



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

Agenda
Regular Meeting
October 4, 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 - August 6, 2022 at 2:15PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2207-001 Tillman Villas**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN

ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PARCEL C36-005

The applicant is seeking approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning A10C (Sumter County) to R-3 (City) for the parcels listed above on 20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2207-001. **Staff recommends approval and favorable recommendation of Ordinance Number O2022-83 subject to approval of O2022-82, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2208-001 Commander's Pointe

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

PARCEL C13-109

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning C-2A (City) to R-5 & C-3 (City) for the parcels listed above on 47.47 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2208-001. **Staff recommends approval**

3. SP 2207-006 VOSO Phase 12 D, E, & F Master Plan

Parcels K11-001, K12-001, K12-002, K12-003, K13-001, K13-002, K13-003, K13-011, K13-040, K13-041, K14-001, K14-002, K23-001, & K24-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for VOSO Phase XII D, E & F, a master plan, not to exceed 3,000 dwelling units, on 1,459.18 acres MOL. **Staff recommends approval.**

V. ADJOURNMENT

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

October 4, 2022 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 6, 2022 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Peavy	Development Services Director	Present
Amanda Bush	City Planner I	Present
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	Present
Silas Daniels	Technical Data Manager	Present

Special Magistrate Holt brought the meeting to order, followed by the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

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

The minutes from the August 2, 2022, meeting were approved by Special Magistrate Holt. No comments were offered or received.

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

III. OLD BUSINESS

1. RZ 2110-002 One Hundred Oaks

Special Magistrate Holt read the title of RZ 2110-002 One Hundred Oaks. Development Services Director Melanie Peavy stated that 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 G19-011, G19-020 & G30-048 on 118.92 acres MOL. Staff recommends approval.

Matt Morris, representing the applicant, was present to answer any questions. No comments were offered or received.

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

IV. NEW BUSINESS

1. RZ 2203-002 Wildwood Apartments

Special Magistrate Holt read the title of RZ 2203-002 Wildwood Apartments. City Planner Shaun Raja stated that 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 D32-093 & D32-090 on 6.11 acres MOL. Staff recommends approval. Jeff Banker from Highland Engineering was present to answer any questions. No comments were offered or received.

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

2. RZ 2203-003 Highfield at Twisted Oaks

Special Magistrate Holt read the title of RZ 2203-003 Highfield at Twisted Oaks. Development Services Director Melanie Peavy stated that 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 D30-030, D30-080, D30-031, D30-047 & D30-091 on 104.35 acres MOL. Staff recommends approval. Matt Morris, representing the owner applicant, was present to answer any questions. No comments were offered or received.

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

3. RZ 2206-005 Evolve at Wildwood

Special Magistrate Holt read the title of RZ 2206-005 Evolve at Wildwood. City Planner

Shaun Raja stated that 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 D17-050, D17-058, D17-072 & D17-110 on 16.7 acres MOL. Staff recommends approval. Special Magistrate Holt stated that she did see where Sumter County had slated improvements for that intersection. Attorney James Wade, the representative for the owner applicant, was present to answer any questions. No comments were offered or received.

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

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

Special Magistrate Holt read the title of SP 2104-003 Keys at Wildwood I (fka Keys at the Villages I). City Planner 1 Amanda Bush stated that the applicant is seeking a favorable recommendation from the Planning & Zoning Board / Special Magistrate for 190 residential units (95 duplex buildings), a dog park, a playground, a 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. No comments were offered or received.

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

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

Special Magistrate Holt read the title of SP 2112-012 Solamar at Wildwood (fka Village Pointe). City Planner 1 Amanda Bush stated that 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. Matt Morris, representing the owner applicant, was present 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 2202-003 Wildwood Storage

Special Magistrate Holt read the title of SP 2202-003 Wildwood Storage. City Planner 1 Amanda Bush stated that 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. Robert George of George and Association, the representative for the applicant, was present 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 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center

Special Magistrate Holt read the title of SP 2204-001 Ocala Eye Medical Office Building & Ambulatory Surgery Center. City Planner 1 Amanda Bush stated that 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. Anthony Lampasonia, the representative for the applicant, was present to answer any questions.

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

V. ADJOURNMENT

The meeting was adjourned at 2:41 p.m.

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 2207-001 Tillman Villas

REQUESTED ACTION: Staff recommends approval and favorable recommendation of Ordinance Number O2022-83 subject to approval of O2022-82, 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 2207-001 Tillman Villas
Ordinance #	O2022-83
Applicant	Gillio Development, Matt Gillio
Owner	Carol Bennett
Property Location	Generally located along the west side of CR 209 and approximately 0.24 miles south of E C 462.
Parcel Number(s)	C36-005

The applicant is seeking approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning A10C (Sumter County) to R-3 (City) for the parcels listed above on 20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2207-001.

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. This is also consistent with the intent of the Comprehensive Plan as stated in FLU Policies 1.1.1, 1.1.4 and 1.2.8.

(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 CR 209. The property is intended to be used as a medium density residential development and is within range of other properties designated with R-1 and R-2 zoning designations to the North, West and South.

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

Schools: The residential development is proposed to add 50 students to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: The subject properties are in an infill and expansion service area according to the 2019 Utility Master Plan. There is currently a 12" force main located at US 301 and C462. There will be a 12" water main that runs along CR 209 once Phase 3 of the water main extension project has been completed. The date of completion is not available.

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

Streets: The entrance to the development would be on CR 209, from E C 462, which is a major collector road. Proposed daily trips for the proposed townhome development is 872. A full TIA will be required at the site plan stage for review and acceptance by Sumter County Public Works.

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

The rezoning to R-3 is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed MDR 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-3 according to the submitted traffic statement would result 872 daily trips for the proposed residential townhome development, on CR 209. A full traffic impact analysis accepted by Sumter County that includes traffic mitigation needed to accommodate the increase in traffic is required at the Site Plan stage.

(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 CR 209 are already a mix of residential zonings. 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 R2C & RR5C (COUNTY) & R-2 (CITY)

SOUTH A10C (COUNTY)

EAST NMU-7 (CITY)

WEST R-2 (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

O2022-83 subject to approval of O2022-82, which establishes a Future Land Use appropriate to the proposed zoning.



Terri O'Neal
Development Services Planning Manager

ORDINANCE NO. O2022-83

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:

Parcel C36-005
Carol Bennett (Owner)
20 Acres +/-

LEGAL DESCRIPTION:

The North ½ of the Southeast ¼ of the Northeast ¼ of Section 36, Township 18 South, Range 22 East, Sumter County, Florida, LESS right-of-way for County Road No. 209 across the East side thereof.

This property is to be reclassified from A10C (Sumter County) to R-3 (City), on 20 acres MOL.

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

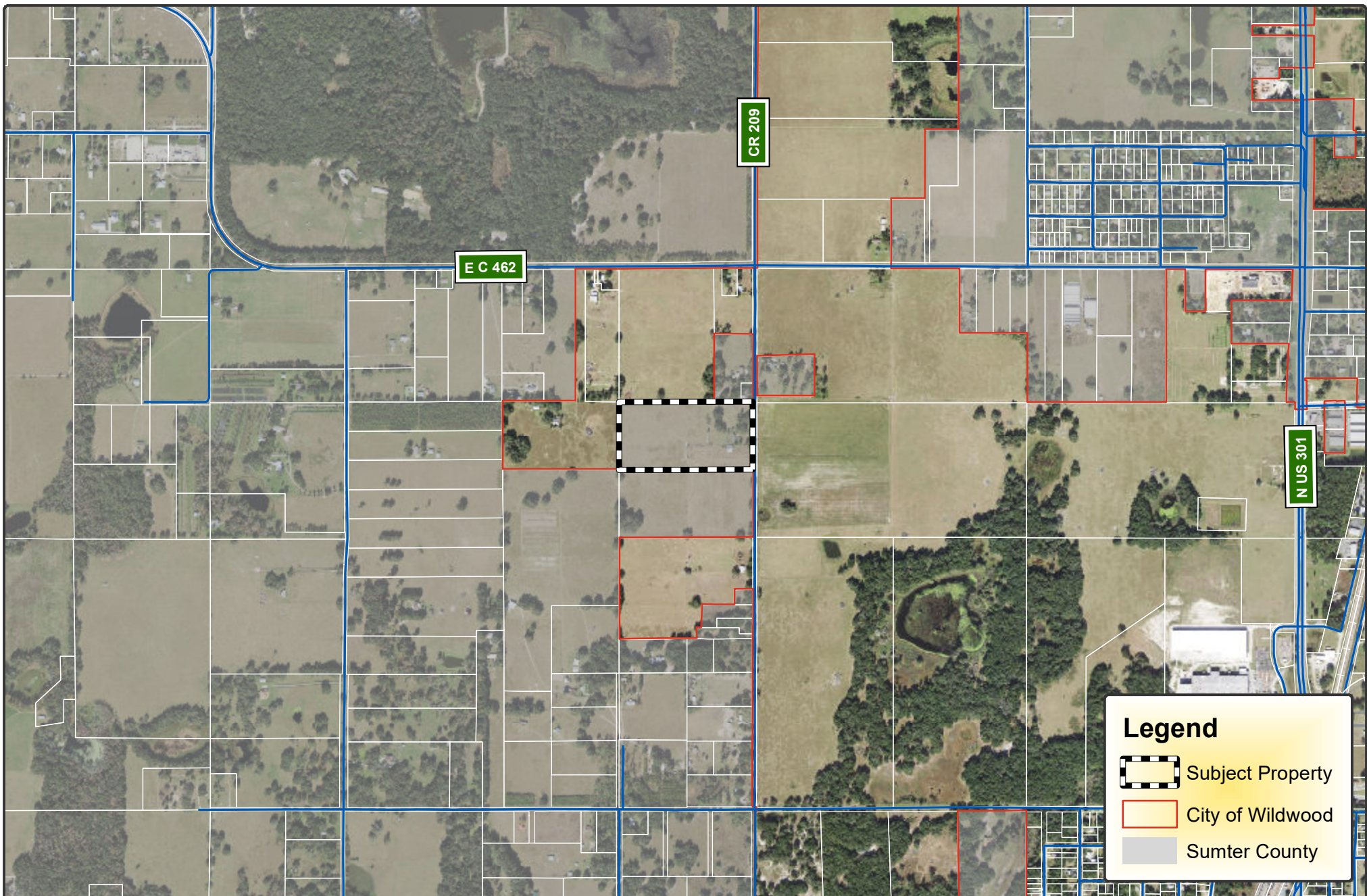
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

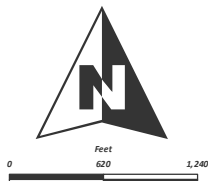
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP 2207-001 / RZ 2207-001

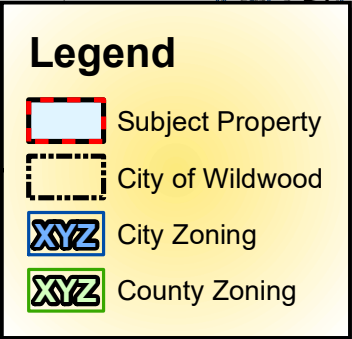
TILLMAN VILLAS

PARCEL C36-005

MAP 1B

**LOCATION
MAP**

**JULY
2022**



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2208-001 Commander's Pointe

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2208-001 Commander's Pointe
Ordinance #	O2022-85
Applicant	Hall Robertson
Owner	Acorn Investments, LLC
Property Location	Located south of E C 466 and west of CR 209
Parcel Number(s)	C13-109
Date	9/12/22

The applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning C-2A (City) to R-5 & C-3 (City) for the parcels listed above on 47.47 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2208-001.

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 & C-3 is consistent with the proposed Future Land Use Map designation of High Density Residential and General Commercial. This is also consistent with the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4, and Policy 1.2.8. These proposed changes also coincide with Objectives 1.2 and Objective 1.4 of the Future Land Use Element, which is to cultivate a more sustainable community by discouraging urban sprawl through a future land use pattern which promotes orderly, compact development. While continuing to create an environment that fosters, supports, and champions economic growth. As such this change is consistent with the 2050 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 CR 209. The property is intended to be used as a high-density residential development and is within range of other properties designated with R-2 & R-4 zoning designations to the East and South. Whereas the Commercial C-3 zoning would be along E C 466 and is consistent with the other commercial zoning designations along E C 466. The proposed development would abide by Policy 1.2.8(a)(e)(i), as the proposed development contributes to a mix of land use, assists in developing a thriving and equitable economy, while preventing the spread of urban

sprawl through compact design.

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

Schools: The residential development is proposed to add 179 students to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: The subject properties are in an infill 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 466, which is maintained by the Sumter County, and CR 209 which is a minor local road maintained by the county as well. US 301 is currently a two-lane divided major arterial roadway that operates at a LOS D. The proposed Future Land Use change to HDR and Commercial of the proposed development is estimated to reduce overall daily trips by approximately 795. A full traffic impact analysis will need to be conducted for the site plan and approved by Sumter County. Any concerns the county may have with projected long-term increases to traffic along CR 209 would need to be addressed.

(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 conflict with Objective 1.2 of the 2050 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 statement would result in an overall reduction of approximately 795 daily trips along E C 466 and CR 209. A full traffic impact analysis accepted by Sumter County that includes traffic mitigation needed to accommodate the increase in traffic may be required at the Site Plan stage to address Sumter County's concerns along CR 209. However, the change from the existing C-2A has resulted in a reduction in estimated traffic, alleviating congestion concerns.

(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 466 & CR 209 are already 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

NORTH RR5C, RR1 & A10C (COUNTY) C-2 (CITY)

SOUTH RR5C (COUNTY), R-2 (CITY)

EAST A10C, RR1, RR1C (COUNTY), C-3 & R-4 (CITY)

WEST A10C, RR1, RR1C & RR5C (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 O2022-85 subject to approval of O2022-84, which establishes a Future Land Use appropriate to the proposed zoning.

A handwritten signature in cursive script that reads "Shaun Raja".

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-85

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:

Parcel C13-109
Acorn Investments, LLC (Owner)
47.47 Acres +/-

LEGAL DESCRIPTION:

PARCEL A

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 67.05 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN WESTERLY 28.70 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 FOR THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 A DISTANCE OF 829.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHERLY PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 A DISTANCE OF 263.00 FEET; THENCE PARALLEL WITH AFORESAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 RUN EASTERLY 829.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN NORTHERLY 263.00 FEET TO THE POINT OF BEGINNING.

(CONTAINING 5.00 ACRES, MORE OR LESS)

PARCEL B

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD C-466 ACROSS THE NORTH SIDE THEREOF AND RIGHT-OF-WAY FOR COUNTY ROAD 209 ACROSS THE EAST SIDE THEREOF.

ALSO LESS AND EXCEPT THE FOLLOWING-DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 67.05 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN WESTERLY 28.70 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 FOR THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 A DISTANCE OF 829.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHERLY PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 A DISTANCE OF 263.00 FEET; THENCE PARALLEL WITH AFORESAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 RUN EASTERLY 829.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN NORTHERLY 263.00 FEET TO THE POINT OF BEGINNING.

(CONTAINING 42.47 ACRES, MORE OR LESS)

This property is to be reclassified from C-2A to R-5 & C-3 containing 47.47 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: _____

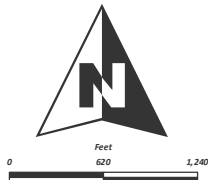
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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

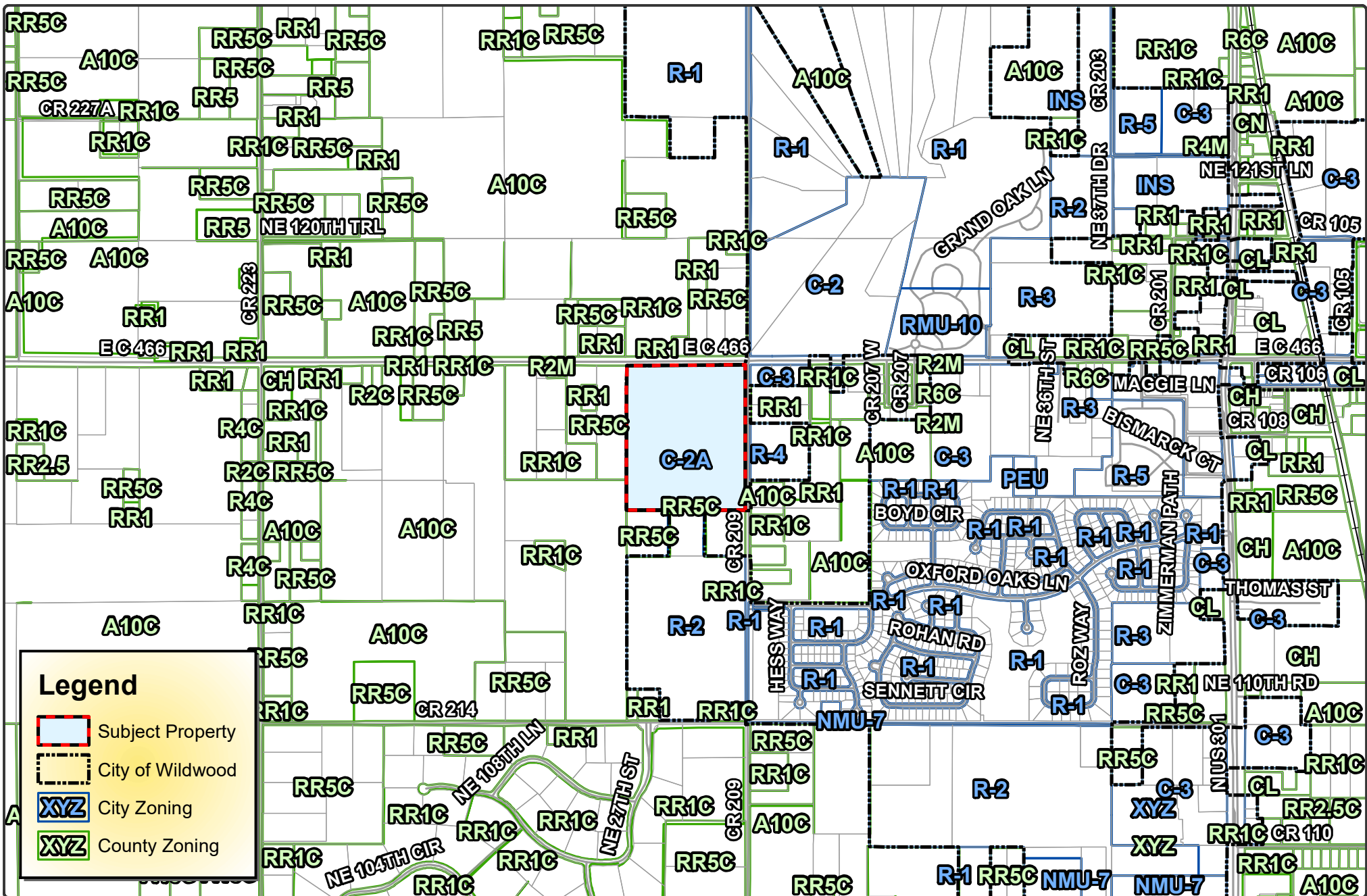


CP 2208-001 / RZ 2208-001
COMMANDER'S POINTE
PARCEL C13-109

MAP 1B

**LOCATION
MAP**

**AUGUST
2022**



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2207-006 VOSO Phase 12 D, E, & F Master Plan

REQUESTED ACTION: Staff recommends approval.

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

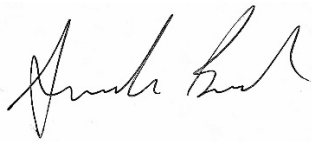
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

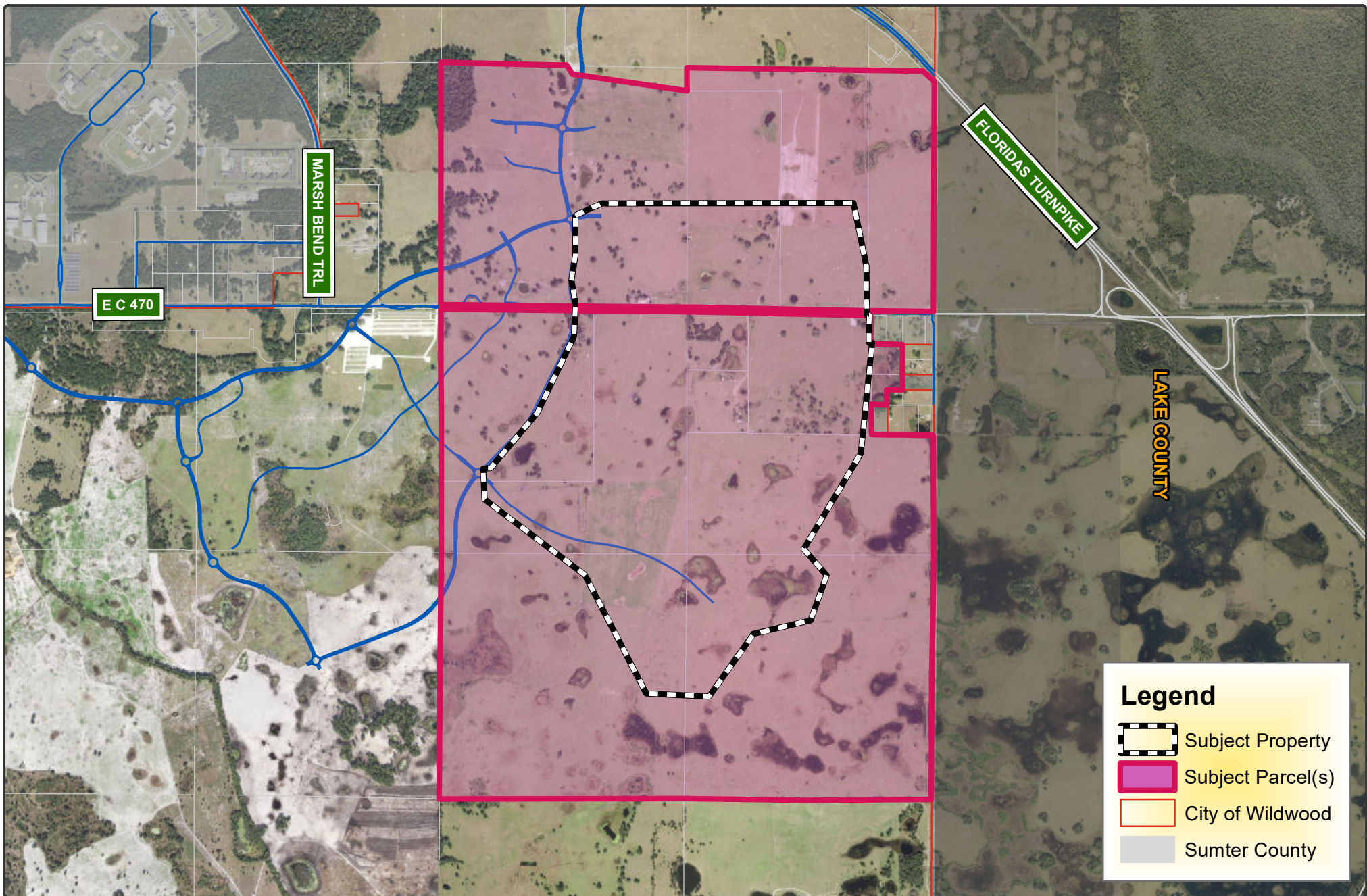
CASE NUMBER	SP 2207-006 VOSO Phase XII D, E, & F Master Plan
PARCEL NUMBER(S)	K11-001, K12-001, K12-002, K12-003, K13-001, K13-002, K13-003, K13-011, K13-040, K13-041, K14-001, K14-002, K23-001, & K24-001
ACREAGE	1,459.18 +/-
PROPERTY LOCATION	The subject property is generally located north and south along C 470 E, approximately 0.73 miles east of Marsh Bend Trail and approximately 1.21 miles west of the Florida Turnpike.
OWNER/APPLICANT	The Villages Development Company, LLC

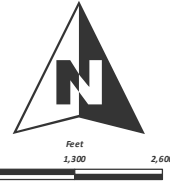
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for VOSO Phase XII D, E & F, a master plan, not to exceed 3,000 dwelling units.

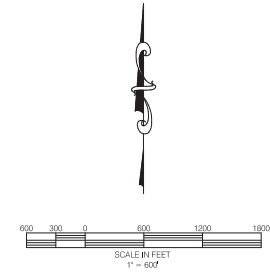
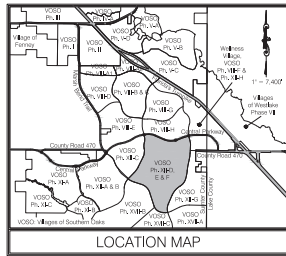
Staff recommends approval.



DATED: 09/27/2022
Amanda Bush
Planner, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 1,300 2,600	SP 2207-006 VOSO PHASE 12-D, E & F MASTER PLAN PORTION OF PARCELS K11-001, K12-001, K12-002, K12-003, K13-001, K13-002, K13-003, K13-011, K13-040, K13-041, K14-001, K14-002, K23-001 & K24-001	MAP 1B LOCATION MAP AUGUST 2022
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- Legend**
- Tunnel
 - Entry Feature & Gate
 - Residential
 - Non-Residential
 - Open Space
 - Drainage Retention Basin
 - Wetland Preserve

Master Plan Data

1. Acreage: 1,459.18 ±
2. Densities: Not to Exceed 3.000
3. Zoning: ARD
4. ParcelID: K11-001 K12-001
K12-002 K12-003
K13-001 K13-002
K13-003 K13-011
K13-040 K13-041
K14-001 K14-002
K25-001 K24-001
5. Owner: The Villages Development Company, LLC
3819 Rossford Road
The Villages, FL 32163
6. Developer: The Villages Development Company, LLC
3819 Rossford Road
The Villages, FL 32163
7. Open Space: Reference 163 Agreement
8. Buffers: Reference 163 Agreement
9. Setbacks: Reference 163 Agreement
10. Water and Sewer Supplied by: GPU
11. Irrigation Supplied by: GPWCA
12. Electrical Supplied by: SECO
13. Telephone Supplied by: Comcast Spectrum
14. Gas Supplied by: City of Leesburg

Woodrow L. Clymer
Digitally signed by Woodrow L. Clymer
Date: 2022.09.08 09:34:05 -04'00'

Note: The information shown on this map is for graphic presentation only and is subject to change. This is not a binding development plan.

REV	
DATE	
REVISIONS	
CFB CLYMER FARMER BARKLEY 4400 NE 81ST AVE, WILLOWOOD, FL 32786 WWW.CFB-FL.COM (CA #1109)	
The Villages Villages of Southern Oaks	
Phase XII-D, E & F Master Plan	
SAVE DATE	3/24/2022
DRAWN BY	MLL
CHECKED BY	SPV
PROJECT #	E18063/2610
FILE NAME	18063 Master Plan.mxd
SHEET NUMBER	1