



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
April 4, 2023 2:00 PM
City Hall Commission Chamber
100 N Main Street**

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

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

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning and Zoning Board as Local Planning Agency/Special Magistrate - Regular Meeting - 2/7/23 at 2:00pm**

- 2. Planning and Zoning Board as Local Planning Agency/Special Magistrate - Regular Meeting 3/7/23 - No Scheduled Meeting**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **CP 2206-002 Wildwood Place**

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) D19-014 & D19-043

The applicant seeks approval 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 Commercial, Low-Density Residential & Residential Mixed use (City) to General Commercial & Medium High-Density Residential (City) for the parcels listed above on 34.75 acres MOL. This request is accompanied by a rezoning request RZ 2206-002 **Staff recommends approval**

V. ADJOURNMENT

April 4, 2023 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 7, 2023 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsey C.T. Holt	Special Magistrate	Present
Terri O'Neal	Planning 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, followed by the swearing-in of city staff and audience members.

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

The Summary of Minutes from the January 10, 2023 meeting was approved by Special Magistrate Holt.

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

III. OLD BUSINESS

1. CP 2211-001 SWC MF Huey Street

Special Magistrate Holt read the title of CP 2211-001 SWC MF Huey Street. Special Magistrate Holt stated there was a letter received from Brian and Casey Costello against this project. 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, resulting in a net increase of 56 allowable residential units. Rob Batsel on behalf of the applicant, Southern Waters Capital, to answer any questions. No comments were offered or received.

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

2. 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. Clay Gillman was present for questions. No comments were offered or received.

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

IV. NEW BUSINESS

1. CP 2212-003 Pointe Grande Wildwood

Special Magistrate Holt read the title of CP 2212-003 Pointe Grande Wildwood. Special Magistrate Holt stated that she had received a letter from Scott Bower stating his approval of the project as long as the plans that were presented on December 28, 2022, did not change. 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 G33-105 on 20 acres MOL. Tara Tedrow was present for the owner/applicant for any questions. Tedrow stated that the design and the number of units had been changed voluntarily.

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

V. ADJOURNMENT

The meeting adjourned at 2:19 p.m. No comments were offered or received.

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 2206-002 Wildwood Place

REQUESTED ACTION: **Staff recommends approval**

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2206-002 Wildwood Place
Ordinance #	O2022-97
Applicant	Ryan Thompson
Owner	HWY 301/216, LLC
Property Location	Located at the northwest intersection of US 301 and CR 216
Parcel Number(s)	D19-014 and D19-043
Date	3/23/23

The applicant seeks approval 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 Commercial, Low-Density Residential & Residential Mixed use (City) to General Commercial & Medium High-Density Residential (City) for the parcels listed above on 34.75 acres MOL. This request is accompanied by rezoning request RZ 2206-002.

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 intends to develop a multi-family residential development on the subject property consisting of a maximum of 300 dwelling units covering approximately 25 acres. This will be accompanied by commercial retail and offices along US 301, on 9.75 acres MOL, with around 6.95 acres of open space. Justification has been presented to the city to support the proposed development, with surrounding parcels on the FLUM depicting a similar mix of Medium-Density Residential and Commercial.

(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. However, it is important to note that this application was submitted when the 2035 Comprehensive Plan was in effect and has been evaluated based on the criteria within that Comprehensive Plan. Under that plan there existed the Medium High-Density Residential (MHDR) Future Land Use designation, which would allow for a maximum of 300 dwelling units

on the subject property for the stated 25 acres. The 2035 Comprehensive Plan FLU Policy 1.1.12 designates a maximum density allowance of 12 dwelling units per acre for the proposed FLU designation, placing the project within acceptable development standards. Additionally, Policy 1.1.3 states that the density and intensity shall abide by the qualitative standards set forth on the FLUM, which the proposed development accomplishes by remaining within the density limits and incorporating adequate open space into their overall design.

Separately, surrounding parcels are currently zoned for a mix of Medium-Density Residential (MDR) and commercial, with FLU split between commercial, Medium-Density residential, and Mixed-Use residential. This mix of commercial and residential is in line with Policy 1.8.1 which requests a diversity of land uses. The policy recommends that there be 0.13 acres of commercial/industrial development per residential dwelling unit. While Policy 1.2.5 of the Transportation Element requests land-use plans that promote compact, walkable communities with a wide range of destinations located in close proximity to nearby residential sites. The proposed development is compact in its design and seeks to utilize the maximum space available while providing residents access to commercial opportunities in the surrounding area that would fulfill Policy 1.8.1.

(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 subject property is located along N US 301 and CR 216, with the major access points being along US 301, and a secondary proposed access point on CR 216. US 301 is a Principal Arterial operating at LOS C with an existing mix of Medium-Density Residential (MDR), Residential Mixed-Use (RMU), and Commercial (COM) designations within the immediate vicinity of the proposed development. The proposed development in its conceptual plans showcases a mix of residential, commercial, and open green space, which directly combats urban sprawl by focusing on maximizing existing space for compact development and blending a mix of land uses within.

(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 Ecological Consulting Solutions, Inc in March of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property, nor did a USFWS database search reveal any documented evidence of such species within the vicinity. No gopher tortoise burrows were observed according to the inspecting team. However, it was stated that thirty (30) days prior to construction and clearing, the USFWS must be notified regarding a protection/education plan concerning eastern indigo snakes.

(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 US 301, which is maintained by the State of Florida, and CR 216, which is a minor local road maintained by the county. US 301 is currently a four-lane divided principal arterial roadway that operates at LOS D along the segment from C 472 to C 466 (2015 Sumter County TMS segment report). The proposed Future Land Use change to HDR and proposed development is estimated to add 3,003 daily trips, 165 A.M. & 256 P.M. peak hour trips to the intersection of US 301 and CR 216. A full traffic impact analysis has been conducted for maximum density and was approved by Sumter

County. The intersection of US 301/CR 472 is projected to operate at LOS E following project build-out. However, Sumter County plans to improve the existing intersection, with the anticipated completion by 2024 which is expected to alleviate these concerns and allow the intersection to operate at LOS D.

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

Schools: The residential development is proposed to add 36 students to Wildwood Schools. The school district advises that capacity is available.

Staff **recommends approval and a favorable recommendation of Ordinance Number O2022-97** be forwarded to the City Commission for further action.

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

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-97

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) D19-014 & D19-043
HWY 301/216 LLC (Owner)
34.75 Acres +/-

LEGAL DESCRIPTION:

PARCEL A

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST FOR THE POINT OF REFERENCE AND RUN S 89°43'05" E, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, A DISTANCE OF 1326.97 FEET; THENCE RUN N 0°03'10" E, A DISTANCE OF 415.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°03'10" E, A DISTANCE OF 909.42 FEET; THENCE RUN S 89°42'05" EAST, A DISTANCE OF 939.14 FEET; THENCE RUN S 0°10'31" W, A DISTANCE OF 1299.10 FEET TO A POINT AT THE NORTH RIGHT OF WAY OF COUNTY ROAD NO. 216 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN ALONG SAID NORTH RIGHT OF WAY OF COUNTY ROAD NO. 216, N 89°43'09" W, A DISTANCE OF 606.56 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, RUN N 0°02'51" E, A DISTANCE OF 389.80 FEET; THENCE RUN N 89°41'22" W, A DISTANCE OF 329.77 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 25.00 ACRES MORE OR LESS.

PARCEL B

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST FOR THE POINT OF REFERENCE AND RUN S 89°43'05" E, ALONG THE SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, A DISTANCE OF 1326.97 FEET; THENCE RUN N 0°03'10" E, A DISTANCE OF 25.05 FEET TO A POINT AT THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 216 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN S 89°43'09" E, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 936.37 FEET TO THE POINT OF BEGINNING; THENCE RUN N 0°10'31" E, A DISTANCE OF 1299.10 FEET; THENCE RUN S 89°42'05" E, A DISTANCE OF 325.00 FEET TO A POINT AT THE WEST RIGHT OF WAY LINE OF US HIGHWAY NO. 301; THENCE RUN S 0°01'29" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1013.03 FEET TO INTERSECTION OF SAID WEST RIGHT OF WAY AND THE NORTH RIGHT OF WAY

LINE OF COUNTY ROAD NO. 216 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUN N 89°43'09" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 9.73 ACRES MORE OR LESS.

This property is to be reclassified from COM, LDR, & RMU to HDR & COM and contains 34.75 acres, more or less;

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

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

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

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

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

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

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

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

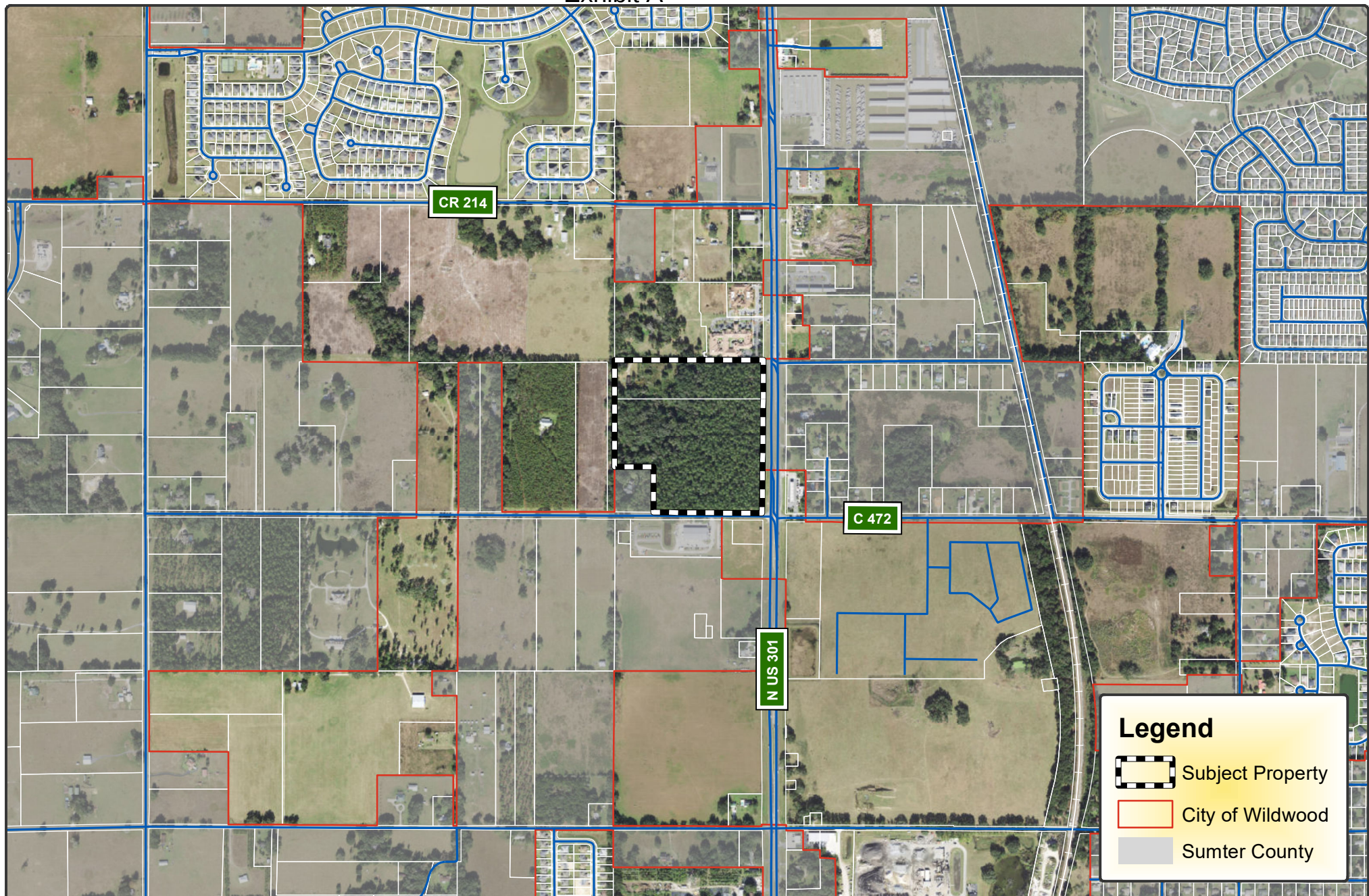
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

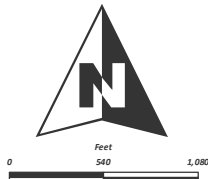
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP 2206-002 / RZ 2206-002

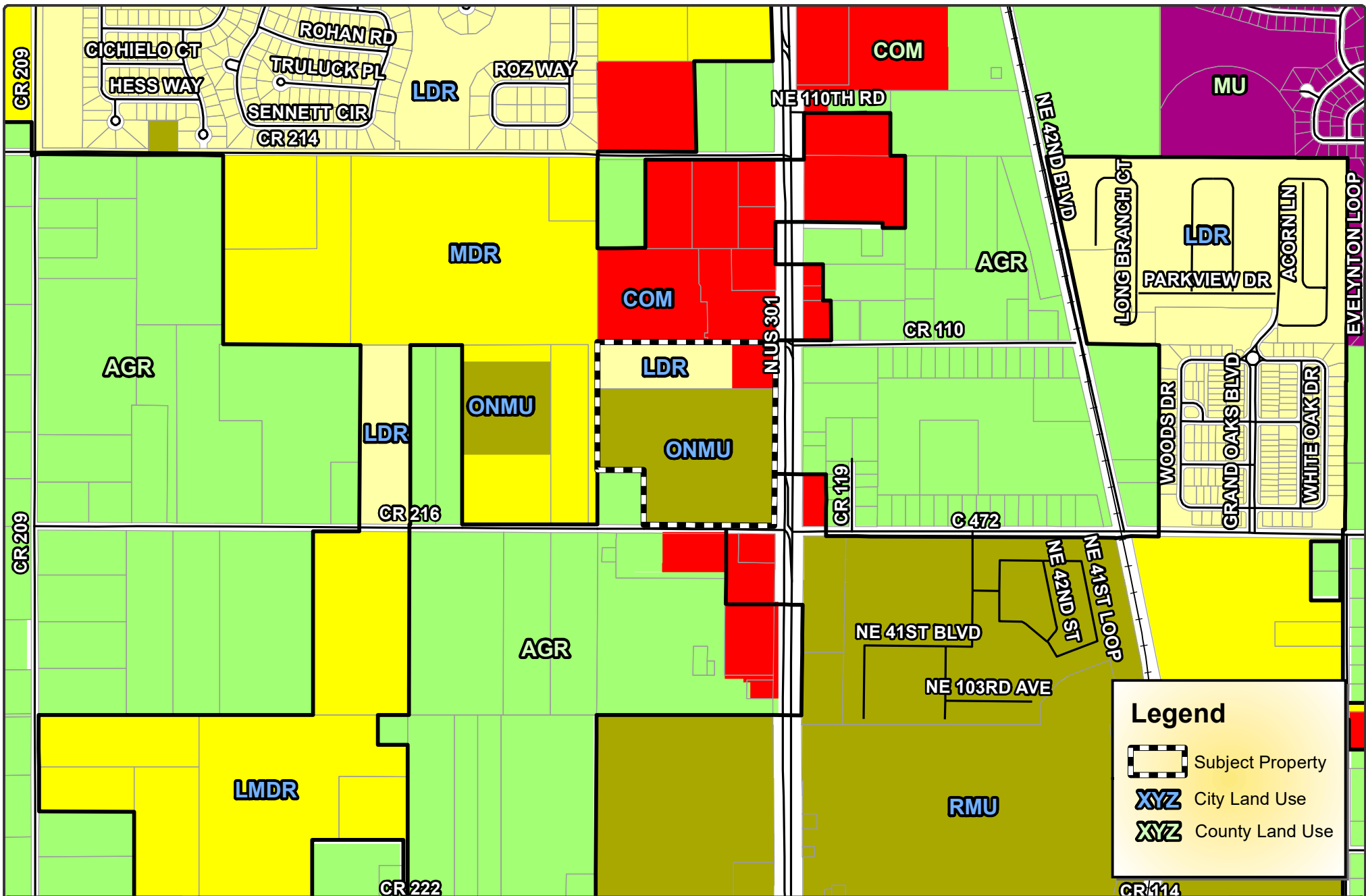
WILDWOOD PLACE

PARCELS D19-014 & D19-043

MAP 1B

**LOCATION
MAP**

**JUNE
2022**

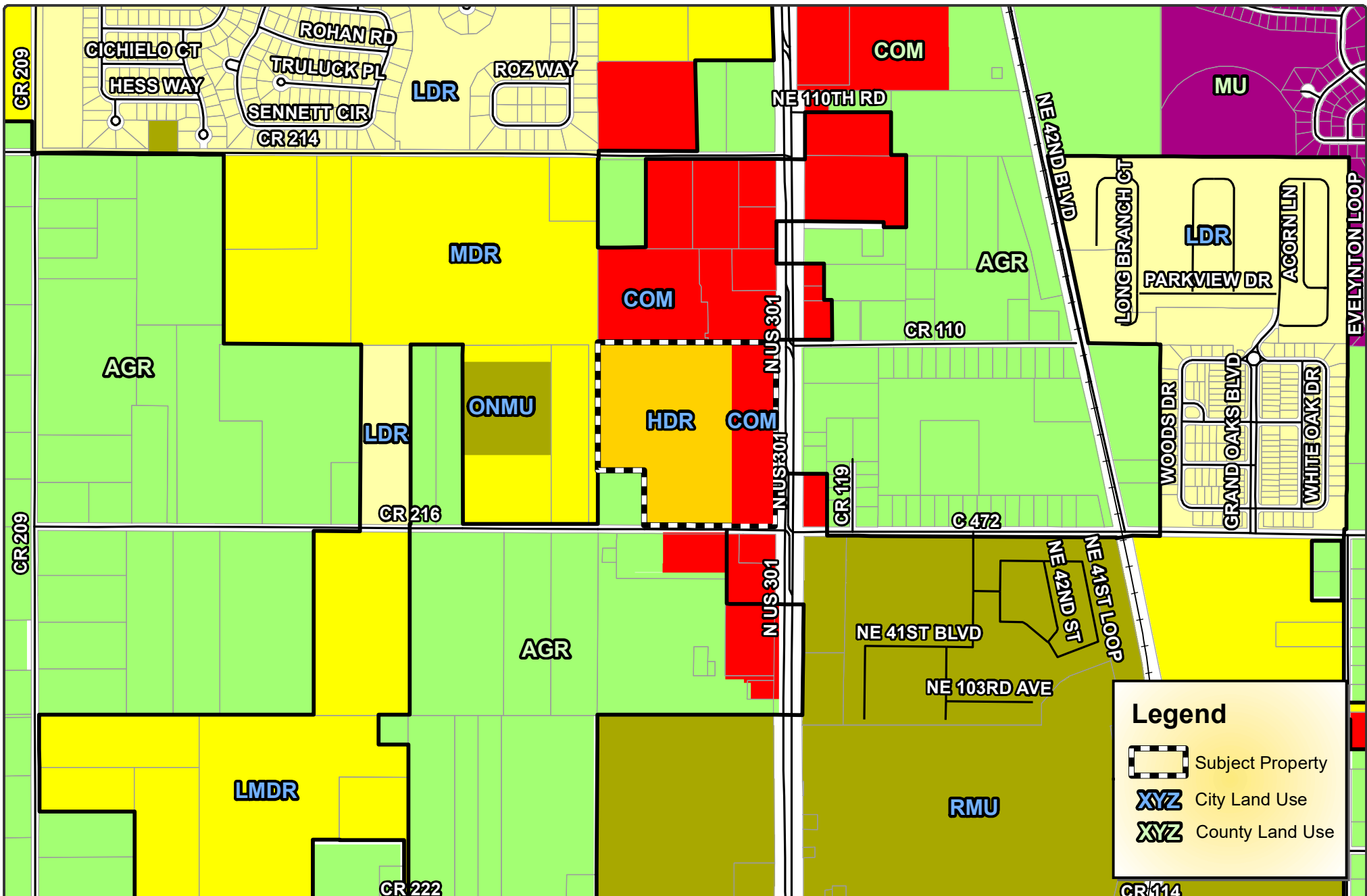


Legend

 Subject Property

 City Land Use

 County Land Use



Legend

- Subject Property
- XYZ** City Land Use
- xyz** County Land Use