



PROJECT REVIEW COMMITTEE - CITY OF WILDWOOD
PRC Chairperson – Melanie Peavy

Agenda
Regular Meeting
December 6, 2022 10:00 AM
Commission Conference Room 124
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. Roll Call

III. APPROVAL OF SUMMARY MINUTES

- 1. Project Review Committee - Regular Meeting 11/08/2022 10:00 AM**

IV. OLD BUSINESS

V. NEW BUSINESS

- 1. PLAT 2207-006 South Wildwood Industrial Park Re-Plat
Parcels G30D001, G30D002, G30D003, G30DB001, G30DB001A,
G30DC009, & G30DC010**

The applicant is seeking a favorable recommendation from the Project Review Committee for a re-plat to a previously approved plat, creating 17 additional lots on 32.57 acres MOL. **Staff recommends approval.**

2. **SP 2203-016 Timberwood Properties**

Parcel G19-007

The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a 30,000 sq ft building consisting of a 1,000 sq ft showroom, a 2,000 sq ft office, a 6,000 sq ft shop, and a 21,000 sq ft warehouse on 4.63 acres MOL. **Staff recommends approval.**

3. **SP 2210-006 VOSO Phase XII-G Master Plan**

K13-001, K13-005, K13-011, K13-017, K13-018 & K13-041

The applicant is seeking a favorable recommendation from the Project Review Committee, for VOSO Phase XII-G master plan, to include utilities, non-residential and open space.

4. **PD 2205-001 Turkey Run PD Amendment**

G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012, G05V013

LPG Urban & Regional Planners, Inc is seeking a favorable recommendation from the Project Review Committee for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed use PD's and include a list of permitted uses. Turkey Run is a mixed-use project that was approved with a zoning change to PUD. PUD/PD's are now an overlay zoning, which has caused the need to simultaneously apply for a rezoning CMU for underlying zoning. The rezoning to CMU was approved at the Commission meeting on August 22, 2022. **Staff recommends approval of the PD amendment, contingent on the resolution of outstanding comments.**

VI. ADJOURNMENT

December 6, 2022 10:00 AM

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 8, 2022 10:00 AM
COMMISSION CONFERENCE ROOM 124

(meeting taped)

I. Call to Order

Development Services Director Melanie Peavy brought the meeting to order at 10:01 a.m.

II. Roll Call

ATTENDANCE	TITLE	STATUS
Jason McHugh	City Manager	Present
Melanie Peavy	Development Services Dir.	Present
Randal Parmer	Chief of Police	Present
Jeremy Hockenbury	Public Works Director	Present
Mark Odell	Utility Director	Present
Alan Hart	Kimley Horn & Associates	Present by Phone
Joshua Bills	City Attorney	Present
Susan Patterson	City Clerk	Present
Jason Martin	Utility Supervisor	Present
Brett Tobia	Halff	Present by Phone

III. APPROVAL OF SUMMARY MINUTES

1. Approval of Summary Minutes for Project Review Committee Regular Meeting on October 11, 2022 at 10 AM

The Summary of Minutes from the October 11, 2022, meeting was approved. No comments were offered or received.

RESULT:	Adopted
MOVER:	Utility Director Odell
SECONDER:	City Manager McHugh
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

IV. OLD BUSINESS

None.

V. NEW BUSINESS

1. PLAT 2110-005 Triumph South Improvement Plan Phase II

Development Services Director Melanie Peavy read the title of Plat 2110-005 Triumph South Improvement Plan Phase II, Parcel D32-041. The applicant is seeking a favorable recommendation from the Project Review Committee for the Triumph South Phase 2 subdivision consisting of 79 single-family lots. Scott Weeks, a representative from Kimley-Horn and Associates, was present. Peavy stated that a copy of a fully executed utility easement and sketch needs to be sent to city attorney Joshua Bills for approval but that the project can move forward. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Police Chief Parmer
SECONDER:	Utility Director Odell
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

2. SP 2204-009 100 Oaks Offsite Force Main

Development Services Director Melanie Peavy read the title of SP 2204-009 100 Oaks Offsite Force Main US 301 Right-of-Way. The applicant is seeking approval from the Project Review Committee, for an off-site force main, along US 301 ROW, from the intersection of Clay Drain Road and US 301 to the entrance of parcel G19-011 (One Hundred Oaks, LLC). Matt Morris, a representative from Morris Engineering, was present by phone. Peavy stated that the applicant was to acquire an easement for utility lines or a letter from FDOT confirming that any lines proposed within the right-of-way will not need to be relocated to accommodate future improvements as part of the widening of US 301 or improvements at the turnpike and US 301. Peavy stated that the comment is to be cleared subject to the pending proposed Developer's Agreement. Jason Martin, Utility Supervisor, addressed the second comment, stating that FDOT had several projects in that same area of the projected force main line and suggested extending the force main west up the off-ramp right of way roughly 200', then bore across the turnpike. Morris stated that he was talking with FDOT as to where the force main could be located and asked if the committee would be comfortable giving approval as long as all comments and adjustments with FDOT were finalized before construction. Martin stated that he would be agreeable to those terms as long as everything was cleared before the start of construction. Martin stated that the other comment was to add the language to the plan that the existing 16" force main must stay in service at all times.

RESULT:	Recommends Approval
MOVER:	Utility Director Odell
SECONDER:	City Manager McHugh

AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer
--------------	---

3. SP 2205-005 Tropical Smoothie Cafe

Development Services Director Melanie Peavy read the title of SP 2205-005 Tropical Smoothie Cafe Parcel G04S421. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of a one thousand four hundred forty (1,440) sq ft fast food establishment, including a patio area. Laura McKinney and Norbet Kovacs are representatives for applicants. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	City Manager McHugh
SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

4. SP 2205-007 104 Switcher Street

Development Services Director Melanie Peavy read the title of SP 2205-007 104 Switcher Street Parcel G07C019. The applicant is seeking approval from the Project Review Committee for the construction of a nine hundred (900) sq ft retail building. Jason Hurley, Springstead Engineering representative for the applicant was present. Hurley asked Peavy if there was any problem with the trellis and the elevation. Peavy stated that there were no issues with either. Hurley asked where the process was to go from PRC, Peavy stated that it would move on to the Planning and Zoning Board and then to the Commission. Hockenbury pointed out that it was a Minor, and Peavy stated that the dates might change and she would let him know.

RESULT:	Recommends Approval
MOVER:	Utility Director Odell
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

5. SP 2206-011 South Wildwood Industrial Park - Parcel 11 Modification (Building 2)

Development Services Director Melanie Peavy read the title of SP 2206-011 South Wildwood Industrial Park - Parcel 11 Modification (Building 2) Portion of Parcel G30D001. The applicant is seeking approval from the Project Review Committee for the construction of a nine thousand five hundred (9,500) sq ft warehouse building with no facilities. David Springstead from Springstead Engineering, a representative for the applicant, was present. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Police Chief Parmer

SECONDER:	City Manager McHugh
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

6. SP 2208-008 Warm Springs Force Main - CR 507 to CR 503

Development Services Director Melanie Peavy read the title of SP 2208-008 Warm Springs Force Main - CR 507 to CR 503 Sumter County Right-of-Way. The applicant is seeking approval from the Project Review Committee for the construction of a four thousand eight hundred seventeen (4,817) linear foot, 4" sanitary sewer line. Daniel Young was present by phone. No comments were offered or received.

7. SP 2208-009 Wildwood Crossing Infrastructure Improvements

Development Services Director Melanie Peavy read the title of SP 2208-009 Wildwood Crossing Infrastructure Improvements parcels G05-119, G05-120, G05-124, G05-140, and G05-156. The applicant is seeking a favorable recommendation from the Project Review Committee for the construction of infrastructure improvements. The applicant has submitted an improvement plan (PLAT 2210-005) in replacement of this site plan (SP 2208-009) to satisfy the outstanding City Attorney's comment. PLAT 2210-005 is currently under review for clearance and will proceed forward to the Planning and Zoning Board and Commission meeting once all comments are cleared. Stephen Campbell, the representative from Farner Barley, was present. Peavy stated that an updated lift station calculation would need to be submitted. Brett Tobias from Halff stated that the updated calculations had been submitted but still did not match the plans that were submitted. Campbell and Tobias discussed the changes that would need to be made and submitted to correct the calculations. Peavy stated that the avenue of submittal was a site plan and that it was understood that it was to be submitted as an improvement plan and that was how it was submitted. Peavy stated that with the client and applicant in agreement as to that being the path forward, the committee is looking for a motion to approve SP 2208-009 Wildwood Crossing Infrastructure Improvements contingent on approval and satisfied comments of Plat #2210-225 which is currently under review. Peavy clarified that the motion clears the site plan to move forward and replaces it with the improvement plan. Peavy stated that this item would move forward to Planning and Zoning with no need to come back again to the Project Review Committee.

RESULT:	Recommends Approval
MOVER:	City Manager McHugh
SECONDER:	Police Chief Parmer
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

VI. ADJOURNMENT

The meeting adjourned at 10:22 a.m. No comments were offered or received.

RESULT:	Adjourned
MOVER:	Utility Director Odell

SECONDER:	Public Works Director Hockenbury
AYES:	Development Services Director Peavy, City Manager McHugh, Utility Director Odell, Public Works Director Hockenbury, Police Chief Parmer

PROJECT REVIEW COMMITTEE
CITY OF WILDWOOD, FLORIDA

SEAL

Approval Signature

Date

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PLAT 2207-006 South Wildwood Industrial Park Re-Plat

REQUESTED ACTION: Staff recommends approval.

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

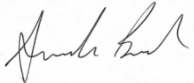
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

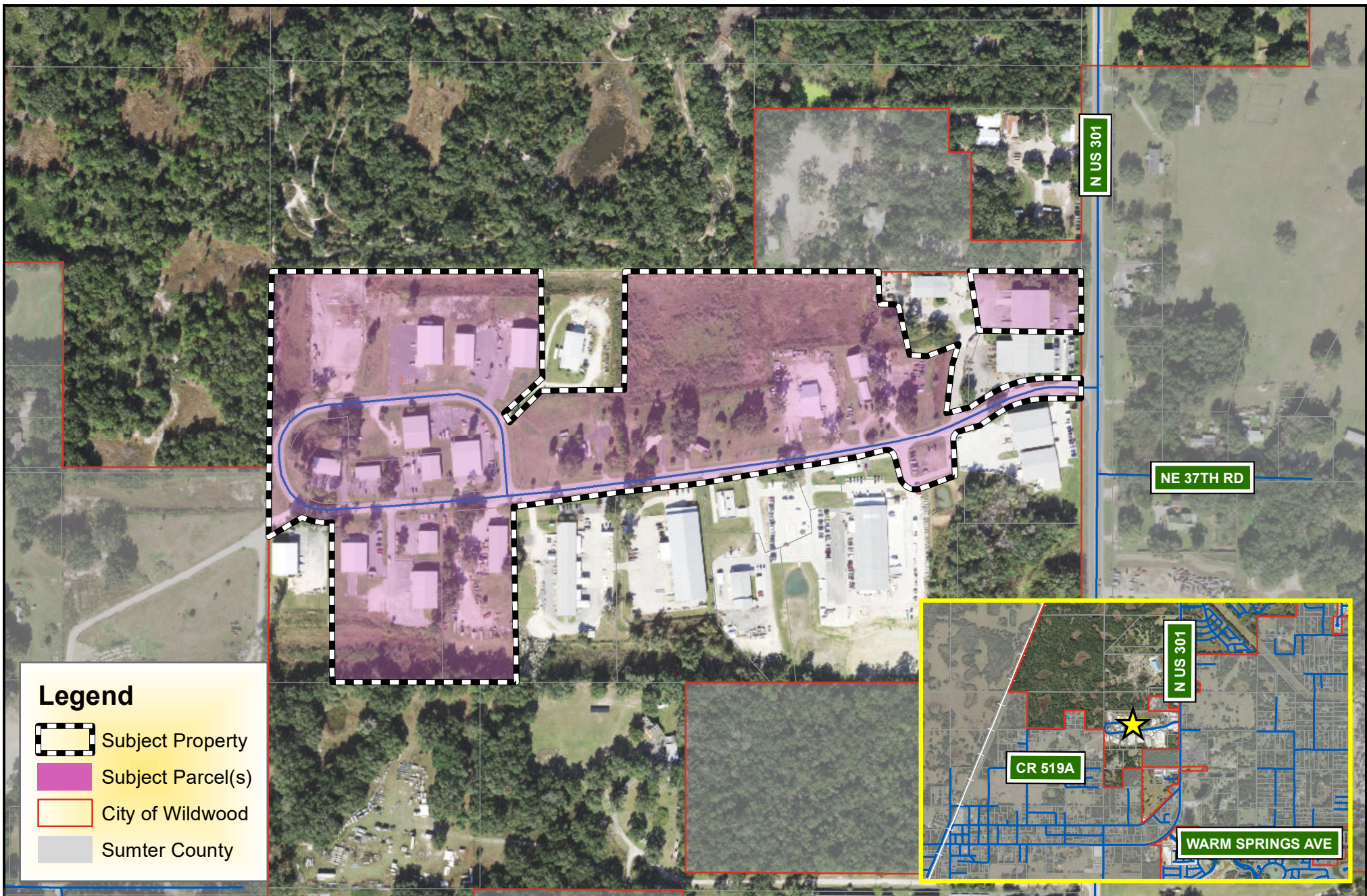
CASE NUMBER	PLAT 2207-006 South Wildwood Industrial Park Re-Plat
PARCEL NUMBER(S)	G30D001, G30D002, G30D003, G30DB001, G30DB001A, G30DC009 & G30DC010
ACREAGE	32.57 +/-
PROPERTY LOCATION	The subject property is located west off of N US 301, approximately 0.62 miles north of E Warm Springs Ave, and approximately 1.8 miles south of the Florida's Turnpike.
OWNERS	Talon I, LLC; RDR of Sumter, LLC; Wild Ace, LLC; Cartech Collision Wildwood, LLC; Jason Barfield; HT Land Co., LLC; Harry Harmer
APPLICANT	Harry Harmer

The applicant is seeking a favorable recommendation from the Project Review Committee for a re-plat to a previously approved plat, creating 17 additional lots.

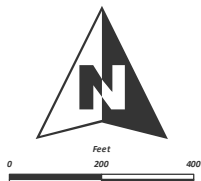
Staff recommends approval.



Dated: 11/30/2022
Amanda Bush
Planner, Development Services



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



PLAT 2207-006

SOUTH WILDWOOD INDUSTRIAL PARK RE-PLAT

PARCELS G30D001, G30DA010, G30DC009, G30DC010, G30DB001, G30D002, G30D003 & G30DB001A

MAP 1B

LOCATION
MAP

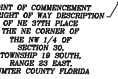
AUGUST
2022

PLAT BOOK: _____ PAGE: _____
SHEET 2 OF 2 SHEETS

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



CURVE TABLE					CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CURVE BEARING	CURVE DISTANCE	CURVE	LENGTH	RADIUS	DELTA	CURVE BEARING	CURVE DISTANCE
C1	31.81	187.00	187°00'00"	SP72°10'12"	31.81	C12	107.87	187.00	187°00'00"	SP18°10'12"	107.87
C2	111.81	358.00	37°34'36"	SP70°10'12"	208.83	C13	40.49	358.00	187°34'36"	SP18°10'12"	40.49
C3	111.81	358.00	37°34'36"	SP70°10'12"	208.83	C14	40.49	358.00	187°34'36"	SP18°10'12"	40.49
C4	31.86	66.00	18°18'12"	SP70°10'12"	31.86	C15	11.20	33.00	187°34'36"	SP18°10'12"	11.20
C5	31.86	66.00	18°18'12"	SP70°10'12"	31.86	C16	11.20	33.00	187°34'36"	SP18°10'12"	11.20
C6	30.49	49.00	87°00'00"	SP59°49'48"	71.63	C17	30.49	49.00	87°00'00"	SP59°49'48"	71.63
C7	30.49	49.00	87°00'00"	SP59°49'48"	71.63	C18	30.49	49.00	87°00'00"	SP59°49'48"	71.63
C8	30.49	49.00	87°00'00"	SP59°49'48"	71.63	C19	30.49	49.00	87°00'00"	SP59°49'48"	71.63
C9	30.49	194.63	307°13'36"	SP71°49'54"	71.63	C20	30.49	194.63	307°13'36"	SP71°49'54"	71.63
C10	117.87	194.63	307°13'36"	SP71°49'54"	117.87	C21	117.87	194.63	307°13'36"	SP71°49'54"	117.87
C11	383.73	187.00	187°00'00"	SP49°10'12"	383.73	C22	187.87	187.00	187°00'00"	SP49°10'12"	187.87
C12	127.87	187.00	187°00'00"	SP49°10'12"	127.87	C23	383.73	187.00	187°00'00"	SP49°10'12"	383.73
C13	86.98	187.00	187°00'00"	SP46°11'12"	86.98	C24	86.98	187.00	187°00'00"	SP46°11'12"	86.98

[illegible]

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2203-016 Timberwood Properties

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2203-016 Timberwood Properties
PARCEL NUMBER(S)	G19-007
ACREAGE	4.63 +/-
PROPERTY LOCATION	The subject property is generally located east along N US 301, approximately 1.5 miles south of the Florida's Turnpike and approximately 1 mile north of Warm Springs Ave.
OWNER	Timberwood Land Management, LLC
APPLICANT	Will Poole

The applicant is seeking a favorable recommendation from the Project Review Committee for construction of a 30,000 sq ft building consisting of a 1,000 sq ft showroom, a 2,000 sq ft office, a 6,000 sq ft shop, and a 21,000 sq ft warehouse.

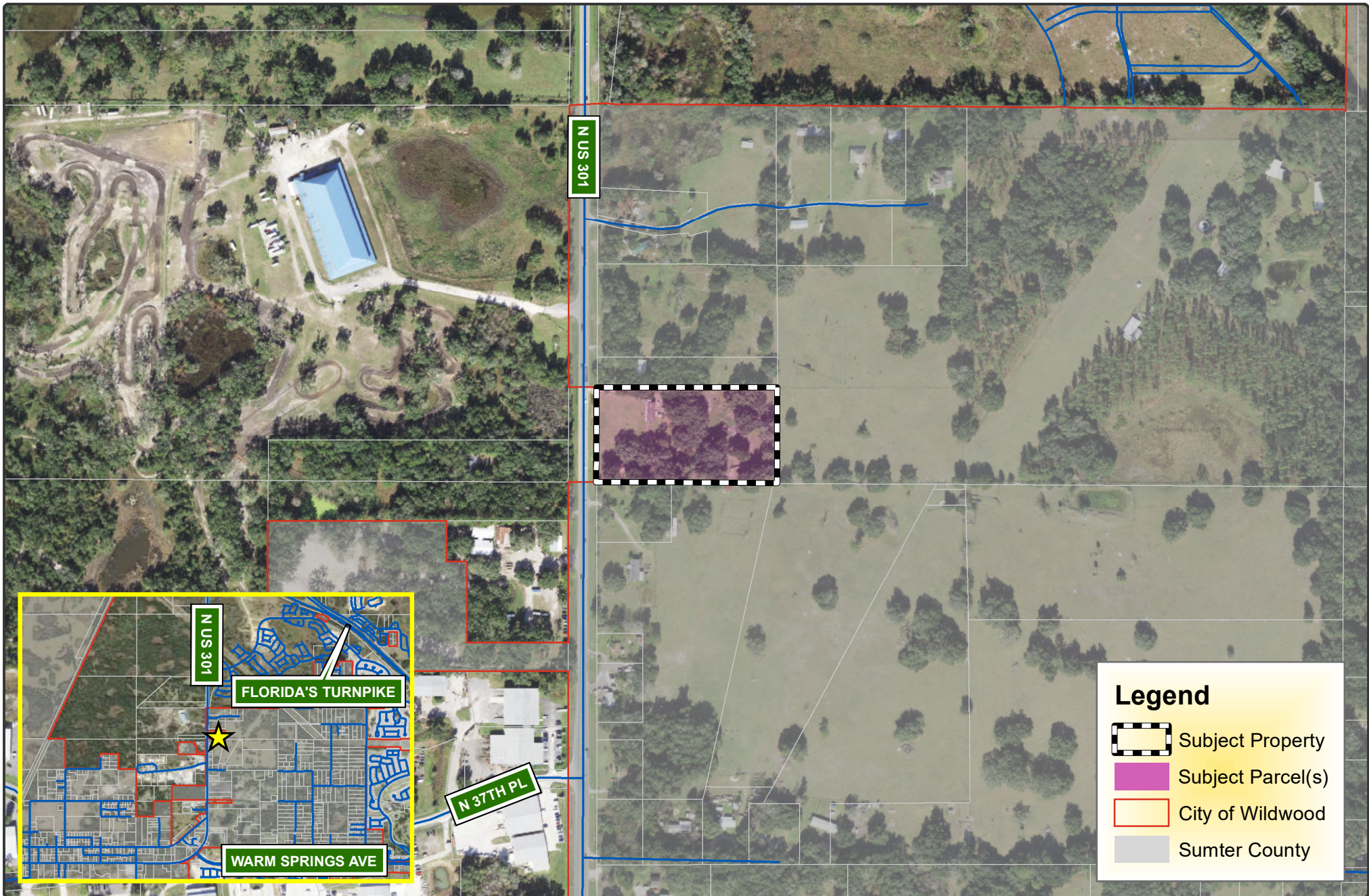
Staff recommends approval.



DATED: 11/30/2022

Amanda Bush

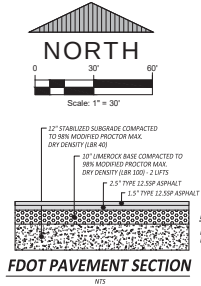
Planner, Development Services



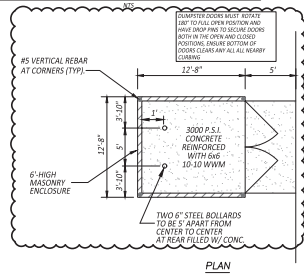
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 225 450	SP 2203-016 TIMBERWOOD PROPERTIES PARCEL G19-007	MAP 1B LOCATION MAP MARCH 2022
---	---	---	---	--

SITE PLAN NOTES:

1. THE PROPOSED BUILDING WILL BE USED AS AN OFFICE, SHOWROOM, FURNITURE MANUFACTURING SHOP AND WAREHOUSE.
2. THE PROPOSED BUILDING WILL BE SINGLE-STORY WITH A MAXIMUM BUILDING HEIGHT OF 24'-3".
3. THE PROJECTED NUMBER OF EMPLOYEES IS 15.
4. FIRE LANE SIGNAGE SHALL BE 12 INCHES BY 18 INCHES, WHITE BACKGROUND AND RED LETTERS. SHALL BE A MAXIMUM OF 7 FEET IN HEIGHT FROM THE BOTTOM PART OF THE SIGN AND CONFORM TO FPPC 15.2.3.6.3.
5. ALL TRAFFIC CONTROL SIGNALS OR DEVICES SHALL COMPLY WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS AND SHALL BE INSTALLED PER FLORIDA STATE STATUTES.



ON-SITE ASPHALT PAVEMENT SECTION



PLAN

SECTION

DUMPSTER PAD DETAIL

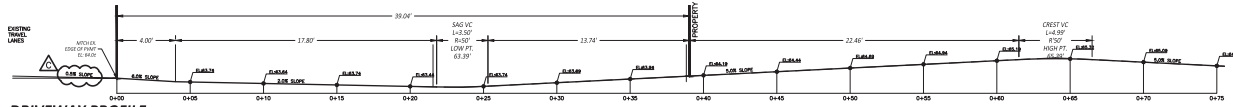
NOTES
MASONRY WALL ENCLOSURE SHALL BE OF THE SAME MATERIAL AND COLOR AS THE BUILDINGS.

SITE PLAN LEGEND

- PROPOSED BUILDINGS
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- PROPOSED CURB
- PROPOSED SIGNAGE
- PROPOSED SETBACK/EASEMENT
- HANDICAP SYMBOL
- UNINTERRUPTED PARKING SPACES

DRIVEWAY PROFILE

SCALE: NONE



PID: G19-012
LAND USE: AGRICULTURAL (COUNTY)
ZONING: RR1 (COUNTY)

NOW OR FORMERLY LANDS OF
SIDNEY AND SHELBY HARMER

P.I.D. #G19-012

THE SOUTH 105' OF THE NORTH 1/2 OF THE SW 1/4 OF
THE SW 1/4 OF THE SE 1/4 OF
SECTION 19, TOWNSHIP 19 SOUTH, RANGE 23 EAST

DRA #1
TOP EL: 64.00'
BTM EL: 61.00'

PID: G19-007
LAND USE: INDUSTRIAL (CITY)
ZONING: M1 (CITY)

PID: G30-126
LAND USE: RURAL RESIDENTIAL (COUNTY)
ZONING: RR1 (COUNTY)

PID: G30-125
LAND USE: RURAL RESIDENTIAL (COUNTY)
ZONING: RR1 (COUNTY)

P.I.D. #G30-125

NOW OR FORMERLY LAND OF
HENRY D. COLE AND
ELIZABETH K. COLE

P.I.D. #G30-140



Digitally signed by Barry Ginn
DN: E=bricgk@tolar@gmail.com,
CN=Barry Ginn, O=Barry Ginn,
L=Ocala, S=Florida, C=US
Location: 240 SW 8th Street, Suite A,
Ocala, Florida 34471
Reason: This item has been digitally
signed and sealed by Barry E. Ginn,
P.E. on November 21, 2022. Printed
copies of this document are not
considered signed and sealed and
the signature must be verified on any
electronic copies.
Contact Info: Barry Ginn, P.E., FL
54595
Date: 2022.11.21 08:55:13-05'00'

© 2022 ALL RIGHTS RESERVED.

DATE	DESCRIPTION
6/22	CITY COMMENTS
8/22	CITY COMMENTS
11/22	FDOT COMMENTS
11/22	CITY COMMENT

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2210-006 VOSO Phase XII-G Master Plan

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2210-006 VOSO Phase XII-G Master Plan

Parcel Number(s): K13-001, K13-005, K13-011, K13-017, K13-018 & K13-041

Acreage: 48.32 +/-

Property Location: The subject property is generally located at the southeast intersection of C470 and McNeill Drive.

Owner/Applicant: The Villages Development Company, LLC

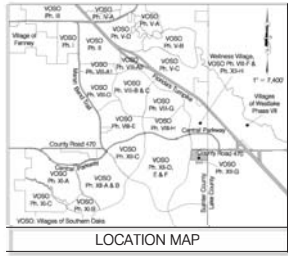
The applicant is seeking a favorable recommendation from the Project Review Committee, for VOSO Phase XII-G master plan, to include utilities, non-residential and open space.

Staff recommends approval.

DATED: 12/5/2022



Terri O'Neal, Planning Manager,
Development Services



Village of
Southern Oaks
Phase XII-D

Zoning: ARD
FLU: ARD

Village of
Southern Oaks
Phase XII-H

Zoning: ARD
FLU: ARD

County Road 470

McNeill Drive

Edmund Drive

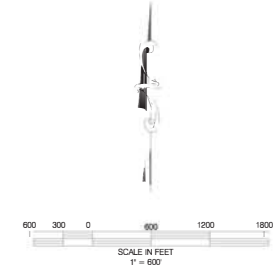
Zoning: ARD
FLU: ARD

Non-Res

Zoning: RR5C
FLU: AGR

Zoning: RR5C
FLU: AGR

CURVE TABLE					
CURVE NO.	RADIUS	DEFLECTION ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	37.00'	47°30'10"	47.26'	S64°37'03"W	45.90'
C2	168.00'	15°06'54"	44.32'	S59°29'25"W	44.14'



- Legend**
- Tunnel
 - Non-Res Non-Residential
 - Open Space
 - Util Utility
 - Drainage Retention Basin
 - Wetland Preserve

Master Plan Data	
1. Acreage:	48.32 ±
2. Zoning:	ARD
3. Parcel ID:	K13-001 K13-005 K13-011 K13-017 K13-018 K13-041
4. Owner:	The Villages Development Company, LLC 3619 Kessel Road The Villages, FL 32163
5. Developer:	The Villages Development Company, LLC 3619 Kessel Road The Villages, FL 32163
6. Open Space:	Reference 163 Agreement
7. Buffers:	Reference 163 Agreement
8. Setbacks:	Reference 163 Agreement
9. Water and Sewer:	Supplied by GPU
10. Irrigation:	Supplied by GPU/PCA
11. Electrical:	Supplied by SECO
12. Telephone:	Supplied by Comcast / Spectrum
13. Gas:	Supplied by City of Leesburg

Lee Clymer, State of Florida, Professional Engineer, License No. 69780. This item has been electronically signed and sealed by Lee Clymer on the date indicated here using a SHA authentication code.

Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Woodrow L. Clymer
Digitally signed by Woodrow L. Clymer
Date: 2022.10.16 13:29:31 -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'S

DATE

CLYMER
FARNER
BARLEY

CLYMER FARNER BARLEY, Inc.
4400 NE 80th Ave., Suite 100, Fort Lauderdale, FL 33306
www.cfb-inc.com CA #11708

The Villages Development Company, LLC

Villages of Southern Oaks

Phase XII-G
Master Plan

SAVE DATE 10/13/2022

DRAWN BY KAC

CHECKED BY KAC

PROJECT # E16063 0206

FILE NAME MASTER PLAN PHASE XII-G

SHEET NUMBER 1

PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PD 2205-001 Turkey Run PD Amendment

REQUESTED ACTION: Staff recommends approval of the PD amendment, contingent on the resolution of outstanding comments.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: PD 2205-001 Turkey Run

Ordinance No: O2022-96

Parcel Number(s): G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012, G05V013

Property Location: The subject property is generally located on the North side of C-466A, approximately one half-mile east of C-462 E/Powell Road.

Owner: Turkey Run et al

Applicant: LPG Urban & Regional Planners, Inc (Greg Beliveau)

LPG Urban & Regional Planners, Inc is seeking a favorable recommendation from the Project Review Committee for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed use PD's and include a list of permitted uses. Turkey Run is a mixed-use project that was approved with a zoning change to PUD. PUD/PD's are now an overlay zoning, which has caused the need to simultaneously apply for a rezoning CMU for underlying zoning. The rezoning to CMU was approved at the Commission meeting on August 22, 2022.

Per City of Wildwood Land Development Regulations Sec. 8.6.(E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;
The proposed amendment is consistent with the comprehensive plan. The Turkey Run

development has a Future Land Use of Central Mixed Use which promotes a mix of residential and commercial uses. The proposed change is consistent with the intent of this Future Land Use designation.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;

The proposed change will not adversely affect public facilities. The Turkey Run development is proposing some multi-family dwelling units, that will add to the number of students in the Sumter County School District. The Sumter County School District has advice they have enough capacity for additional students.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;

The proposed amendment is necessary to bring the property into compliance with the Comprehensive Plan, to have an underlying zoning for any Planned Development.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

The proposed amendment will not create or excessively increase traffic congestion or otherwise be a detriment to public safety.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

The proposed change will not be a deterrent to the improvement or development of adjacent properties. The commercial and residential use of the parcels is compatible with the commercial and residential uses on the adjacent property.

DATED: 12/1/2022



Terri O'Neal
Development Services Planning Manager

ORDINANCE NO. O2022-96

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY TURKEY RUN II, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the first Turkey Run Planned Development application was filed on or about August 18, 2008; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 616 on or about November 10, 2008; and

WHEREAS, said Ordinance was recorded on February 25, 2009, in O.R. Book 2040, Page 136, Public Records of Sumter County, Florida; and

WHEREAS, it was found that the property description provided to the City contained scrivener's errors; and

WHEREAS, the City Commission passed and ordained Ordinance O2010-27 on or about December 13, 2010, correcting said scrivener's errors; and

WHEREAS, said Ordinance was recorded on January 4, 2011, in O.R. Book 2270, Page 315, Public Records of Sumter County, Florida; and

WHEREAS, actual construction began on the site on or about June 15, 2012; and

WHEREAS, the first Turkey Run Planned Development Amendment application was filed on or about October 11, 2017; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance O2017-72 on or about January 22, 2018, thereby amending and restating Ordinances 616 and O2010-27 in their entirety; which Ordinance was recorded on February 15, 2018, in O.R. Book 3370, Page 303, Public Records of Sumter County, Florida; and

WHEREAS, the second Turkey Run Planned Development Amendment application was filed on or about January 24, 2022 (the "Application"); and

WHEREAS, it is the intention of the City for this Amended and Restated Ordinance to supersede Ordinance O2017-72.

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

The Application filed by Turkey Run II, LLC (hereinafter referred as the, “Developer”) for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2022. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____, 2022; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Turkey Run, II LLC Planned Development Amendment Application (hereinafter referred to as the “Project”) was duly and properly filed herein on January 24, 2022, and
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule; and
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations; and
- D. That the Developer intends to develop a Project consisting of 41.09 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto; and
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and
- F. That the Developer has complied with the Planned Development Amendment provisions as required by Section 8.6 of the Land Development Regulations.
- G. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Planned Development (PD) Amendment of the lands described in “Exhibit A”.
- B. That the zoning district of the subject land described in “Exhibit A” is classified as Central Mixed Use (CMU) on the City of Wildwood Zoning Map; and
- C. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood; and

- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by LPG Urban & Regional Planners, Inc., dated September 1, 2022, as amended, is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
 - 1) The conceptual development plan illustrates the general location of the following land uses:
 - a. Commercial Retail Uses and Offices
 - b. Residential: Multi-family
 - c. Public/Semi Public: Independent Living Facility
 - d. Commercial Tourism: Hotel
 - 2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.
- C. Development Program. The Project shall be developed in multiple phase(s) in accordance with the conceptual development plan and this Section.
 - 1) **TYPE OF DEVELOPMENT**. The project is a mixed-use development consisting of residential, commercial, institutional, and tourism with residential densities not to exceed 15 units/acre.

- 2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Commercial Retail Uses and Offices	9.71
Residential: Multi-family	17.44
Public/Semi Public: Independent Living Facility	7.58
Commercial Tourism: Hotel	4.55
Utilities/ROW	1.81
Total	41.09

- 3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Commercial Retail Uses and Offices	208,285 SF	
Residential: Multi-family		240 Units
Public/Semi Public: Independent Living Facility		85 Units
Commercial Tourism: Hotel		244 Rooms

- 4) Land Use (Trip) Equivalency Matrix. Land Uses may be converted in accordance with the following Table. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 11th Edition. Further, utilization of the matrix provided here in shall be determined to be a non-substantial deviation.

Density Conversion Matrix per 1 Multi-Family Unit	
1 Multi-Family Unit	589.82 SF Office
1 Multi-Family Unit	121.95 SF Retail
1 Multi-Family Unit	2.44 ALF Beds
1 Multi-Family Unit	.87 Hotel Rooms

Density Conversion Matrix per 1,000 Square Feet of Retail	
1000 SF Retail	4,836.51 SF Office
1000 SF Retail	20.2 ALF Beds
1000 SF Retail	8.2 Multi-Family Units
1000 SF Retail	7.16 Hotel Rooms

- D. Residential. The multi-family portion of the development consists of 354 units. The maximum density shall be 15 units per acre based on gross acreage of the entire project site.
- E. Recreation. A park area shall be provided for each residential parcel. In addition to the recreation areas, open space will be provided within the total development site.
- F. Standards for Apartments/Multi-Family/Commercial. Minimum 20' setback around perimeter of the project except on proposed road frontage. Buffer requirements as set forth in the Commercial/Residential design standards must be met. Maximum Building Height: 5 stories, unless jointly approved by the Sumter County Fire Department and the City Commission.
- G. Building Design.
1. Residential building design shall be in compliance with the City's Design District Standards Chapter 2, Section F.
 2. Commercial building design shall be in compliance with the City's Design District Standards. Neighborhood Design District shall apply to that portion of the Commercial property extending from the southeast corner of the property, west 600 feet along CR466A and out-parcels not abutting CR466A or CR462. The City will allow a maximum of two (2) rows of parking in front of the buildings, over 5000 SF, abutting CR462 and CR466A with additional landscaping. The remainder of the Commercial property abutting CR466A shall conform to the Downtown Commercial Design Standards.
 3. Drive-thrus shall be permitted for banks, restaurants, drug stores and similar type uses for that portion of the property covered under Neighborhood Design District.
- H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.

- I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design Standards pursuant to Section 6.12 of the Land Development Regulations.
- J. Open Space. The Project shall contain a minimum of 25% of Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space, including a pool. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards, or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria. The open space shall be interconnected wherever possible to provide a continuous network within and adjoining the site. Open space shall be calculated and illustrated per the table titled "PUD Impervious Area/Open Space" on Exhibit B.
- K. Public Facilities.
1. Potable Water and Wastewater. The Project has connected to the City Potable Water system and the City Sanitary Sewer system, prior to any permits being issued for any structure (except temporary construction uses) on the Project.
 2. Solid Waste. Waste services shall be provided by the City of Wildwood Franchisee.
 3. Drainage. The maintenance of the drainage system shall be the responsibility of the property owner.
 4. Underground Utilities. All utilities shall be underground. Developer is responsible for running utilities underground.
 5. Transportation.
 - i. The Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners shall govern the roadway and access Improvements set forth and addressed therein. A true and correct copy of the Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners is attached hereto as "Exhibit C."
 - ii. Development access points shall be provided in accordance with NFPA 1141.5.1.4. Compliance with said NFPA standard shall be demonstrated on individual project site plans.
 6. Streets and Sidewalks.
 - i. Sidewalks shall be required throughout all residential portions of this development. Sidewalks shall be at least five feet in width.

- ii. The City and the developer will enter into a written agreement concerning maintenance of the streets and sidewalks on Inspiration Drive and Rio Grande Blvd. per the plat.
- iii. Inspiration Drive, shall be constructed upon development of Lot 3, as shown on the conceptual plan attached hereto as Exhibit "B".
- iv. An eight foot sidewalk shall be provided within the right-of-way along CR-466A abutting lots 4-8.
- v. A five foot sidewalk shall be provided within the right-of-way along CR-462 abutting Lots 8-11.
- vi. The required sidewalks along CR462 and CR466A shall be constructed and maintained by the adjacent property owner, when the adjacent property is developed.
- vii. Any proposed sidewalk activities, within Sumter County right of way, shall meet the requirements of the Public Right-of Way Accessibility Guidelines (PROWAG). Any proposed sidewalk construction within Sumter County right-of-way is contingent upon Sumter County approval.

L. Environmental Considerations. Environmental considerations were previously addressed during the platting of the Property.

M. Landscaping and Buffer Requirements.

- 1. All landscaping requirements shall be in accordance with the City's Design District Standards.
- 2. All buffer requirements shall be in accordance with the City's Design District Standards.
- 3. All landscaped and common areas shall be irrigated in accordance with the City's Design District Standards.
- 4. All landscaping shall have appropriate irrigation and shall utilize reclaimed water if appropriate.
- 5. Any tree removal or replacement will be subject to the City's LDR Section 6.10.

N. Lighting. Decorative lighting shall be provided as required in the City's Design District Standards.

O. Signage. All signage shall comply with the City's Land Development Regulations. The Project shall be allowed two (2) shared monument signs. The two (2) shared monument signs shall be located at the intersection of Rio Grand and C466A and the intersection of C462 and Inspiration Drive. Additionally, each commercial development or building fronting on C466A or C462 shall be limited to one (1), six (6) foot high, monument sign with 30 square feet of copy area, with the exception of lot 8 at the intersection of C466A and C462 which may have a nine (9) foot high monument with 45 square feet of copy area. If signage occurs in City of Wildwood easements, developer/owner shall be responsible for any damage to signage as caused by the City's use of its easement.

- P. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common and residential areas within the Project shall be the responsibility of the property owner, at no cost or obligation to the City. Guidelines as per the LDR/ Wildwood. Should the landlord/property owner/developer fail to timely perform these requirements, the City has the right to enforce these requirements on the landlord/property owner/developer and be reimbursed for reasonable attorney's fees, costs and expenses.
- Q. Enforcement of Rules and Regulations. The developer/owner shall develop and provide rules and regulations which shall be binding and enforceable upon all tenants. Such rules and regulations shall be satisfactory to the City of Wildwood or its designated agent prior to permits being issued for construction of the improvements. If the property owner/landlord fails to enforce the rules and regulations, then the City of Wildwood shall have the right, but not the obligation, to enforce such rules and regulations upon the developer or landlord and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- R. Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting with the exception of the areas included in the agreement dated July 12, 2006. This exception only applies to City impact fees. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Project.
- All impact fee credits for right-of-way donations and road construction completed by this project will be subject to an appropriate agreement with the appropriate government agencies.
- S. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- T. Expiration of PD Due to the initiation of Project, this Project is vested and this Ordinance shall not expire.

SECTION 4. 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 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of

Wildwood, Sumter County, Florida, this _ day of _____, 2022.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

ATTEST: _____

Susan Patterson, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to Form:

City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

LOT ID #	ORIGINAL PUD	EXISTING UNITS	PROPOSED USE	TOTAL EQUIVALENT MULTI-FAMILY UNITS
1	170 MF	209 ILF BEDS		85 MF**
2	98 ALF Beds(40MF)	0	96 MF	96 MF
3	144 MF	0	144 MF	144 MF
TOTAL *354 MF		0	TOTAL: 240 MF	TOTAL: 325 MF
4		10,000 SF RETAIL		
5			8,000 SF RETAIL	
6				
7			6,119 SF AUTO CONVENIENCE	
8				
9				
10				
11				
12			244 HOTEL ROOMS	

* 314 Multi-Family + 40 (98/24/ Lot 2) = 354 Total Multi-Family
 ** 209 ILF Beds + 244 = 85 Multi-Family Equivalent Units

Owners:
 AH Wildwood LLC
 Harrison Street Real Estate LLC C/O
 ALTU
 Southlake, TX 76092

Providence Assisted Real Estate LLC
 C/O Capital Health Holding LP
 Baltimore, MD 21209

PMF Wildwood I LLC
 315 E Robinson St STE 600
 Orlando, FL 32801

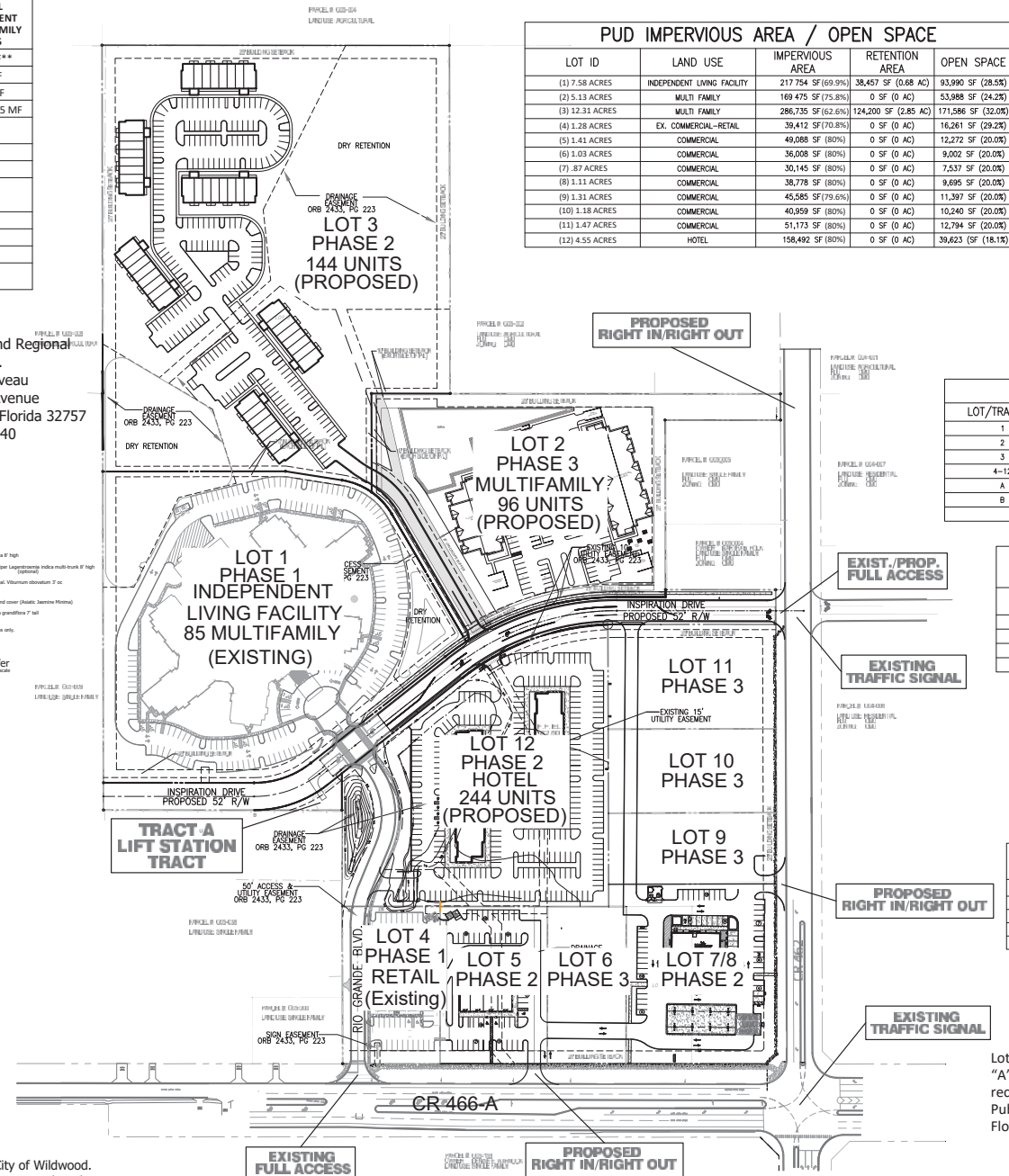
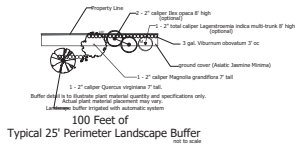
Turkey Run LLC
 145 Lincoln Ave STE B
 Winter Park, FL 32789

EMW Properties LLC
 7623 Rio Grande Blvd
 Wildwood, FL 34785

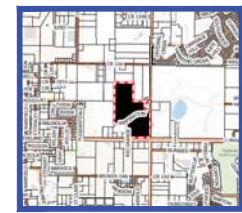
City of Wildwood
 100 N Main St
 Wildwood, FL 34785

Total acreage: 41.09 Acres± (1,789,880 sf)
 Total developable acreage: 41.09 Acres± (1,789,880 sf)
 Existing Zoning: PUD
 Max Density: 15 Units/Acre
 Proposed Density: 7.9 Units/Acre
 Maximum ISR: 80%
 Maximum FAR: 75%
 Buffers:
 North - 25' Landscape Buffer
 South - 25' Landscape Buffer
 West - 25' Landscape Buffer
 East - 25' Landscape Buffer

Commercial: Lots 4-12 (208,285 sf)
 List of Commercial Uses:
 *Retail
 *Multi-Tenant Retail
 *Restaurant with/without drive-through
 *Convenience stores with/without fuel operation
 *Auto Retail
 *Carwash and Auto Detailing Facilities
 *Full or Self-Service Service and Repair Shops for Automobiles, Small Engines and other similar uses
 *Office
 *Medical Office
 *Hotel (244 units)
 Water and Sewer to be provided by the City of Wildwood.
 *Plans are Conceptual Only and are subject to engineering



PUD IMPERVIOUS AREA / OPEN SPACE				
LOT ID	LAND USE	IMPERVIOUS AREA	RETENTION AREA	OPEN SPACE
(1) 7.58 ACRES	INDEPENDENT LIVING FACILITY	217,754 SF (69.9%)	38,457 SF (0.68 AC)	93,990 SF (28.5%)
(2) 5.13 ACRES	MULTI FAMILY	169,475 SF (75.8%)	0 SF (0 AC)	53,889 SF (24.2%)
(3) 12.31 ACRES	MULTI FAMILY	286,735 SF (62.6%)	24,200 SF (2.85 AC)	171,586 SF (32.0%)
(4) 1.28 ACRES	EX. COMMERCIAL-RETAIL	39,412 SF (70.8%)	0 SF (0 AC)	16,261 SF (29.2%)
(5) 1.41 ACRES	COMMERCIAL	49,068 SF (80%)	0 SF (0 AC)	12,272 SF (20.0%)
(6) 1.03 ACRES	COMMERCIAL	36,008 SF (80%)	0 SF (0 AC)	9,002 SF (20.0%)
(7) .87 ACRES	COMMERCIAL	30,145 SF (80%)	0 SF (0 AC)	7,537 SF (20.0%)
(8) 1.11 ACRES	COMMERCIAL	36,778 SF (80%)	0 SF (0 AC)	9,895 SF (20.0%)
(9) 1.31 ACRES	COMMERCIAL	45,585 SF (69.6%)	0 SF (0 AC)	11,397 SF (20.0%)
(10) 1.18 ACRES	COMMERCIAL	40,959 SF (80%)	0 SF (0 AC)	10,240 SF (20.0%)
(11) 1.47 ACRES	COMMERCIAL	51,173 SF (80%)	0 SF (0 AC)	12,794 SF (20.0%)
(12) 4.55 ACRES	HOTEL	158,492 SF (80%)	0 SF (0 AC)	39,423 SF (18.1%)



Location

PHASE CHART	
PHASE	LOT #'S
1	1,4
2	3,5,7,8,12
3	2,6,9,10,11

PUD AREA BREAKDOWN		
LOT/TRACT ID	LAND USE	AREA
1	INDEPENDENT LIVING FACILITY	7.58 AC
2	MULTIFAMILY	5.13 AC
3	MULTIFAMILY	12.31 AC
4-12	COMMERCIAL	14.68 AC
A	LIFT STATION	0.09 AC
B	52' ROW TRACT	1.72 AC
TOTAL		41.09 AC

IMPERVIOUS AREA	
LAND USE	IMPERVIOUS AREA
52' ROW TRACT	63,766 SF (1.46 AC)
LIFT STATION TRACT	3,219 SF (0.07 AC)
PUD TOTAL	1,158,483 SF (26.60 AC)
TOTAL	1,225,468 SF (28.13 AC)

BUILDING SETBACKS	
LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	25 FEET
INTERIOR PROPERTY LINE	10 FEET

LANDSCAPE SETBACKS	
LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	25 FEET
INTERIOR PROPERTY LINES	10 FEET
CR 466-A & CR 462	25 FEET

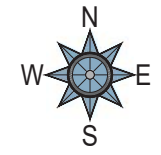
LEGAL DESCRIPTION

Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

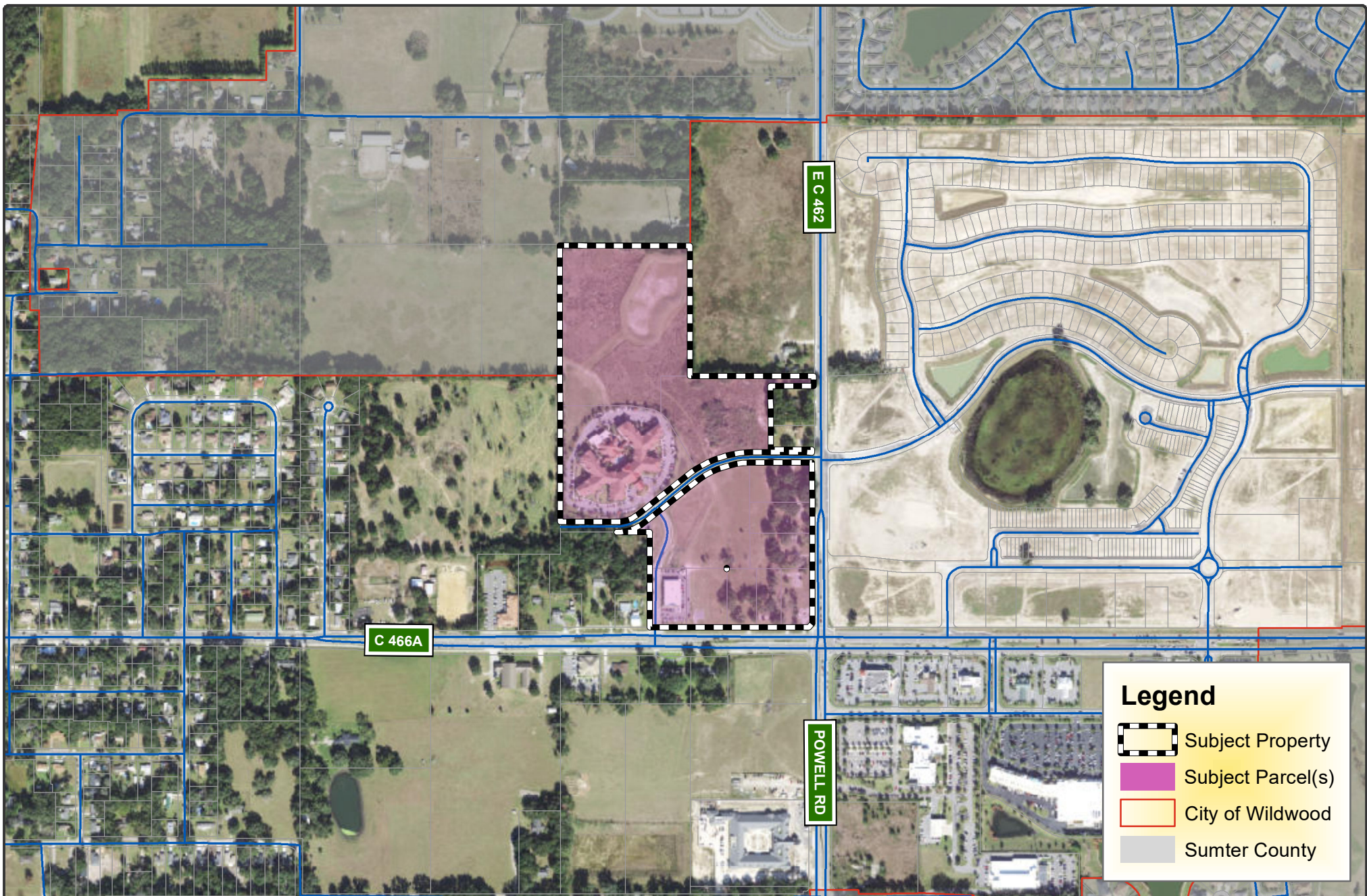


Turkey Run II

Wildwood, FL



August 12th, 2022



ORDINANCE NO. O2022-

**AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING
A REQUEST FOR A PLANNED DEVELOPMENT
AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND
DEVELOPMENT REGULATIONS FOR CERTAIN
PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA;
OWNED BY TURKEY RUN II, LLC; PROVIDING FOR
SEVERABILITY; PROVIDING FOR CODIFICATION; AND
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the first Turkey Run Planned Development application was filed on or about August 18, 2008; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 616 on or about November 10, 2008; and

WHEREAS, said Ordinance was recorded on February 25, 2009, in O.R. Book 2040, Page 136, Public Records of Sumter County, Florida; and

WHEREAS, it was found that the property description provided to the City contained scrivener's errors; and

WHEREAS, the City Commission passed and ordained Ordinance O2010-27 on or about December 13, 2010, correcting said scrivener's errors; and

WHEREAS, said Ordinance was recorded on January 4, 2011, in O.R. Book 2270, Page 315, Public Records of Sumter County, Florida; and

WHEREAS, actual construction began on the site on or about June 15, 2012; and

WHEREAS, the first Turkey Run Planned Development Amendment application was filed on or about October 11, 2017; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance O2017-72 on or about January 22, 2018, thereby amending and restating Ordinances 616 and O2010-27 in their entirety; and which

~~_____ **WHEREAS**, said Ordinance was recorded on February 15, 2018, in O.R. Book 3370, Page 303, Public Records of Sumter County, Florida; and~~

~~_____ **WHEREAS**, the second Turkey Run Planned Development Amendment application was filed on or about January 24, 2022 (the "Application"); and~~

~~_____ **WHEREAS**, the City now wishes to Amend and Restate Ordinances 616 and O2010-27 in their entirety by enacting this Ordinance _____; and~~

WHEREAS, it is the intention of the City for this amendment and restatement Amended and Restated Ordinance to supersede Ordinances ~~646 and 020170-7227~~, by enacting this Ordinance _____.

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

The ~~a~~Application filed by Turkey Run II, LLC (hereinafter referred as the, "Developer") for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2022. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____ day of _____, 2022; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Turkey Run, II LLC Planned Development Amendment Application (hereinafter referred to as the "Project") was duly and properly filed herein on January 24, _____ day of _____, 2022, and
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule; and
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations; and
- D. That the Developer intends to develop a Project consisting of 41.09 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto; and
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and
- F. That the Developer has complied with the Planned Development Amendment provisions as required by Section 8.6 of the Land Development Regulations.
- ~~E.~~
- ~~F.~~ That the City has complied with the due notice requirements of subsection 8.2 (E) and (F)3-3(B) of the Land Development Regulations.
- G.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Applicant has applied for a Planned Development (PD) Amendment ~~Central Mixed Use Planned Development (CMU)~~ of the lands described in "Exhibit A" ~~and a PD Overlay~~.
- B. That the ~~current~~ zoning district of the subject land described in "Exhibit A" is classified as Central Mixed Use (CMU) Planned Development (PD) on the City of Wildwood Zoning Map; and
- C. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood; and
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and
- ~~E.~~ This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

~~E.~~

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

A. General Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by LPG Urban & Regional Planners, Inc., dated September 1, 2022, as amended, is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1) The conceptual development plan illustrates the general location of the following land uses:

- a. Commercial Retail Uses and Offices
- b. Residential: Multi-family
- c. Public/Semi Public: Independent Living Facility
- d. Commercial Tourism: Hotel

Commented [RR1]: Format for Section 3 should match the Sample PD format in Section 3. Will also need redline strikethrough-underline in this section so we can see clearly what changes have been made from the existing PD

Commented [j2]: Conceptual Plan
 LDR 8.4(A)3 – Add zoning to adjacent parcel to the north and west side of the project.
 LDR 8.4(A)5 – Recreation facilities not provided on the concept plan.
 LDR 8.4(A)6 – Add the number of residential buildings.
 LDR 8.4(A)8 – Show all sidewalks on the concept plan.
 LDR 8.4(A)10 – Location of nearest potable water and sanitary sewer
 6. LDR 8.4(A)11 – Add time frame for final approval to be filed with the City of Wildwood for the phases..
 7. LDR 8.4(A)12 – Correct Zoning from PUD to CMU and add Neighborhood Design Standards.
 8. General Note: Label all exhibits

2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in multiple phase(s) in accordance with the conceptual development plan and this Section.

1) TYPE OF DEVELOPMENT. The project is a mixed use development consisting of residential, commercial, institutional, and tourism with residential densities not to exceed 15 units/acre.

2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Commercial Retail Uses and Offices	9.71
Residential: Multi-family	17.44
Public/Semi Public: Independent Living Facility	7.58
Commercial Tourism: Hotel	4.55
Utilities/ROW	1.81
Total	41.09

3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Commercial Retail Uses and Offices	208,285 SF	
Residential: Multi-family		240 Units
Public/Semi Public: Independent Living Facility		85 Units
Commercial Tourism: Hotel		244 Rooms

A.

- Development of this project shall be governed by the contents of this document and applicable sections of the City of Wildwood Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.
- Where in conflict, the terms of this document shall take precedence over the City of Wildwood Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City.

3. ~~Unless otherwise noted, the definition of all terms shall be the same as the definitions set forth in the City of Wildwood Land Development Regulations.~~
4. ~~The purpose of this PD is to:

 - i. ~~Meet the requirement, as set forth in City of Wildwood, LDR, Section 3.5, zoning district that any parcel of property zoned mixed use that is over ten acres must follow the PD procedure;~~
 - ii. ~~Provide for a mixed use development;~~
 - iii. ~~Create an attractive and high-quality environment which is compatible with the scale and character of the local environment;~~
 - iv. ~~Protect and enhance the environment, and promote sustainable development principles;~~
 - v. ~~Develop a residential area that is safe, comfortable and attractive to pedestrians;~~
 - vi. ~~Provide social and community facilities to serve the new development and to enhance existing provision in the area;~~
 - vii. ~~Reinforce streets as public places that encourage pedestrian and bicycle travel;~~
 - viii. ~~Maximize open space in the development.~~
 - ix. ~~Participate in providing an additional access route to help alleviate traffic on CR462.~~~~

B. Land Uses:

~~The proposed Planned Development plan, attached hereto as Exhibit "B", is incorporated into this Ordinance. Elements in the proposed plan include residential, commercial and institutional uses. The approximate percentages or units devoted to each land use shall be as follows:~~

~~Multi-family _____ 354 units/15 units per acre based on gross acreage of project site (see attached email #1)~~
~~Commercial _____ Approximately 208,285 square feet~~
~~Institutional _____ 209 bed Independent Living Facility~~
~~Minimum Open Space: _____ 25%~~

~~4) Land Use (Trip) Equivalency Matrix. Land Uses may be converted in accordance with the following Table. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.~~

~~Densities may be revised per the following matrix: 1000 SF of Retail = 4,836.51 SF OFFICE = 20.2 ALF Beds = 8.20 Multi Family Units = 7.16 Hotel Rooms or 1 Multi Family Unit = 2.44 ALF Beds = 589.82 SF OFFICE = 121.95 SF RETAIL = 0.87 Hotel Rooms. Further, utilization of the matrix provided here in shall be determined to be a non-substantial deviation.~~

Commented [RR3]: Matrix needs to be in table form for clarity

Density Conversion Matrix per 1 Multi-Family Unit

1 Multi-Family Unit	589.82 SF Office
1 Multi-Family Unit	121.95 SF Retail
1 Multi-Family Unit	2.44 ALF Beds
1 Multi-Family Unit	.87 Hotel Rooms

Density Conversion Matrix per 1,000 Square Feet of Retail	
1000 SF Retail	4,836.51 SF Office
1000 SF Retail	20.2 ALF Beds
1000 SF Retail	8.2 Multi-Family Units
1000 SF Retail	7.16 Hotel Rooms

C.D. Residential. The multi-family portion of the development consists of **354** units. The maximum density shall be 15 units per acre based on gross acreage of [the entire](#) project site.

Commented [j4]: Section 3 (D) – Shows multi-family having 354 units and Section 3 (C)(3) shows the max development potential for multi-family is 244 units, please verify the number of units in both sections

D.E. Recreation. A park area shall be provided for ~~the each residential area parcel~~. In addition to the recreation areas, open space will be provided within the [total](#) development site.

E.F. Standards for Apartments/Multi-Family/Commercial. Minimum 20' set back around perimeter of the project except on proposed road frontage. Buffer requirements as set forth in the Commercial/Residential design standards must be met. Maximum Building Height: 5 stories, unless jointly approved by the Sumter County Fire Department and the City Commission.

F.G. Building Design.

1. Residential building design shall be in compliance with the City's [Design District Standards Chapter 2, Section F Residential Design Standards](#).
2. Commercial building design shall be in compliance with the City's [Design District Standards Commercial Design Standards](#). Neighborhood [Commercial Design District](#) shall apply to that portion of the Commercial property extending from the southeast corner of the property, west 600 feet along CR466A and out-parcels not abutting CR466A or CR462. The City will allow a maximum of two (2) rows of parking in front of the buildings, over 5000 SF, abutting CR462 and CR466A with

additional landscaping. The remainder of the Commercial property abutting CR466A shall conform to the Downtown Commercial Design Standards.

3. Drive-thrus shall be permitted for banks, restaurants, drug stores and similar type uses for that portion of the property covered under Neighborhood Commercial Design District.

H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.

I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design Standards pursuant to Section 6.12 of the Land Development Regulations.

G.J. Open Space. The Project shall contain a minimum of 25% of Open Space. ~~Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space, including a pool. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards, or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria. The open space shall include, but not be limited to, project buffer areas, recreation areas, draining areas, portions of retention areas, landscaped areas and community parks.~~ The open space shall be interconnected wherever possible to provide a continuous network within and adjoining the site. Open space shall be calculated ~~as specified in Table 3-4, Density Intensity and Lot Standards (D)~~ and illustrated per the table titled "PUD Impervious Area/Open Space" on Exhibit B.

H.K. Public Facilities.

1. Potable Water and Wastewater. The Project has connected to the City Potable Water system and the City Sanitary Sewer system, prior to any permits being issued for any structure (except temporary construction uses) on the Project.
2. Solid Waste. Waste services shall be provided by the City of Wildwood Franchisee.
3. Drainage. The maintenance of the drainage system shall be the responsibility of the property owner.
- 3-4. Underground Utilities. All utilities shall be underground. Developer is responsible for running utilities underground.
- 4-5. Transportation.
 - i. The Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of

County Commissioners shall govern the roadway and access Improvements set forth and addressed therein. A true and correct copy of the Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners is attached hereto as "Exhibit C."

- ii. Development access points shall be provided in accordance with NFPA 1141.5.1.4. Compliance with said NFPA standard shall be demonstrated on individual project site plans.
- i. There shall be a minimum of two (2) ingress and egress points for the Project. The location shall be determined by Sumter County and the City of Wildwood. A cross connection stub out shall be provided on the south side of parcel #G05Q004 to aid in interconnectivity between existing and future developments.

Commented [j5]: Language added in accordance with Sumter County Fire comment.

5-6. Streets and Sidewalks.

- i. Sidewalks shall be required throughout all residential portions of this development. Sidewalks shall be at least five feet in width.
- ii. The City and the developer will enter into a written agreement concerning maintenance of the streets and sidewalks on Inspiration Drive and Rio Grande Blvd. per the plat.
- iii. The City shall construct and maintain an 8' multi-modal pathway along the roads constructed by the developer.
- iv-iii. Inspiration Drive, shall be constructed upon development of either Lot 2 or Lot 3, whichever is developed first, as shown on the conceptual plan attached hereto as Exhibit "B".
- v-iv. An eight foot sidewalk shall be provided within the right-of-way along CR-466A abutting lots 4-8.
- vi-v. A five foot sidewalk shall be provided within the right-of-way along CR-462 abutting Lots 8-11.
- vi. The required sidewalks along CR462 and CR466A shall be constructed and maintained by the adjacent property owner, when the adjacent property is developed.
- vii. Any
- vii. proposed sidewalk activities, within Sumter County right of way, shall meet the requirements of the Public Right-of Way Accessibility Guidelines (PROWAG). Any proposed sidewalk construction within Sumter County right-of-way is contingent upon Sumter County approval.

Commented [j6]: Language added in accordance with Sumter County Public Works Comment

L. Environmental Considerations. Environmental considerations were previously addressed during the platting of the Property.

I.M. Landscaping and Buffer Requirements. All landscaping and buffer requirements shall be in accordance with the City's Design District Standards.

- 1. All landscaping requirements shall be in accordance with the City's Design District Standards.
- 2. All buffer requirements shall be in accordance with the City's Design District Standards.

4.3. All landscaped and common areas shall be irrigated in accordance with the City's ~~Residential and Commercial~~ Design District Standards.

2.4. All landscaping shall have appropriate irrigation and shall utilize reclaimed water if appropriate.

3.5. Any tree removal or replacement will be subject to the City's LDR Section 6.10.

J. ~~Lighting.~~ Decorative lighting shall be provided as required in the City's ~~Commercial or Residential~~ Design District Standards.

N.

K. ~~Utilities.~~ All utilities shall be underground. Developer is responsible for running utilities underground.

L.O. ~~Signage.~~ All signage shall comply with the City's Land Development Regulations. The Project shall be allowed two (2) shared monument signs. ~~The two (2) shared monument signs shall be located at the intersection of Rio Grand and C466A and the intersection of C462 and Inspiration Drive. Additionally, each commercial development or building fronting on C466A or C462 shall be limited to one (1), six (6) foot high, monument sign with 30 square feet of copy area, with the exception of lot 8 at the intersection of C466A and C462 which may have a nine (9) foot high monument with 45 square feet of copy area. Additionally, each commercial development or building fronting C466A or C462 shall be allowed one (1) monument sign each. The locations of the monument signs are shown as part of Exhibit "B". Each Lot shall be entitled to signage relating to such lot.~~ If signage occurs in City of Wildwood easements, developer/owner shall be responsible for any damage to signage as caused by the City's use of its easement.

M.P. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common and residential areas within the Project shall be the responsibility of the property owner, at no cost or obligation to the City. Guidelines as per the LDR/ Wildwood. Should the landlord/property owner/developer fail to timely perform these requirements, the City has the right to enforce these requirements on the landlord/property owner/developer and be reimbursed for reasonable attorney's fees, costs and expenses.

N.Q. Enforcement of Rules and Regulations. The developer/owner shall develop and provide rules and regulations which shall be binding and enforceable upon all tenants. Such rules and regulations shall be satisfactory to the City of Wildwood or its designated agent prior to permits being issued for construction of the improvements. If the property owner/landlord fails to enforce the rules and regulations, then the City of Wildwood shall have the right, but not the obligation, to enforce such rules and regulations upon the developer or landlord and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

~~Q.R.~~ Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting with the exception of the areas included in the agreement dated July 12, 2006. This exception only applies to City impact fees. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Project.

All impact fee credits for right-of-way donations and road construction completed by this project will be subject to an appropriate agreement with the appropriate government agencies.

~~P.~~ Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development. ~~Any substantial deviation from the PUD Concept Plan, or deviation from the terms of this Ordinance, shall be approved by the City Commission in accordance with the legal procedures to amend zoning ordinances.~~

~~S.~~

~~Q.~~

~~R.T.~~ Expiration of PD Due to the initiation of Project, this Project is vested and this Ordinance shall not expire.

SECTION 4. 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 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this day of _____, 2022.

~~SECTION 4: SEVERABILITY.~~ If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

~~SECTION 5: CONFLICT.~~ That portion of Ordinance 435 related to this property in conflict herewith is hereby repealed. All other portions of Ordinance 435 remain in full force and effect. With regard to the PD property, this ordinance shall prevail if there is a conflict with any other ordinance. However, to the extent there is no conflict, all other ordinances are applicable to the PD property.

~~SECTION 6: EFFECTIVE DATE.~~ This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

~~PASSED AND ORDAINED~~ in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this day of _____, 2022.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

ATTEST: _____

Susan Patterson, City Clerk

Ed Wolf, Mayor

First Reading: _____

Second Reading: _____

Approved as to Form:

~~Ashley Hunt~~, City Attorney

LIST OF EXHIBITS

~~"A" Legal Description~~

~~"B" Concept Plan~~

Email #1

EXHIBIT A

LEGAL DESCRIPTION
TURKEY RUN

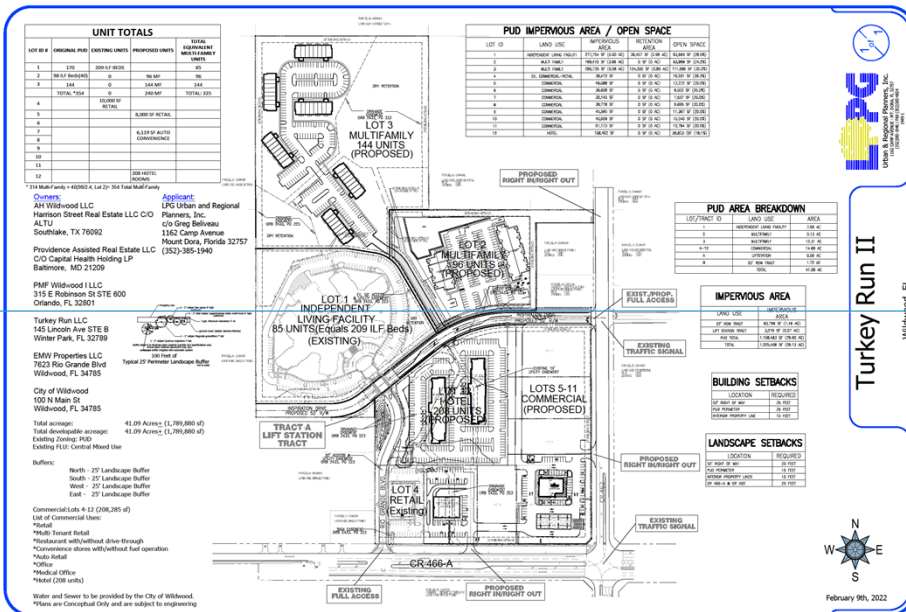
Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

EXHIBIT B

CONCEPT PLAN TURKEY RUN

Commented [j7]: From City of Wildwood Utility Department - Exhibit shown does not show existing infrastructure. Add all water and sewer infrastructure to exhibit, to show all conflicts this change will have with the existing utility lines.

Commented [RR8]: Please submit a separate PDF of the concept plan and include all items listed in LDR Sec. 8.4



**Reference Email #1
Turkey Run**

From: Melanie Peavy <mpeavy@wildwood-fl.gov>
Sent: Tuesday, November 2, 2021 3:41 PM
To: Rosen, Robert <rrosen@burr.com>
Cc: Greg Beliveau <gregb@lpgurp.com>; Roxann Read <rread@wildwood-fl.gov>; Tom Skelton <tomskelton468@gmail.com>; gzuckerman@rockproperties.us; Marc Sumner <Marc.Sumner@berkadia.com>
Subject: [EXTERNAL] RE: Turkey Run/Entitlements

Rob,

-
It has been determined that after the development of lots 1 & 3, there will be 125 MF units remaining. Please see below calculations below.

-
314 units/15 upa
200,285 SF commercial
98 ALF beds

-
 $314 + 40 \{98/2.4, \text{lot 2}\} = 354 \text{ MF units}$
 $354 - 85 \{\text{lot 1}\} = 269$
 $269 - 144 \{\text{lot 3}\} = \mathbf{125 \text{ MF units}}$

-
Please be advised that although you have 125 MF units available, you will be required to demonstrate compliance of the overall project with the underlying land use. Also note that staff will require the paragraph-style matrix, located in SECTION 3(B), to be illustrated as a table and cleared up for ease of use and to prevent multiple avenues of interpretation.

-
All property owners within the identified PD area will be party to the final agreement.

-
-
-
-
-
-
-



-
Melanie Peavy, CPM, AICP
Development Services Director
Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov
-