



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
February 7, 2023 2:15 PM
City Hall Commission Chamber
100 N Main Street

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

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning and Zoning Board/Special Magistrate - Regular Meeting - January 10, 2023, at 2:15 pm**

III. OLD BUSINESS

- 1. RZ 2211-001 SWC Multi-family Huey Street**
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION;

PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 and R-5 (City) to R-5 (City) for the parcel listed above on 21.59 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-001 (O2022-103). **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-104 (attached) subject to approval of O2022-103, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2212-002 6083 County Rd Wildwood

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel(s) G15-012

The applicant seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002. **Staff Recommends Approval**

IV. NEW BUSINESS

1. RZ 2212-003 Pointe Grande Wildwood

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcel(s) G33-105

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning A10C (Sumter County) to R-3 (City) for the parcels listed above on 20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-003. **Staff Recommends Approval**

2. PLAT 2205-001 Twisted Oaks Improvement Plan

Parcels D31-006, D31-007, D31-008, D31-029, D31-030, & D31-039

The applicant is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for Twisted Oaks subdivision consisting of 734 single family units, townhome units, multi-family units, amenities, and commercial lots on 387.29 acres MOL.

Staff is currently working with the developer to finalize the developer's agreement. **Staff recommends approval contingent on the resolution of the outstanding City Attorney comment.**

V. ADJOURNMENT

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

February 7, 2023 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 10, 2023 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

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

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

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board/Special Magistrate - Regular Meeting December 6, 2:15 PM

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. RZ 2212-002 6083 County Rd Wildwood

Special Magistrate Holt read the title of RZ 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 Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels G15-012 on 5 acres MOL. Shaun Raja asked for 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

2. RZ 2211-001 SWC Multi-family Huey Street

Special Magistrate Holt read the title of RZ 2211-001 SWC Multi-Family Huey Street. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 and R-5 (City) to R-5 (City) for the parcel G05-148, G05-151, G05-157 & G05M001 on 21.59 acres MOL. Terri O'Neal 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

3. RZ 2211-002 VOSO 10th Amendment

Special Magistrate Holt read the title of RZ 2211-002 VOSO 10th Amendment. The Villages Development Company, LLC seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to rezone 7.72 acres from RR5C (County) to ARD (City). Darren Taylor, a representative for the Villages, was present for any questions. No comments were offered or received.

4. PLAT 2211-004 Wildwood Crossing Final Plat

Special Magistrate Holt read the title of Plat 2211-004 Wildwood Crossing Final Plat. The applicant is seeking a favorable recommendation for final plat approval from the Project Review Committee for Wildwood Crossing, consisting of three commercial lots. Hall Robertson was present for any questions. No comments were offered or received.

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

V. ADJOURNMENT

The meeting was adjourned at 2:14 p.m.

RESULT:	Adjourned
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2211-001 SWC Multi-family Huey Street

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-104 (attached) subject to approval of O2022-103, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2211-001 SWC MF Huey Street
Ordinance #	O2022-104
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 from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 and R-5 (City) to R-5 (City) for the parcel listed above on 21.59 acres MOL resulting in a net increase in allowable residential units of 56. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2211-001 (O2022-103). Staff began assisting the developer through the development process in May, 2022 after coordination with the Sumter County Economic Development Department.

ANALYSIS: The applicant is proposing a multi-family residential development that will consist of garden-style, walk-up apartments. Multi-family housing is encouraged to provide a diverse housing inventory. The project is located in close proximity to the city's downtown as well as within walking distance to Millennium Park and Wildwood's elementary and middle-high schools.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to R-5 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to R-5 is consistent with the proposed Future Land Use Map designation of High Density Residential (HDR) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is residential and mixed-use. The proposed R-5 zoning designation will support the need for more diverse housing options located in close proximity to multiple public services.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools:

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

Potable Water & Sewer:

There is an existing 12" water main on the north side of Huey Street and an 8" sewer on the south side of Huey Street. The city's 2019 Utility Master Plan indicates the water capacity is 6.7 million gpd and the city's permitted wastewater capacity is 3.55 MGD. The developer will coordinate with city staff to ensure connection to city utilities.

Streets:

The applicant has submitted a traffic statement from Bowman Consulting on December 15, 2022. 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. A full traffic analysis will be required at the site plan stage.

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

Development pressure has been increasing in the city as a result of the growth of The Villages®. A mix-used housing development is necessary to house the workers in the local community.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The property owner will be working with Sumter County to develop a methodology and full TIA for review when the proposed site plan is submitted.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION

SURROUNDING PROPERTIES

NORTH R-1 & R-2 (City)

SOUTH R-3, CMU & PEU (City)

EAST CMU (City)

WEST R-3 (City)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-104 (attached) subject to approval of O2022-103, which establishes a Future Land Use appropriate to the proposed zoning.

Dated: 1/5/2023

Terri O'Neal

Terri O'Neal

Planning Manager, Development Services

ORDINANCE NO. O2022-104

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcels 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 R-3 & R-5 (City) to R-5 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

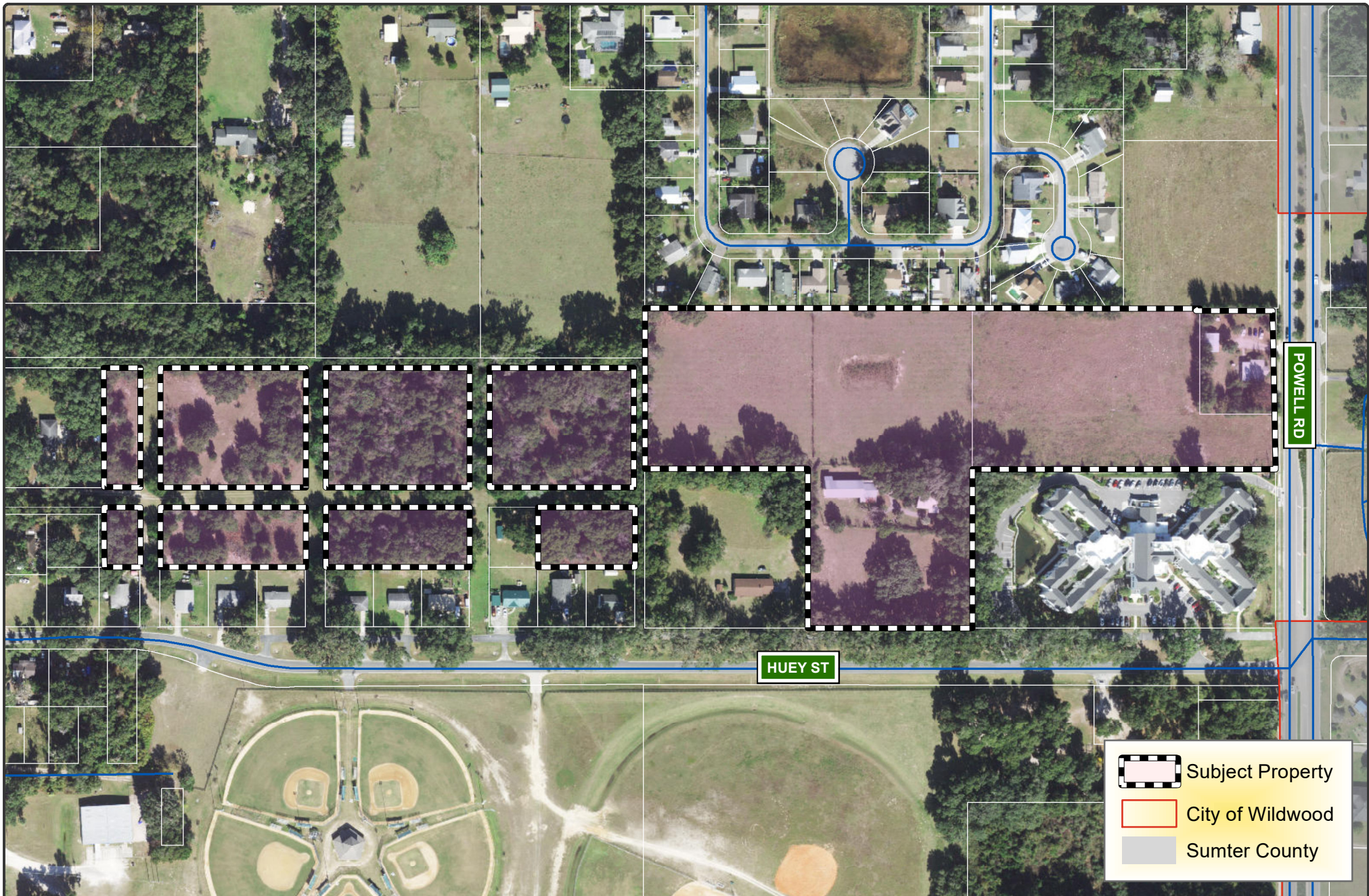
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

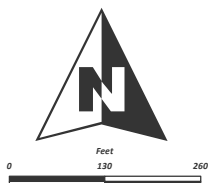


-  Subject Property
-  City of Wildwood
-  Sumter County



**CITY OF
WILDWOOD**

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



CP 2211-001 / RZ 2211-001

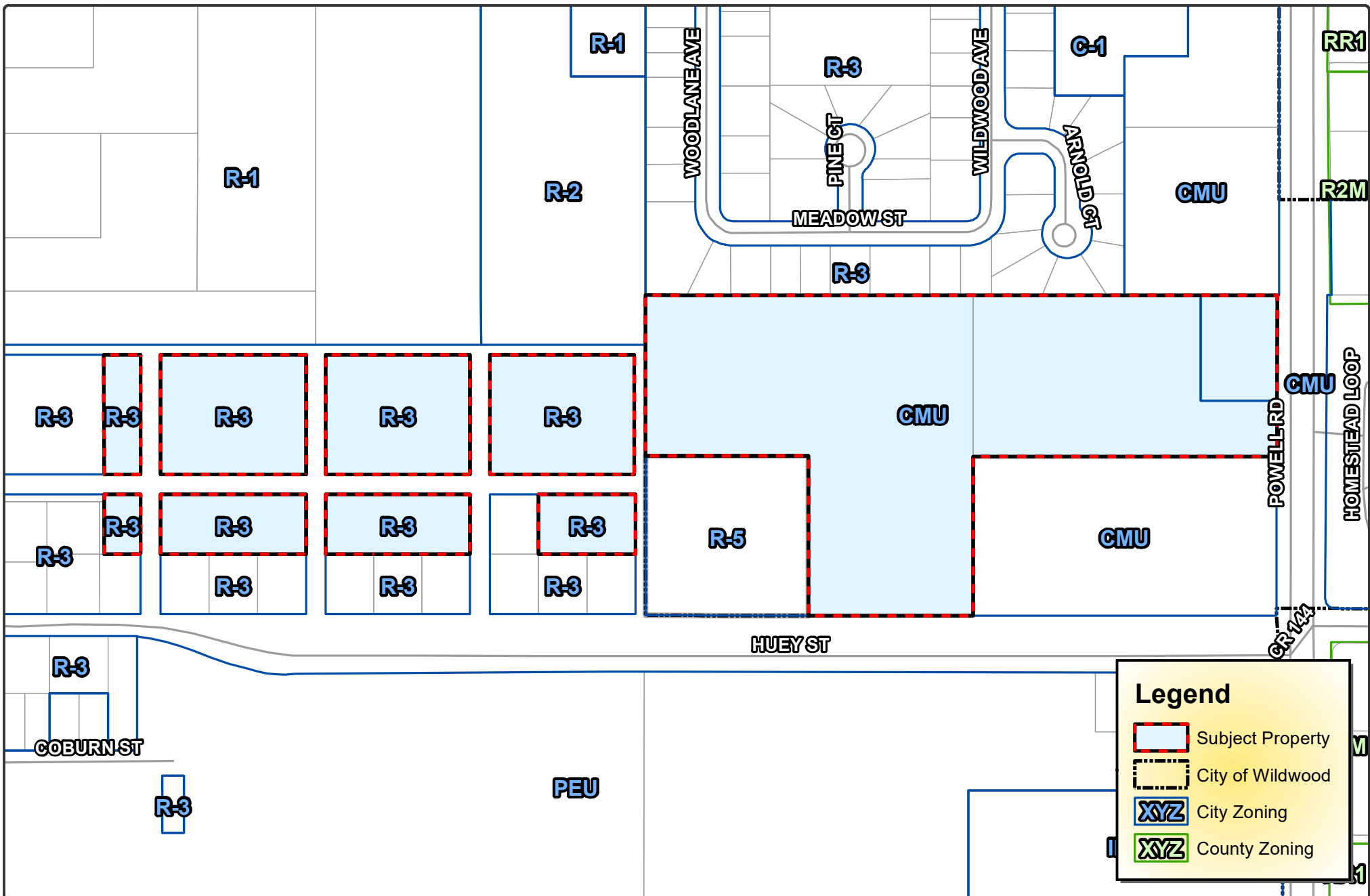
SWC MF HUEY ST

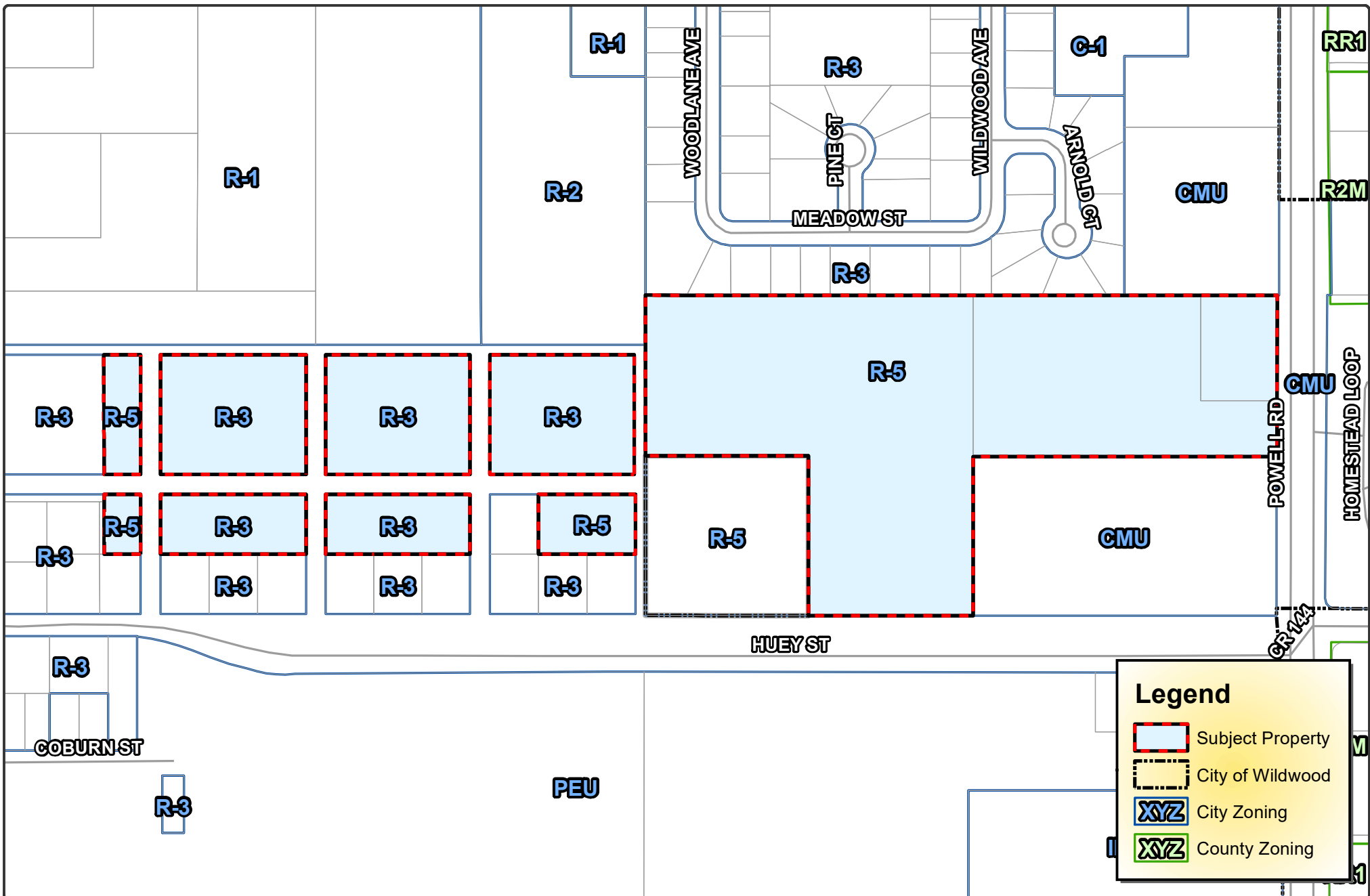
PARCELS G05-148, G05-151, G05-157, & G05M001

MAP 1B

**LOCATION
MAP**

**DECEMBER
2022**





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

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 for a Comprehensive Plan amendment to amend the FLU map designation from R-3 & R-5 to R-5 on 21.59 acres MOL.

Case: RZ 2211-001 SWC MY Huey Street

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

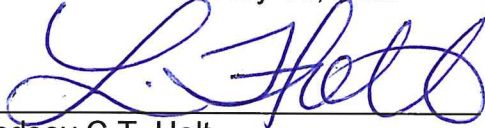
Owners: Kurt Freiter, Joan Ward, Cheryl Ann Runyon & Mary Lou Watson
TTEE

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 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 #	RZ 2212-002 6083 County Rd Wildwood
Ordinance #	O2022-102
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 /Special Magistrate for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002.

Pursuant to Land Development Regulations (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan:

The proposed amendment is consistent 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. Whereas objective 1.4 of the Comprehensive Plan states 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, while additionally conforming to Policy 1.4.5. within the comprehensive plan. Policy 1.4.5 encourages and supports the revitalization of vacant and underutilized spaces, something that the proposed development seeks to address, and which is consistent with the comprehensive plan's desired objectives and goals.

(b) The existing land use pattern of the surrounding area:

The proposed rezoning to C-3 is compatible with the existing land use pattern in this area and would abide by Policy 1.2.8.I. This policy states the need to maintain compatibility with adjacent land uses through the use of design standards, limitations on light intrusion,

buffering, and fencing/walls to make uses compatible with one another. The proposed project is required to follow design district standards in its construction, with the parcel located near city parcels with similar commercial land use designations.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

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

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. The applicant/owner will coordinate connection to city water and sewer during the site plan review stage.

Streets: Access to the site is proposed via E SR 44, at the intersection near Lake Okahumpka Park Driveway.

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

The area surrounding the subject parcel still exists within unincorporated county territory, but is within the JPA. Recent annexations into the city have resulted in an increase in commercial designations within the area near the proposed development. These changes are consistent with Policy 1.2.1, which encourages growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within three (3) to five (5) years. The proposed development conforms to this policy by promoting growth and development in the area, providing additional commercial services for businesses and residents in the area. While the rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation, in accordance with Policy 1.1.4, which states that the city's zoning map shall be consistent with the Wildwood FLUM.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The proposed rezoning to C-3 is estimated to generate around 101 daily trips, with 28 AM peak hour trips, and 31 projected trips to occur during the PM peak hour. With the site located along a major arterial road, the proposed development is estimated to contribute a minimal number of trips to the existing traffic, and is unlikely to be detrimental to public safety. However, a full traffic impact analysis will need to be conducted for the site plan and be approved by Sumter County.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties, as parcels along E SR 44 are of a similar zoning designation. Nearby parcels within the city's jurisdiction are primarily commercial, with some low density residential, medium density residential, and mixed use designations. Separately, properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

	ZONING DESIGNATION
	SURROUNDING PROPERTIES
NORTH	RPUD, RR1, RR1C (COUNTY)
SOUTH	PIE (COUNTY)
EAST	RR1C (COUNTY) C-3 (CITY)
WEST	CH, RR1C, RR5C (COUNTY) C-3 (CITY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations, Design District Standards and Planned Development Agreement.

Staff recommends approval and favorable recommendation of Ordinance Number O2022-102 subject to approval of O2022-101, which establishes a Future Land Use appropriate to the proposed zoning.



Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-102

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

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 RR5 to C-3 containing 5 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and

Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

DONE AND ORDAINED this _____ day of _____, 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

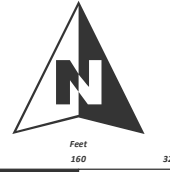
First Reading: _____

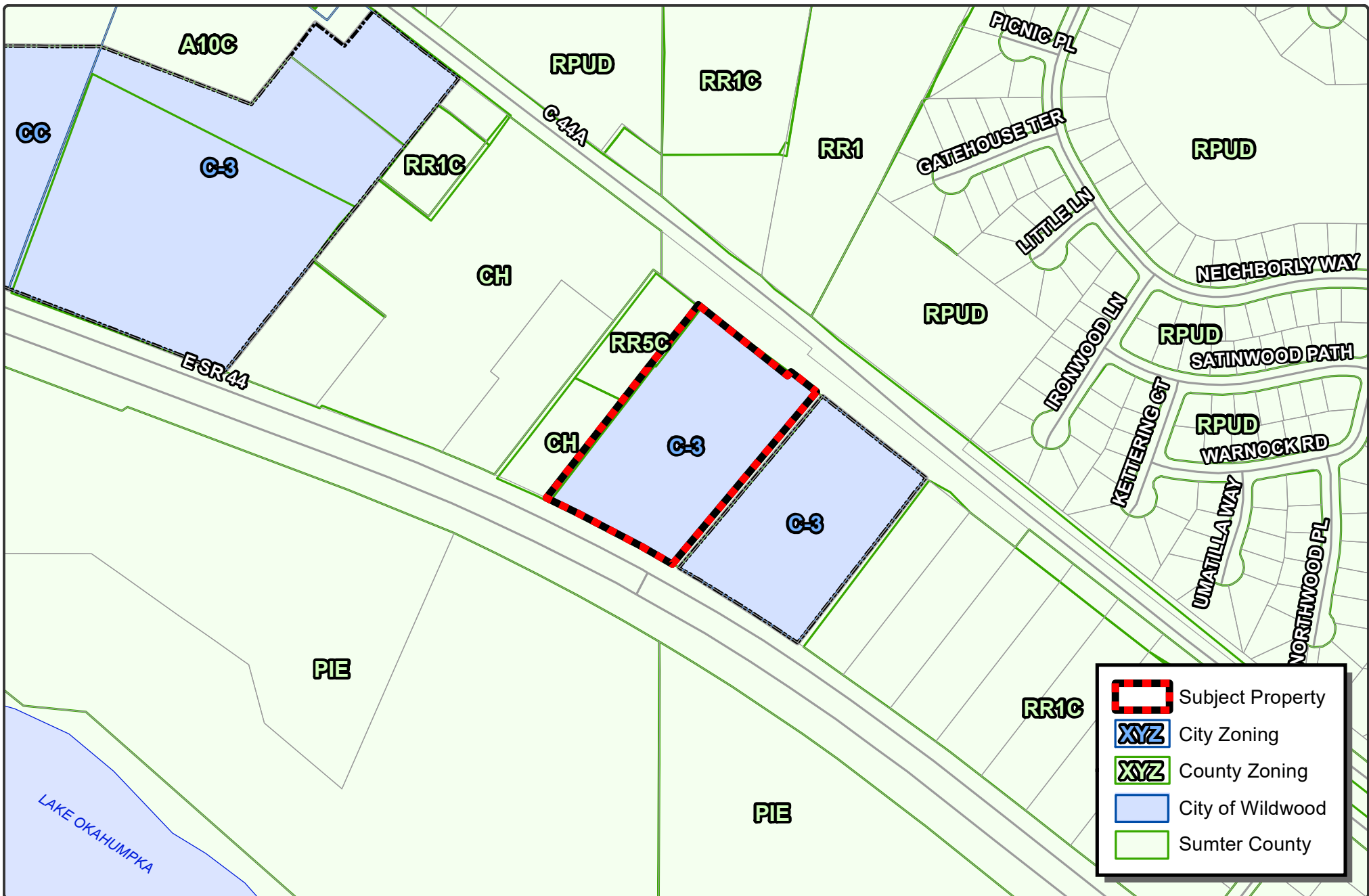
Second Reading: _____

Approved as to form:

City Attorney



 WILDWOOD FLORIDA	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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	Subject Property
	City Zoning
	County Zoning
	City of Wildwood
	Sumter County

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

The case below was heard on January 10, 2023 by the Special Magistrate. The applicant seeks favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning RR5 (Sumter County) to C-3 (City) for the parcels listed above on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-002.

Case: RZ 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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 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 #	RZ 2212-003 Pointe Grande Wildwood
Ordinance #	O2023-4
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	01/27/2023

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning A10C (Sumter County) to R-3 (City) for the parcels listed above on 20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-003.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan:

The proposed amendment is consistent with the policies of the Comprehensive Plan. The Residential (R-3) zoning designation within the 2050 Comprehensive Plan is intended to accommodate a mix of single-family attached and detached-style homes, as well as low-density apartment complexes. As stated under FLU Policy 1.1.1. a. this zoning designation allows up to a maximum of nine (9) density units per acre, which would allow for elements of compact design. This exemplifies Objective 1.2. which 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.

(b) The existing land use pattern of the surrounding area:

The proposed rezoning to R-3 is compatible with the existing land use pattern in this area and would abide by Policies 1.2.8.f., and 1.2.8.i. which covers the need to maintain compatibility with adjacent land uses and foster distinctive neighborhoods with a strong sense of place. The proposed development states that it will encompass 176 cottage-style residential units on the approximately twenty (20) acre property, utilizing a similar style to surrounding neighborhoods. The parcel borders existing residential neighborhoods to the north and west, with an additional future residential development of a similar R-3 zoning to the south and is bordered by Marsh Bend Trail to the east.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc:

Schools: The development is projected to add an estimated 71 students to Wildwood Schools. The school district advises that capacity is available.

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.

Streets: Access to the site is proposed via Marsh Bend Trail.

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

The surrounding area is a mix of age-restricted, low, and medium-density residential developments. Whereas the subject parcel situated between these city parcels retains a county zoning designation. This change would conform with Policy 1.2.8.a. and Policy 1.2.8.f. of the 2050 Comprehensive Plan in the Future Land Use Element section. The rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety:

The proposed rezoning to R-3 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. The site is located along Marsh Bend Trail, which is a major rural collector road. While the proposed development is expected to contribute to a moderate increase in the number of trips to the existing traffic and is not expected to result in a reduction in LOS. However, a full traffic impact analysis will need to be conducted for the site plan and approved by Sumter County.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property:

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. As parcels along Marsh Bend Trail are of a similar zoning designation, with primarily residential land uses within city jurisdiction. Separately, properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION

SURROUNDING PROPERTIES

NORTH	ARD (CITY)
SOUTH	COM (COUNTY) R-3 (CITY)
EAST	ARD (CITY)
WEST	ARD (CITY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations, Design District Standards, and Planned Development Agreement.

Staff recommends approval and favorable recommendation of Ordinance Number O2023-4 subject to the approval of O2023-3, which establishes a Future Land Use appropriate to the proposed zoning.



Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2023-4

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR
SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE
DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

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 A10C (County) to R-3 (City) containing 20 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

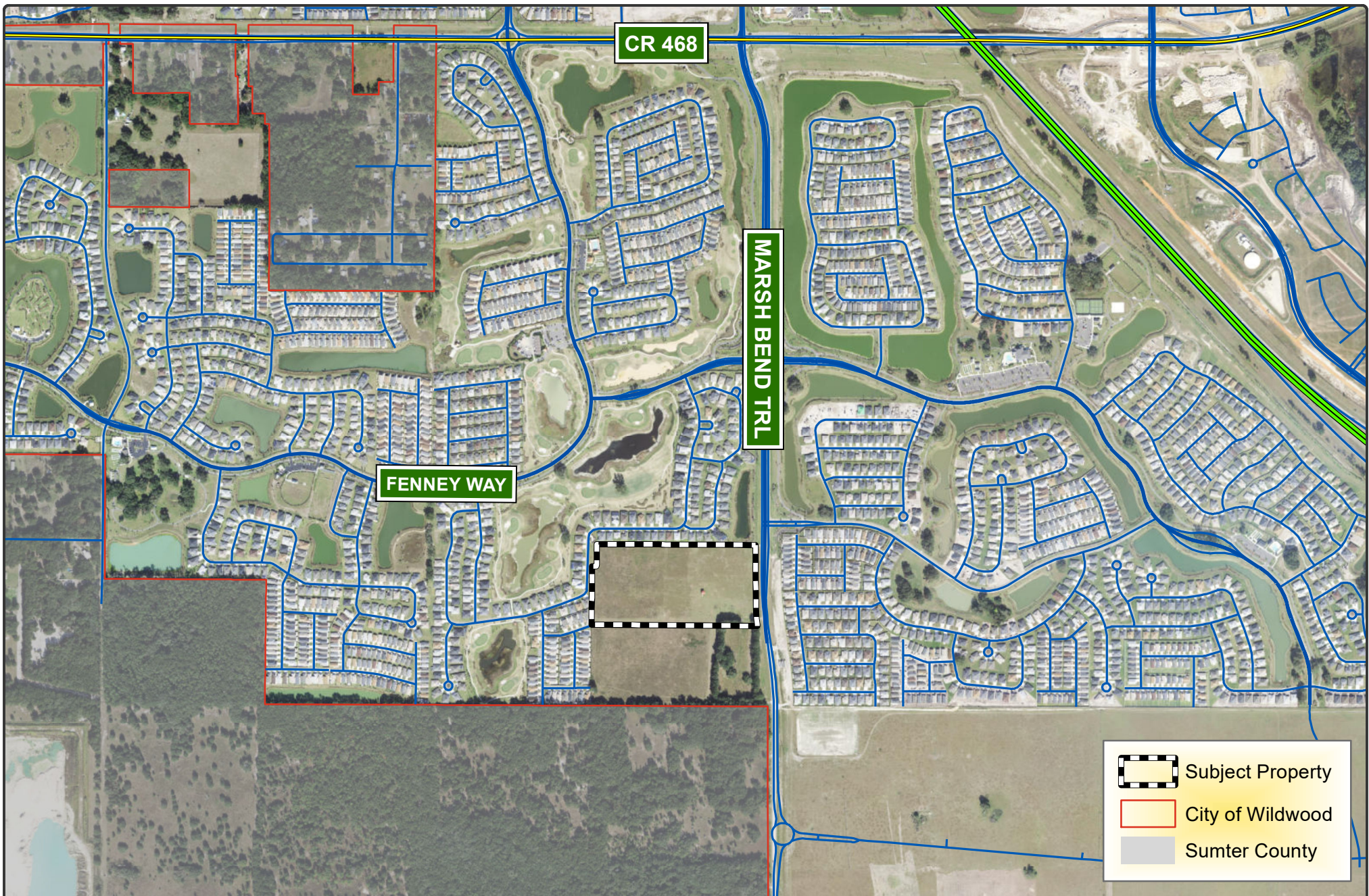
ATTEST: _____
Susan Patterson, City Clerk

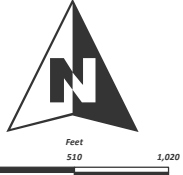
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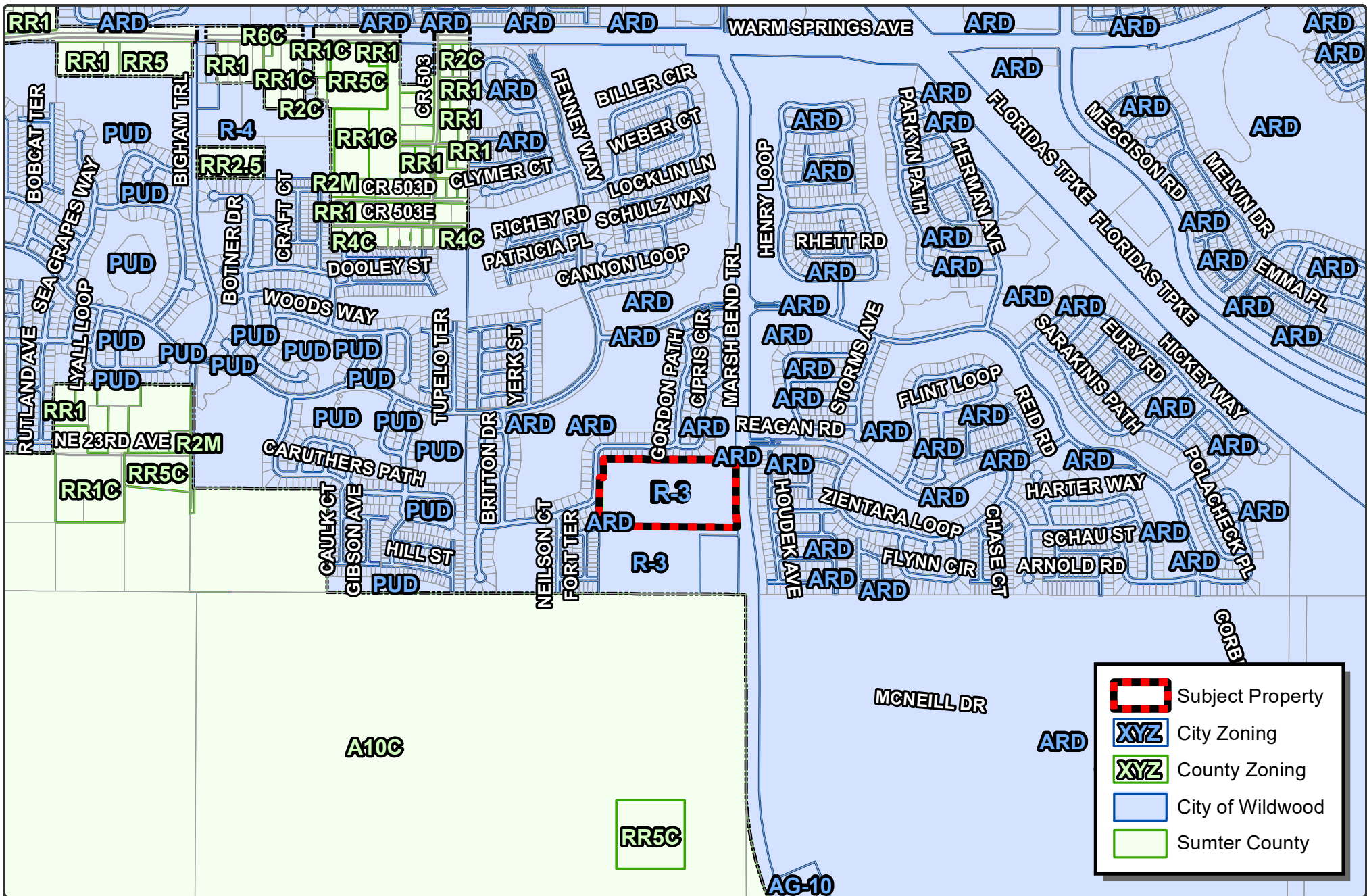
Second Reading: _____

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		CP/RZ 2212-003 POINTE GRANDE WILDWOOD PARCEL G33-105		MAP 1B LOCATION MAP JANUARY 2023
			PARCEL G33-105		



Subject Property

City Zoning

County Zoning

City of Wildwood

Sumter County

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2205-001 Twisted Oaks Improvement Plan

REQUESTED ACTION: Staff recommends approval contingent on the resolution of the outstanding City Attorney comment.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	PLAT 2205-001 Twisted Oaks Improvement Plan
PARCEL NUMBER(S)	D31-006, D31-007, D31-008, D31-029, D31-030, & D31-039
ACREAGE	387.29 +/-
PROPERTY LOCATION	The subject property is located east along CR 209, with portions north along W Clarke St, south along E C 462, & west along N US 301.
OWNER	KL Twisted Oaks, LLC
APPLICANT	Kolter Group Acquisitions, LLC

The applicant is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for Twisted Oaks subdivision consisting of 734 single family units, townhome units, multi-family units, amenities, and commercial lots.



DATED:01/23/2023

Amanda Bush

Planner, Development Services



WILDWOOD

FLORIDA

City of Wildwood

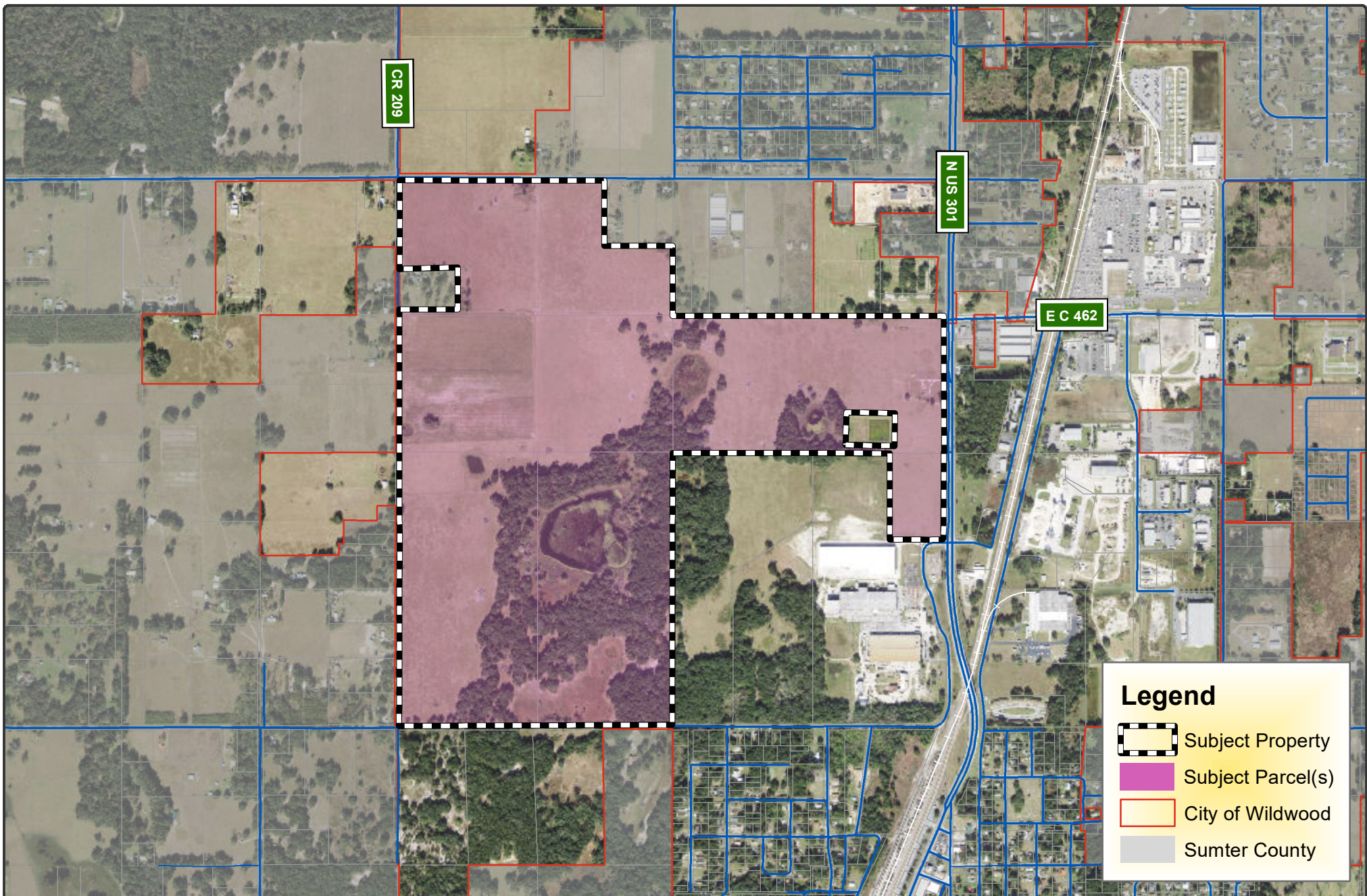
PROJECT: PLAT 2205-001

NAME: Twisted Oaks Improvement Plan

REPRESENTATIVE: Matthew J. Morris – Morris Engineering

CITY ATTORNEY

1. With respect to City Engineer's Comment No. 21 and the response provided, please provide a copy of the agreement for the CDD to take care of the lift station maintenance.



LAND USE AREAS: TWISTED OAKS TOTAL DEVELOPMENT		
LAND USE	AREA (AC.)	% OF TOTAL
SFD LOTS	130.17	28%
TOWNHOME PARCELS ¹	22.65	6%
MULTI-FAMILY PARCELS ²	13.58	4%
COMMERCIAL PARCELS ³	17.77	5%
AMENITY PARCEL	4.34	1%
ROW	36.09	9%
ROW DEDICATION ⁴	9.18	2%
LIFT STATION EASEMENTS	0.17	0.04%
LAKES - WET PONDS	11.90	3%
LAKES - DRY PONDS	39.15	10%
WETLANDS - EXISTING	34.09	9%
WETLANDS - IMPACTS	2.78	0.7%
WETLANDS - REMAINING	31.30	8%
WETLAND BUFFERS	6.05	2%
OTHER OPEN SPACE ⁵	85.55	23%
TOTAL	387.29	100%

LAND USE AREAS: SINGLE FAMILY DETACHED DEVELOPMENT ONLY		
LAND USE	AREA (AC.)	% OF TOTAL
SFD LOTS	130.17	30%
AMENITY PARCEL	4.34	1%
ROW	30.53	7%
ROW DEDICATION ⁴	5.13	2%
LIFT STATION EASEMENTS	0.17	0.04%
LAKES - WET PONDS	9.80	3%
LAKES - DRY PONDS	33.68	11%
WETLANDS - EXISTING	32.44	10%
WETLANDS - IMPACTS	2.73	0.9%
WETLANDS - REMAINING	29.71	10%
WETLAND BUFFERS	5.42	2%
OTHER OPEN SPACE ⁵	81.55	20%
TOTAL	310.03	100%

1. AREA DOES NOT INCLUDE CARS OR LIFT STATION EASEMENT. 2. AREA DOES NOT INCLUDE LAKES. 3. AREA INCLUDES 5% OF OPEN SPACE & WETLAND BUFFER REASONING SEPARATION NOT AN IMPACT WITH THIS PROJECT. 4. AREA INCLUDES LANDSCAPE BUFFER & UTILITY EASEMENT. 5. AREA INCLUDES 5% OF OPEN SPACE & WETLAND BUFFER REASONING SEPARATION NOT AN IMPACT WITH THIS PROJECT. 6. AREA INCLUDES LANDSCAPE BUFFER & UTILITY EASEMENT.

RESIDENTIAL DWELLING UNITS - SINGLE FAMILY DETACHED

TYPE	TOTAL UNITS
SFD LOTS - 40'x120'	279
SFD LOTS - 40'x130'	9
SFD LOTS - 50'x120'	315
SFD LOTS - 50'x130'	39
SFD LOTS - 60'x120'	56
SFD LOTS - 60'x130'	36
TOTAL UNITS	734

OPEN SPACE: SINGLE FAMILY DETACHED DEVELOPMENT ONLY

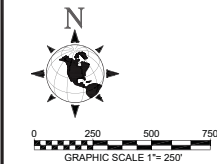
LAND USE	AREA (AC.)	% OF TOTAL SFD	% OF OPEN SPACE
LAKES	43.49	27%	27%
WETLANDS	29.71	30%	30%
WETLAND BUFFERS	5.42	2%	2%
PARKS	0.00	0%	0%
OTHER OPEN SPACE	81.55	26%	51%
TOTAL	160.17	52%	100%

DENSITY: SINGLE FAMILY DETACHED DEVELOPMENT ONLY

RESIDENTIAL UNITS	734
GROSS AREA (AC.)	310.03
NET AREA (AC.)	274.90
GROSS DEN. (UNIT/AC.)	2.37
NET DENSITY (UNIT/AC.)	2.67

NET AREA IS GROSS AREA LESS WETLANDS, WETLAND BUFFERS, & UPLAND PRESERVES IF ANY.

- SITE DATA**
- SUMTER COUNTY PROPERTY APPRAISER PARCEL IDENTIFICATION NUMBERS: D31-006, D31-007, D31-008, D31-029, D31-30 & D31-039
 - PROPERTY ADDRESS: 8616 N US 301, WILDLAND, FLORIDA 34785, SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST
 - BEARING STRUCTURE IS (S.00°09'45"W), BASED ON FLORIDA STATE PLANE WEST GRID ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.
 - ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD8) 1988.
 - EXISTING ZONING: NMU-7 (PD)
 - EXISTING LAND USE: OMAU
 - THE PROPERTY LIES IN THE FLOOD ZONE "X" & "C" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 12119C0068D (FIRM INDEX DATED 09/27/13), SUBJECT TO VERIFICATION.
 - DEVELOPMENT AREA: 387.29 AC.
 - PROPOSED LAND USE: MIXED USE DEVELOPMENT
 - MAXIMUM BUILDING HEIGHT: 35'
 - CDD WILL OWN AND MAINTAIN ALL ROADWAYS EXCEPT THE SEGMENTS OF 462 FROM 301 TO THE ROUNDABOUT AND FROM THE ROUNDABOUT UP TO 462. THESE TWO SEGMENTS & THE ROUNDABOUT ITSELF WILL BE OWNED BY SUMTER COUNTY.
 - CONSTRUCTION SCHEDULE: 2022 TO 2025
 - ALL RESIDENTIAL UNITS SHALL HAVE CURB SIDE GARBAGE & RECYCLING PICK-UP. PROJECT WILL BE SERVED BY CONTRACTED CITY OF WILDLAND FRANCHISEE.
 - SUBDIVISION "PORTABLE WATER" AND "SANITARY SEWER" SHALL BE CONSTRUCTED TO CITY OF WILDLAND UTILITY STANDARDS AND OWNED AND MAINTAINED BY CITY OF WILDLAND (WITHIN UTILITY EASEMENT ONLY).
 - STREET LIGHTS SHALL BE INSTALLED BY SECO.
 - ANY GATES OR EMERGENCY ACCESS POINTS WITHIN THE PROJECT SHALL BE ACCESSIBLE TO EMERGENCY PROVIDERS AND COUNTY PERSONNEL BY "CLICKENTER" EMERGENCY VEHICLE ACCESS SYSTEM IN ACCORDANCE WITH CITY OF WILDLAND ORDINANCE 99-72. A "FAUX GATE" WILL BE LOCATED AT THE CR 208 AND OAKS BOULEVARD ENTRANCE. PRIOR TO FINAL SITE PLAN APPROVAL, THE APPLICANT SHALL RECEIVE WRITTEN APPROVAL FROM SUMTER COUNTY FIRE AND EMS FIRE MARSHAL OF THE PROPOSED SYSTEM. ALL GATES SHALL BE RAISED IN A STORM EMERGENCY TO EXPEDITE AN EVACUATION. ORD 09-72.
 - EXISTING WELLS ARE NOT KNOWN TO BE ON SITE. HOWEVER, IF ANY EXISTING WELLS ARE FOUND THEY ARE TO BE ABANDONED BY A FLORIDA LICENSED WATER WELL CONTRACTOR IN ACCORDANCE WITH RULE 40D-3.53(1)(2), F.A.C.
 - COMMERCIAL TRACTS WILL BE THE SUBJECT OF FUTURE IMPROVEMENT PLAN SUBMITTALS AND WILL BE DEVELOPED IN ACCORDANCE WITH THE APPROVED PD ZONING ORDINANCE FOR THE PROJECT.
 - OPEN SPACE PROVIDED: 160.17 AC (50% OF TOTAL), REQUIRED: 96.82 AC (26% OF TOTAL)
 - UTIL = UTILITY, ESMT = EASEMENT, PR = PRIVATE, PU = PUBLIC, RB = ROADWAY BUFFER, LSB = LANDSCAPE BUFFER, WLB = WETLAND BUFFER, STM = STORM, WM = WATER MAIN, FH = FIRE HYDRANT, RM = RE-USE MAIN, FM = FORCE MAIN

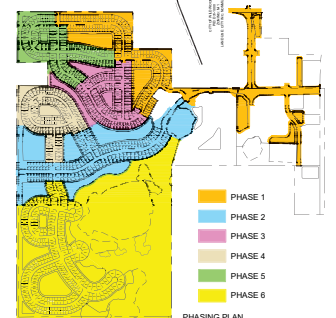


NO.	DATE	REVISION DESCRIPTION	BY

M MORRIS ENGINEERING AND CONSULTING, LLC
Civil Engineering and Land Development Consulting
6997 Professional Parkway East, Suite B, Lakewood Ranch, Florida 34240 C.A.28700 941-444-6644 www.morrisengineering.net

DATE	04/01/2022
PROJECT	TO SFD-462
DRAWING	
DRAWN	IS
CHECKED	MJM

MASTER SITE PLAN TWISTED OAKS CITY OF WILDLAND, FLORIDA



SCALE	1" = 250'
SEC-TWP-RNG	
SHEET	OF
4	66

MATTHEW J. MORRIS
FL LICENSE NO. 68434