



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

Agenda
Regular Meeting
November 1, 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. **Approval of Summary Minutes for Planning and Zoning Board/Special Magistrate Regular Meeting on October 4, 2022 at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2208-002 Twisted Oaks Multi-Family**
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(s) D31-016, D31-002 & D31-003

The applicant seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning from C-3 (City) to R-5 & C-3 (City) for the parcels listed above on 21.24 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2208-002. **Staff Recommends Approval**

2. SP 2108-002 Ashley Furniture - Wildwood

Parcels G04P256 & G04P257

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for construction of a fifty-eight thousand seven hundred seventy-five (58,775) sq ft one-story, retail building on 4.37 acres MOL. **Staff recommends approval for the site plan contingent on the resolution of the City Attorney's outstanding comment.**

3. SE 2209-001 Powell Road Self Storage

Parcel(s) G04-018 and a portion of G04-009

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Powell Road Self Storage on a property zoned CMU. The Powell Road Self Storage is part of a mixed-use community, that will provide townhomes as well an enclosed storage facility. The proposed storage facility will be three stories. **Staff recommends approval of the Special Exception**

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.

November 1, 2022 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 4, 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
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 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 - August 6, 2022 at 2:15PM

The minutes from September 6, 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

None.

IV. NEW BUSINESS

1. RZ 2207-001 Tillman Villas

Special Magistrate Holt read the title of RZ 2207-001 Tillman Villas. 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 parcel C36-005 on 20 acres MOL. Kim Fisher, 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

2. RZ 2208-001 Commander's Pointe

Special Magistrate Holt read the title of RZ 2208-001 Commander's Pointe. 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 parcel 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

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

Special Magistrate Holt read the title of SP 2207-006 VOSO Phase 12 D, E, & F Master Plan. 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. 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 2:12 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 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 #	RZ 2208-002 Twisted Oaks Multi-Family
Ordinance #	O2022-93
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	10/17/2022

The applicant seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning C-3 (City) to R-5 & C-3 (City) for the parcels listed above on 21.24 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2208-002.

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-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 E C 462 and N US 301. The property is intended to be used as a high-density residential development and is within range of other properties designated as residential mixed use to the South and West. Whereas the Commercial C-3 zoning would be along N US 301 and is consistent with the other commercial zoning designations along US 301. 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 68 elementary, middle, and high school students to Wildwood Schools. The school district advises that capacity is available.

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.

Streets: 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.

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

The surrounding area is a mix of commercial, residential mixed-use, and industrial, which conforms with Objective 1.2 of the 2050 Comprehensive Plan in the Future Land Use Element section. This proposed development fits within the makeup of the existing landscape and promotes further mixed-use development which would combat urban sprawl. 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 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. As the site is located along two major roads, one being a principle arterial road, this development would not contribute an excessive amount of traffic to the roads as to be detrimental to public safety. However, a full traffic impact analysis will need to be conducted for the site plan and be approved by Sumter County.

(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 & N US 301 are already a mix of residential and Commercial development. While parcels further east along Lee St are zoned Industrial and could be considered the primary deterrent for residential development on the east side of N US 301. 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	R2M, R6C, & A10C (COUNTY) PEU (CITY)
SOUTH	NMU-7 & PUD (CITY)
EAST	ID, CL, R4C, & CH (COUNTY), C-3 (CITY)
WEST	A10C & 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 O2022-93 subject to approval of O2022-92, which establishes a Future Land Use appropriate to the proposed zoning.

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

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-93

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 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 21.24 ACRES MORE OR LESS.

This property is to be reclassified from C-3 to a combination of R-5 & C-3 containing 21.24 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

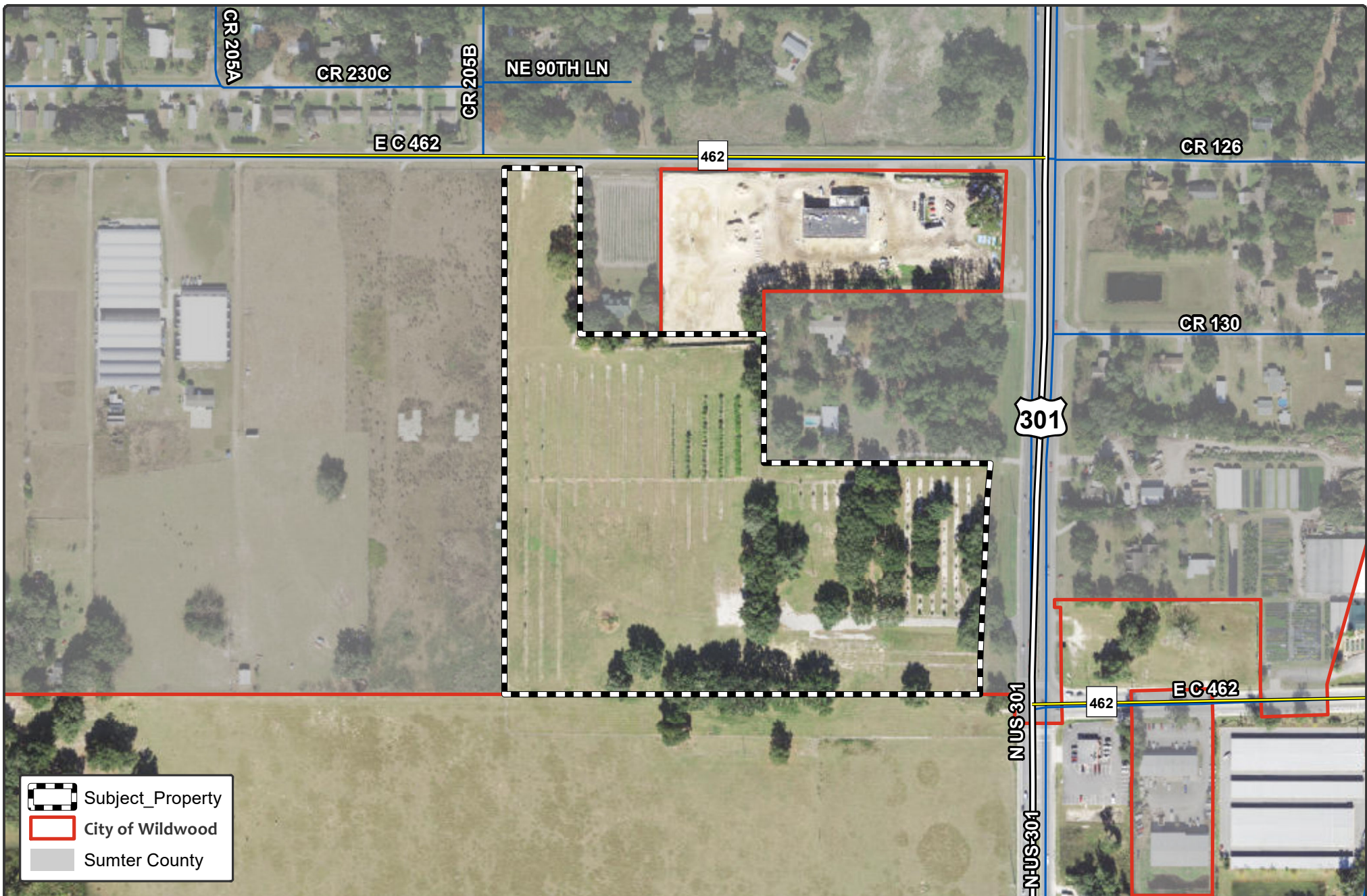
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

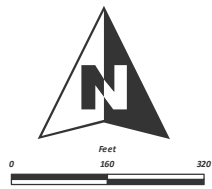
City Attorney



-  Subject_Property
-  City of Wildwood
-  Sumter County

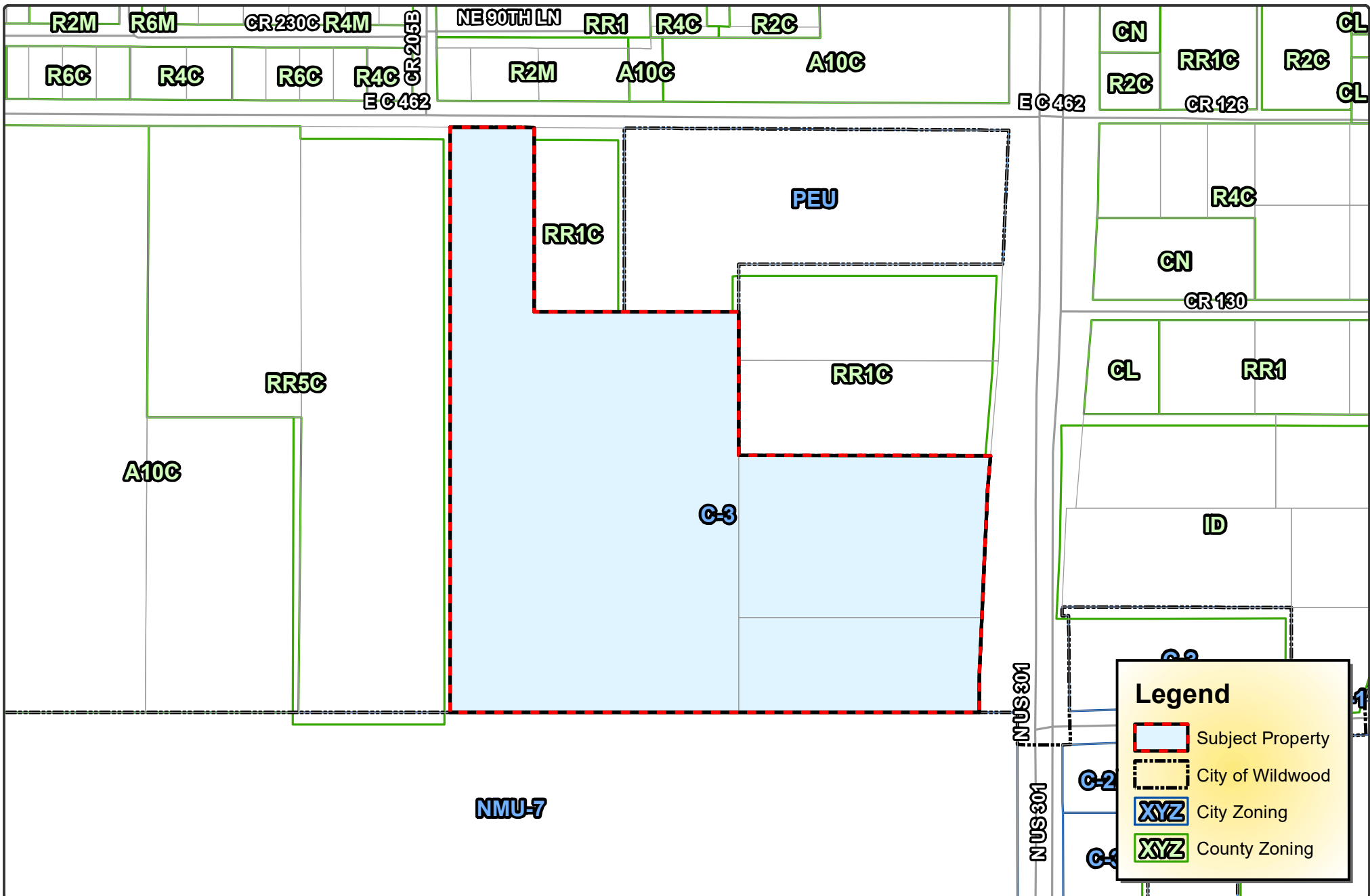


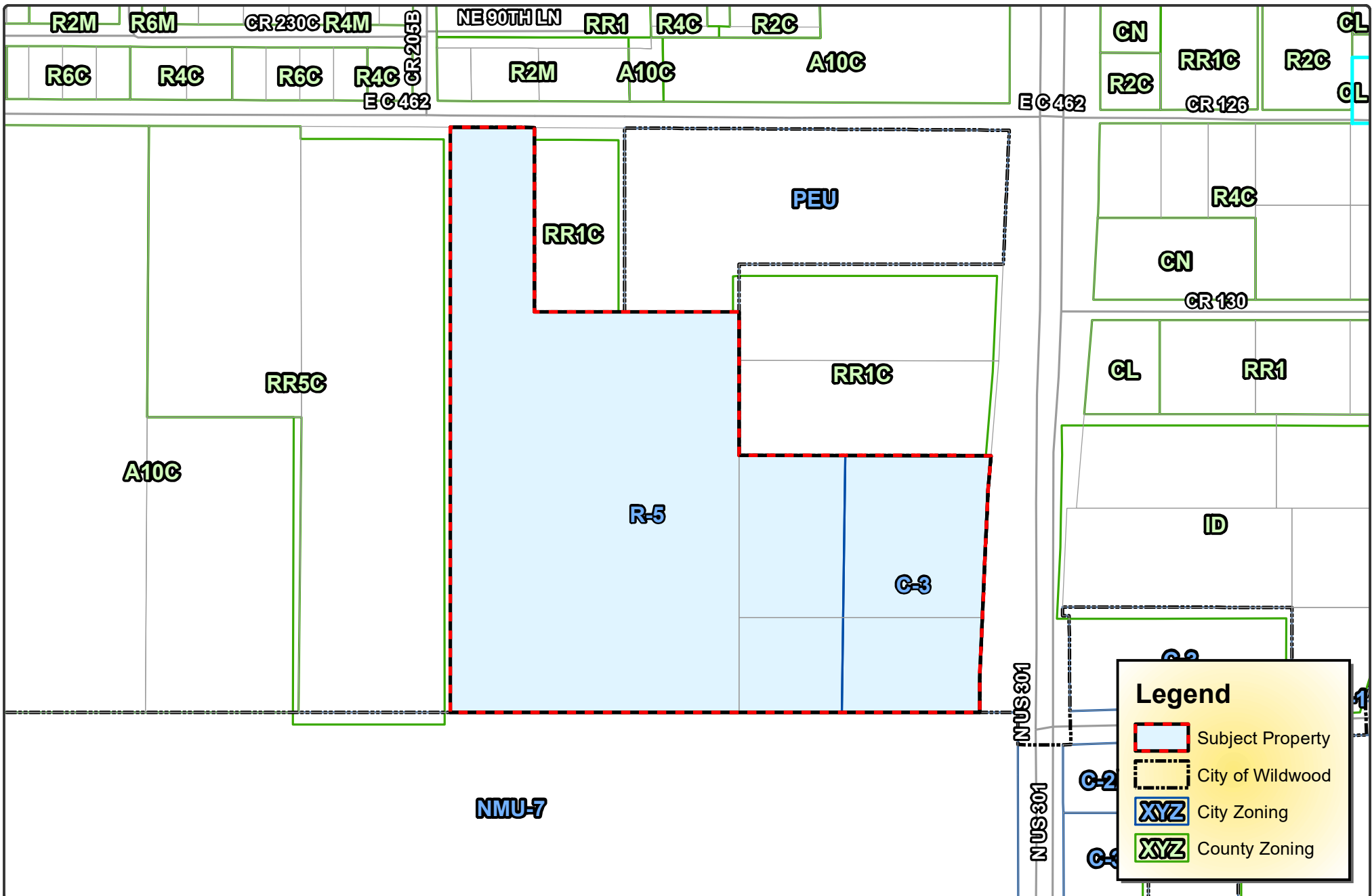
**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



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

MAP 1B
LOCATION
MAP
OCTOBER
2022





PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2108-002 Ashley Furniture - Wildwood

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

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

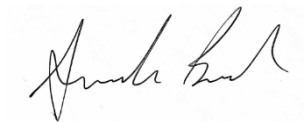
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2108-002 Ashley Furniture - Wildwood
PARCEL NUMBER	G04P256 & G04P257
ACREAGE	4.37 +/-
PROPERTY LOCATION	The subject property is generally located north along C 466A, south along Sundance Trail, and west along Penrose Place.
OWNER	KLP Beaumont Commercial, LLC
APPLICANT	Kingswere Furniture, LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for construction of a fifty-eight thousand seven hundred seventy-five (58,775) sq ft one-story retail building.

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



DATED: 10/12/2022

Amanda Bush

Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

Project Name: SP 2108-002 Ashley Furniture

Representative: Water Resource Associates, LLC

CITY ATTORNEY

Utility agreement is still under review. Project can move forward with the understanding that the utility agreement will need to be resolved before an issuance of final approval.



Legend

-  Subject Property
-  City of Wildwood
-  Sumter County



CITY OF WILDWOOD

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



Feet
0 320 640

LOCATION MAP

SP 2108-002

ASHLEY FURNITURE-WILDWOOD
PARCELS G04P256 & G04P257

AUGUST 2021

MAP 1B

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SE 2209-001 Powell Road Self Storage

REQUESTED ACTION: Staff recommends approval of the Special Exception

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SE 2209-001 Powell Road Self Storage

Parcel Number(s): G04-018 & a portion of G04-009

Property Location: Generally located on the east side of Powell Road, approximately 0.25 miles south of C466A/Cleveland Avenue.

Owner: Wildwood United Methodist Church & Donna K. Jones ETAL

Applicant: MAS Development

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the Powell Road Self Storage on a property zoned CMU. The Powell Road Self Storage is part of a mixed-use community, that will provide townhomes as well as an enclosed storage facility. The proposed storage facility will be three stories.

The City's Land Development Regulations, Chapter 3, Table 3-6 allows "Indoor storage facilities - multistory" as a Special Exception use in the CMU zoning district.

Analysis/Justification: The Planning and Zoning Board/Special Magistrate shall consider the following requirements and criteria:

1) The proposed use must comply with the Comprehensive Plan; Comprehensive Plan Policy 1.1.1 Central Mixed Use (CMU) Intended to accommodate a mix of residential and nonresidential uses.

The proposed use complies with the Comprehensive Plan Policy 1.1.1 by providing townhomes, as well as a three story indoor storage facility. The proposed development is providing a mix of residential and nonresidential uses.

2) Size location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code;

There are no other special exceptions in the area. The closest special exception is approximately 1.50 miles (7,978 ft) to the northwest.

3) Justification has been presented as to why the special exception should be granted;

The current land use of CMU requires a mix of residential and nonresidential use. The proposed development of townhomes and an indoor storage facility will satisfy both components of the Comprehensive Plan Policy 1.1.1.

4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished

The proposed special exception will not impair or diminish the use of neighboring properties. A special exception approval on the subject property will not interfere with the surrounding property owners' use of their own property in accordance with the zoning district.

5) Consideration has been given to surrounding property values.

The property currently has a vacant single family detached unit on the property, which will be demolished to allow the indoor storage. The proposed storage unit will provide appropriate buffers along the residential area, along with a 6' high privacy fence. The privacy fence is required to abut the existing residential homes, to the north of parcel G04-018 and west of parcel G04-009, adjacent to the property.

(D) 1) Special exceptions may run with the property and the ownership of a special exception use may be transferred to another party.

The special exception should run with the property and may be transferred to another party.

Based on the requirements of the Land Development Regulations along with supporting data and justification provided by the applicant, staff recommends approval of the special exception.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for Public Notices have been posted on the property. A notice of this meeting was published in a newspaper of general circulation (Daily Sun) on October 21, 2022.

DATED: 10/25/2022

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

Terri O'Neal
Planning Manager, Development Services



AMERICAN CIVIL ENGINEERING CO.

207 N. MOSS ROAD, SUITE 211 · WINTER SPRINGS, FLORIDA 32708

Telephone: (407) 327 7700 Fax: (407) 327 0227

**POWELL ROAD SELF STORAGE
7145 POWELL ROAD & 5145 CR 142
WILDWOOD, FLORIDA**

JUSTIFICATION FOR SPECIAL EXCEPTION

PARCEL: G04-009

PARCEL: G04-018

Location:

This property is located on the east side of Powell Road and southeast of CR 142 in Wildwood, Florida.

Area:

The project area has 3.09 acres±.

Existing Zoning:

CMU

Justification:

The zoning requires a mixed use component. A large portion of the property will contain townhomes. The indoor storage facility proposed on the remaining portion of the property satisfies the other use requirement.

The proposed use has a very low impact to the facilities including traffic, utilities, education and recreation. The facility will provide storage needs to the area residents.



AERIAL / LOCATION MAP

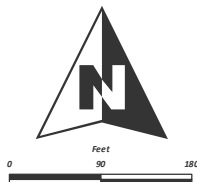
SCALE: 1" = 200'

TAX PARCEL ID'S #: G04-009 & G04-018



**CITY OF
WILDWOOD**

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



SE 2209-001

POWELL ROAD SELF STORAGE

PARCELS G04-009 & G04-018

MAP 1B

**LOCATION
MAP**

**SEPTEMBER
2022**