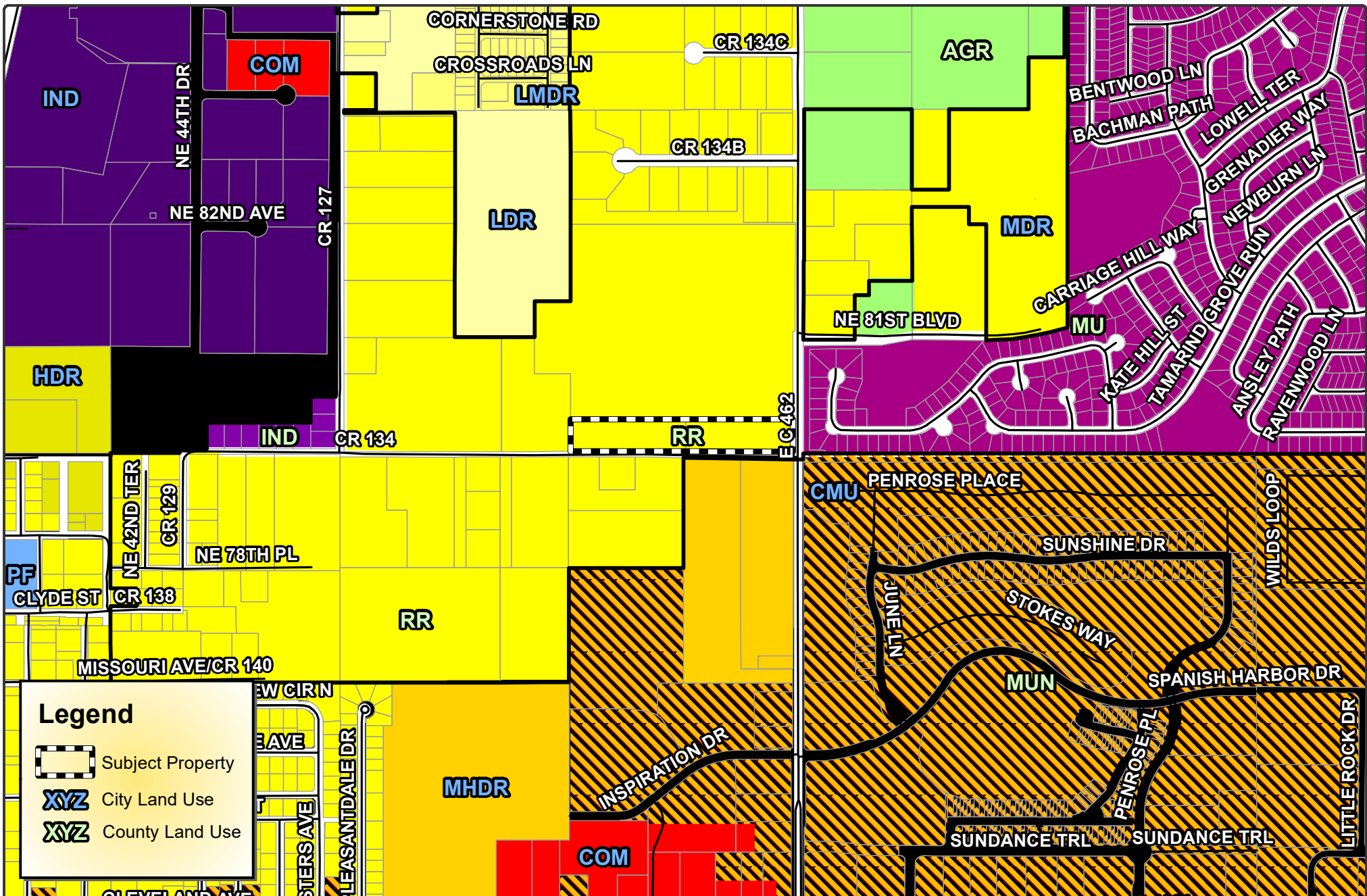
WILDWOOD APARTMENTS

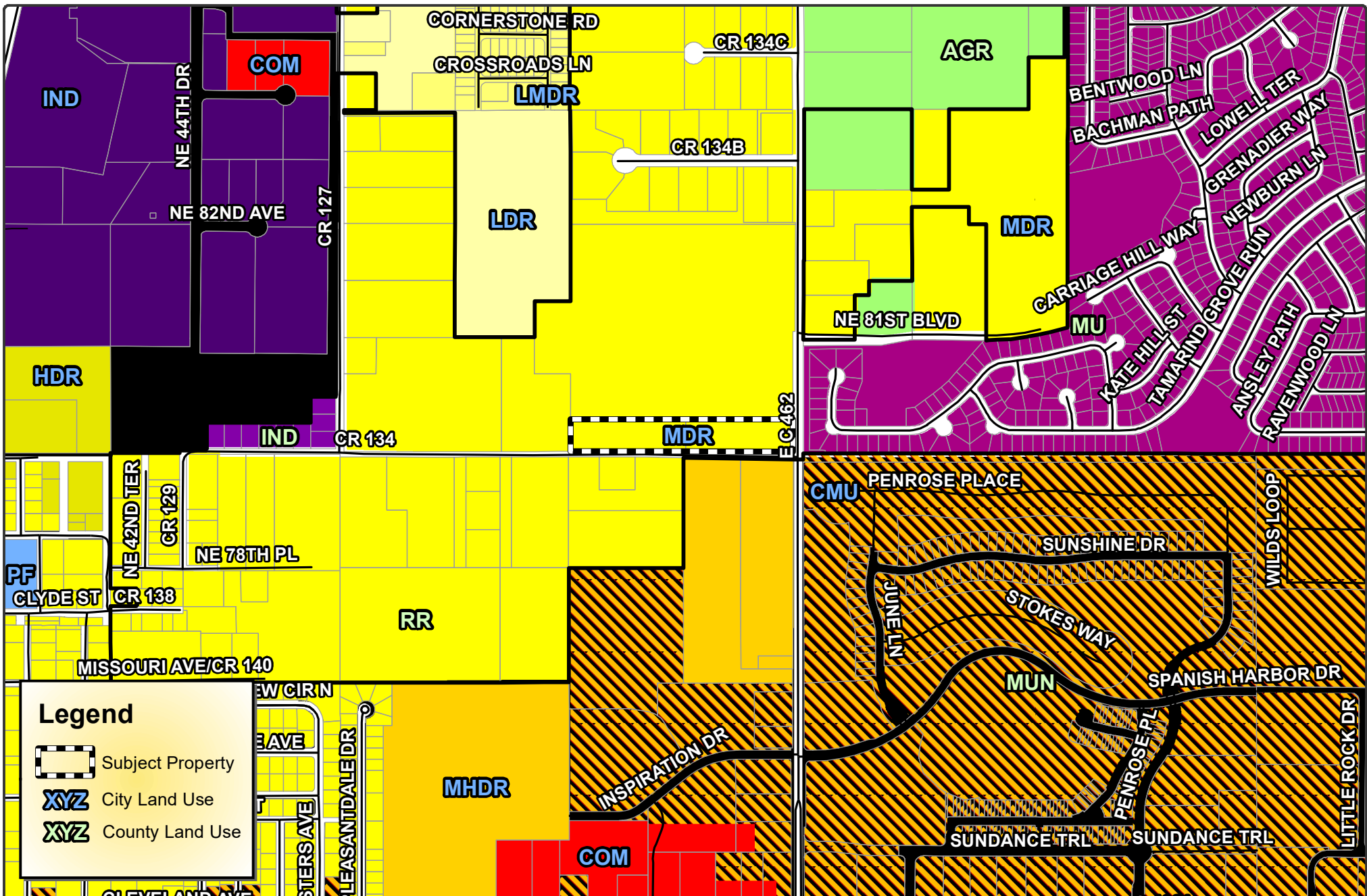
PARCELS D32-093 & D32-090

MAP 1B

**LOCATION
MAP**

**MARCH
2022**





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

EXECUTIVE SUMMARY

SUBJECT: CP 2203-003 Highfield at Twisted Oaks

REQUESTED ACTION: Staff recommends approval and favorable recommendation of Ordinance Number O2022-71 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 2203-003 Highfield at Twisted Oaks
Ordinance #	O2022-71
Applicant	Kolter Group Acquisitions, LLC
Owners	Travis & Lydia Lastinger, Allen & Jacqueline Newmons
Property Location	At the northeast corner of the intersection of E C 462 and CR 209
Parcel Number(s)	D30-030, D30-080, D30-031, D30-047 & D30-091
Date	8/15/22

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 Large Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Medium High Density Residential (City) for the parcels listed above on 104.35 acres MOL. This request is accompanied by rezoning request RZ 2203-003.

ANALYSIS: The applicant is proposing to construct a residential development consisting of 374 single-family dwelling units on the site. The applicant submitted the application in March of 2022, when the 2035 Comprehensive Plan was in effect, and has been evaluated based on that Comprehensive Plan. The Medium High Density Residential Future Land Use designation has now become High Density Residential Future Land Use designation in the 2050 Comprehensive Plan. The subject property is located on E C 462, which is classified as a major urban collector roadway maintained by Sumter County. The subject property is also directly north of the Twisted Oaks Planned Development project, which was recently approved. Residential housing development at the subject property will provide housing close to workplace locations for residents.

The Twisted Oaks Planned Development has a future land use designation of Residential Mixed Use (RMU), which allows 10 dwelling units/acre in the 2050 Comprehensive Plan.

However, the approved Planned Development agreement will allow a maximum of 1,260 dwelling units, which is equivalent to 3 dwelling units/acre based on gross density calculations and 4 dwelling units/acre based on net density calculations. The Highfield at Twisted Oaks development will have a future land use designation of High Density Residential, which would allow 15 dwelling units/acre. This development is proposing 374 single-family dwelling units, which is equivalent to 3.5 dwelling units/acre based on gross density calculations. In addition, the development is proposing 176 of those lots to be 40' wide lots, which are allowed in the R-4 zoning district.

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 applicant has adequately presented the justification to change the future land use.

(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 1.1.11 states that the Medium High Density Residential designation includes a mix of residential land uses up to 12 units per acre. Housing Policy 1.1.2 states that the City shall allow a wide range of housing types to accommodate a diversity of housing need. Housing Policy 3.5.1 states that the City shall protect existing residential areas from adjacent conflicting land uses, shall ensure that land use amendment applications result in new land uses that are compatible with existing residential uses and will not contribute to the degradation of residential neighborhoods.

(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. The recently approved Twisted Oaks Planned Development will extend city water north along CR 209 to serve that project, which is directly south of the proposed Highfield at Twisted Oaks development. A 12" forcemain is located along CR 209 on the east side of the property.

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

Ecological Consulting Solutions, Inc. conducted a listed species survey and an environmental assessment report of the subject property in November and December of 2021. No listed species were observed within the project site. A wetland is located in the northeastern portion of the project site. No recognized environmental conditions were noted at the project 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: A traffic impact analysis (TIA) is provided by TMC Consultants. The proposed development is expected to generate a total of 3,396 daily trips, 247 AM peak hour trips and 343 PM peak hour trips. The signalized intersections at US 301 and CR 472/CR 216 and CR 466A and Buena Vista Blvd. are projected to operate below the adopted overall LOS at project buildout in 2024. The TIA outlines that CR 462 should be improved with a 405-foot

westbound right turn lane at the access driveway (including a 50-foot taper). Retiming of traffic signal controllers will be required for the intersections at US 301 and CR 472/CR 216 and CR 466A and Buena Vista Boulevard.

Access to the subject property is proposed from E C 462 and CR 209. E C 462 is a two-lane undivided Major Urban Collector maintained by Sumter County and operating at an LOS D. CR 209 is a 25 ft. wide minor local road maintained by Sumter County. Sumter County Public Works has accepted the TIA with conditions noted on the TIA report.

Water & Sewer: The subject property is in an expansion area according to the 2019 Utility Master Plan. City water will be extended north along CR 209 in the future with the Twisted Oaks development and a 12" force main is located on CR 209. The applicant will work with the City Utilities Department at the site plan review stage to connect to water and sewer services.

Schools: The proposed project is expected to generate 105 school age children for the Sumter County School District. The school district has advised there is sufficient capacity available.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The Medium High Density Residential designation is intended to be used as a higher density Future Land Use. Land to the south of the subject property is designated as Residential Mixed Use, has a Planned Development Agreement in place, and is proposed to contain a mix of residential, commercial and light industrial uses. The realignment of E C 462 will also be included in the project south of the subject property. The expansion of city water north along CR 209 will encourage development in this area of the city as more properties annex into the city. Property within one mile of the subject property is being developed as an apartment complex under the High Density Mixed Use future land use designation. Parcels within one mile southwest of the subject property have a Medium Density Residential and Commercial future land use designations.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed project occurs in an area that is undergoing significant development pressure and an expansion of city utility services. The city has recognized the need to provide a variety of housing types for residents who work in the city to support the development of The Villages®.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not an isolated or strip development. The proposed

residential development contains approximately 104 acres of vacant land that will be developed into a residential subdivision and has a depth of 2,000 ft. from E C 462 and 1,400 ft. from CR 209. Other properties in the vicinity of the subject property are approved for residential and commercial development. The residential nature of the proposed project is in character with new proposed residential development in the area.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject property contains an area in the northeast portion of the subject property classified as Flood Zone A on the FEMA maps. No development is proposed in this area.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have any adjacent agricultural areas. A Girl Scout camp is located to the west. Vacant land and large lot residential is located to the north and east.

(VI) Fails to maximize use of existing public facilities and services.

City water will be extended to the subject property with the planned expansion and development expected to the south of the subject Property. City sewer services are available at the subject property. The project will require 374 ERUs which will be an increase of 112,200 gpd water and 93,500 gpd wastewater. Per the City's 2019 Utility Master Plan, the City's water treatment consolidated system has a capacity of 6.72 MGD and the wastewater facility has an available capacity of 2.25 MGD.

(VII) Fails to maximize use of future public facilities and services.

Any future City public facilities and services located in this area will be available to this proposed development.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

Shopping areas are located within one mile of the subject property. General government, fire, emergency response, law enforcement, health care facilities and educational facilities are within 2 miles from the subject property.

(IX) Fails to provide a clear separation between rural and urban uses.

The location of the subject property is in an area of the city that is experiencing development pressure to provide housing for residents who work in the city. Urban uses are expanding to this area with the expansion of city utility services. The subject property is at the western boundary of the city's Joint Planning Area with Sumter County and annexation is not expected to extend west of the subject property, which will allow these rural areas to remain.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Development is beginning to occur in this area of the city. Other development is expected as city utilities are expanded north along CR 209.

(XI) Fails to encourage a functional mix of uses.

While the proposed development is for single family dwelling units, commercial developments are located within 1 mile of the subject property and light industrial development is planned within one mile of the subject property.

(XII) Results in poor accessibility among linked or related land uses.

The accepted TIA grants access to the subject property from E C 462, which will provide a linkage to the new proposed development south of the subject property.

(XIII) Results in the loss of significant amounts of functional open space.

The proposed development will need to follow the City's Design District Standards for a residential development containing 374 dwelling units. The project will need to provide 25% open space. Functional open space will not be reduced.

Per F.S. Chapter 163.3177(6)(a)9b the future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

There is an area in the northeast portion of the subject property that is a wetland classified as Flood Zone A on FEMA maps. No development is proposed in this area and a 25 ft. wetland buffer is shown on the master site plan contained in the TIA.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

City water services will be extended to the subject property and city sewer services are currently available at the subject property.

(IV) Promotes conservation of water and energy.

The proposed project will promote the conservation of water and energy. The City's Comprehensive Plan and Design District Standards contain policies and standards that promote energy conservation.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The proposed project will need to provide 25% open space to comply with the City's Design District Standards. The project will need to include five onsite amenities to provide recreational needs.

CONCLUSIONS/RECOMMENDATIONS:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a and responses are noted above. The proposed amendment discourages

urban sprawl as four of the criteria listed in F.S. Chapter 163.3177(6)(a)9b are met.

A handwritten signature in black ink, appearing to read "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. O2022-71

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE 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 D30-030, D30-080, D30-031, D30-047 & D30-091
Travis & Lydia Lastinger, Allen & Jacqueline Newmons (Owners)
104.35 Acres +/-

LEGAL DESCRIPTION:

PARCEL 1

SW 1/4 of SW 1/4 of SW 1/4, Section 30, Township 18 South, Range 23 East, LESS Road Right of Way on South and West sides thereof, lying and being in Sumter County, Florida.

PARCEL 2

The South 188.50 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of the Southwest 1/4 Less the South 118.03 feet thereof and the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 Less the South 118.03 feet thereof in Section 30, Township 18 South, Range 23 East, Sumter County, Florida; subject to road right-of- way, if any, over and across the West side thereof.

PARCEL 3

SE 1/4 of SW 1/4 of SW 1/4 of Section 30, Township 18 South, Range 23 East, Public Records of Sumter County, Florida. LESS AND EXCEPT Road Right-of-way.

PARCEL 4

The South 118.03 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 and the South 118.03 ft of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 and the

North 1/2 of the Southwest 1/4 of the Southwest 1/4 and the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 18 South, Range 23 East, Public Records of Sumter County, Florida.

PARCEL 5

The NW 1/4 of the NE 1/4 of the SW 1/4 AND the North 1/2 of NW 1/4 of SW 1/4 LESS the South 188.5 feet of the N 1/2 of NW 1/4 of SW 1/4, Section 30, Township 18 South, Range 23 East, Sumter County, Florida.

CONTAINS 104.35 ACRES MOL.

This property is to be reclassified from Agriculture (Sumter County) to Medium High Density Residential (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 the Department of Economic Opportunity notifies the City that the adoption package has been received and is complete.

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

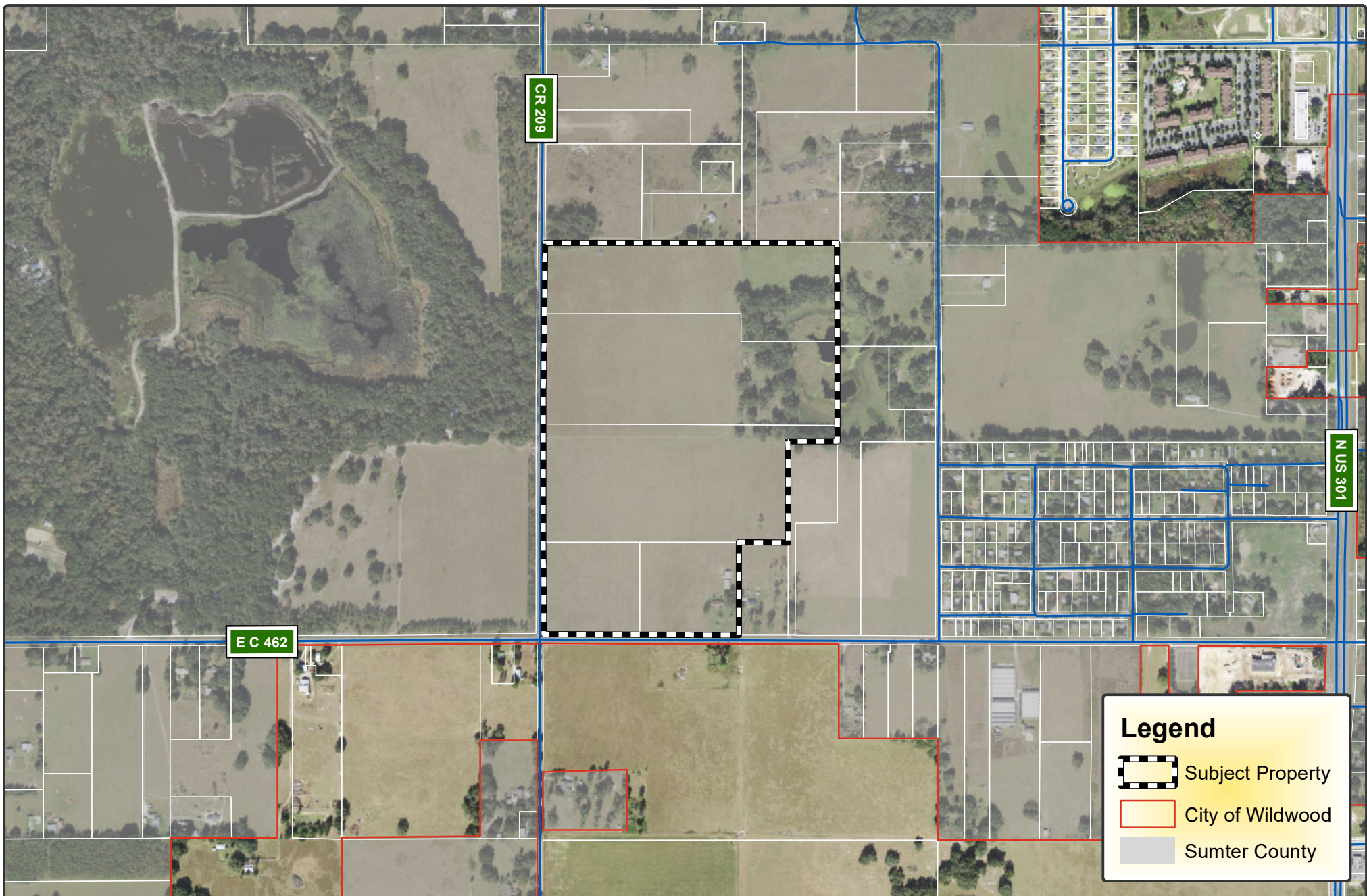
ATTEST: _____
Susan Patterson, City Clerk

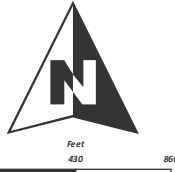
First Reading: _____

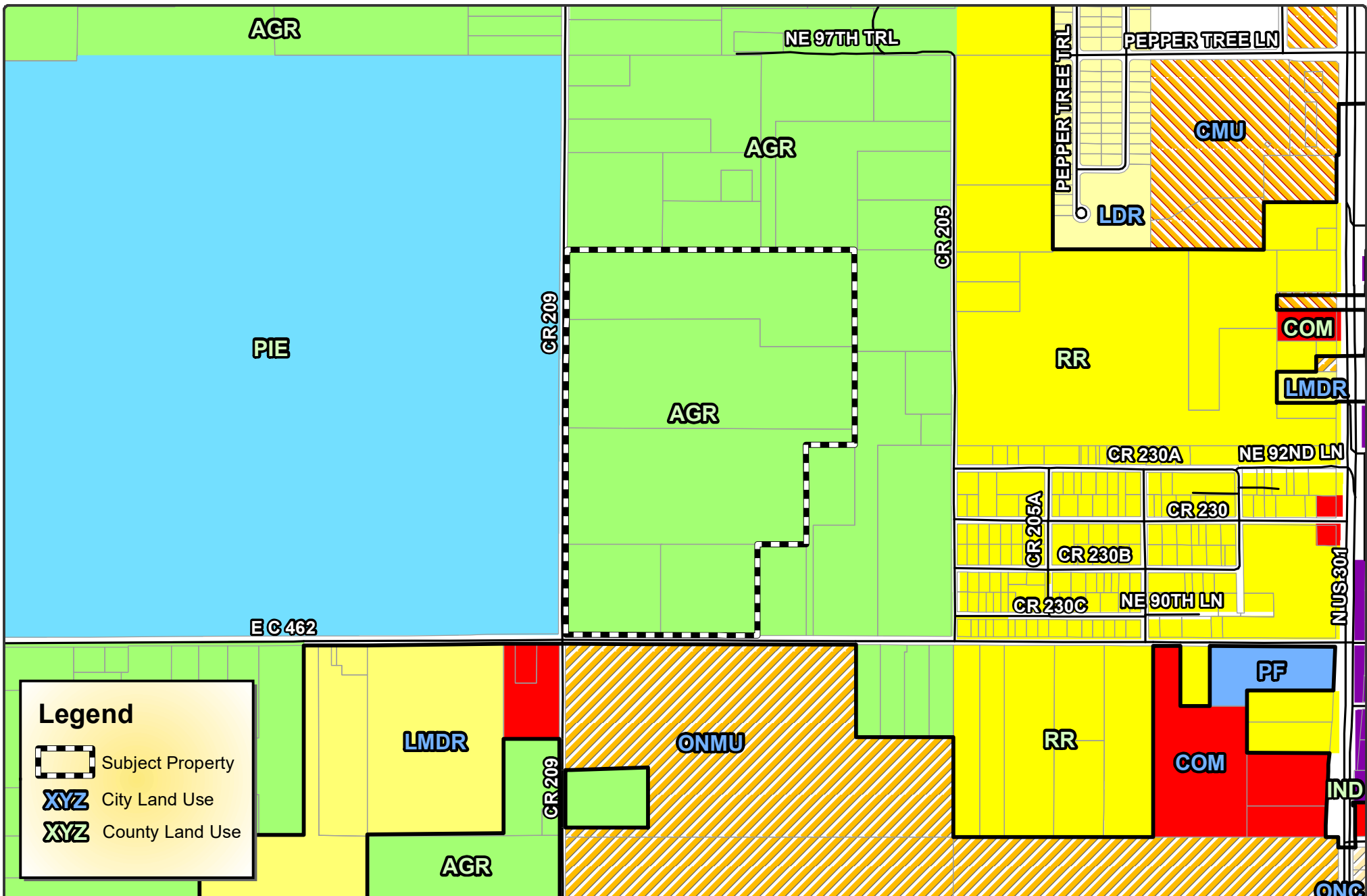
Second Reading: _____

Approved as to form:

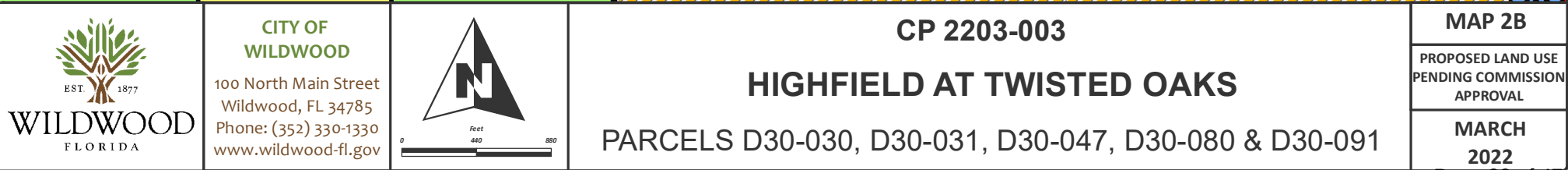
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2203-003 / RZ 2203-003 HIGHFIELD AT TWISTED OAKS PARCELS D30-030, D30-031, D30-047, D30-080 & D30-091	MAP 1B LOCATION MAP MARCH 2022
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2203-003 HIGHFIELD AT TWISTED OAKS PARCELS D30-030, D30-031, D30-047, D30-080 & D30-091	MAP 2A EXISTING LAND USE MARCH 2022
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PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2206-005 Evolve at Wildwood

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2206-005 Evolve at Wildwood
Ordinance #	O2022-78
Applicant	Evolve Companies, LLC
Owner	Jones Donald Vance, Keith Phill, Jones Ronald Bazzle, Cash Barbara & Thibodeau Diann
Property Location	Located west of NE 42 nd Blvd, east of N US 301, and along CR 108
Parcel Number(s)	D17-050, D17-058, D17-072 & D17-110
Date	8/22/22

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for the parcels listed above on 16.7 acres MOL. This request is accompanied by rezoning request RZ 2206-005.

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

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

The applicant intends to develop a multi-family residential development on the subject property consisting of 250 dwelling units. Justification has been presented to the city to support the proposed development, highlighting the demand for higher density residential development as a transition between commercial and low-density residential uses.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. This application was submitted when the 2035 Comprehensive Plan was in effect and has been evaluated based on the criteria in that Comprehensive Plan. High Density Residential (MDR) Future Land Use designation at that time would allow for a maximum of 250 dwelling units on the subject property. The 2035 Comprehensive Plan FLU Policy 1.1.12 designates a maximum density allowance of 15 units per acre for the proposed FLU designation, placing the project within acceptable development standards. With Policy 1.1.3 stating that the density

and intensity shall abide by the qualitative standards set forth on the FLUM. Surrounding parcels are currently zoned primarily for commercial with FLU split between commercial and High, Medium, and Low Density residential. This mix of commercial and residential is in line with Policy 1.8.1 which requests a diversity of land uses. The policy recommends that there be 0.13 acres of commercial/industrial development per residential dwelling unit. Policy 1.2.5 of the Transportation Element requests for land use plans that promote compact, walkable communities with a wide range of destinations located within a close proximity. The proposed development is compact in its design, seeking to utilize the maximum space available, and providing residents access to commercial opportunities in the surrounding area. As such the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along N US 301 and CR 108, with an additional access point from NE 42nd Blvd. which has an existing mix of High Density Residential (HDR), Low Density residential (LDR) Commercial (COM) designations. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Ecological Consulting Solutions, Inc in March of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property, nor did a USFWS database search revealed no documented evidence of such species within the vicinity. No gopher tortoise burrows were observed according to the inspecting team. However, it was stated that thirty (30) days prior to construction and clearing, the USFWS must be notified regarding a protection/education plan concerning eastern indigo snakes.

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

Transportation: Access to the property is proposed from US 301, which is maintained by the State of Florida, and CR 108 (Perry Street), which is a minor local road maintained by the county. US 301 is currently a four-lane divided principle arterial roadway that operates at a LOS C. The proposed Future Land Use change to HDR and proposed development is estimated to add 1,768 daily trips, 105 A.M. & 134 P.M. peak hour trips to the intersection of US 301 and CR 108. A full traffic impact analysis has been conducted for maximum density and was approved by Sumter County. The intersection of US 301/CR 472 is projected to operate at LOS F, however Sumter County plans to improve the existing intersection within two years which is expected to alleviate these concerns.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The residential development is proposed to add 74 students to Wildwood Schools. The school district advises that capacity is available.

Staff recommends approval and a favorable recommendation of Ordinance Number

O2022-78 be forwarded to the City Commission for further action.

A handwritten signature in black ink, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-78

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 D17-050, D17-058, D17-072 & D17-110
Jones Donald Vance, Keith Phill, Jones Ronald Bazzle, Cash Barbara &
Thibodeau Diann (Owner)
16.7 Acres +/-

LEGAL DESCRIPTION:

BEING A PORTION OF LOTS 3 AND 4, PLAT OF OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S89°40'40"E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 413.35 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°03'46"W FOR A DISTANCE OF 53.24 FEET TO AN UNMARKED 4"x4" CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUE N00°03'46"W FOR A DISTANCE OF 261.00 FEET TO THE SOUTH LINE OF LOT 3; THENCE ALONG SAID SOUTH LINE, S89°53'55"E FOR A DISTANCE OF 164.87 FEET; THENCE S89°17'48"E FOR A DISTANCE OF 135.13 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°03'40"W FOR A DISTANCE OF 179.05 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PERRY STREET (NO WIDTH SHOWN ON PLAT OF OXFORD); THENCE ALONG SAID SOUTH LINE, S89°47'00"E FOR A DISTANCE OF 360.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD (FORMERLY SEABOARD AIRLINE RAILROAD); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S12°02'48"E FOR A DISTANCE OF 450.91 FEET TO THE SOUTH LINE OF LOT 4; THENCE ALONG SAID SOUTH LINE, N89°40'40"W FOR A DISTANCE OF 753.76 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 5.911 ACRES MORE OR LESS.

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND A PORTION OF LOT 5, PLAT OF

OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN S89°40'40"E ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 17, FOR A DISTANCE OF 413.35 FEET; THENCE DEPARTING SAID SOUTH LINE, N00°03'46"W FOR A DISTANCE OF 53.24 FEET TO AN UNMARKED 4"x4" CONCRETE MONUMENT AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH LINE OF LOT 4; THENCE ALONG SAID SOUTH LINE, S89°40'40"E FOR A DISTANCE OF 753.76 FEET TO THE WESTERLY LINE OF THE CSX RAILROAD (FORMERLY SEABOARD AIRLINE RAILROAD); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S12°02'48"E FOR A DISTANCE OF 379.33 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N89°42'05"W FOR A DISTANCE OF 1168.70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE FOR U.S. HIGHWAY No. 301 (ALSO KNOWN AS STATE ROAD No. 35), A RIGHT-OF-WAY THAT VARIES IN WIDTH; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N01°19'01"W FOR A DISTANCE OF 226.96 FEET; THENCE S88°40'59"W FOR A DISTANCE OF 59.71 FEET; THENCE N03°44'31"W FOR A DISTANCE OF 133.74 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N89°39'33"E FOR A DISTANCE OF 146.12 FEET; THENCE N00°00'37"W FOR A DISTANCE OF 164.13 FEET; THENCE N89°59'20"E FOR A DISTANCE OF 263.90 FEET TO THE EAST LINE OF LOT 5 OF SAID PLAT OF OXFORD; THENCE ALONG SAID EAST LINE, S00°03'46"E FOR A DISTANCE OF 160.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 10.800 ACRES MORE OR LESS.

This property is to be reclassified from COM to HDR and contains 16.7 acres, more or less;

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



