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

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
January 10, 2023 2:00 PM
City Hall Commission Chamber
100 N Main Street

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

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

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

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

III. OLD BUSINESS

IV. NEW BUSINESS

1. **CP 2211-001 SWC MF Huey Street**
   AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A

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

G05-148, G05-151, G05-157 & G05M001
The applicant is seeking a favorable recommendation for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential & Central Mixed Use (City) to High Density Residential (City) for the parcels listed above on 21.59 acres MOL. This request is accompanied by rezoning request RZ 2211-001. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-103 be forwarded to the City Commission for further action.**

2. **CP 2211-002 VOSO 10th Amendment**

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

K13-010 & K13-015
The applicant is seeking a favorable recommendation for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Age Restricted Development (City) for the parcels listed above on 7.72 acres MOL. This request is accompanied by rezoning request RZ 2211-002. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-105 be forwarded to the City Commission for further action.**

3. **CP 2212-002 6083 County Rd Wildwood**

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

Parcel(s) G15-012
The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 5 acres MOL. This request is accompanied by rezoning request RZ 2212-002. **Staff Recommends Approval**

V. ADJOURNMENT

January 10, 2023 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
December 6, 2022 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Terri O'Neal	Development Review Manager	Present
Amanda Bush	City Planner	Present
Susan Patterson	City Clerk	Present
Josh Jackson	GIS Technician	Present

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

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board as Local Planning Agency/Special Magistrate - Regular Meeting 11/01/22 2:00PM

Special Magistrate Holt approved the Summary of Minutes from the November 1, 2022, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2209-001 VPSD #46

Special Magistrate Holt read the title of CP 2209-001 VPSD #46. The applicant seeks a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to PF –

Public Facilities (City) for the parcels G32-008 & G32-027 on .99 acres MOL. Stephen Campbell, a representative from Clymer, Farner, and Barley was present. 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 2:03 p.m.

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

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

SEAL

_____
Date

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

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

EXECUTIVE SUMMARY

SUBJECT: CP 2211-001 SWC MF Huey Street

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-103 be forwarded to the City Commission for further action.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2211-001 SWC MF Huey
Ordinance #	O2022-103
Applicant	Southern Waters Capital
Owners	Kurt Freiter, Joan Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE
Property Location	West of Powell Road, north of Huey Street & east of S. St. Clair Street.
Parcel Number(s)	G05-148, G05-151, G05-157 & G05M001
Date	01/02/2023

The applicant is seeking a favorable recommendation for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Medium Density Residential & Central Mixed Use (City) to High Density Residential (City) for the parcels listed above on 21.59 acres MOL. This request is accompanied by rezoning request RZ 2211-001.

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

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

The subject property is currently vacant and consists of Medium Density Residential (MDR), Central Mixed Use (CMU) and High density Residential (HDR) land uses. The applicant intends to develop the site as high density, multi-family residential community. The development will consist of garden-style, walk-up apartments, that will not exceed the requested density of 15 dwelling units per acre. A change in land use is needed to accomplish the proposed development.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. High Density Residential (HDR) Future Land Use designation within the 2050 Comprehensive Plan allows for a maximum of 324 dwelling units on the subject property. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 15 units

per acre for the proposed FLU designation, placing the project within acceptable development standards. Policy 1.2.8 states that the city shall encourage all new development and redevelopment projects to abide by principles of sustainable land development patterns. This development contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services and utilities, as well as advances the creation of a diverse housing inventory.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The request proposes infill development, close to the downtown area, Millennium Park, Wildwood Elementary School and Wildwood Middle High School. Water and sewer are available, located on the subject property's eastern boundary, along Powell Road.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by ECS Florida, LLC on October 5, 2022. No wetlands and/or surface waters were present within the project boundary and the subject property is not in a flood zone.

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

Transportation: Access to the property is proposed from the west side of Powell Road, with secondary access off of Huey Street. The traffic impact statement provided shows 130 a.m. peak hour trips and 165 p.m. peak hour trips, from the new development. The developer will coordinate with Sumter County Public Works on access and any necessary road improvements, prior to site plan approval.

Potable Water & Sewer: The subject properties are in an infill demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will coordinate with the City for connection to City utilities.

Schools: The residential development is proposed to add 91 students to Wildwood Schools. The school district advises that capacity is available.

Staff **recommends approval and a favorable recommendation of Ordinance Number O2022-103** be forwarded to the City Commission for further action.

Terri O'Neal

Terri O'Neal
Planning Manager, Development Services

ORDINANCE NO. O2022-103

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

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

Parcels G05-148, G05-151, G05-157 & G05M001
Kurt Freiter, Joan H. Ward, Cheryl Ann Runyon & Mary Lou Watson TTEE
(Owners)
21.59 Acres +/-

LEGAL DESCRIPTION:

LOTS 1 THROUGH 12, INCLUSIVE, BLOCK A; LOTS 1 THROUGH 12 INCLUSIVE, BLOCK B; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK C; AND LOTS 1,2,3 AND 4, BLOCK D, ALL IN THE EAST SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 116, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 INCLUSIVE, BLOCK E; LOTS 1 AND 12 AND THE EAST 1/2 OF LOTS 2 AND 11, BLOCK F; LOTS 1 AND 2 BLOCK G, LESS THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2 AND ALSO LESS THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF LOT 7 IN SAID BLOCK G AND RUN EAST 210 FEET, NORTH 210 FEET, WEST 210 FEET THENCE SOUTH 210 FEET TO THE POINT OF BEGINNING; LOTS 1 THROUGH 6 INCLUSIVE, BLOCK H, ALL IN THE EAST SUBDIVISION-UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 142, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THE SE 1/4 OF THE SW 1/4 OF THE SE 1/4 OF THE SE 1/4 AND THE WEST 12 OF THE SOUTH 329 FEET OF THE N 3/4 OF THE SE1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE23 EAST, SUMTER COUNTY, FLORIDA.

AND

A PORTION OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 323, PAGE 797, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST 1/2 OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT ONE ACRE SQUARE IN THE NORTHEAST COMER OF THE ABOVE DESCRIBED PROPERTIES LYING IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

ALSO LESS PARCEL 109A (FEE SIMPLE RIGHT-OF-WAY) BEING A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 00 DEGREES 22 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF SAID SECTION 5 FOR 15.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 03 SECONDS WEST FOR 8.09 FEET TO THE WESTERLY RIGHT OF WAY PER SUMTER COUNTY MAINTENANCE MAP FOR COUNTY ROAD NO. 139; THENCE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 859.09 FEET TO THESOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 11 MINUTES 59 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY FOR 120.29 FEET TO THE SOUTH LINE OF SAID NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; NORTH 89 DEGREES 35 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE FOR 44.84 FEET TO A LINE 50.00 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH, THE SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE NORTH 00 DEGREES 22 MINUTES 17 SECONDS EAST ALONG SAID PARALLEL LINE FOR 120.29 FEET TO SAID SOUTH LINE OF THE NORTH 208.71 FEET OF THE SOUTH 329.00 FEET OF THE NORTH 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5; THENCE SOUTH 89 DEGREES 35 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE FOR 44.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THAT LIES BETWEEN THE EAST LINE OF PARCEL 109A AND THE EAST LINE OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Medium Density Residential & Central Mixed Use (City) to High Density Residential (City).

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

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

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

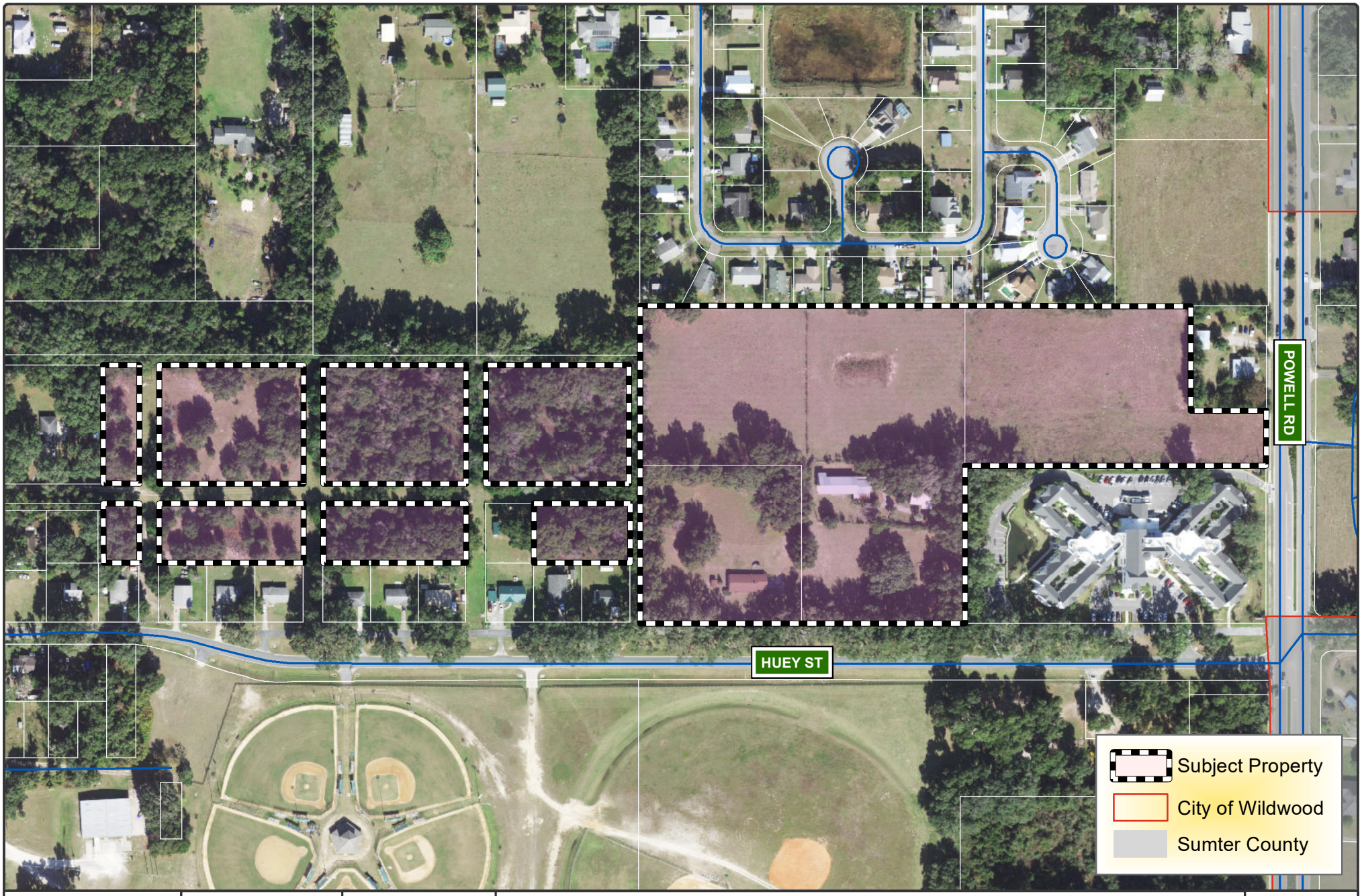
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



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FLORIDA

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

N

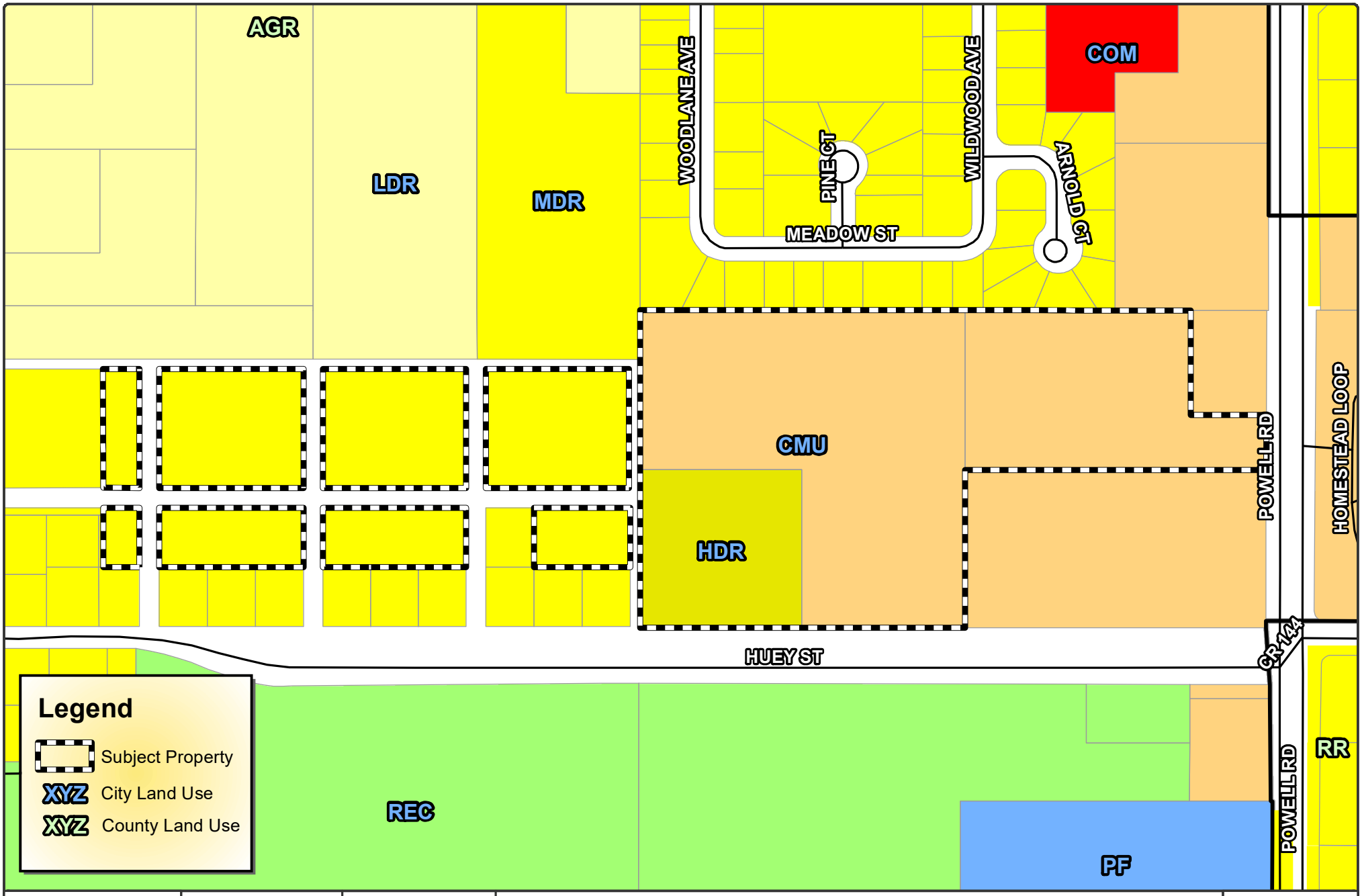
Feet
0 130 260

CP 2211-001 / RZ 2211-001

SWC MF HUEY ST

PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 1B
LOCATION MAP
DECEMBER 2022



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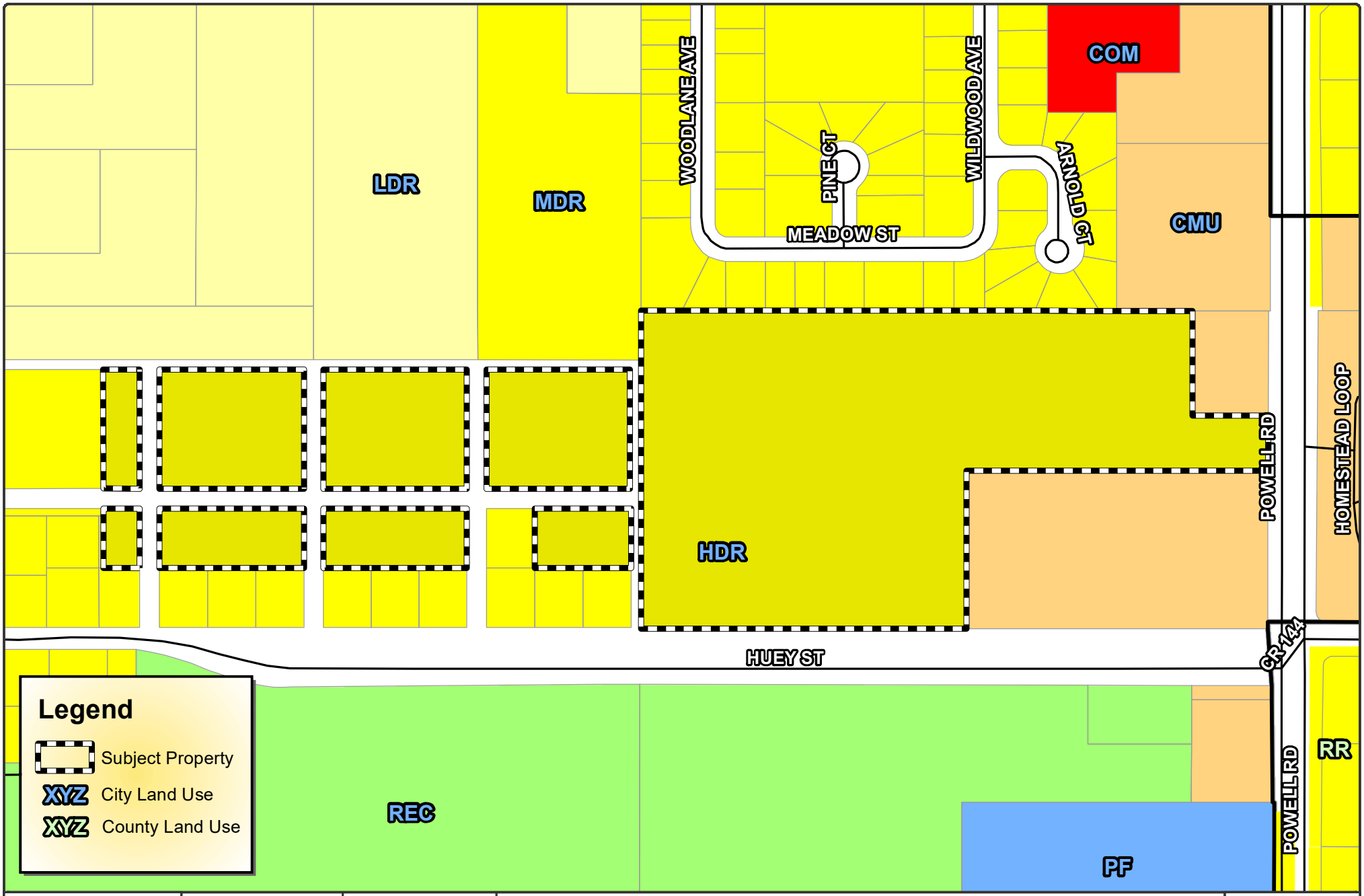
CP 2211-001

SWC MF HUEY ST

PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 2A
EXISTING LAND USE
DECEMBER 2022



WILDWOOD FLORIDA EST. 1877

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Feet 0 130 260

CP 2211-001

SWC MF HUEY ST

PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 2B

PROPOSED LAND USE

DECEMBER 2022

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

EXECUTIVE SUMMARY

SUBJECT: **CP 2211-002 VOSO 10th Amendment**

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-105 be forwarded to the City Commission for further action.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2211-002 VOSO 10th Amendment
Ordinance #	O2022-105
Applicant	The Villages Development Company, LLC
Owner	The Villages Development Company, LLC
Property Location	South of E C470 and west of SE 88th Terrace
Parcel Number(s)	K13-010 & K13-015
Date	01/05/2023

The applicant is seeking a favorable recommendation for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Age Restricted Development (City) for the parcels listed above on 7.72 acres MOL. This request is accompanied by rezoning request RZ 2211-002.

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

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

The Villages has provided an application that includes details of natural features, cultural resources, and land use and compatibility. The Villages has also provided a Consistency Analysis demonstrating the consistency of the proposed map amendment with the City of Wildwood Comprehensive Plan.

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

The proposed amendment as presented is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. The subject properties are currently vacant, undeveloped and is located in the City of Wildwood's urban service area. The proposed amendment is consistent with Future Land Use Policies 1.5.4 and Policy 1.5.5.

(3) The proposed amendment should not be considered urban sprawl or exemplify an

energy inefficient land use pattern;
The proposed amendment is not considered urban sprawl nor does it exemplify an energy inefficient land use pattern. The purpose of the proposed amendment is to continue to fill in The Villages project boundary, adding properties recently purchased by The Villages.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
Development of the subject properties will follow all requirements imposed by City, State and Federal permitting agencies. Any impacts to environmentally sensitive systems will be mitigated in compliance with State and Federal permitting regulations.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.
The proposed amendment is a continuation of The Villages development with a mixture of uses provided to serve the daily needs of the residents. No increase in entitlements is proposed by this amendment as the existing entitlements will be spread over the additional properties.
Transportation: The subject properties will benefit from internal connections between uses. A combination of transportation opportunities will be provided including automobile, golf cart, bicycle and pedestrian travel.
Potable Water & Sewer: The subject properties will be served with private utilities.
Schools: The subject properties will be served by The Villages and Sumter County Schools, when required. Per the Chapter 163 Development Agreement, the developer will coordinate with the Sumter County School Board to address school capacity at the time of development of non-age restricted dwelling units.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-105 be forwarded to the City Commission for further action.

Terri O'Neal

Terri O'Neal
Planning Manager, Development Services

ORDINANCE NO. O2022-105

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

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

Parcels K13-010 & K13-015
The Villages Development Company (Owner)
7.72 Acres +/-

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, ALL LYING AND BEING IN SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE EAST 190 FEET OF THE EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LESS THE NORTH 50 FEET AND LESS THE EAST 15 FEET THEREOF, LYING AND SITUATE IN SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Agriculture (Sumter County) to Age Restricted Development (City).

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

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced

property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as “Exhibit A” and incorporated herein by reference.

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

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

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

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

WILDWOOD
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FLORIDA

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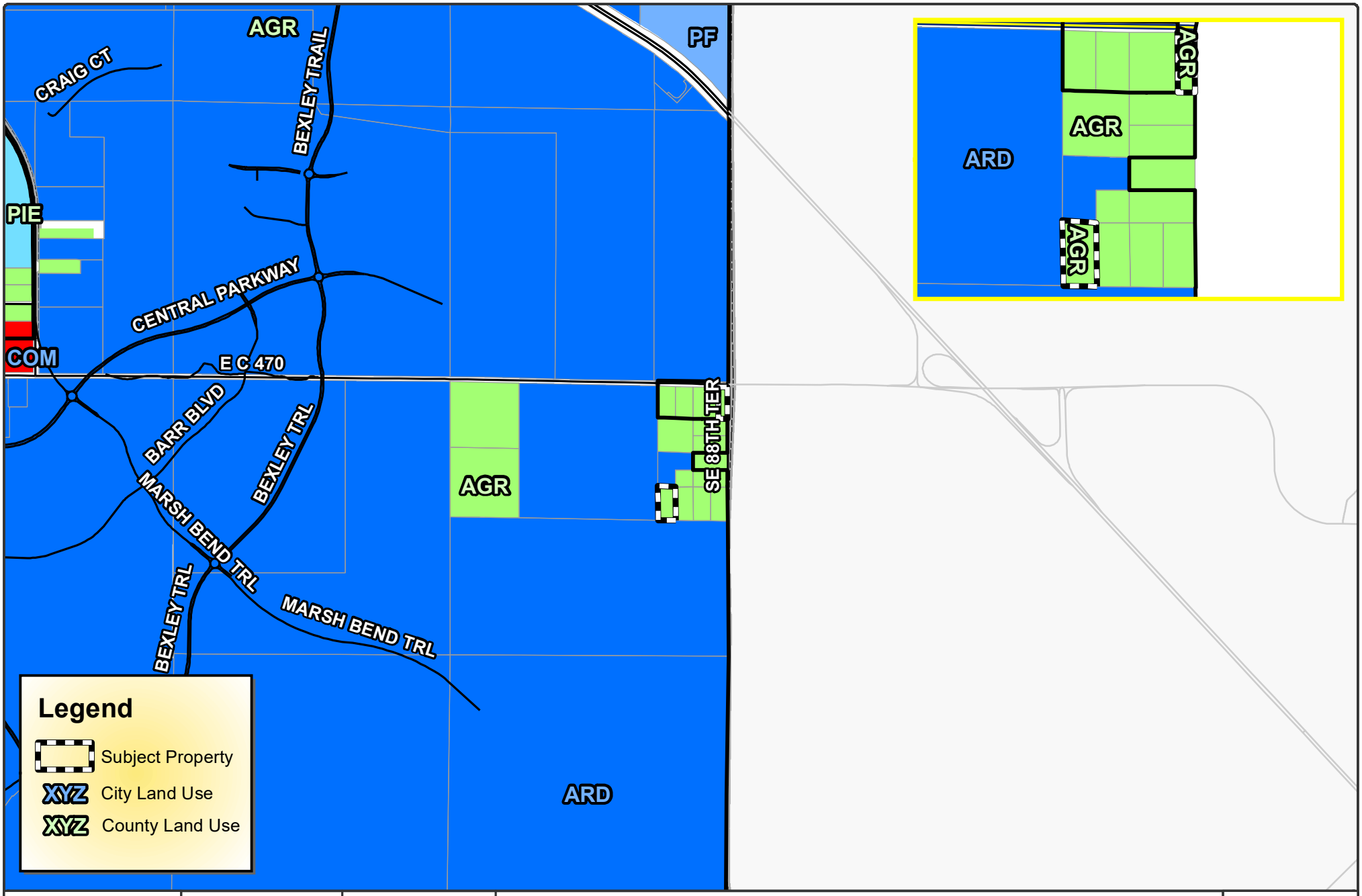
Feet
0 1,200 2,400

CP 2211-002 / RZ 2211-002

VOSO 10TH AMENDMENT

PARCELS K13-015 & K13-010

MAP 1B
LOCATION MAP
DECEMBER 2022



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CP 2211-002 / RZ 2211-002

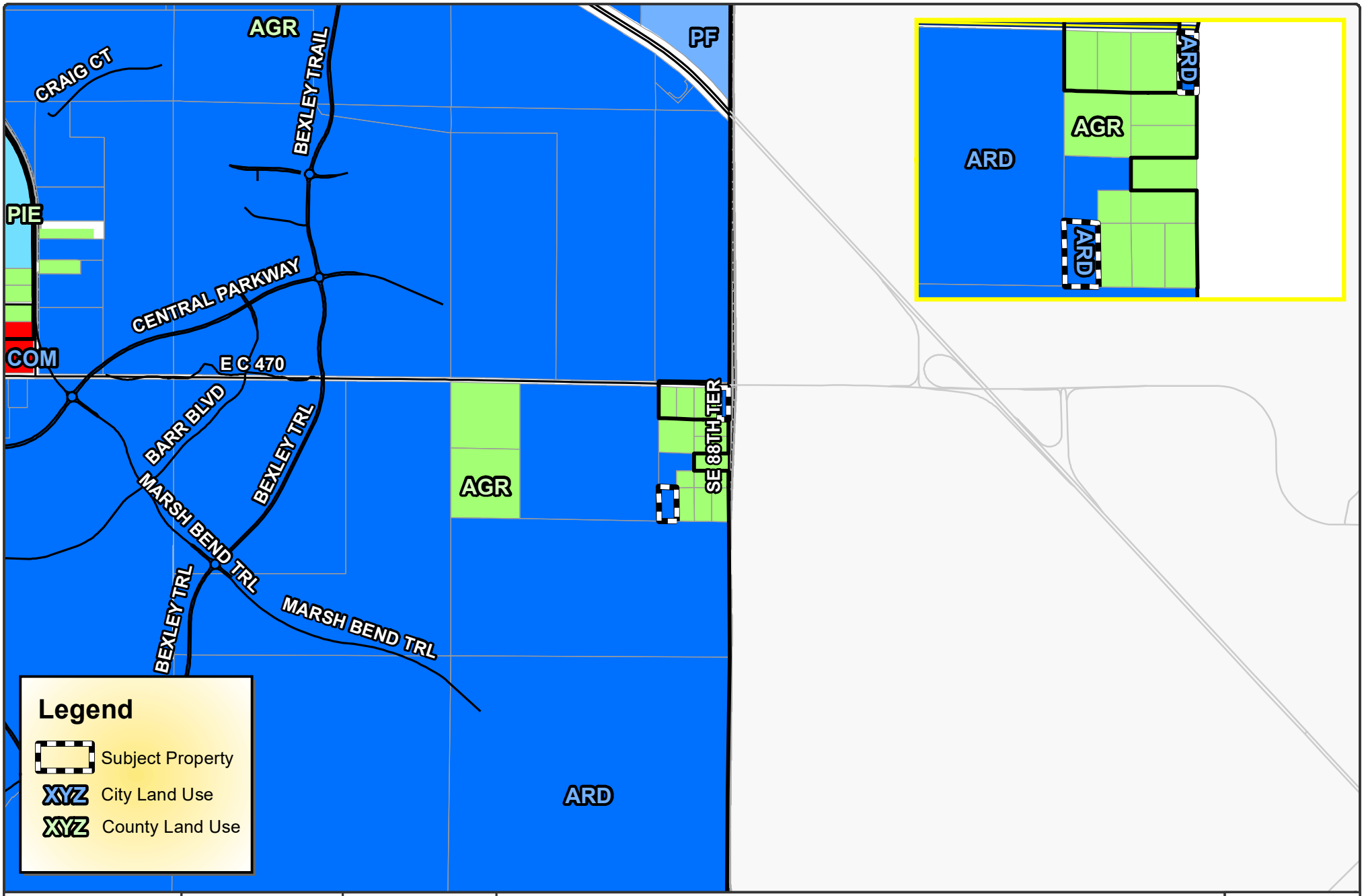
VOSO 10TH AMENDMENT

PARCELS K13-015 & K13-010

MAP 2A

EXISTING LAND USE

DECEMBER 2022



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CP 2211-002 / RZ 2211-002

VOSO 10TH AMENDMENT

PARCELS K13-015 & K13-010

MAP 2B

PROPOSED LAND USE

DECEMBER 2022

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

EXECUTIVE SUMMARY

SUBJECT: **CP 2212-002 6083 County Rd Wildwood**

REQUESTED ACTION: **Staff Recommends Approval**

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2212-002 6083 County Rd Wildwood
Ordinance #	O2022-101
Applicant	Hydrologic Distribution Company
Owner	6083 Wildwood LLC
Property Location	Located between E SR 44 and C 44A, approximately .87 East of S Buena Vista Blvd
Parcel Number(s)	G15-012
Date	01/03/2023

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 5 acres MOL. This request is accompanied by rezoning request RZ 2212-002.

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

(1) Justification of the proposed amendment has been adequately presented;
The applicant is seeking to change the current FLU in accordance with Policy 1.1.1.c. for the above-mentioned parcels. The intention is to develop a retail wholesale commercial establishment on the subject parcel. Justification has been presented to the city to support the proposed development, with the land use change conforming to the existing designations of the surrounding city parcels. In accordance with Policies 1.2.8.e., and 1.2.8.l., the proposed amendment will add to the economy, while also maintaining compatibility with adjacent land uses. The proposed development also conforms to Policy 1.4.5. within the 2050 Comprehensive Plan which encourages and supports the revitalization of vacant and underutilized retail spaces.

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

The Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan is intended to accommodate a mix of commercial and office uses, as stated under FLU Policy 1.1.1. c. With Objective 1.4 of the Comprehensive Plan stating that the city shall cultivate an environment which fosters, supports, and champions economic growth and development. The proposed development of a commercial project on currently vacant land would accomplish that objective, and conform with Policy 1.4.5. which states that the city will seek to encourage and support the revitalization of vacant and underutilized retail spaces.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The addition of Commercial Facilities (COM) in this location would conform with Objective 1.2 of the Comprehensive Plan and would conform with surrounding future land uses within the city. The proposed development also strongly conforms to policy 1.2.8.i. as it directs growth towards an area planned for urban development. The proposed development doesn't directly combat urban sprawl, but it doesn't add to it and contributes to economic development in the area.

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

The proposed amendment is not expected to have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Deuel & Associates in September of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were observed on the subject parcel. Nor did a Florida Natural Areas Inventory (FNAI) database review reveal any documented evidence of such species in or near the area. A tree survey would need to be provided during the site plan stage, as the parcel is heavily wooded, with live oaks and laurel oaks as the dominant trees on site.

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

Transportation: Access to the site is proposed via E SR 44, at the intersection with Lake Okahumpka Park Driveway. The proposed Future Land Use change to Commercial is estimated to generate an estimated 101 daily trips, with 28 AM peak hour trips, and 31 projected trips to occur during the PM peak hour. The intersection is expected to operate at LOS D or better for all scenarios, with the roadway segments operating at LOS C or better for all scenarios. These results from the TIA indicate that the impact on adjacent streets and intersection operations will be minimal, not resulting in LOS deterioration. A full traffic impact analysis will still need to be conducted for the site plan and approved by Sumter County.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. The applicant/owner will need to work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The development is not projected to add any students to Wildwood Schools as it is a non-residential development.

Staff **recommends approval and a favorable recommendation of Ordinance Number**

O2022-101 be forwarded to the City Commission for further action.

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-101

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

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

Parcel(s) G15-012
6083 Wildwood LLC (Owner)
5 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN SOUTH A DISTANCE OF 767.29 FEET TO THE CENTERLINE OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN ALONG SAID CENTERLINE OF SCLRR SOUTH 52°08’08” EAST, 531.53 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 39°33’06” WEST, 635.45 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 44; THENCE NORTHWESTERLY 361.29 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND THE NORTHERLY RIGHT OF WAY OF STATE ROAD 44, SAID ARC HAVING A CHORD DISTANCE OF 361.23 FEET, A CHORD BEARING OF NORTH 62°59’20” WEST AND A RADIUS OF 5449.578 FEET; THENCE NORTH 37°51’52” EAST, 694.19 FEET TO THE CENTERLINE OF THE SCLRR; THENCE SOUTH 52°08’08” EAST, 373.49 FEET BACK TO THE POINT OF BEGINNING AND CLOSE; LESS THE NORTHERLY 60 FEET FOR RAILROAD RIGHT OF WAY PURPOSES.

THE ABOVE PARCEL CONTAINS 5 ACRES MORE OR LESS.

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

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

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

WILDWOOD FLORIDA
EST. 1877

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

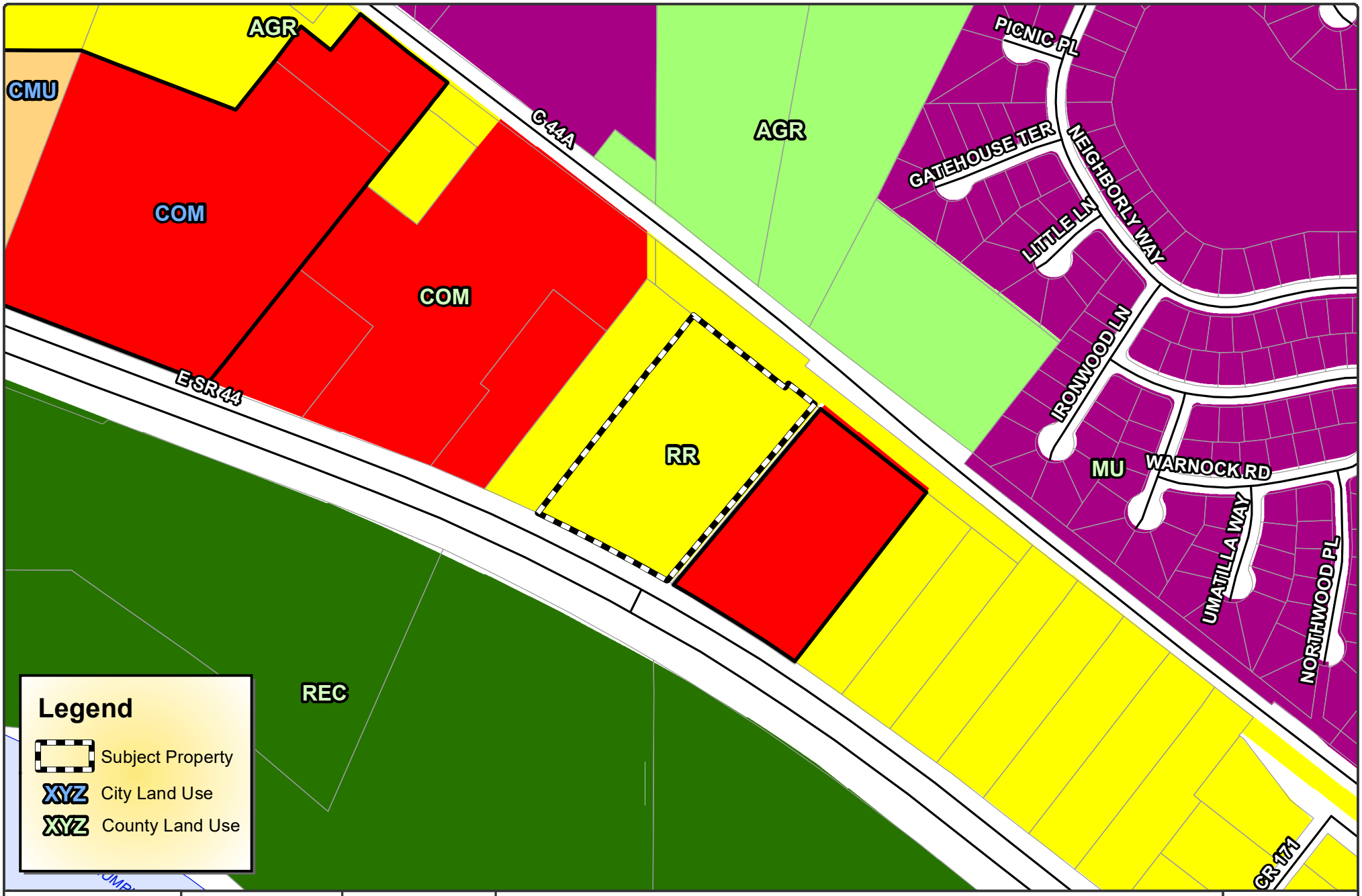
N
Feet
0 160 320

CP/RZ 2212-002

6083 County Rd Wildwood

PARCEL G15-012

MAP 1B
LOCATION MAP
DECEMBER 2022



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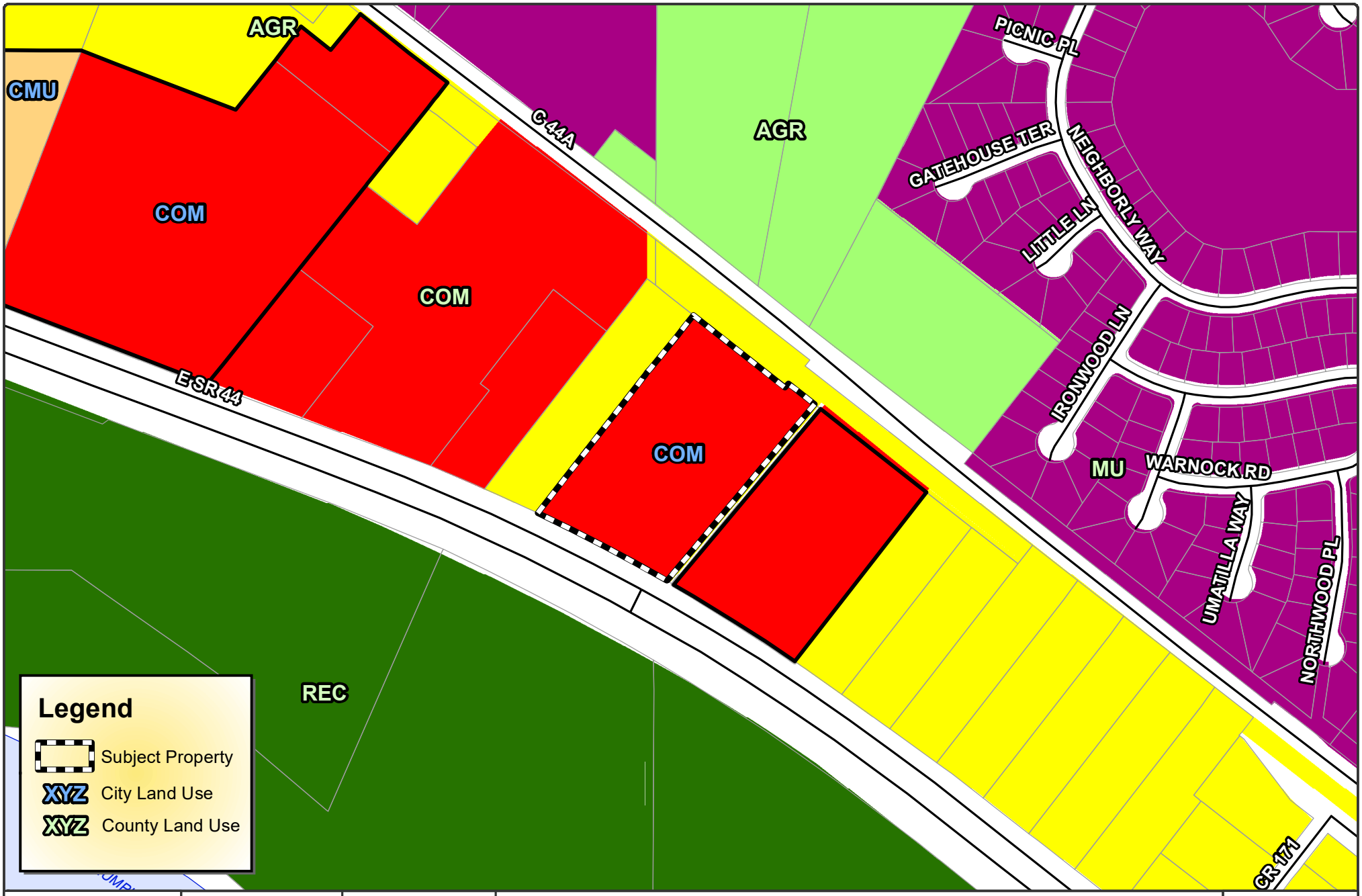
MAP 2A

EXISTING LAND USE

DECEMBER 2022



WILDWOOD FLORIDA EST. 1877

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MAP 2B

PROPOSED LAND USE

DECEMBER 2022