



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

Agenda
Regular Meeting
September 6, 2022 2:15 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: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning and Zoning Board/Special Magistrate - Regular Meeting on August 2, 2022 at 2:15 PM**

III. OLD BUSINESS

1. **RZ 2110-002 One Hundred Oaks**
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION;

PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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 PUD and R-1 to R-3 for the parcels listed above on 118.92 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment CP 2110-002 (O2022-76).

IV. NEW BUSINESS

1. RZ 2203-002 Wildwood Apartments

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels: D32-093 & D32-090

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1C (Sumter County) to R-3 (City) for the parcels listed above on 6.11 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2203-002. **Staff recommends approval.**

2. RZ 2203-003 Highfield at Twisted Oaks

ORDINANCE NO. O2022-72

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels D30-030, D30-080, D30-031, D30-047 & D30-091

The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C and RR5C (Sumter County) to R-4 (City) for the parcels listed above on 104.35 acres MOL. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-72 subject to approval of O2022-71, which establishes a Future Land Use appropriate to the proposed zoning.**

3. RZ 2206-005 Evolve at Wildwood

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1C & RR5C (Sumter County) to R-5 (City) for the parcels listed above on 16.7 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-005. **Staff recommends approval.**

4. SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)

Parcel D07-014

The applicant is seeking a favorable recommendation from the Planning & Zoning Board / Special Magistrate, for 190 residential units (95 duplex buildings), dog park, playground, pool, and a clubhouse with associated parking and drive aisles. **Staff recommends approval contingent on the satisfaction of the Public Works Director's outstanding requirement to resurface CR 203 from Hwy 301 to the second road entrance. Road resurfacing plans must be submitted before placement on the city commission agenda.**

5. SP 2112-012 Solamar at Wildwood (FKA Village Pointe)

Parcel G05-009

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of two hundred and forty-three (243) multi-family residential units, a seven thousand one hundred and seven (7,107) sq ft clubhouse with a four thousand two hundred and eighty-two (4,282) sq ft pool and spa, a nine hundred and sixty-three (963) sq ft maintenance building, an open air dog park, and an open air BBQ and play area on 27.96 acres MOL. **Staff recommends approval.**

6. SP 2202-003 Wildwood Storage

Parcel D29A024

The applicant is seeking a favorable recommendation from the Planning & Zoning Board / Special Magistrate, for 87 condominiumized recreational private vehicle storage with a total of 85,800 sq. ft of proposed buildings. **Staff recommends approval.**

7. SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center

Parcels G29A021, G29A022 & G29A027

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of an eight thousand six hundred and fifty-eight (8,658) sq ft ambulatory surgery center and a thirteen thousand seven hundred and twenty-four (13,724) sq ft medical office building on 4.66 acres MOL. **Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment.**

V. ADJOURNMENT

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

September 6, 2022 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 2, 2022 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

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/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. RZ 2205-004 Turkey Run

Special Magistrate Holt read the title of RZ 2205-004 Turkey Run. The applicant seeks

approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from PUD to Central Mixed Use (CMU) for the parcels G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V012, G05V013 on 41.09 acres MOL. Special Magistrate Holt stated that the legal description was correct but two parcel numbers are missing. Special Magistrate did recommend approval upon the correction of the parcel numbers. No comments were offered or received.

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

2. RZ 2205-005 Wildwood Landing Phase 2

Special Magistrate Holt read the title of RZ 2205-005 Wildwood Landing Phase 2. 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 RR2.5C (Sumter County) to R-3 (City) for the parcel D33-045 on 7.35 acres MOL. Engineer Andrew Eiland was available to answer any questions. No comments were offered or received.

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

3. RZ 2206-003 Stokes Industrial

Special Magistrate Holt read the title of RZ 2206-003 Stokes Industrial. 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 PEU (City) to M-1 (City) for the parcel G07J001 & G07J002 on 0.96 acres MOL. Loren Vick from Smith and Smith Realty was available to answer any questions. No comments were offered or received.

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

4. RZ 2206-004 Townhomes at Powell

Special Magistrate Holt read the title of RZ 2206-004 Townhomes at Powell. Special Magistrate Holt addressed the three letters she had reviewed, one from Thomas Earl Coleman as Trustee in support of the project and one from Russell and Jamie Vick, who did not indicate any objection but stated concerns about the project, and one from Sarah Felton in support of the project. No comments were offered or received.

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

5. PD 2205-002 Villas PD Amendment

Special Magistrate Holt read the title of PD 2205-002 Villas PD Amendment. Wildwood BTR, LLC seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment. This is an amendment to the original Planned Development approved in August 2021 for 182 dwelling units. The owner would like to increase the number of dwelling units to 192, which is allowable under the Future Land Use designation of Medium High-Density Residential at the time of application. Representative Linton Smith was available to answer any questions. No comments were offered or received.

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

6. SP 2109-002 McDonald's @ Business Park 44

Special Magistrate Holt read the title of SP 2109-002 McDonald's @ Business Park 44. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of a 4,444-square-foot McDonald's. Representative Waylon Hoge P.E. was available to answer any questions. No comments were offered or received.

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

7. SP 2201-002 Oxford Village RV Resort

Special Magistrate Holt read the title of SP 2201-002 Oxford Village RV Resort. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an RV resort consisting of 266 RV spaces, an office, a recreation facility, and a pool. Engineer and representative Mike Radcliffe was available to answer any questions. No comments were offered or received.

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

8. SP 2202-002 Bethany Estates Medical Complex

Special Magistrate Holt read the title of SP 2202-002 Bethany Estates Medical Complex. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a medical complex to be constructed in three phases. Phase one will consist of one (1) 4,517 medical offices; phases two and three are not proposed at this time. Representative Danie Young was available to answer any questions. No comments were offered or received.

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

9. SP 2203-003 Villas at Wildwood

Special Magistrate Holt read the title of SP 2203-003 Villas at Wildwood. The applicant seeks a favorable recommendation from the Special Magistrate for the construction of one hundred and ninety-two (192) single-family attached rental units consisting of sixteen (16), six hundred and ninety-six (696) sq ft one-bedroom units, one hundred and eight (108), one thousand and ninety-five (1095) sq ft two-bedroom units, and sixty-eight (68), one thousand four hundred and forty-five (1445) sq ft three-bedroom units on 18.67 acres MOL. Representative Linton Smith was available to answer any questions. No 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 2:40 p.m. No comments were offered or received.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2110-002 One Hundred Oaks

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	RZ 2110-002 One Hundred Oaks
Ordinance No.	O2022-77
Parcel Numbers	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 of NE 37 th Place
Owner	One Hundred Oaks, LLC
Applicant	Kolter Group Acquisitions, LLC

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 PUD and R-1 to R-3 for the parcels listed above on 118.92 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment CP 2110-002 (O2022-76).

ANALYSIS: The applicant is proposing a mixed-use development consisting of 407 dwelling units along with commercial development at the site. Mixed-use residential development are encouraged in the City, to serve existing as well as new residents. A Planned Development Agreement will be required for this project.

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

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

The proposed rezoning to R-3 is consistent with the proposed Future Land Use Map designation of Medium Density Residential (MDR) and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.10 and Housing Policy 1.1.2.

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

The land use pattern of the surrounding area is residential and industrial. The proposed R-3 zoning designation will serve as a transition in this area to serve city residents. Staff is aware of development interest in this area of the City.

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

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.

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.

Streets:

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.

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

Development pressure has been increasing in the city as a result of the growth of The Villages®. A mixed use residential development at the subject property can serve residents of this development as well as surrounding property owners.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

A TIA has been submitted to Sumter County Public Works for review and has been accepted with conditions.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties in the vicinity have been developed by The Villages into a more suburban style over the last few years. That unique development style is expected to continue into the future. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION

SURROUNDING PROPERTIES

NORTH M-1

SOUTH M-1

EAST RR5C, RR1 & R2C (SUMTER COUNTY)

WEST R-1

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-77 (attached) subject to approval of O2022-76, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 08/31/2022

A handwritten signature in cursive script that reads "Terri O'Neal".

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. O2022-77

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

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 PUD & R-1 (City) to R-3 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

DONE AND ORDAINED this ____ day of _____, 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

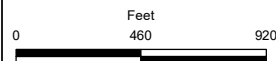
[illegible]

XYZ County Zoning

NE 37TH PL



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



MAP 3B

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 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 #	RZ 2203-002 Wildwood Apartments
Ordinance #	O2022-74
Applicant	Highland Engineering, Inc.
Owner	Ron & Diana Dixon
Property Location	Located at the intersection of E C 462 & CR 134, approximately 0.38 miles east of CR 127
Parcel Number(s)	D32-093 & D32-090
Date	8/22/22

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1C (Sumter County) to R-3 (City) for the parcels listed above on 6.11 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2203-002.

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

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

The proposed rezoning to R-3 is consistent with the proposed Future Land Use Map designation of Medium Density Residential and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.3, and Policy 1.1.10.

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

The proposed rezoning to R-3 is compatible with the current zoning in this area along E C 462. The property is intended to be used as a medium density residential development and is in close proximity to other properties with a R-3 & R-4 zoning designation.

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

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

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.

Streets: 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 maintained by the City. E C 462 is currently a

two-lane divided collector roadway that operates at a LOS C.

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

A mix of Central Mixed Use and residential development has been occurring along E C 462 over the last few years. The rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety:

The proposed Future Land Use change to R-3 according to the submitted traffic statement would add 356 daily trips and 31 peak hour trips to E C 462. A full traffic impact analysis accepted by Sumter County that would include any traffic mitigation needed to accommodate the increase in traffic on E C 462 and CR 134 will be required when the Site Plan is submitted to the city for review.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property:

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties along E C 462 are a mix of residential and Central Mixed-Use development. Properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION

SURROUNDING PROPERTIES

NORTH RR5C (COUNTY)
SOUTH RR1C (COUNTY), R-4 (CITY)
EAST RPUD (COUNTY), CMU & R-3 (CITY)
WEST RR1C (COUNTY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations, Design District Standards and Planned Development Agreement.

Staff recommends approval and favorable recommendation of Ordinance Number

O2022-74 subject to approval of O2022-73, which establishes a Future Land Use appropriate to the proposed zoning.



Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-74

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels 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 RR1C to R-3

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____

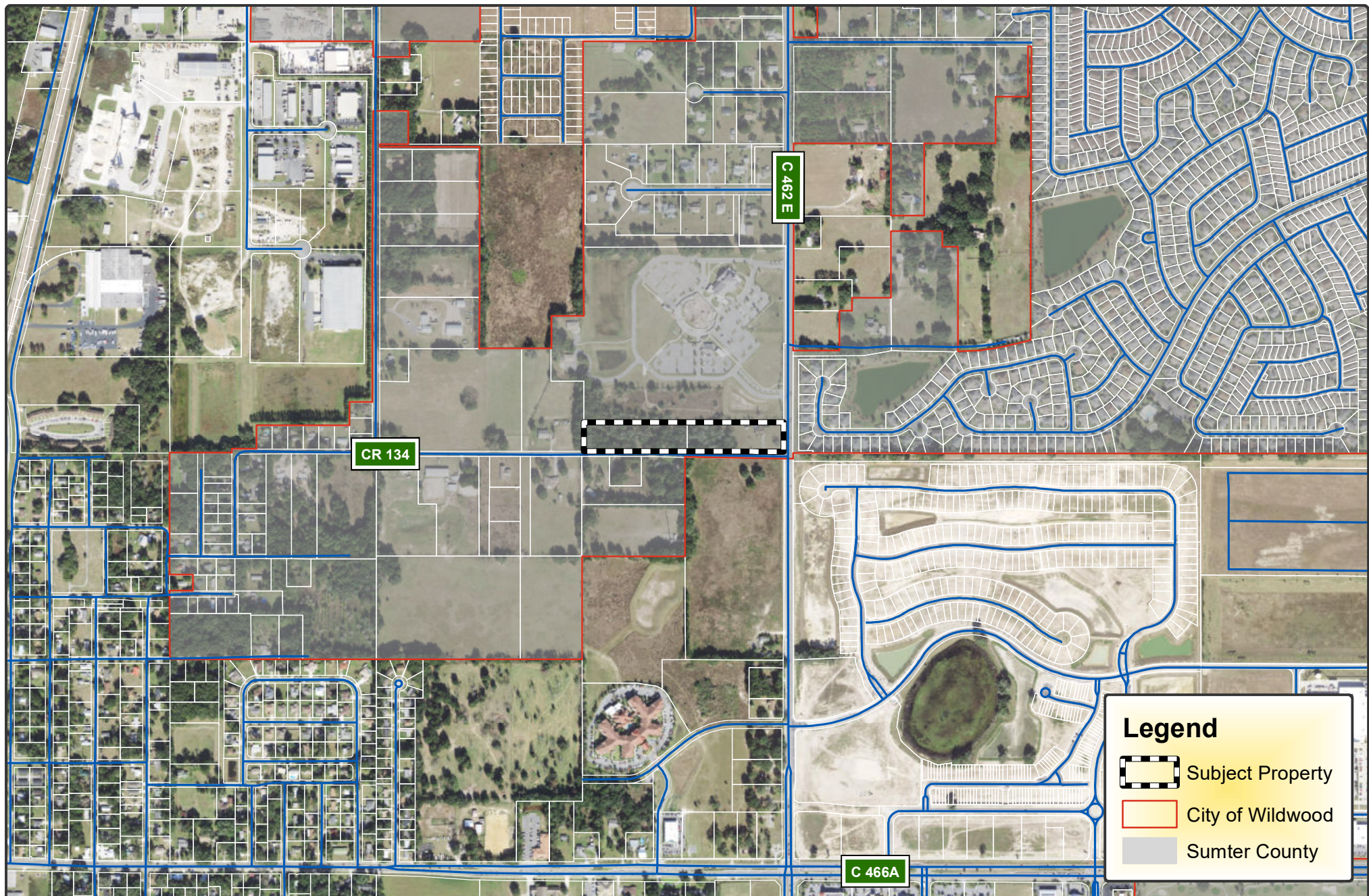
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

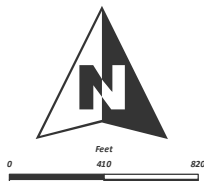
Approved as to form:

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2203-003 Highfield at Twisted Oaks

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-72 subject to approval of O2022-71, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2203-003 Highfield at Twisted Oaks
Ordinance #	O2022-72
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 favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C and RR5C (Sumter County) to R-4 (City) for the parcels listed above on 104.35 acres MOL. This request is accompanied by a concurrent Large Scale Comprehensive Plan amendment CP 2203-003.

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

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

The proposed rezoning to R-4 is consistent with the proposed Future Land Use Map designation of Medium High Density Residential and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.11 and Housing Policies 1.1.2 and 3.5.1.

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

Property to the south of the subject properties will be developed as a mixed use development and has an approved Planned Development Agreement in place. The city has recognized the need to provide a variety of housing types to support residents in the area who work in The Villages® development. The addition of single family housing at the subject property is appropriate because of the proximity of workplace locations available for residents.

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

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.

Potable 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. The City will also require an easement for utilities along CR 209.

Streets: 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.

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

Development pressure has been occurring in this area of the city to provide additional housing needed for existing and new city residents. This has resulted in changing conditions for this area of the City along with the realignment of E C 462 which will occur immediately south of the subject properties. Additional housing options will serve residents who work in the area.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

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. The City will require an easement along CR 209 for possible future road improvements. Sumter County Public Works has accepted the TIA with conditions noted on the TIA report.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties in the vicinity have been developing into a more suburban style over the last few years. Surrounding properties are permitted to develop in accordance with their zoning map designation.

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations, the Design District Standards, the accepted TIA approved with conditions by Sumter County Public Works as well as any Developer's Agreements that may be needed to ensure proper connection to city utilities.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR5C, A10C, RR1C (COUNTY)
SOUTH	NMU-7 (CITY)
EAST	RR5C, RR1C, A10C (COUNTY)

WEST	RR1C (COUNTY)
------	---------------

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. O2022-64

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels G04-018 & G04-009
Wildwood United Methodist Church/Donna K. Jones ETAL (Owner)
12.74 Acres +/-

LEGAL DESCRIPTION:

PARCEL 1

THE SOUTH 191.45 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY, AND LESS ADDITIONAL ROAD RIGHT-OF-WAY CONVEYED TO SUMTER COUNTY IN OFFICIAL RECORDS BOOK 2105, PAGE 546, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL 2

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR CR-142 IN NORTHWEST CORNER.

CONTAINS 12.74 ACRES, MORE OR LESS.

This property is to be reclassified from RR5C, RR1C and R2M (Sumter County) to CMU (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

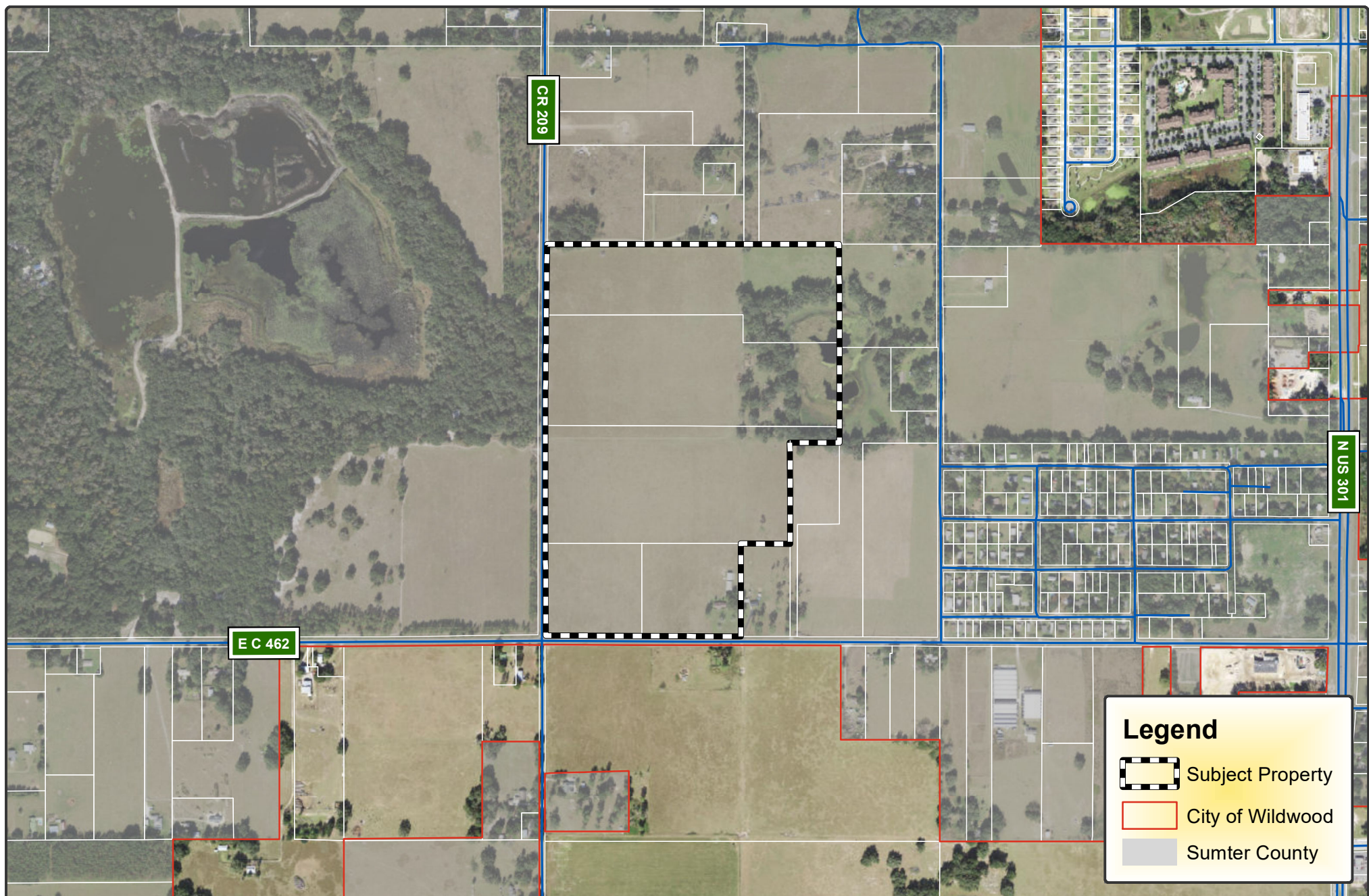
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

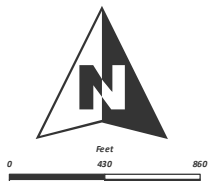
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP 2203-003 / RZ 2203-003

HIGHFIELD AT TWISTED OAKS

PARCELS D30-030, D30-031, D30-047, D30-080 & D30-091

MAP 1B

**LOCATION
MAP**

**MARCH
2022**



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 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 #	RZ 2206-005 Evolve at Wildwood
Ordinance #	O2022-79
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	8/23/22

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1C & RR5C (Sumter County) to R-5 (City) for the parcels listed above on 16.7 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2206-005.

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

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

The proposed rezoning to R-5 is consistent with the proposed Future Land Use Map designation of High Density Residential and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.3, and Policy 1.1.10. The proposed changes also coincide with Objective 1.9 of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such this change is consistent with the 2035 Comprehensive Plan.

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

The proposed rezoning to R-5 is compatible with the current zoning in this area along US 301. The property is intended to be used as a high-density residential development and is within range of other properties designated with an R-3 & R-5 zoning designation. The proposed development would abide by Policy 1.9.1 and directly counteract urban sprawl.

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

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

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.

Streets: Access to the property is proposed from US 301, which is maintained by the State of Florida, and CR 108 (Perry Street), which is a minor local road maintained by the county. US 301 is currently a four-lane divided principle arterial roadway that operates at a LOS C. The intersection of US 301/CR 472 is projected to operate at LOS F, however Sumter County plans to improve the existing intersection within two years which is expected to alleviate these concerns.

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

The surrounding area is a mix of commercial and low density residential developments, which could be considered urban sprawl which would contradict Objective 1.9 of the 2035 Comprehensive Plan in the Future Land Use Element section. The rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety:

The proposed rezoning change to R-5 according to the submitted traffic analysis would add 1,768 daily trips and 105 A.M. & 134 P.M. peak hour trips to the intersection of US 301 and CR 108. A full traffic impact analysis accepted by Sumter County that includes traffic mitigation needed to accommodate the increase in traffic for the proposed development at max build out was completed and accepted.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property:

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties along US 301 & CR 108 are a mix of residential and Commercial development. Properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION

SURROUNDING PROPERTIES

	RR5C, CL, CH & R6C (COUNTY) C-3
NORTH	(CITY)
SOUTH	CH & A10C (COUNTY), C-3 (CITY)
	A10C, RR1, & R2M (COUNTY), C-3
EAST	(CITY)
WEST	C-3 & R-1 (CITY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations, Design District Standards and Planned Development Agreement.

Staff recommends approval and favorable recommendation of Ordinance Number O2022-79 subject to approval of O2022-78, which establishes a Future Land Use appropriate to the proposed zoning.

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. O2022-79

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels 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 RR1C & RR5C to R-5 containing 16.7 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

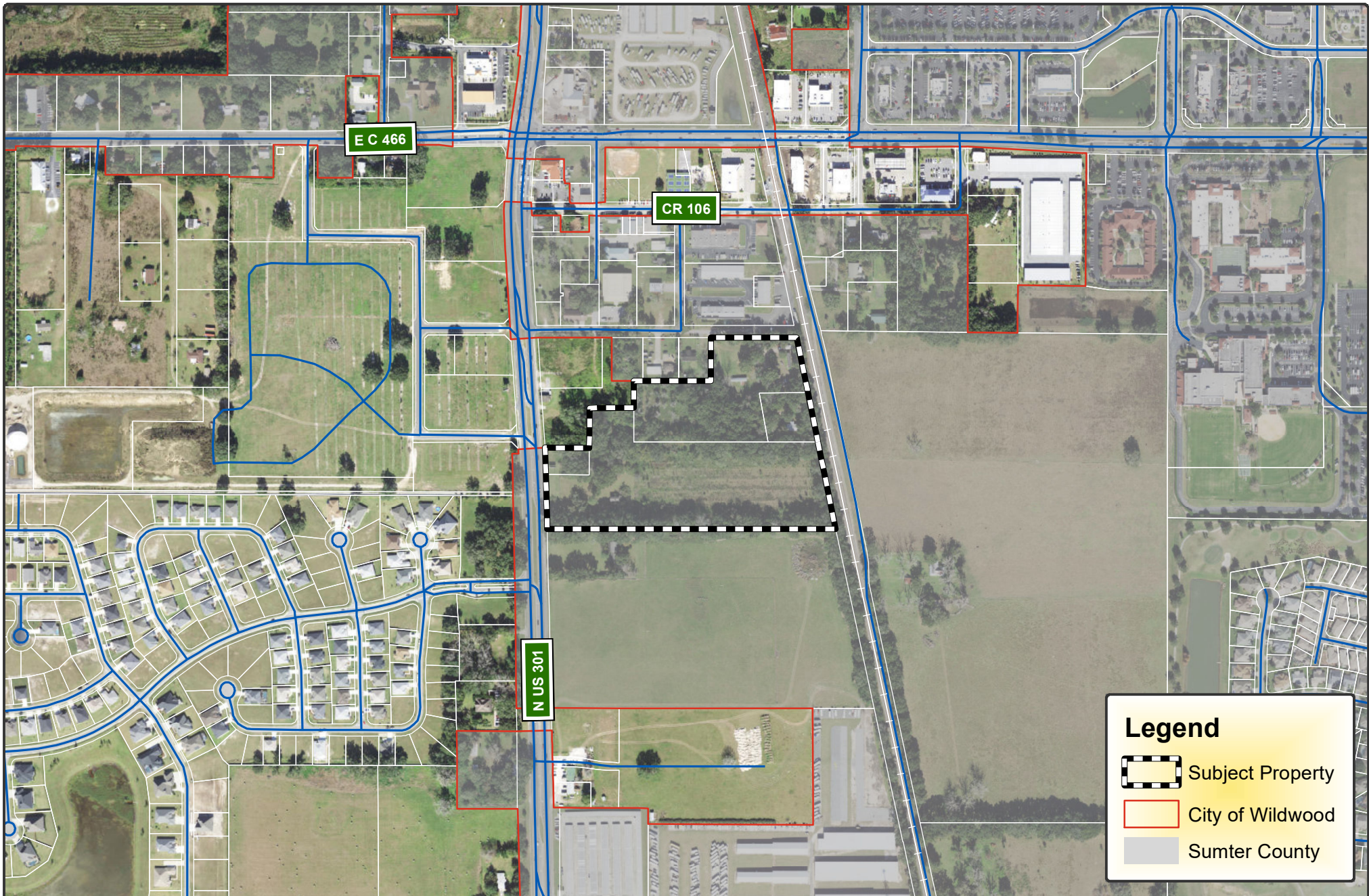
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

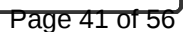
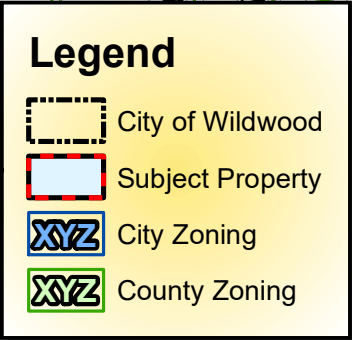
Second Reading: _____

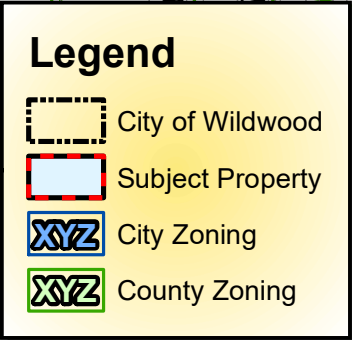
Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 275 550	CP 2206-005 / RZ 2206-005 EVOLVE AT WILDWOOD PARCELS D17-050, D17-058, D17-072 & D17-110	MAP 1B LOCATION MAP JULY 2022
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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)

REQUESTED ACTION: Staff recommends approval contingent on the satisfaction of the Public Works Director's outstanding requirement to resurface CR 203 from Hwy 301 to the second road entrance. Road resurfacing plans must be submitted before placement on the city commission agenda.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2104-003 Keys at Wildwood I (FKA Keys at the Villages I)

Parcel Number(s): D07-014

Acreage: 19.1429 +/-

Property Location: The subject property is generally located 0.42 miles north of E C 466 and 0.19 miles south of CR 204 off of CR 203.

Owner/Applicant: BDG SP Sumter, LLC

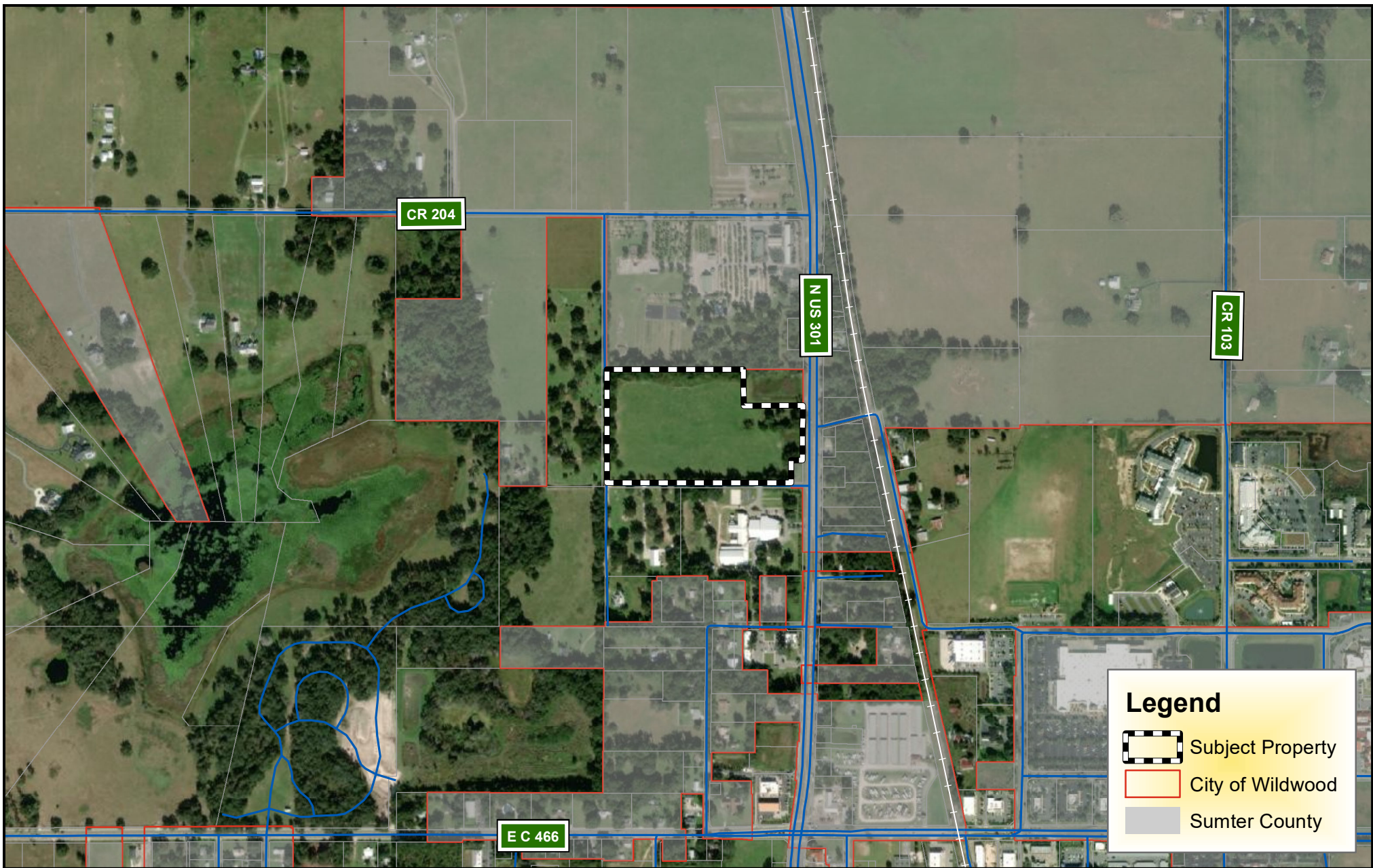
The applicant is seeking a favorable recommendation from the Planning & Zoning Board / Special Magistrate, for 190 residential units (95 duplex buildings), dog park, playground, pool, and a clubhouse with associated parking and drive aisles.

Staff recommends approval contingent on the satisfaction of the Public Works Director's outstanding requirement to resurface CR 203 from Hwy 301 to the second road entrance. Road resurfacing plans must be submitted before placement on the city commission agenda.

DATED: 08/31/2022



Kyla Luna
Planner, Development Services

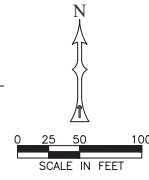
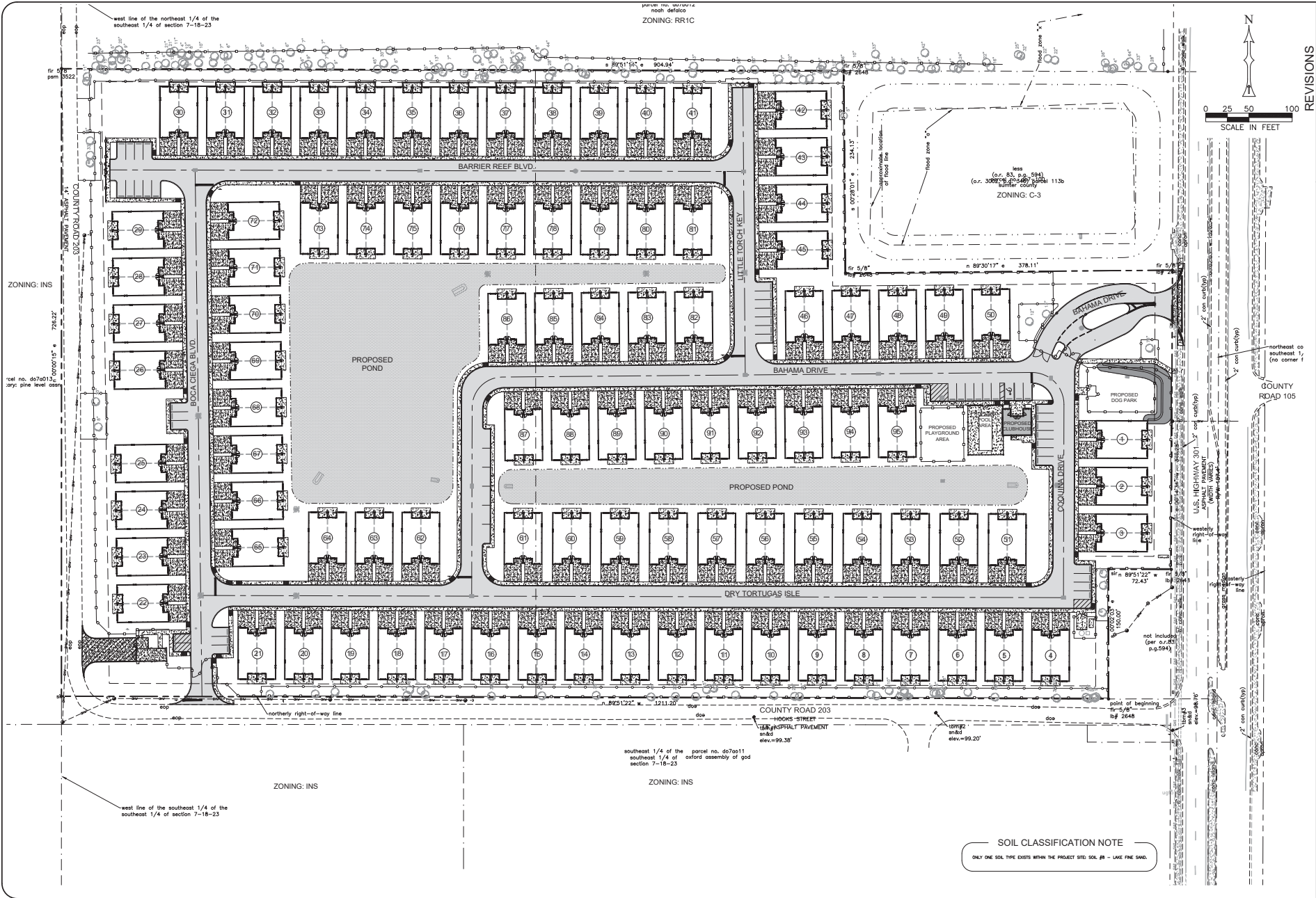


Legend

- Subject Property
- City of Wildwood
- Sumter County

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 530 1,060	LOCATION MAP SP 2104-003 KEYS AT THE VILLAGES I PARCEL D07-014	
			APRIL 2021	
			MAP 1B	

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REVISIONS	
NO.	DATE
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57	06/03/2022
58	06/03/2022
59	06/03/2022
60	06/03/2022
61	06/03/2022

NATIVE engineering, LLC
P.O. Box 2840
JACKSONVILLE, FL 32202
JULIE TORCH KEY
(813) 534-2539
AUTHORIZATION NUMBER: 28759

THE KEYS AT WILWOOD I
FOR
BDG SP SUMTER, LLC
5403 WEST GRAY ST, TAMPA, FL 33609

OVERALL SITE PLAN

SOIL CLASSIFICATION NOTE
ONLY ONE SOIL TYPE EXISTS WITHIN THE PROJECT SITE: SB - LAKE FINE SAND.

JOSHUA S. BRADLEY
State of Florida
Professional Engineer
License No. 000230
I am not responsible for any errors or omissions in this drawing or any other documents prepared by me or my firm, which may result from the use of this drawing or any other documents prepared by me or my firm, for any purpose other than that for which it was prepared.

SHEET NUMBER
C5.0
S-1-R
07-18-23

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2112-012 Solamar at Wildwood (FKA Village Pointe)

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER SP 2112-012 Solamar at Wildwood (FKA Village Pointe)

PARCEL NUMBERS G05-009

ACREAGE 27.96 +/-

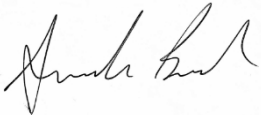
PROPERTY LOCATION The subject property is generally located north along Cleveland Ave, approximately 0.25 miles west of E C 462, and approximately 0.25 miles south of CR 134.

OWNER 1201 Cleveland Ave, LLC

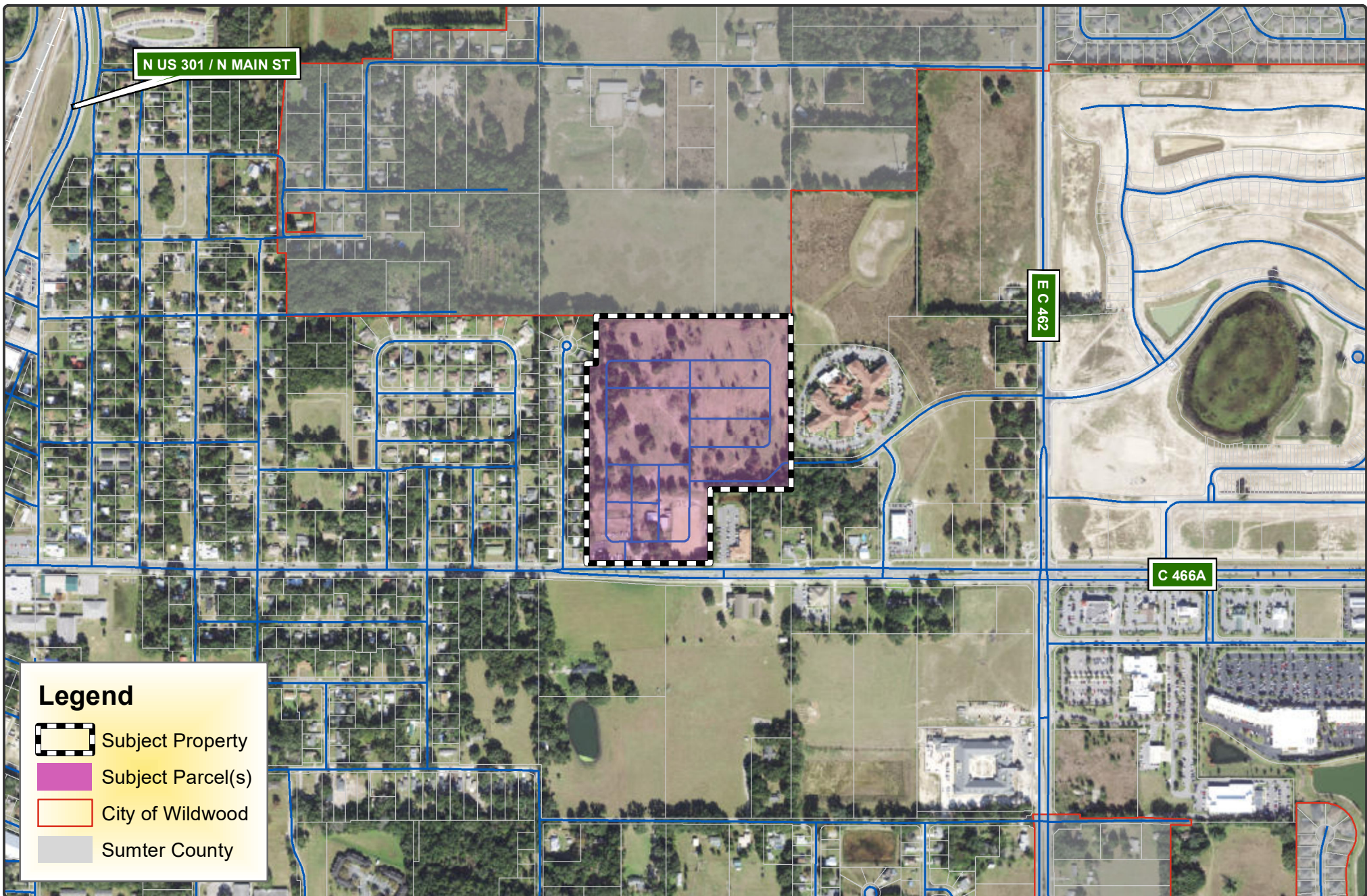
APPLICANT Mas Development Corporation

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of two hundred and forty-three (243) multi-family residential units, a seven thousand one hundred and seven (7,107) sq ft clubhouse with a four thousand two hundred and eighty-two (4,282) sq ft pool and spa, a nine hundred and sixty-three (963) sq ft maintenance building, an open air dog park, and an open air BBQ and play area.

Staff recommends approval.



DATED: 08/26/2022
Amanda Bush
Planner, Development Services



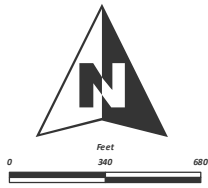
Legend

-  Subject Property
-  Subject Parcel(s)
-  City of Wildwood
-  Sumter County



CITY OF WILDWOOD

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



SP 2112-012

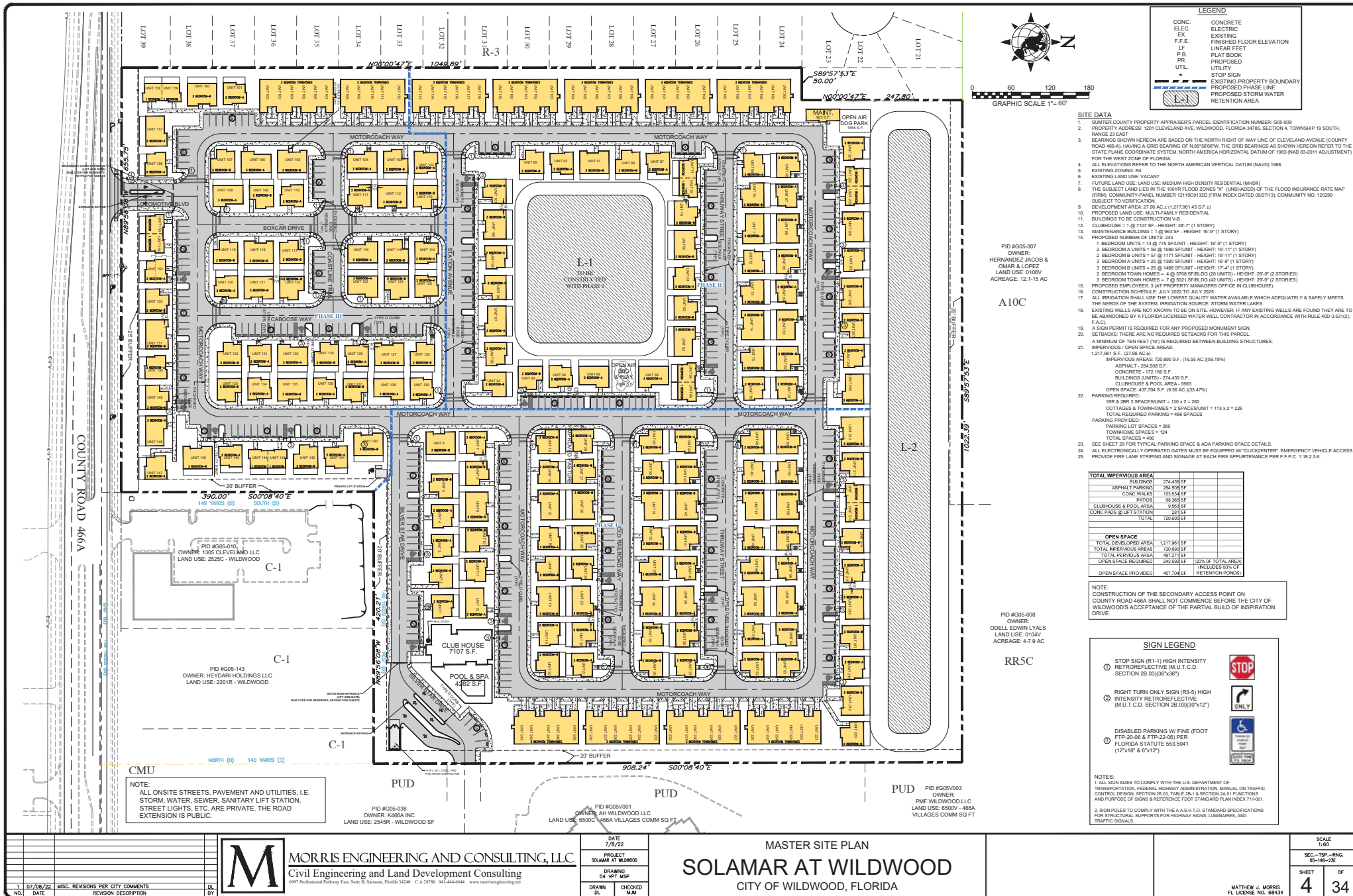
SOLAMAR AT WILDWOOD (FKA VILLAGE POINTE)

PARCEL G05-009

MAP 1B

LOCATION
MAP

AUGUST
2022



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2202-003 Wildwood Storage

REQUESTED ACTION: **Staff recommends approval.**

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2202-003 Wildwood Storage

Parcel Number: D29A024

Acreage: 5.82 +/-

Property Location: The subject property is generally located 0.63 miles north of E C 462 and 1.05 miles south of C 472 on the eastside of N US 301.

Owner: Wildwood Storage Phase I, LLC

Applicant: George & Associates Consulting Engineers, Inc

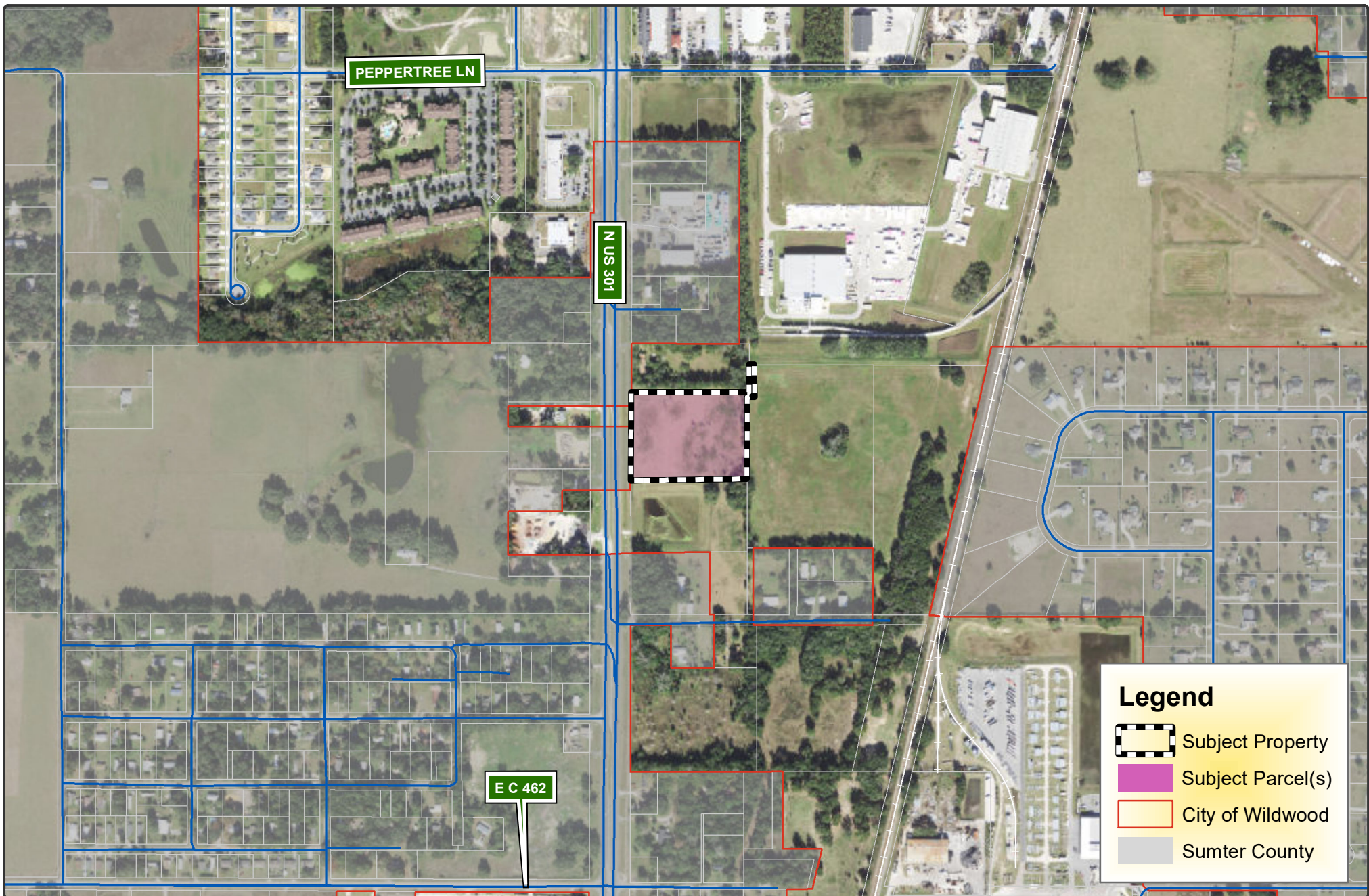
The applicant is seeking a favorable recommendation from the Planning & Zoning Board / Special Magistrate, for 87 condominiumized recreational private vehicle storage with a total of 85,800 sq. ft of proposed buildings.

Staff recommends approval.

DATED: 09/01/2022



Kyla Luna
Planner, Development Services



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center

REQUESTED ACTION: Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

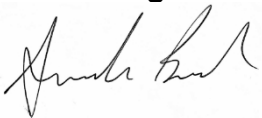
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center
PARCEL NUMBERS	G29A021, G29A022 & G29A027
ACREAGE	4.66 +/-
PROPERTY LOCATION	Subject property is generally located on the north side of Warm Springs Ave, approximately 0.10 miles west of CR 507 and on the west side of CR 507, approximately 0.09 miles north of Warm Springs Ave.
OWNERS	3102 Wildwood, LLC & Ocala Eye Properties, LLC
APPLICANT	3102 Wildwood, LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for the construction of an eight thousand six hundred and fifty-eight (8,658) sq ft ambulatory surgery center and a thirteen thousand seven hundred and twenty-four (13,724) sq ft medical office building.

Staff recommends approval contingent on the resolution of the City Attorney's outstanding comment.



DATED: 08/26/2022

Amanda Bush

Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

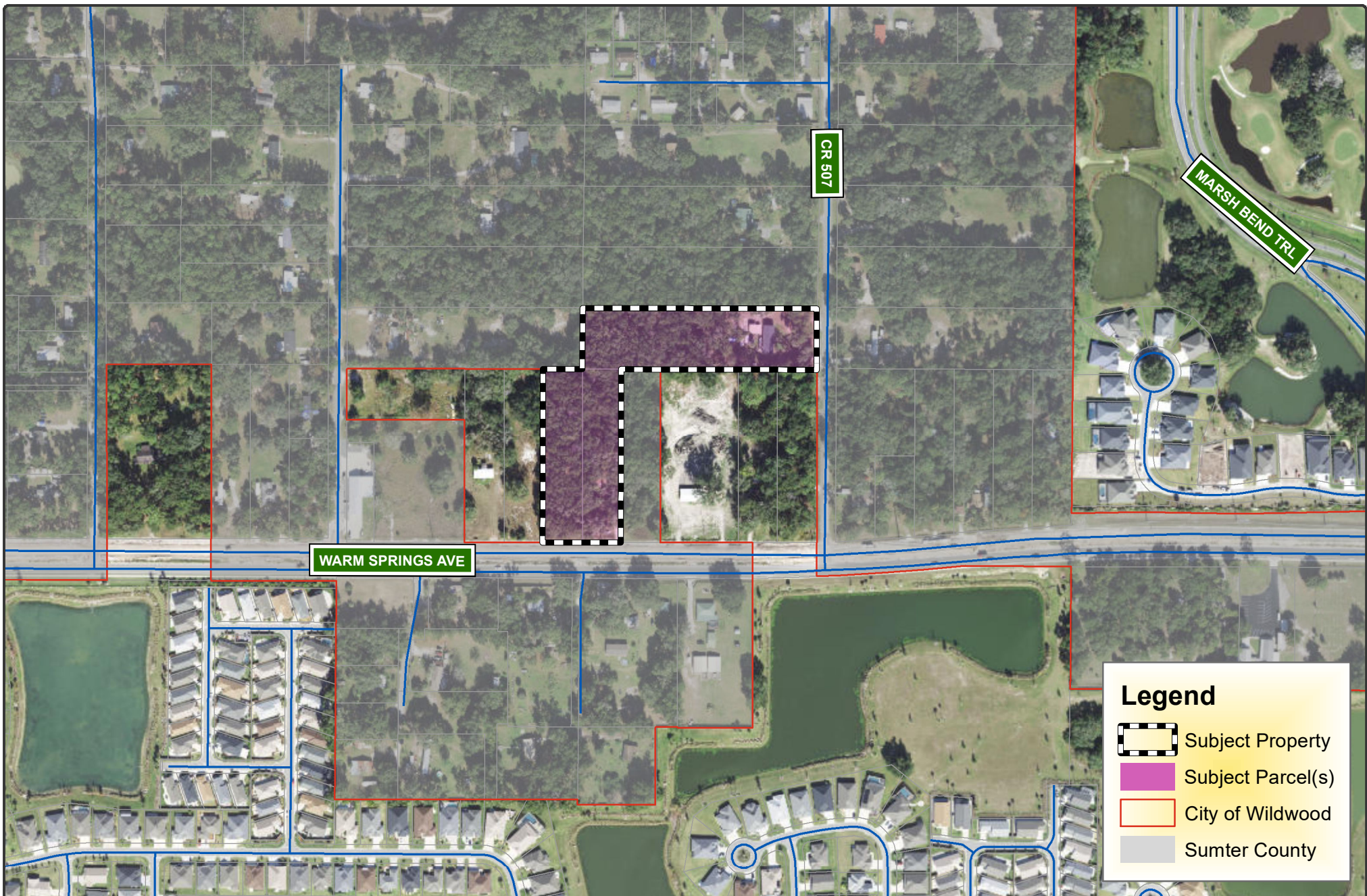
Project #: SP 2204-001

Name: Ocala Eye Medical Office Building & Ambulatory Surgery Center

Representative: Kerry Hardin – Collins Engineering

CITY ATTORNEY

1. Deed showing joint ownership of parcels will need to be submitted prior to final clearances from City. Otherwise, cross-access easement will be required.
Receipt of purchase and sale agreement acknowledged. Project can go forward with standing comment.



**CITY OF
WILDWOOD**

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



SP 2204-001

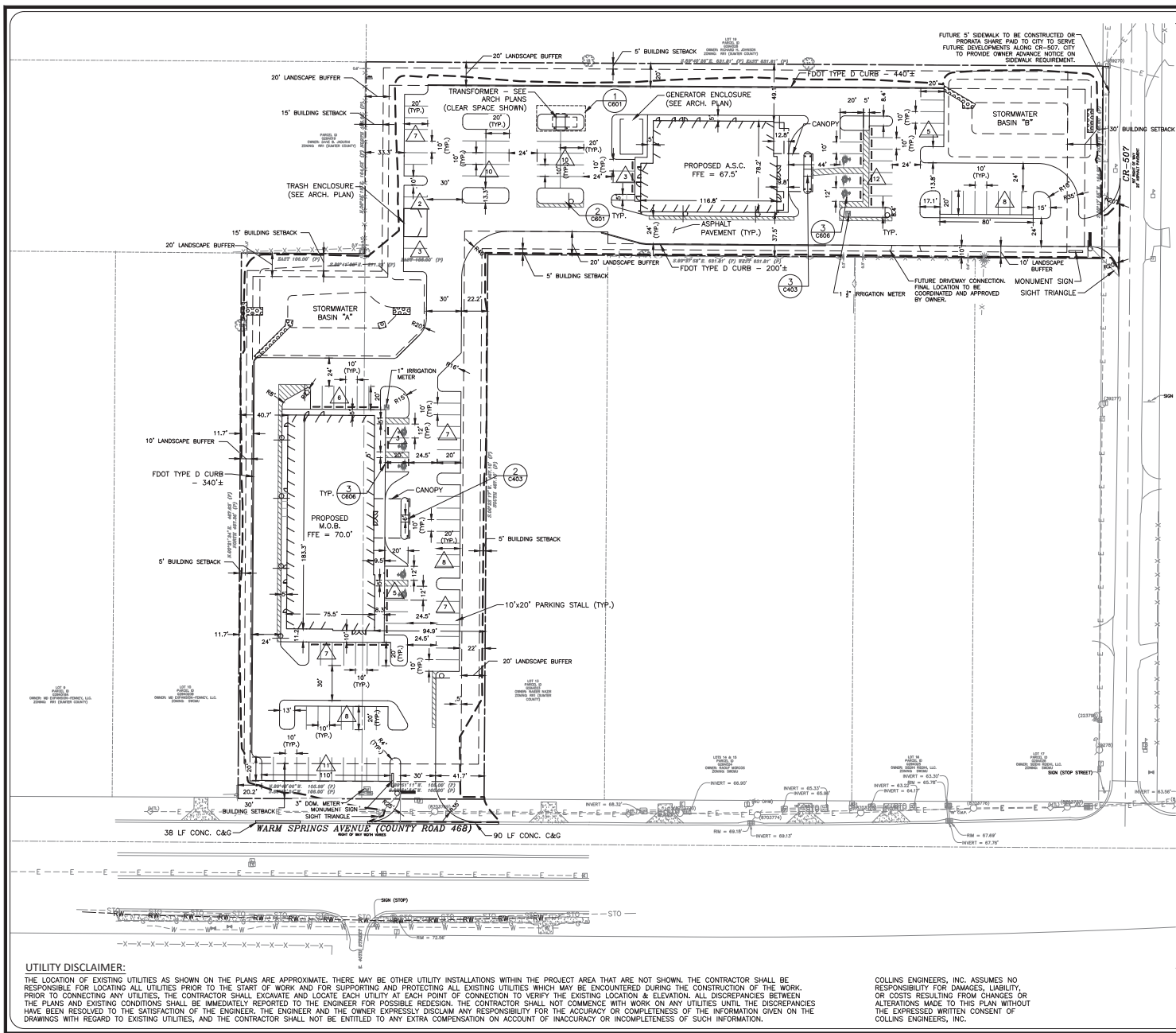
OCALA EYE MEDICAL OFFICE BUILDING & AMBULATORY SURGERY CENTER

PARCELS G29A027, G29A021 & G29A022

MAP 1B

**LOCATION
MAP**

**APRIL
2021**



LEGEND:

- PROPOSED BUILDING
- NUMBER OF PARKING SPACES
- PROPOSED PAVEMENT MARKING
- PROPOSED LIMIT OF DISTURBANCE
- RIPRAP

- NOTES:**
- PROPOSED BUILDING OUTLINE PROVIDED BY ACI BOLAND ARCHITECTS, IN FILE NAMED FLOORPLAN-01-FLOORPLAN-OVERALL.DWG, RECEIVED 4/21/2021. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. ALL BUILDING INFORMATION SHOWN ON THIS PLAN IS FOR REFERENCE ONLY.
 - SEE SHEET C100 FOR BASIS OF BEARINGS AND SITE BENCHMARK DATA.

PARKING TABULATION

REGULAR PARKING SPACES PROVIDED	114
ADA ACCESSIBLE SPACES	8
TOTAL SPACES PROVIDED	122
TOTAL SPACES REQUIRED PER WILDWOOD, FL LAND DEVELOPMENT REGULATIONS TABLE 6-12:	
1 SPACE PER 250 SF GROSS FLOOR AREA:	
MOB: 13,724 SF	55
ASC: 8,658 SF	35
TOTAL:	90 SPACES
ADA SPACES REQUIRED PER FLORIDA BUILDING CODE TABLE 208.2 - 5 SPACES	
ADA SPACES PROVIDED:	
MOB: 5 SPACES	
ASC: 3 SPACES	
TOTAL:	8 SPACES

ADDRESS AND PROPERTY DESCRIPTION

MOB:
4508 WARM SPRINGS AVE
LOTS 11-12, BLOCK B, WILDWOOD RANCH, PLAT BOOK 3, PAGES 29A AND 29B.
ZONING: SWCMU - SOUTH WILDWOOD COMMERCIAL MIXED USE
1-STORY BUILDING
BUILDING HEIGHT: 21'-6"
ESTIMATED NUMBER OF EMPLOYEES: 33
GROSS SITE AREA: 2.27 Ac
TOTAL IMPERVIOUS AREA: 1.47 Ac (65%)

ASC:
3102 CR-507
LOT 18, BLOCK B, WILDWOOD RANCH, PLAT BOOK 3, PAGES 29A AND 29B.
ZONING: SWCMU - SOUTH WILDWOOD COMMERCIAL MIXED USE
1-STORY BUILDING
BUILDING HEIGHT: 21'-6"
ESTIMATED NUMBER OF EMPLOYEES: 16
GROSS SITE AREA: 2.39 Ac
TOTAL IMPERVIOUS AREA: 1.48 Ac (62%)

SITE PLAN

SCALE: 1" = 40'

UTILITY DISCLAIMER:
THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES PRIOR TO THE START OF WORK AND FOR SUPPORTING AND PROTECTING ALL EXISTING UTILITIES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF THE WORK. PRIOR TO CONNECTING ANY UTILITIES, THE CONTRACTOR SHALL EXCAVATE AND LOCATE EACH UTILITY AT EACH POINT OF CONNECTION TO VERIFY THE EXISTING LOCATION & ELEVATION. ALL DISCREPANCIES BETWEEN THE PLANS AND EXISTING CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR POSSIBLE REDESIGN. THE CONTRACTOR SHALL NOT COMMENCE WITH WORK ON ANY UTILITIES UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED TO THE SATISFACTION OF THE ENGINEER. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING UTILITIES, AND THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION.

COLLINS ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY, OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF COLLINS ENGINEERS, INC.

COLLINS ENGINEERS
2033 West Howard Avenue
Milwaukee, WI 53221
Phone: 414-254-4505
Fax: 414-254-4505

Catalyst
healthcare real estate
2060 N. Humboldt Blvd
Suite 225
Milwaukee, WI 53212

**OCALA EYE MOB & ASC
SITE PLAN**

NO.	DATE	DESIGN BY	DESCRIPTION
1	06/17/22	KCH	CITY COMMENTS
2	07/18/22	KCH	PER CITY COMMENTS

CEI PROJECT: 60-13511
DESIGN BY: GEM
DRAWN BY: MDG
CHECKED BY: KCH
DATE: 04/04/2022
SCALE: 1" = 40'
SHEET NO: C300

CITY OF WILDWOOD PERMIT SET - ISSUED FOR REVIEW ONLY

Wildwood, FL