



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
November 1, 2022 2:00 PM
City Hall Commission Chamber
100 N Main Street**

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

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

- 1. Approval of Summary Minutes for Local Planning Agency/Special Magistrate Regular Meeting on October 4, 2022 at 2 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. CP 2208-002 Twisted Oaks Multi-Family
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A**

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

Parcel(s) D31-016, D31-002 & D31-003

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (City) to High Density Residential and Commercial (City) for the parcels listed above on 19.15 acres residential MOL and 3.12 acres commercial MOL. This request is accompanied by rezoning request RZ 2208-002. **Staff Recommends Approval**

V. ADJOURNMENT

November 1, 2022 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 4, 2022 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Terri O'Neal	Development Review Manager	Present
Amanda Bush	City Planner II	Present
Shaun Raja	City Planner I	Present
Susan Patterson	City Clerk	Present
Silas Daniels	Technical Data Manager	Present

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

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board acting as Local Planning Agency/Special Magistrate Regular Meeting - August 6, 2022 at 2PM

Special Magistrate Holt approved the minutes from the September 6, 2022, meeting. No comments were offered or received.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. **CP 2207-001 Tillman Villas**

Special Magistrate Holt read the title of CP 2207-001 Tillman Villas. The applicant is seeking approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City)

for the parcels C36-005 on 20 acres MOL. Kim Fisher, a 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

2. CP 2208-001 Commander's Pointe

Special Magistrate Holt read the title of CP 2208-001 Commander's Pointe. The applicant seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Low-Density Residential & Neighborhood Commercial (City) to High-Density Residential and Commercial (City) for the parcels C13-109 on 47.47 acres MOL. Hall Robertson 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

V. ADJOURNMENT

The meeting adjourned at 2:06 p.m.

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

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

SEAL

Date

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

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

EXECUTIVE SUMMARY

SUBJECT: CP 2208-002 Twisted Oaks Multi-Family

REQUESTED ACTION: Staff Recommends Approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2208-002 Twisted Oaks Multi-Family
Ordinance #	O2022-92
Applicant	KL Twisted Oaks LLC
Owner	KL Twisted Oaks LLC
Property Location	Located approximately 0.02 miles west of N US 301 and along E C 462
Parcel Number(s)	D31-016, D31-002 & D31-003
Date	10/14/2022

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (City) to High Density Residential and Commercial (City) for the parcels listed above on 19.15 acres residential MOL and 3.12 acres commercial MOL. This request is accompanied by rezoning request RZ 2208-002.

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

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

The applicant is seeking to change the current FLU in accordance with Policy 1.1.1.a. for the above-mentioned parcels. They intend to develop a multi-family mixed-use development on the subject property consisting of a maximum possible development of 240 dwelling units on 19.15 acres MOL, in addition to 3.12 acres MOL of commercial use. Justification has been presented to the city to support the proposed development with higher density residential developments to tackle growing housing and commercial demands, while allowing for a wide range of housing types to accommodate a diversity of housing needs. In accordance with Policies 1.2.7.a., 1.2.7.b., and 3.3.10.b. the proposed amendment will not significantly contribute to the degradation of residential neighborhoods.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. High Density Residential (HDR) Future Land Use designation within the 2050 Comprehensive

Plan allows for a maximum of 240 dwelling units on the subject property. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 15 units per acre for the proposed FLU designation, placing the project within acceptable development standards. With Policy 1.2.8 stating that the city shall encourage all new development projects to abide by principles of sustainable land development patterns. Surrounding parcels within the city are designated for a mixture of residential mixed-use, commercial, and industrial with county parcels encompassing primarily low density residential. The current mix of commercial and residential of city parcels would not constitute sprawl and therefore conforms with Objective 1.2 within the Future Land Use Element. Policy 1.1.4 stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses. Policy 2.5.11 of the Transportation Element requests that developments provide vehicular connectivity internally, and to surrounding areas where feasible. The proposed development is compact in its design and seeks to utilize the maximum space available while providing residents access to commercial opportunities within walking distance. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located along E C 462 and N US 301, with E C 462 designated as a major collector road and US 301, a principal arterial roadway. The addition of High Density Residential (HDR) would conform with Objective 1.2 of the Comprehensive Plan and would fit with the surrounding future land uses. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Ecological Consulting Solutions, Inc in June of 2021. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property, nor did a USFWS database search reveal documented evidence of such species within the vicinity. Standard USFWS protection measures are recommended to be applied, and that USFWS must be notified thirty (30) days prior to any land clearing with a protection/education plan concerning eastern indigo snakes.

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

Transportation: Access to the site is proposed via two full access driveways on CR 462, which is maintained by the county, and the other on US 301 which is currently a two-lane divided major arterial roadway that operates at LOS D. The proposed Future Land Use change to HDR and Commercial is estimated to generate 2,361 new daily trips, of which 133 would occur during the AM peak hour, and 221 trips to occur during the PM peak hour. A full traffic impact analysis will need to be conducted for the site plan and approved by Sumter County.

Potable Water & Sewer: The subject properties are located within a 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. The proposed development will consist of 240 dwelling units and is estimated to use 72,000 gpd of water, and 60,000 gpd of wastewater use.

Schools: The residential development is proposed to add 68 elementary, middle, and high school students to Wildwood Schools. The school district advises that capacity is available.

Staff **recommends approval and a favorable recommendation of Ordinance Number 02022-92** be forwarded to the City Commission for further action.

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

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-92

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

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

Parcels D31-016, D31-002, & D31-003
KL Twisted Oaks LLC (Owner)
21.24 Acres +/-

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

DESCRIBED AS FOLLOWS:

PARCEL 1: 70 YARDS OFF SOUTH END OF EAST $\frac{1}{2}$ OF NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST;

AND

PARCEL 2: SOUTH $\frac{3}{4}$ OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE SOUTH 70 YARDS THEREOF, AND LESS THE NORTH 420 FEET THEREOF AND LESS THE RIGHT-OF-WAY FOR SR No 35;

AND

PARCEL 3: A PART OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE NORTHWEST CORNER OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$, RUN S00°07'00"W, ALONG THE WEST LINE OF SAID NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$, 33.00 FEET, MORE OR LESS, TO THE SOUTH

RIGHT-OF-WAY OF HIGHWAY NO. 462; RUN THENCE S89°46'50"E, ALONG SAID SOUTH RIGHT-OF-WAY OF HIGHWAY NO. 462 A DISTANCE OF 1354.96 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING RUN S00°06'20"W, 1288.47 FEET TO THE SOUTH LINE OF THE NORTH ½ OF THE NORTHEAST ¼ ; RUN THENCE S89°51'00"E, ALONG SAID SOUTH LINE OF NORTH ½ OF THE NORTHEAST ¼, 636.11 FEET TO THE SOUTHEAST CORNER OF THE WEST ¾ OF THE NORTH ½ OF THE NORTHEAST ¼; RUN THENCE N00°06'15"E, ALONG THE EAST LINE OF SAID WEST ¾ OF THE NORTH ½ OF THE NORTHEAST ¼ , 854.00 FEET; THENCE N89°46'50"W, 466.70 FEET; THENCE N00°06'15"E, 433.70 FEET TO THE SOUTH RIGHT-OF-WAY OF HIGHWAY NO. 462; RUN THENCE N89°46'50"W, ALONG SAID RIGHT-OF-WAY OF HIGHWAY NO. 462, A DISTANCE OF 169.37 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 21.240 ACRES MORE OR LESS.

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

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

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

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

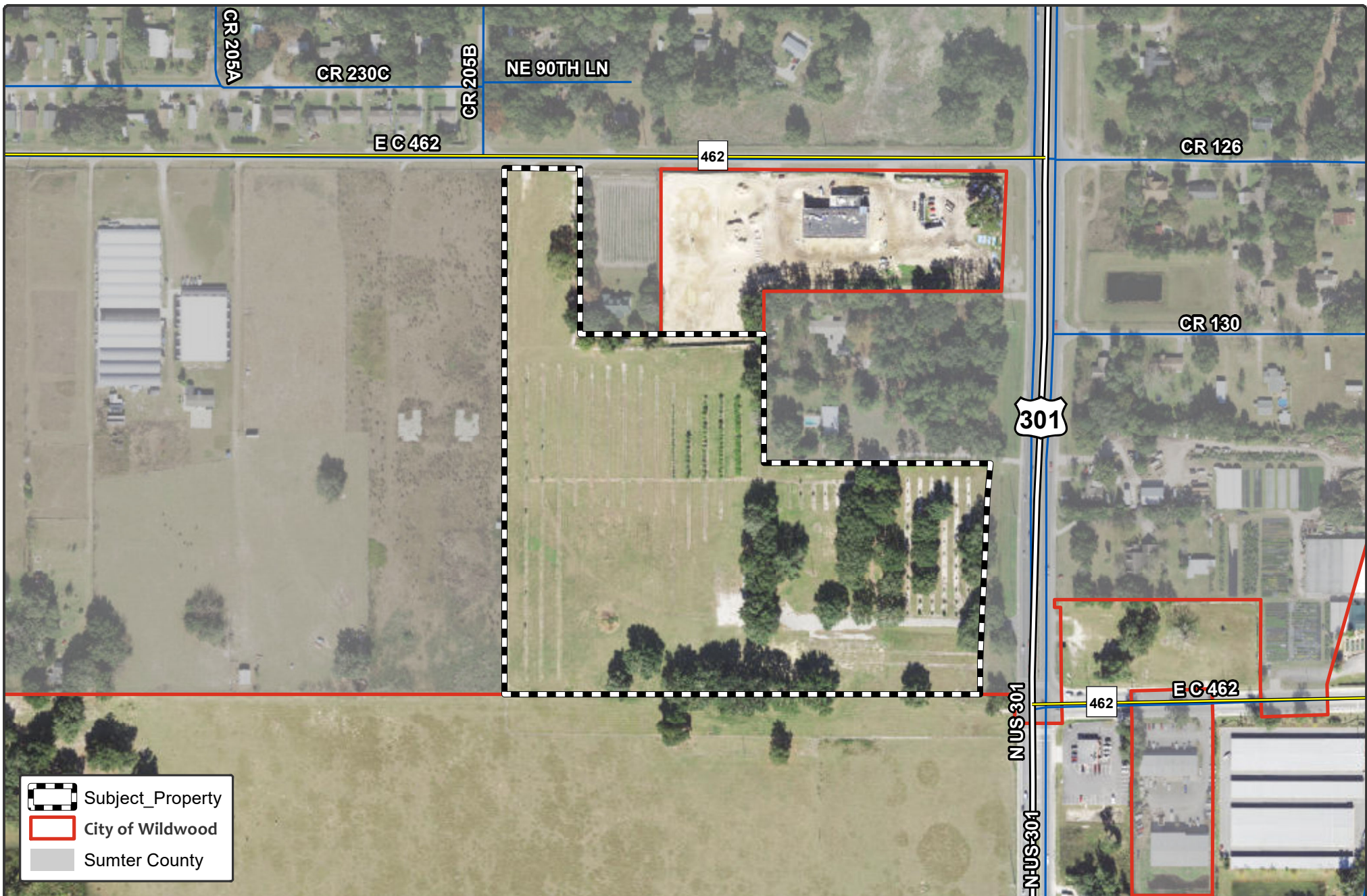
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



-  Subject_Property
-  City of Wildwood
-  Sumter County

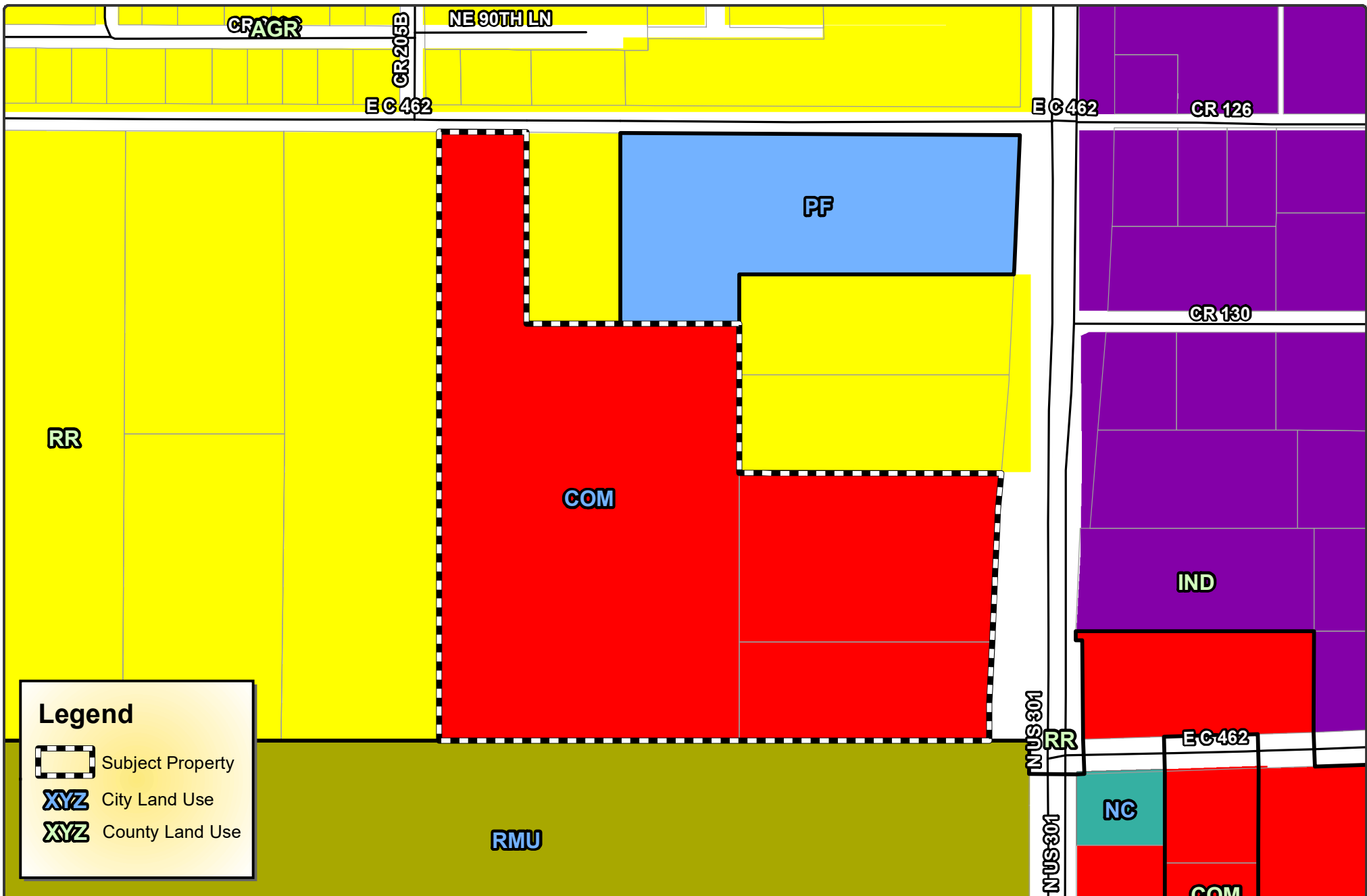


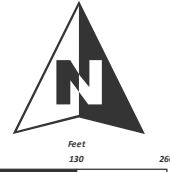
**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
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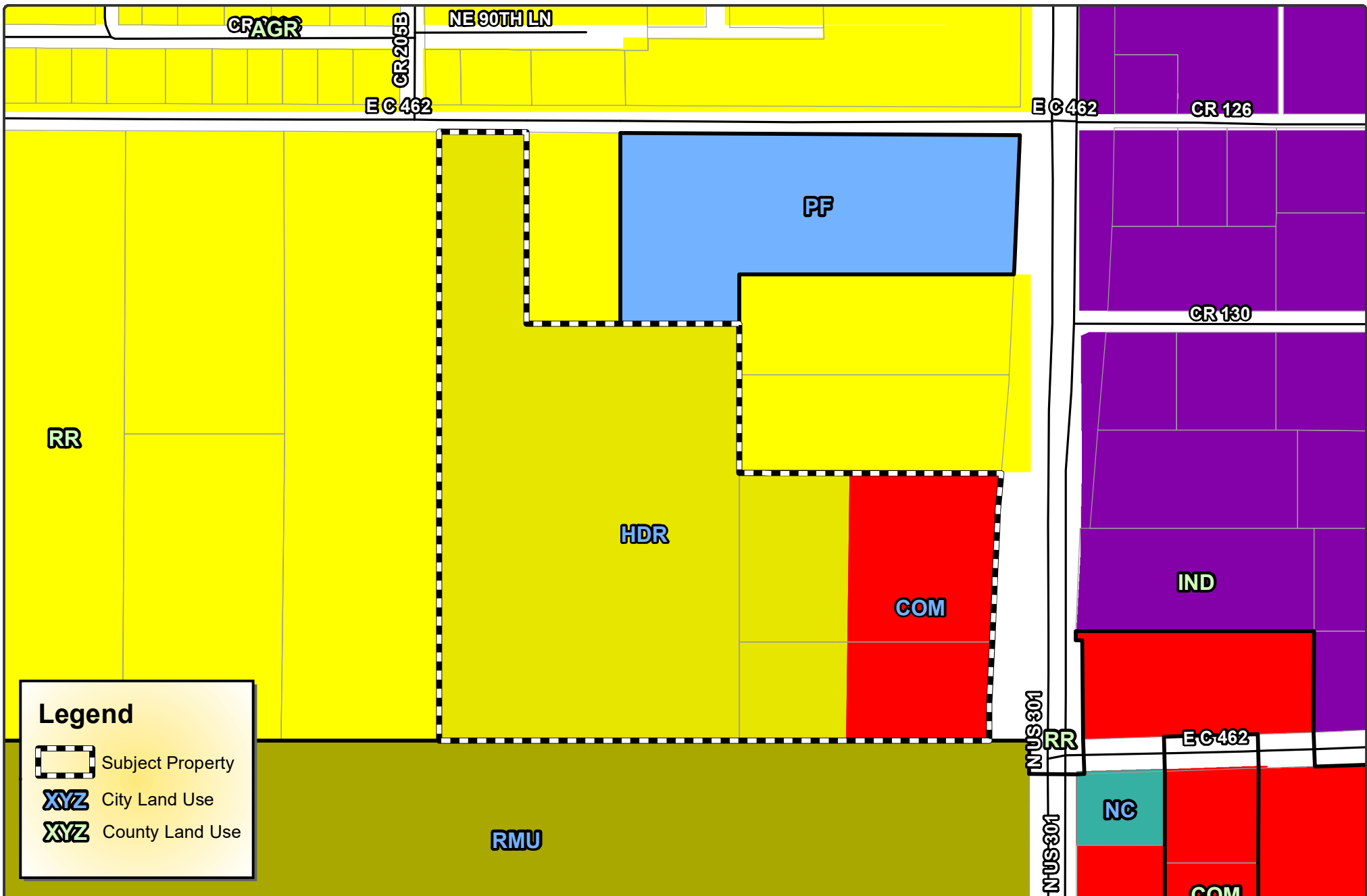


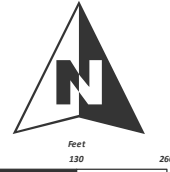
CP 2208-002 / RZ 2208-002
TWISTED OAKS MULTI-FAMILY
PARCELS D31-002, D31-003, & D31-016

MAP 1B
LOCATION
MAP
OCTOBER
2022



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 130 260	CP 2208-002 TWISTED OAKS MULTI-FAMILY PARCELS D31-002, D31-003, & D31-016	MAP 2A EXISTING LAND USE OCTOBER 2022
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 130 260	CP 2208-002 TWISTED OAKS MULTI-FAMILY PARCELS D31-002, D31-003, & D31-016	MAP 2B PROPOSED LAND USE PENDING COMMISSION APPROVAL OCTOBER 2022
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