



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
February 7, 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 acting as Local Planning Agency/Special Magistrate - Regular Meeting January 10, 2023, at 2:00pm**

III. OLD 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 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**

IV. NEW BUSINESS

1. CP 2212-003 Pointe Grande 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) G33-105

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 Medium Density Residential (City) for the parcels listed above on 20 acres MOL. This request is accompanied by rezoning request RZ 2212-003. **Staff Recommends Approval**

V. ADJOURNMENT

February 7, 2023 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 10, 2023 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
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	Present

Special Magistrate Holt brought the meeting and swore in city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

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

The Summary of Minutes from the December 6, 2022 meeting was approved.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2211-001 SWC MF Huey Street

Special Magistrate Holt read the title of CP 2211-001 SWC MF Huey Street. 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 G05-148, G05-151, G05-157 & G05M001 on 21.59 acres MOL. Terri O'Neal requested this item be continued to a later date of February 7, 2023. Special Magistrate Holt granted the continuance. Special Magistrate Holt stated that there had been one response to the direct mailing and that was in nonsupport of the project.

RESULT:	Continued Until a Later Date
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	None

2. CP 2211-002 VOSO 10th Amendment

Special Magistrate Holt read the title of CP 2211-002 VOSO 10th Amendment. 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 K13-010 & K13-015 on 7.72 acres MOL. Darren Taylor a representative for the Villages was present for any questions. No comments were offered or received.

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

3. CP 2212-002 6083 County Rd Wildwood

Special Magistrate Holt read the title of CP 2212-002 6083 County Road Wildwood. 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 Rural Residential (Sumter County) to Commercial (City) for the parcels G15-012 on 5 acres MOL. Shaun Raja requested a continuance to a later date of February 7, 2023. Special Magistrate Holt granted the continuance. No comments were offered or received.

RESULT:	Continued Until a Later Date
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	None

V. ADJOURNMENT

The meeting was adjourned at 2:06 p.m.

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

PLANNING & ZONING BOARD AS LOCAL

PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

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

EXECUTIVE SUMMARY

SUBJECT: CP 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, resulting in a net increase of 56 allowable residential units. This request is accompanied by rezoning request RZ 2211-001. Staff began assisting the developer through the process in coordination with the Sumter County Economic Development Department in May, 2022 and the application for land use amendment was processed several months later after much coordination with city staff and Sumter County Public Works and Sumter County Fire departments.

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 platted, undeveloped property 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 and within walking distance of the city's 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 and City of Wildwood Public Works departments 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 staff 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
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 SE 1/4 OF THE SE 1/4 ALL IN SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 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 THE SOUTH 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; THENCE 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

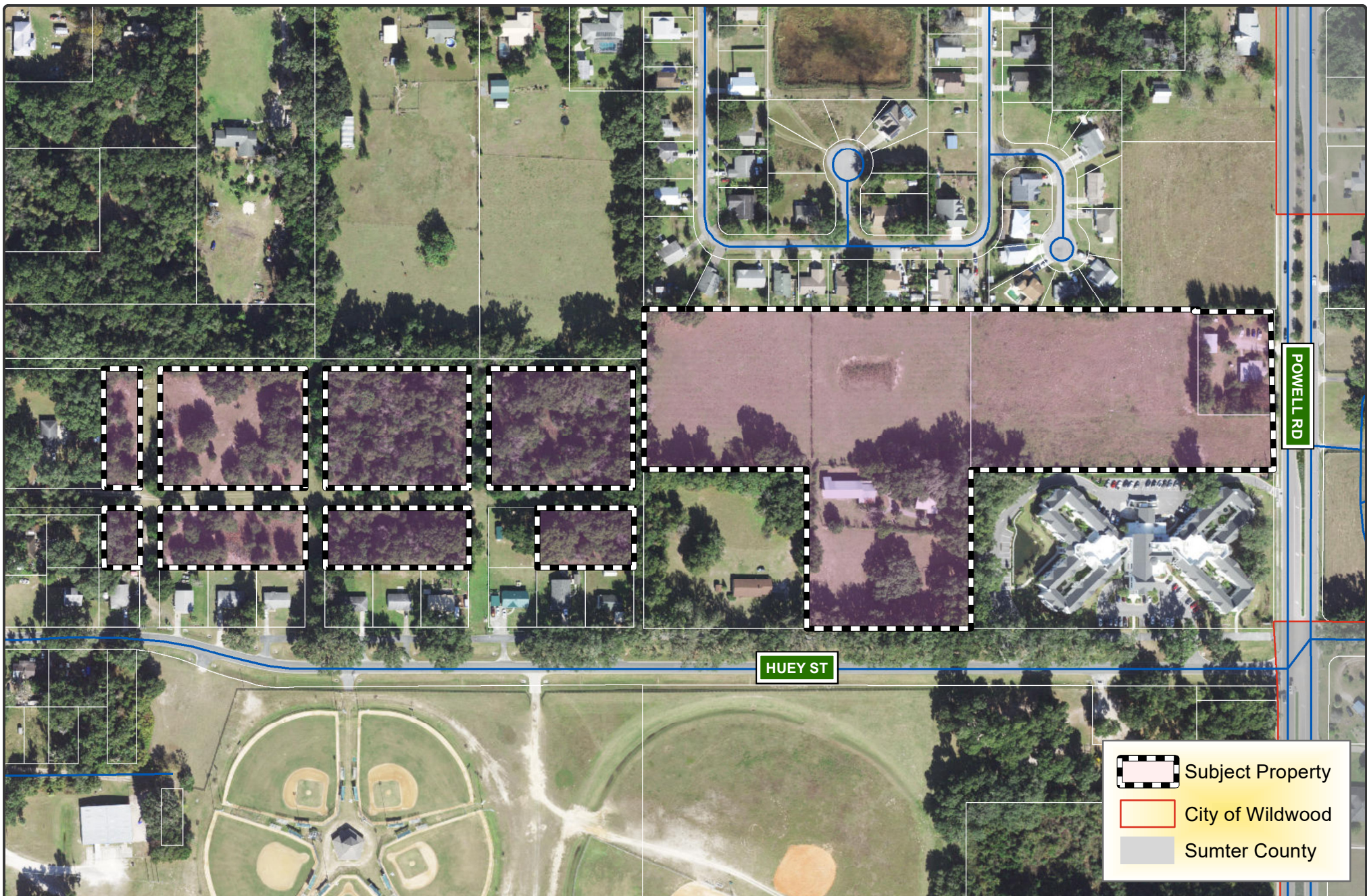
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

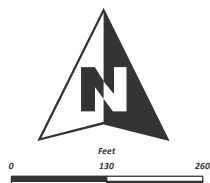


-  Subject Property
-  City of Wildwood
-  Sumter County



**CITY OF
WILDWOOD**

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



CP 2211-001 / RZ 2211-001

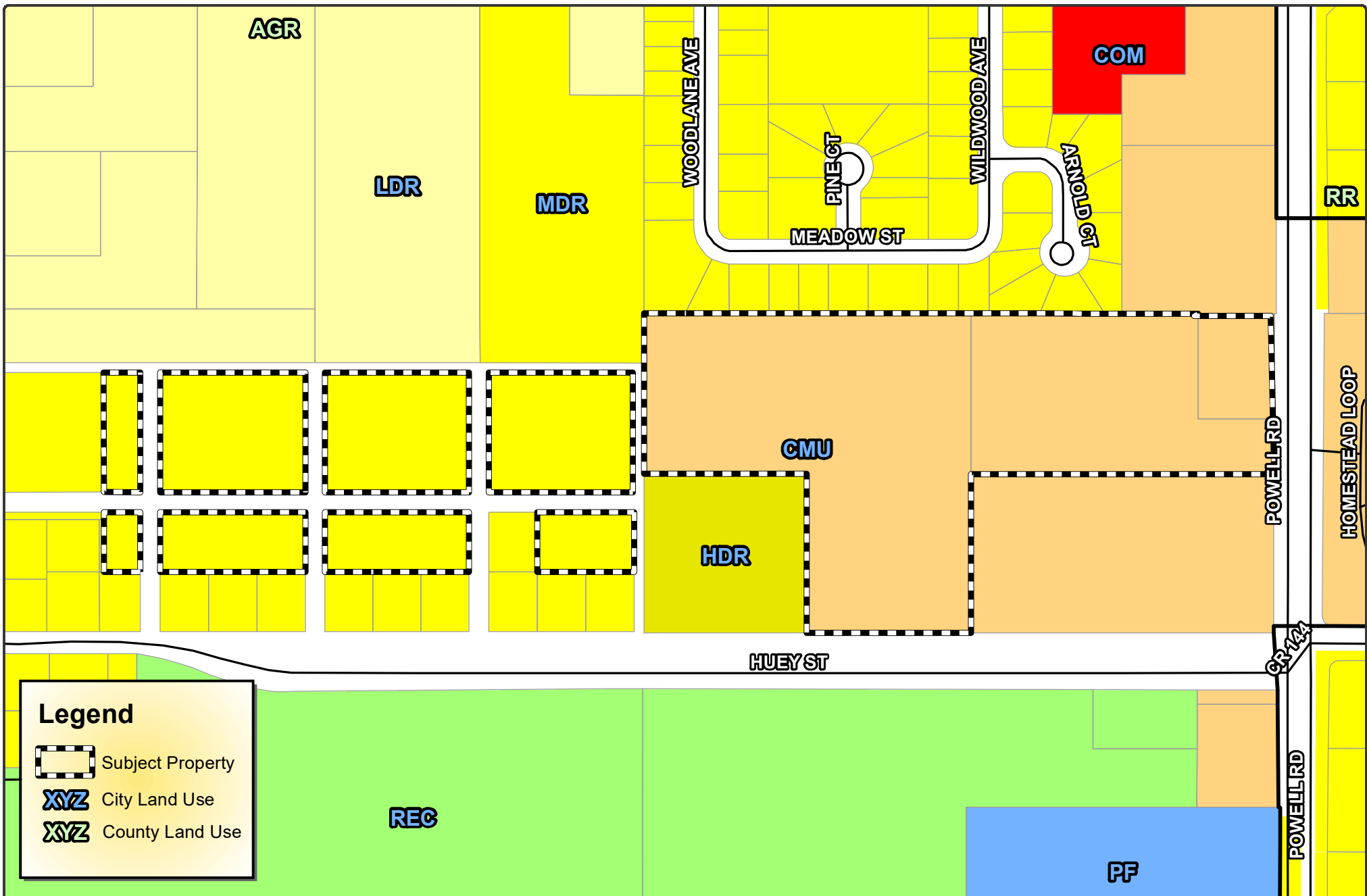
SWC MF HUEY ST

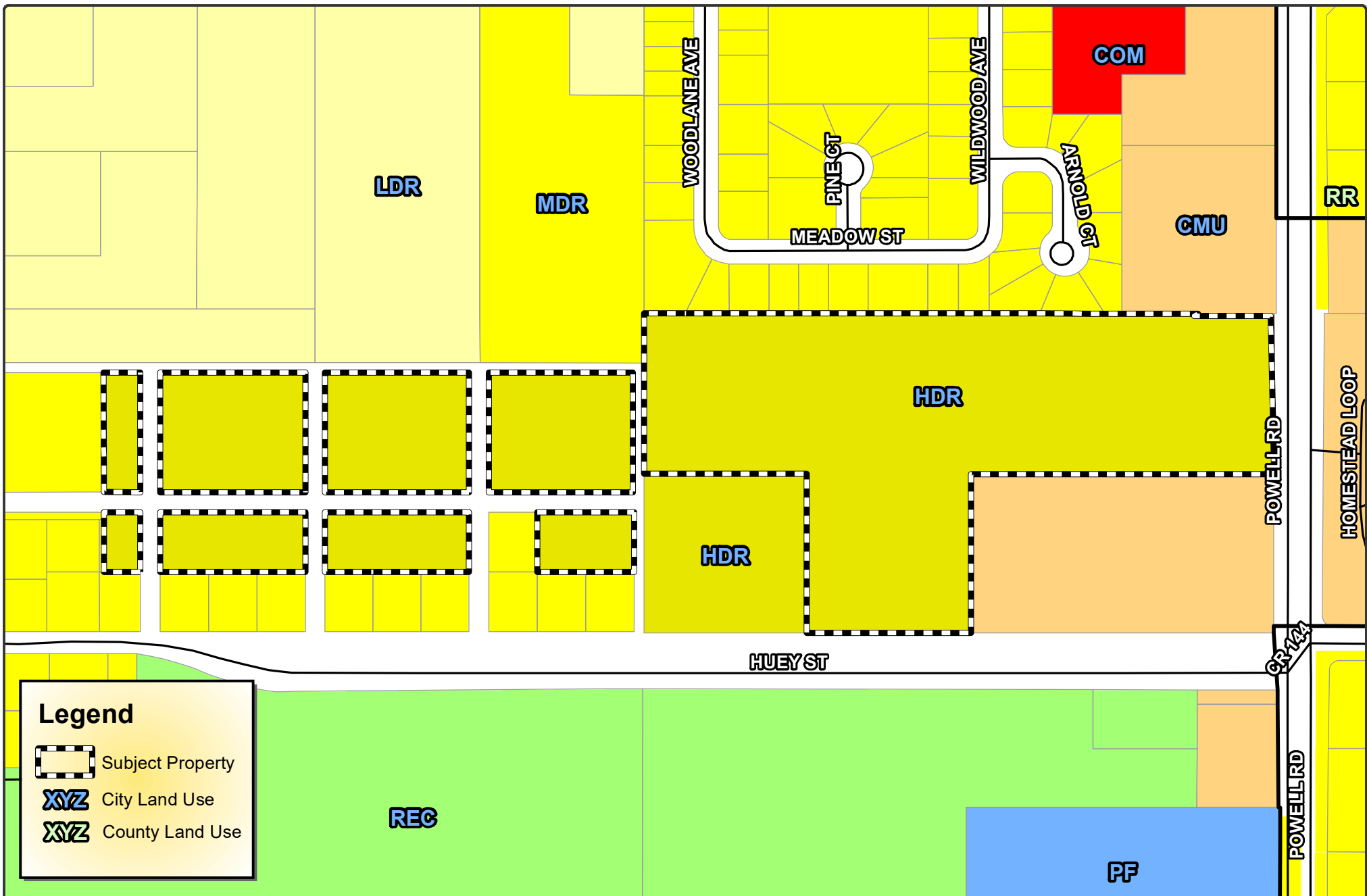
PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 1B

**LOCATION
MAP**

**DECEMBER
2022**





City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, January 10, 2023, by the Special Magistrate. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Medium Density Residential and Central Mixed Use to High Density Residential on 21.59 acres MOL.

Case: CP 2211-001 SWC MY Huey Street

Parcels: G05-148, G05-151, G05-157 & G05M001

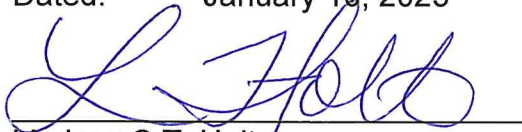
Owners: Kurt Freiter, Joan Ward, Cheryl Ann Runyon & Mary Lou Watson
TTEE

Applicant: Southern Waters Capital

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D) the Special Magistrate orders a continuance to a date certain of February 7, 2023.

Dated: January 10, 2023



Lindsey C.T. Holt
Special Magistrate City of Wildwood

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. Additionally, Objective 1.4 of the Comprehensive Plan states that the city shall cultivate an environment that fosters, supports, and champions economic growth and development. The proposed development would accomplish that objective, as it would be a commercial project on currently vacant land, which would provide a mix of uses in the area. This development would more specifically follow Policy 1.4.5. within the Comprehensive plan, which states that the city will seek to encourage and support the revitalization of vacant and underutilized retail spaces. As such, the proposed amendment would not be considered inconsistent with the existing 2050 Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The addition of commercial 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 02022-101** be forwarded to the City Commission for further action.

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

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.

This property is to be reclassified from Rural Residential (County) to Commercial (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

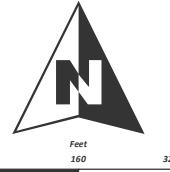
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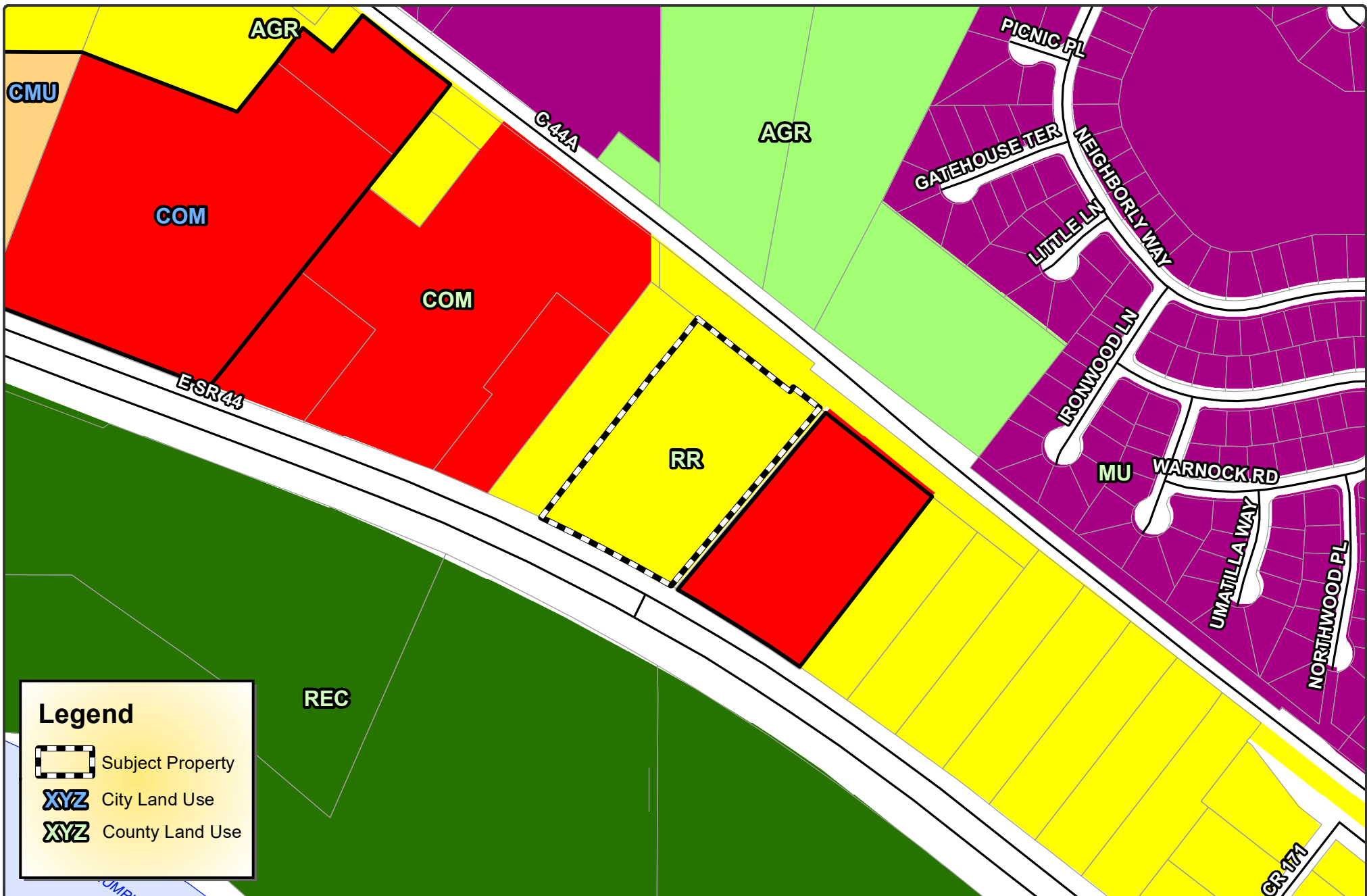
Second Reading: _____

Approved as to form:

City Attorney



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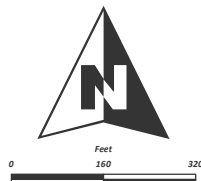


Legend

-  Subject Property
-  City Land Use
-  County Land Use



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

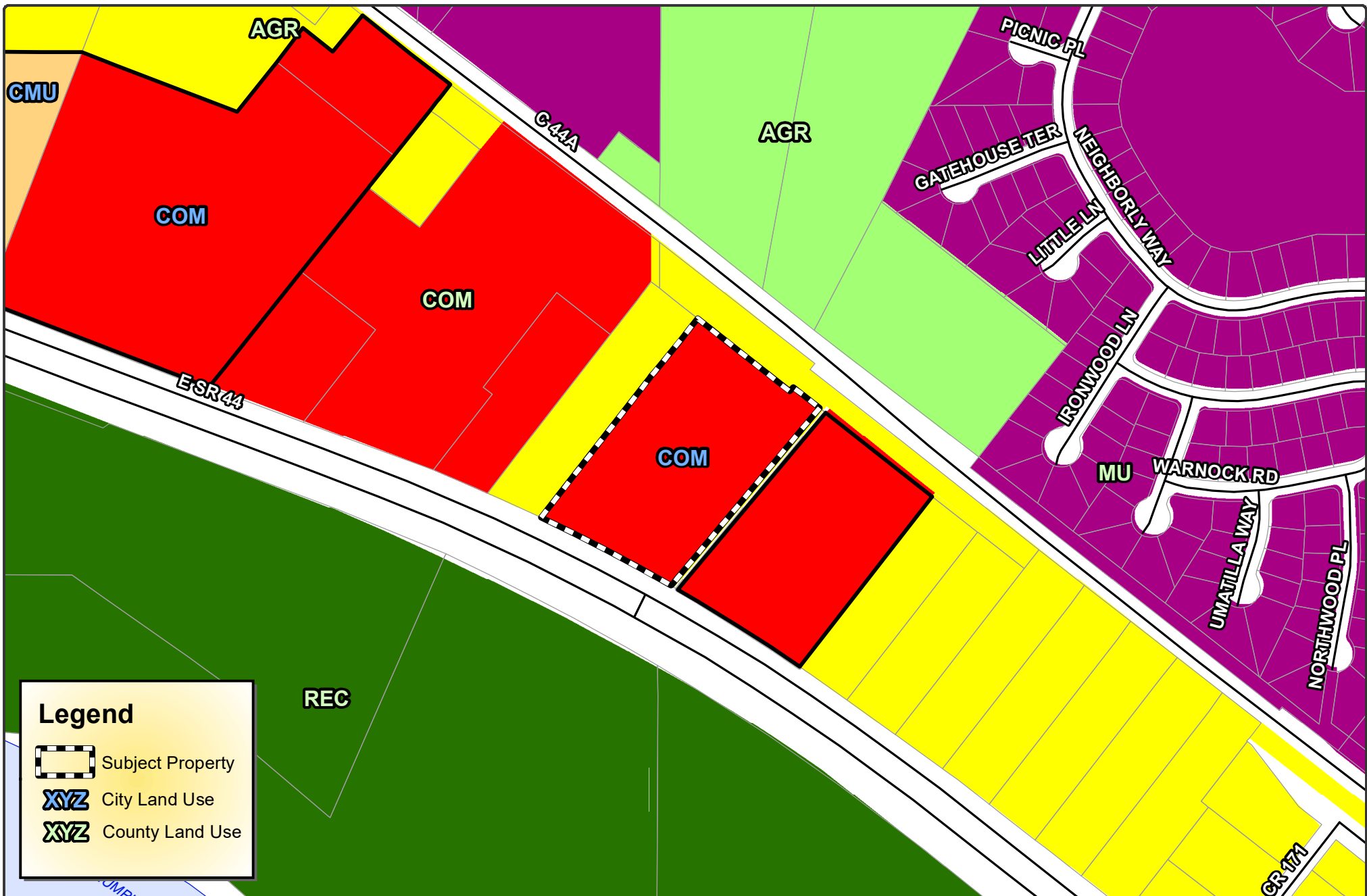


CP/RZ 2212-002
6083 County Rd Wildwood
PARCEL G15-012

MAP 2A

**EXISTING
LAND USE**

**DECEMBER
2022**



City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on January 10, 2023 by the Special Magistrate. 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.

Case: CP 2212-002 6083 County Rd Wildwood
Parcel: G15-012
Owner: 6083 Wildwood LLC
Applicant: Hydrologic Distribution Company

Under Land Development Regulation (LDR) § 1.7(B)(1), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed site plans.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 4.4, the Special Magistrate orders a continuance to a date certain of February 7, 2023.

Dated: January 10, 2023



Lindsey C.T. Holt
Special Magistrate City of Wildwood

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

EXECUTIVE SUMMARY

SUBJECT: CP 2212-003 Pointe Grande Wildwood

REQUESTED ACTION: Staff Recommends Approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2212-003 Pointe Grande Wildwood
Ordinance #	O2023-3
Applicant	Tara Tedrow
Owner	Sequoia Commercial Center LLC
Property Location	Located west along Marsh Bend Trail and approximately 0.77 miles south of Warm Springs Avenue
Parcel Number(s)	G33-105
Date	01/24/2023

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 Medium Density Residential (City) for the parcels listed above on 20 acres MOL. This request is accompanied by rezoning request RZ 2212-003.

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

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

The applicant is seeking to change the current FLU in accordance with Policy 1.1.1.a. for the above-mentioned parcels. The proposed change from Agriculture (County) to MDR (City) is compatible with adjacent land uses, providing additional residential opportunities while retaining the design standards desired by the city and surrounding communities. Justification has been presented to the city to support the proposed development, with the applicant conforming to Housing Policy 3.1.5 which allows for a wide range of housing types to accommodate a diversity of housing needs and preferences. In accordance with Policies 1.2.8.b., and 1.2.8.l., the proposed amendment will promote compact design principles through its planned layout, while also maintaining compatibility with adjacent land uses.

(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 Medium Density Residential (MDR) Future Land Use designation being requested permits up to 9 DU/A. This is compatible and consistent with the surrounding developments and conforms with the general development patterns within the surrounding area. Within the 2050 Comprehensive Plan, Objective 1.2 best represents the proposed development. Objective 1.2 states that “the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern”. The proposed project encompasses 176 cottage-style residential units on approximately twenty (20) acres and is similar in style to surrounding properties while promoting a compact land use pattern highlighted in FLU Objective 1.2.

Additionally, the proposed development follows FLU Policy 1.2.8.m. which states that the project will “Maintain compatibility with adjacent land uses through the use of design standards, vegetative buffering, fencing and/or walls to make uses compatible”. The proposed design was established following voluntary community meetings and incorporates the desires of the surrounding community, which implements similar cottage-style homes and extensive buffering beyond the requirements highlighted in the LDR, Chapter 3. FLU Policy 1.1.1. c. and Objective 1.4 of the Comprehensive Plan states that the city shall cultivate an environment that fosters, supports, and champions economic growth and development. The developers of this project have shown a willingness to cultivate a supportive environment with their surroundings, and in doing so submit a proposed development that is actively attempting to incorporate itself into the existing community fabric, promoting growth and development in the area.

(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 a residential subdivision, and one that imitates the style, design, and density of the neighboring communities conform with Objective 1.2, Policy 1.2.8.f. and Policy 1.2.8.i. of the Comprehensive Plan. The proposed development fits with the surrounding residential land uses, and its design is meant to foster a distinctive neighborhood with a strong sense of place as stated in Policy 1.2.8.f. Additionally, the proposed development also strongly conforms to policy 1.2.8.i. as it directs growth towards an area planned for urban development. Whereas the proposed development does combat urban sprawl by utilizing elements of compact design. This is accomplished through higher density per acre, and efficient land use patterns.

(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 Modica & Associates in November of 2022. No wetlands and/or surface waters were present within the project boundary. However, there was documented evidence of possible gopher tortoise burrows on the property. Thus, within ninety (90) days of the anticipated start of construction, a comprehensive (100%) gopher tortoise survey will need to be conducted, and a permit obtained from the FWC for authorized relocation from the project 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 Marsh Bend Trail. The proposed Future Land Use change to Medium Density Residential (MDR) is estimated to generate approximately 1,290 daily trips, with 82 AM peak hour trips, and 98 projected trips to occur during the PM peak hour. Marsh Bend Trail/CR 501 is expected to operate at LOS D for all scenarios. The traffic statement submitted indicates that the impact in the surrounding area 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 and city staff.

Potable Water & Sewer: The subject property is 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 projected to add an estimated 71 students to Wildwood Schools. Where the calculation is based on the School Generation Rate (SGR) of Orange County Public School single-family detached homes. Sumter County School District has advised that capacity is available in the system.

Staff **recommends approval and a favorable recommendation of Ordinance Number O2023-3** be forwarded to the City Commission for further action.

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

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2023-3

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) G33-105
Sequoia Commercial Center LLC (Owner)
20 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE S 89° 48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 208.71 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89°44'4 " E, ALONG SAID PARALLEL LINE A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE 30 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY; HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE S 07°52'16" E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL CONTAINS 20 ACRES MORE OR LESS.

This property is to be reclassified from Agriculture (County) to Medium 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

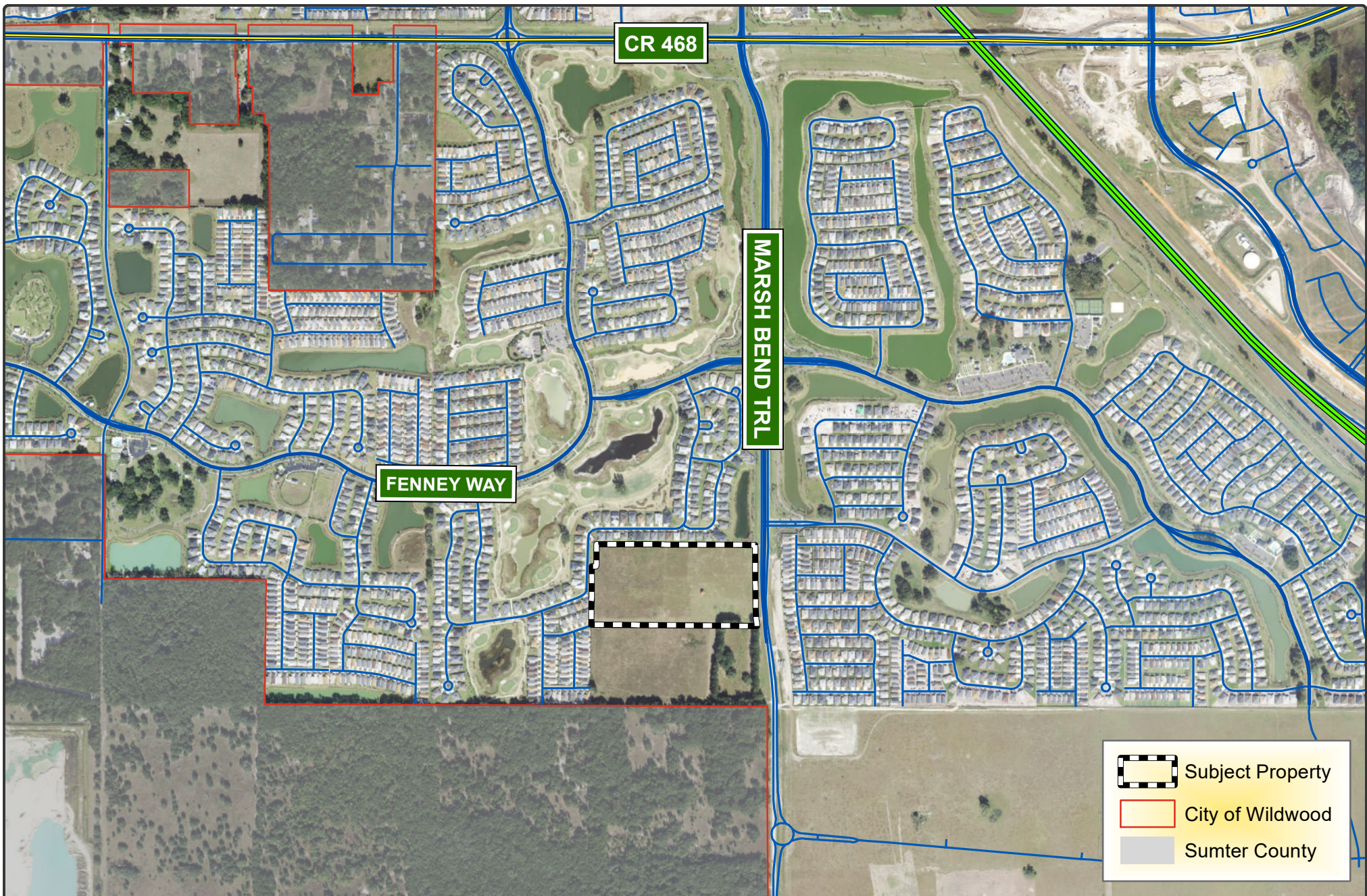
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

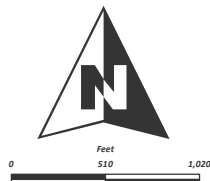
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP/RZ 2212-003

POINTE GRANDE WILDWOOD

PARCEL G33-105

MAP 1B

**LOCATION
MAP**

**JANUARY
2023**

