



## **PLANNING & ZONING BOARD - CITY OF WILDWOOD**

**Special Magistrate – Lindsay C.T. Holt**

**Agenda**  
**Regular Meeting**  
**June 13, 2023 2:15 PM**  
City Hall Commission Chamber  
100 N Main Street

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Persons with disabilities or language barriers 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.

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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.

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### **I. CALL TO ORDER: Planning & Zoning Board**

### **II. APPROVAL OF SUMMARY MINUTES**

- 1. Planning & Zoning Regular Meeting May 2, 2023 at 2:15 PM**

### **III. OLD BUSINESS**

### **IV. NEW BUSINESS**

- 1. RZ 2212-001 Thomas Group Planned Development**  
**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) G33-154**

The applicant seeks 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 RR-1 & A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-001 and Planned Development agreement PD 2212-001. **Staff recommends approval and favorable recommendation of Ordinance Number O2022-100 subject to approval of O2022-99, which establishes a Future Land Use appropriate to the proposed zoning.**

**2. PD 2212-001 Thomas Group Planned Development**

**AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST  
FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE  
LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN  
THE CITY OF WILDWOOD, FLORIDA; OWNED BY THOMAS GROUP  
INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING  
FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE**

**Parcel G33-154**

The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1 LLC seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment for the development of a multi-story indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet. This request will run concurrently with CP/RZ 2212-001 which seeks to change both the future land use and zoning of the designated parcels. **Project Review Committee recommends approval of Ordinance O2023-19**

**3. RZ 2302-003 Lucky U Landholding LLC**

**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) D29-023 & D29-024**

The applicant Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis 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 IN (Sumter County) to COM (City) for the parcel listed above on 4.45 acres MOL. This request is



accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2302-002 (O2023-20). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-21 subject to the approval of O2023-20, which establishes a Future Land Use appropriate to the proposed zoning.**

4. **RZ 2303-004 All County Collision**

**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 D08A001**

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 RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.97 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-002 (O2023-25). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-26 (attached) subject to approval of O2023-25, which establishes a Future Land Use appropriate to the proposed zoning.**

5. **RZ 2304-002 House of Hope**

**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) D29B001**

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 IN (City) to COM (City) for the parcel listed above on 5.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-001 (O2023-22). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-23 subject to approval of O2023-22, which establishes a Future Land Use appropriate to the proposed zoning.**

6. **SP 2108-007 PSL Headquarters**

**Parcel G07-095**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for a 3,148 sq. ft. office and storage warehouse,

on 0.49 acres MOL. **Staff recommends approval.**

7. **SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)**

**Parcel G05V012**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of two, four-story hotel buildings with a total of 216 rooms, 112,034 sq ft on 5.03 acres, MOL. This project includes a connection to the proposed Inspiration Drive for secondary ingress/egress. The Turkey Run Planned Development Agreement requires the construction of Inspiration Drive upon the development of Lot 3, however, Inspiration Drive will need to be constructed prior to a CO for the eastern hotel building (Lot 12A) to be in compliance with NFPA 1141:Table 5.1.4.1(a). **Staff recommends approval with the understanding of fire department restrictions.**

8. **SP 2211-001 Trailwinds Village Target**

**Parcel(s) G04LOF-002 & G04LOF-001**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred thirty-six thousand and six hundred eighty-five (136,685) square foot commercial retail building and associated infrastructure improvements, parking, and drive aisles, on 12.21 acres MOL. **Project Review Committee recommends approval of the proposed site plan.**

9. **SP 2211-007 Livano Wildwood**

**Parcel(s) D08F003 and D08F005**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for 248 residential units (5 four-story multi-family buildings), a six thousand three hundred fifty-seven (6,357) square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles. **Project Review Committee recommends approval of the proposed site plan, contingent upon the resolution of outstanding utility comment.**

10. **SP 2212-006 CVC-ASC Lot 9 Oxford Pointe**

**Parcel D18E009**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 8,805 sq ft medical facility on 2.32 acres MOL. **Staff recommends approval.**

11. **SP 2301-003 VPSD #46**

**Parcel(s) G32-008 & G32-027**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a nine thousand thirty-six (9,036) square foot public safety building and associated infrastructure improvements, parking, and drive aisles. **Project Review Committee**

**recommends approval of the proposed site plan.**

**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.

**June 13, 2023 2:15 PM**

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

(meeting taped)

**I. CALL TO ORDER: Planning & Zoning Board**

| ATTENDANCE        | TITLE                      | STATUS  |
|-------------------|----------------------------|---------|
| Lindsey 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 |
| Brian Harrie      | Lieutenant                 | Present |

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

**II. APPROVAL OF SUMMARY MINUTES**

1. Planning & Zoning Regular Meeting May 2, 2023 at 2:15 PM

Special Magistrate Lindsey C.T. Holt approved the summary of minutes from the April 4, 2023, meeting.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>          |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. SP 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run

Special Magistrate Holt read the title of SP 2206-006 Arby's/Multi-Tenant Development @ Lot 5 - Turkey Run Parcel G05V005. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a two thousand eight hundred fifty-eight (2,858) sq ft fast-food establishment with a drive-thru and two (2) one thousand six hundred (1,600) sq ft retail shop. Tom Skelton from American Civil Engineering was available for any questions. Staff recommends approval. No comments were offered or received.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b> |
| <b>MOVER:</b>    | Special Magistrate Holt    |
| <b>SECONDER:</b> | None                       |
| <b>AYES:</b>     | Special Magistrate Holt    |

2. SP 2210-002 Home Depot Wildwood (Wildwood Crossing)

Special Magistrate Holt read the title of SP 2210-002 Home Depot Wildwood (Wildwood Crossing) Parcels G05-124, G05-156, & portion of G05-140. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred six thousand two hundred seventy (106,270) sq ft retail building with a twenty-eight thousand one hundred eighteen (28,118) sq ft garden center. Staff recommends approval. Peter Van Rens of Kimley-Horn and Associates was present for any questions. No comments were offered or received.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b> |
| <b>MOVER:</b>    | None                       |
| <b>SECONDER:</b> | None                       |
| <b>AYES:</b>     | Special Magistrate Holt    |

3. SP 2211-006 Townhomes at Powell

Special Magistrate Holt read the title of SP 2211-006 Townhomes at Powell Parcels G04-018 & G04-009. The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for 132 residential units (6 double-story apartment buildings and 6 two-story townhome blocks), a dog park, a playground, a pickleball court, and a clubhouse with associated parking and drive aisles. Staff recommends approval. Special Magistrate Holt stated that she had reviewed several letters that the city had received on the two proposed projects for the Townhouses at Powell and the variance Self Storage & Townhouses at Powell Road. Special Magistrate Holt stated the names of the letters received were: Paul & Gladys Osofsky, Bob & Jackie Schorman, Douglas & Janet Moe, Heidi Naidamas, George & Lori Eager, John Thomas, Judy Quattrone, Larry Ostrowsky, Lavonne Williams, Tina Vincent. Special Magistrate Holt stated that the letters she had reviewed indicated that there may have been other plans for the project or if they had been early concept plans. City Planner Shaun Raja stated that the plans in the agenda today were the only plans that were given to the city for review. Tom Skelton from American Civil Engineering was present to answer any questions. Skelton stated that they had met with the adjacent homeowners to answer any concerns they may have had. Skelton stated that their main concern had been the trees and saving as many as they could. Skelton stated that they had also changed the 6-foot-high fence to an 8-foot fence along the Villages adjacent property. Skelton stated that the pickleball court was the other concern, and they had now positioned it on the far northwest corner of the project, which would be buffered by two two-story buildings and adjacent trees in the area, as well as the 8-foot high concrete wall and landscaping at the back of the property next to the Villages property. Skelton stated that the tree in question is too close to a building that will be built. Special Magistrate Holt asked if the pickleball court would be open to the public, and Skelton answered that it would not. Damien and Barbara Bickerstaff asked how this would impact their property. Skelton stated that there would be no change to their property at all.

Janet Moe stated that she was against the pickleball court because of the noise and did not want it built. Paul Osofsky stated that he did not want the pickleball court or the dog walking park to be built because of the noise. Skelton stated that the dog walking area is just for walking their dogs. It is not a free-roam area for the dogs. Gladys Osofsky questioned why, when they built their birdcage on their lanai, they had to have a 10-foot setback, and this project only had to have a 5-foot setback. Skelton stated that hers was required by the Villages, not the City of Wildwood. No other comments were offered or received.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b> |
| <b>MOVER:</b>    | Special Magistrate Holt    |
| <b>SECONDER:</b> | None                       |
| <b>AYES:</b>     | Special Magistrate Holt    |

4. V 2303-001 Self Storage and Townhomes at Powell Road

Special Magistrate Holt read the title of V 2303-001 Self Storage and Townhomes at Powell Road. The applicant, Alan Benenson, is a representative of MAS development. On behalf of the owner T.H. at Powell, LLC, and Storage at Powell, LLC seeks approval for a variance for Townhomes at Powell (Site Plan SP 2211-006) regarding the proposed dry retention pond. It is located within an existing depression of approximately sixteen feet (16') in depth, which conflicts with the requirements of the LDR. The applicant is requesting a variance due to site constraints, as filling the existing depression to the ten ft (10') requirement is not feasible. The subject property is 12.75 acres MOL. Special Magistrate Holt asked if this would eliminate the removal of more trees if the natural ditch was left. And would this also help with the retention of water runoff? City Planner Shaun Raja stated that yes, it would. Tom Skelton of American Civil Engineering was present to answer any questions. Skelton stated that there would be a buffer between the two depressions, and there would continue to be a naturally occurring runoff. No other comments were offered or received.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b> |
| <b>MOVER:</b>    | Special Magistrate Holt    |
| <b>SECONDER:</b> | None                       |
| <b>AYES:</b>     | Special Magistrate Holt    |

5. SP 2301-002 VOSO Phase 11C Master Plan

Special Magistrate Holt read the title of SP 2301-002 VOSO Phase 11C Master Plan Parcels K15-006, K16-001, K17-001, K20-001, K20-008 & K21-001. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of 1,300 residential dwelling units, along with some non-residential areas. Stephen Campbell from Farner Barley was present for any questions. No comments were offered or received.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b> |
| <b>MOVER:</b>    | Special Magistrate Holt    |
| <b>SECONDER:</b> | None                       |
| <b>AYES:</b>     | Special Magistrate Holt    |

6. SP 2303-002 VOSO Phase 6B Master Plan

Special Magistrate Holt read the title of SP 2303-002 VOSO Phase 6B Master Plan Parcels G23-008 and a portion of G23-008A. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of non-residential development. Stephen Campbell from Farner Barley was present for any questions. No comments were offered or received.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b> |
| <b>MOVER:</b>    | Special Magistrate Holt    |
| <b>SECONDER:</b> | None                       |
| <b>AYES:</b>     | Special Magistrate Holt    |

7. SP 2303-004 VOSO Phase 31A & 31B Master Plan

Special Magistrate Holt read the title of SP 2303-004 VOSO Phase 31A & 31B Master Plan Parcels K13-001, K13-002, K13-004, K13-005, K13-007, K13-010, K13-013, K13-031, K13-041, & K24-001. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan, not to exceed one thousand eight hundred (1,800) dwelling units, along with non-residential areas. Stephen Campbell of Farner Barley was present to answer any questions. No comments were offered or received.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b> |
| <b>MOVER:</b>    | Special Magistrate Holt    |
| <b>SECONDER:</b> | None                       |
| <b>AYES:</b>     | Special Magistrate Holt    |

**V. ADJOURNMENT**

The meeting was adjourned at 3:05 p.m. No comments were offered or received.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Adjourned</b>        |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | 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 2212-001 Thomas Group Planned Development

**REQUESTED ACTION:** Staff recommends approval and favorable recommendation of Ordinance Number O2022-100 subject to approval of O2022-99, 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:**

|                          |                                                                               |
|--------------------------|-------------------------------------------------------------------------------|
| <b>Case #</b>            | RZ 2212-001 Thomas Group Planned Development                                  |
| <b>Ordinance #</b>       | O2022-100                                                                     |
| <b>Applicant</b>         | Ryan Thompson, CHW                                                            |
| <b>Owner</b>             | Thomas Group Investments #1, LLC                                              |
| <b>Property Location</b> | Located 0.06 miles west of the intersection of Marsh Bend Trail and Myrtle Dr |
| <b>Parcel Number(s)</b>  | G33-154                                                                       |
| <b>Date</b>              | 5/25/2023                                                                     |

The applicant seeks 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 RR-1 & A10C (Sumter County) to C-2 (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2212-001 and Planned Development agreement PD 2212-001. 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 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 that fosters, supports, and champions economic growth and development. Additionally, the development of a commercial project on currently vacant land would accomplish Objective 1.4, while also conforming to Policy 1.4.5. within the comprehensive plan. Specifically, Policy 1.4.5 encourages and supports the revitalization of vacant and underutilized spaces, 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-2 is compatible with this area's existing land use pattern and

would abide by Policies 1.2.8.e., and 1.2.8.i. which seeks to maintain compatibility with adjacent land uses and promote the continued development of a thriving and equitable economy. The proposed development is intended to be an approximately 105,850-square-foot, multi-story storage facility. Services provided by this commercial structure are explicitly designed to cater to the needs of the surrounding residential communities, as expressed in Policy 1.2.8.e., which promotes the development of a thriving, equitable economy.

**(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:** There is an existing 12" water main along Marsh Bend Trail to the east of the parcel, as well as a 16" force main. 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 need to work with City utilities at the site plan stage to connect to City water and sewer.

**Streets:** Access to the property is proposed from Myrtle Dr, which connects to the southern portion of Marsh Bend Trail. Marsh Bend Trail is currently a four-lane Major Rural Collector Road that operates at LOS D and is maintained by Sumter County. The findings in the accepted TIA were that the LOS of the affected segment of Marsh Bend Trail will not see any deficiencies due to the proposed development. Additionally, the findings within the TIA were that the capacity for Marsh Bend Trail may not be exceeded in 2025 or beyond.

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

The surrounding area consists of primarily single-family age-restricted developments (ARD) with a few Medium and High-Density Residential parcels. With no commercial properties within the immediate area. This land use pattern would not conform with Objective 1.4 of the 2050 Comprehensive plan, which seeks to champion economic growth and development activities. The existing land use pattern could also be considered urban sprawl which would contradict Objective 1.2 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 change to C-2 according to the submitted traffic analysis is estimated to add 160 daily trips, with 10 A.M. & 17 P.M. peak hour trips on Marsh Bend Trail. A full traffic impact analysis has been conducted for maximum density and was accepted by Sumter County. Marsh Bend Trail is a four (4) lane Major Rural Collector Road, which operates at LOS D and is maintained by Sumter County. This is according to FDOT standards, as seen in the submitted TIA. The roadway segment analyzed within this project's Traffic Impact Analysis (TIA) was along Marsh Bend Trail from CR 500 to CR 468. The findings in the accepted TIA were that the LOS analysis of the afore-mentioned segment indicates that the project does not cause deficiencies to Marsh Bend Trail, therefore no transportation improvements are recommended. Additionally, the findings within the TIA were that the capacity for Marsh Bend Trail may not be exceeded in 2025 or beyond.

**(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. Properties along Marsh Bend Trail are primarily residential developments. 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 R-3 (CITY)  
SOUTH A10C (COUNTY)  
EAST ARD (CITY)  
WEST R-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 the agreed-upon Planned Development Agreement.

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. O2022-100**

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) G33-154**  
**Thomas Group Investments #1 LLC (Owner)**  
**4.86 Acres +/-**

**LEGAL DESCRIPTION:**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN 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 FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (\*SIC) SOUTH OF

AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" 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 AND PARALLEL TO SAID NORTH LINE OF 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; THENCE RUN 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.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2) THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST, ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER

COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

\*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET.

(SEE SURVEYOR'S NOTE #9)

This property is to be reclassified from RR-1 & A10C (Sumter County) to C-2 (City) containing 4.86 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: \_\_\_\_\_

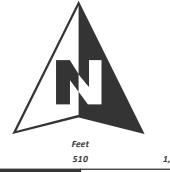
Second Reading: \_\_\_\_\_

Approved as to form:

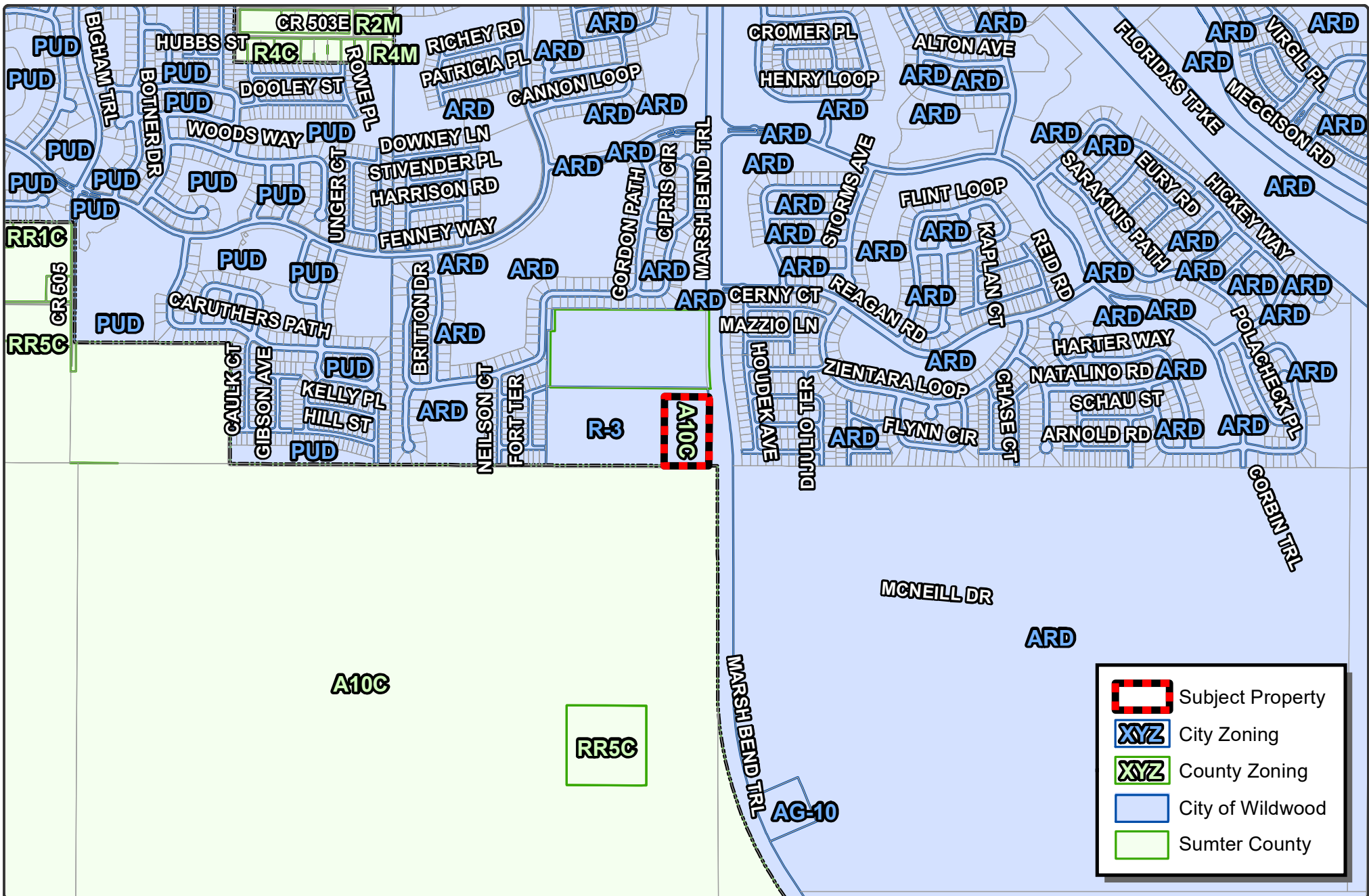
\_\_\_\_\_  
City Attorney

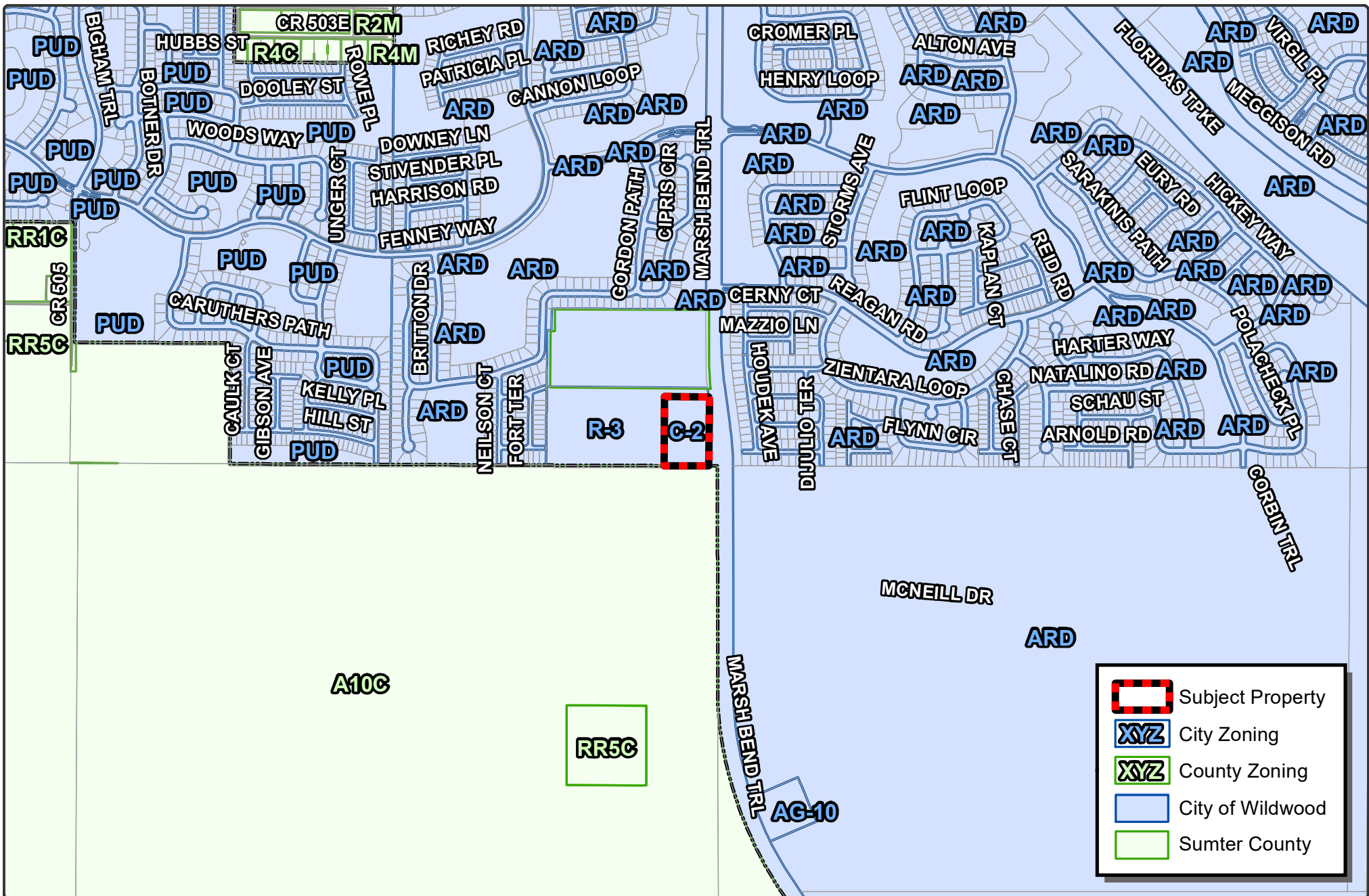




|                                                                                                                        |                                                                                                                                                                               |                                                                                                                 |                                                                                            |                                                                             |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b></p> <p>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>Feet<br/>0 510 1,020</p> | <p>CP/RZ 2212-001</p> <p><b>THOMAS GROUP PLANNED DEVELOPMENT</b></p> <p>PARCEL G33-154</p> | <p><b>MAP 1B</b></p> <p><b>LOCATION MAP</b></p> <p><b>DECEMBER 2022</b></p> |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|







# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** PD 2212-001 Thomas Group Planned Development

**REQUESTED ACTION:** Project Review Committee recommends approval of Ordinance O2023-19

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                          |                                                                              |
|--------------------------|------------------------------------------------------------------------------|
| <b>Case #</b>            | PD 2212-001 Thomas Group Planned Development                                 |
| <b>Ordinance #</b>       | O2023-19                                                                     |
| <b>Applicant</b>         | CHW, Ryan Thompson                                                           |
| <b>Owner</b>             | Thomas Group Investments #1, LLC                                             |
| <b>Property Location</b> | Generally located west at the intersection of Marsh Bend Trail and Myrtle Dr |
| <b>Parcel Number(s)</b>  | G33-154                                                                      |
| <b>Date</b>              | 5/3/2023                                                                     |

The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1, LLC seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment for the development of a multistory indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet, and a floor area ratio of 0.5. Encompassing a parcel of approximately 4.86 acres MOL. The only permitted use stated is for a multistory indoor storage facility, consistent with C-2 zoning, while maintaining a minimum of twenty (20) percent open space. This request will run concurrently with CP/RZ 2212-001 which seeks to change both the future land use and zoning of the designated parcels.

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

**(1) That the proposed change is consistent with the comprehensive plan;**

The proposed amendment is consistent with the comprehensive plan. The proposed Thomas Group development is seeking a Future Land Use (FLU) designation of Commercial for a multi-story indoor storage facility. This use would conform with the 2050 Comprehensive Plan policy 1.2.7(a) and (b). The proposed development would contribute to a mix of land uses in the area, while also promoting compact design principles with its compact and vertical design.

**(2) That the proposed change will not adversely affect public facilities such as**

**schools, utilities, streets, etc;**

The proposed change is not expected to adversely affect public facilities. A full traffic analysis has been conducted as Wildwood Mini-Storage for maximum density and was accepted by Sumter County. The study's conclusion found that the added trips do not cause deficiencies to Marsh Bend Trail and thus no transportation improvements were recommended.

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. Separately, this is a commercial development, and Wildwood School's capacity would not be affected by the proposed development.

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

Changing conditions make the proposed amendment necessary. The applicant is proposing a one hundred five thousand eight hundred and fifty (105,850) square foot indoor storage facility to meet the needs of residents and those in the surrounding area. This would provide off-site storage for the rapidly growing residential developments in the vicinity.

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

TIA was accepted by Sumter County on 11/22/2022.

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

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations assigned by their jurisdiction.

**Project Review Committee recommends approval of Ordinance O2023-19.**



Shaun Raja,  
Planner, Development Services Department

## **ORDINANCE NO. O2022-19**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the first Thomas Group Planned Development Agreement was filed with the City of Wildwood on or about December 5, 2022;

**WHEREAS**, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

**WHEREAS**, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

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

The application filed by CHW on behalf of Thomas Group Investments #1, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developer"), for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this \_\_\_\_ day of \_\_\_\_ 2023. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on \_\_\_\_\_, 2023 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

### **SECTION 1: GENERAL FINDINGS**

- A. That the Thomas Group Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on December 5, 2022 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.

- D. That the Developer intends to develop a Project consisting of 4.86 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "**Exhibit A**" attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations (LDR).
- F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

## **SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY**

- A. That the Developer has applied for a Planned Development of the lands described in "**Exhibit A**".
- B. That the zoning districts of the subject land described in "**Exhibit A**" is classified as "C-2" on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission ("Effective Date").

## **SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS**

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by CHW dated December 5, 2022 and revised on \_\_\_\_\_, 2023 is incorporated into this Ordinance as "**Exhibit B**" ("Conceptual Development Plan") attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
  - 1. The conceptual development plan illustrates the general location of the following land uses:



- a. Multistory Indoor Storage Facility
- b. Stormwater Management Facility (SMF)
- c. Transportation systems and parking facilities
- d. Existing potable water and sanitary sewer locations

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

C. Development Program. The Project shall be developed in a single phase in accordance with the Conceptual Development Plan and this Section.

- 1) TYPE OF DEVELOPMENT. The Project is intended to consist of a commercial multistory indoor storage facility.

The following shall apply to the Project:

1. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

| Land Use         | Total (Acres) | Percentage of Total Site |
|------------------|---------------|--------------------------|
| Development Area | 3.89          | 80%                      |
| Open Space       | 0.97          | 20%                      |
| <b>Total</b>     | <b>4.86</b>   | <b>100%</b>              |

2. Maximum Development Potential. Commercial development shall not exceed the following as permitted within the C-2 zoning district:

| <b>Multistory Indoor Storage Facility</b> |         |
|-------------------------------------------|---------|
| No. of square feet, max.:                 | 105,850 |
| Floor Area Ratio, max.:                   | ±0.5    |
| Lot area and lot width, min.:             | None    |

3. Signage. All signage identifying the project shall comply with the City of Wildwood Land Development Regulations and Design District Standards

D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development

Regulations, whichever Chapter is applicable.

1. Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. Said agreement(s) shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

- F. Permitted Uses. The only permitted use is a Multistory Indoor Storage Facility, consistent with the C-2 zoning district.
- G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-2 zoning district on land designated as such.

Building setbacks for external property lines shall be as follows:

| <b>Commercial</b> |                 |     |
|-------------------|-----------------|-----|
| Front, min.       | East (CR 501)   | 25' |
| Rear, min.        | West            | 15' |
| Side, min.        | North and South | 15' |

- H. Design District Standards. Due to the Project's location within the Neighborhood Design District, the Project will meet applicable City of Wildwood's Design District Standards, unless otherwise noted in this Ordinance.
- I. Recreation and Open Space. The Project shall maintain a minimum of 20% (0.97 acres) open space.

1. Buffers. The Project shall establish and maintain the following buffers:

| <b>Direction</b> | <b>Width (Ft)</b> |
|------------------|-------------------|
| North            | 20'               |
| East             | 20'               |
| South            | 20'               |
| West             | 20'               |

Buffers shall contain landscape material in accordance with the Design District Standards. Regulated trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Tree protection must occur consistent with LDR Section 6.10. A tree removal permit shall be obtained from the Development Services Department, per LDR Subsection 6.10(E).



2. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations. An ecological site assessment was conducted in November 2020 by Bio-Tech Consulting, Inc. No federally listed or threatened species were identified onsite. The Project contains no documented environmental features, including FEMA floodplain or National Wetland Inventory wetlands, that warrant protection or preservation.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Reuse water is not currently available to the Project.
2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
3. Stormwater. The Project may utilize both above-ground and underground Stormwater Management Facilities (SMF) for the permitted use, increasing efficiency of the system and reducing the land area necessary to serve the use. The SMF shall be designed to City LDR Section 6.4 and Southwest Florida Water Management District design requirements, which requires preventing flooding of adjacent sites and ensuring the integrity of receiving waters.
4. Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement serving lands other than the Project shall be underground.
5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.
6. Easements. The easement agreement granting access from Marsh Bend Trail through Sumter County tax parcel G33-025 has been recorded (B: 4389 P: 698).

The easement agreement to retain access internal to the site shall be recorded following the Site Plan approval.

7. Transportation: Per the Traffic Impact Analysis (TIA) conducted on November 5, 2022 by CHW and attached hereto as Exhibit C, no improvements to the project driveways or adjacent roadways are warranted.
8. Transportation Concurrency: The responsibility to fund the improvements listed in Section L of this ordinance will be the responsibility of the Applicant/Developer. These improvements were identified in the Traffic Impact Analysis approved by Sumter County Public Works and are attached as Exhibit C.
9. Fire. The Florida Fire Prevention Code, 7th Edition applies to this development design.
10. Police. All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. All traffic control signals or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs, size and height.

L. Access, Parking, and Transportation.

1. Access. The Project's access is from a shared driveway on Marsh Bend Trail. A driveway permit for access on Marsh Bend Trail (CR 501) will be obtained from Sumter County.
2. Transportation Impact Fees: Developer acknowledges that the Project is subject to Sumter County's impact fee ordinance.
3. Cross and shared access. Shared access will serve the Project site as well as both adjacent properties to the north and west. Cross access to the vacant adjacent property to the south is not possible due to the property being owned by the Federal government land used for the Coleman Correctional Complex.

Transportation System Improvements. There are no improvements identified in the Traffic Impact Analysis approved by Sumter County Public Works on 12 December 2022. The study's roadway segment LOS analysis indicates that the added project trips does not cause deficiencies to Marsh Bend Trail, therefore, no transportation improvements are recommended to support the project traffic.

Developer is responsible for constructing these improvements during Phase 1 of the Development.

4. Internal vehicular circulation. Internal vehicular circulation will be provided by drive aisles, not roadways.
5. Parking. The minimum number of parking spaces required for the Indoor Storage

Facility is four (4) spaces.

6. Pedestrian Facilities. No internal sidewalks are warranted due to the proposed automobile-oriented use.
- M. Maintenance of Common Areas and Open Spaces. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate. The Developer, its successors and/or assigns, shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned, or delayed, for the maintenance of common areas. The City will conduct annual inspections of the approved landscaping. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County, or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- P. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in "Exhibit A") within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

**SECTION 4.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

**DONE AND ORDAINED** in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA**

\_\_\_\_\_  
ED WOLF, MAYOR

ATTEST: \_\_\_\_\_  
Susan Patterson, City Clerk

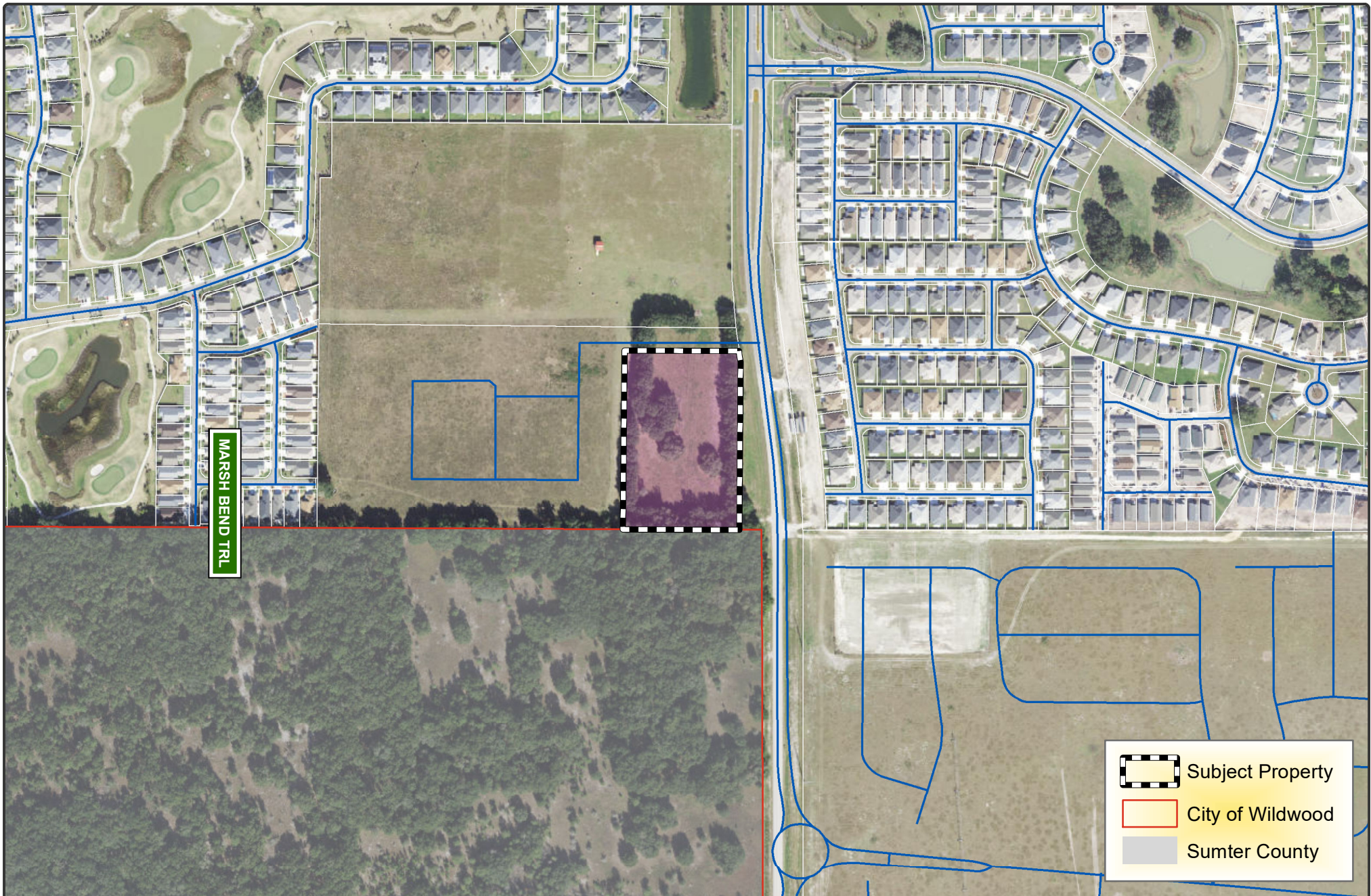
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to Form:

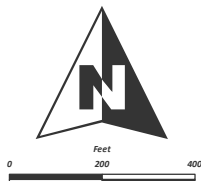
\_\_\_\_\_  
City Attorney





**CITY OF  
WILDWOOD**

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



**PD 2212-001**

**THOMAS GROUP**

**PARCELS D18-082 & D18-139**

**MAP 1B**

**LOCATION  
MAP**

**MAY  
2023**



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**EXHIBIT A****DATE:** JUNE 01, 2022**PROJECT NAME:****PROJECT NO:** 22-0139**DESCRIPTION FOR:** THOMAS WILDWOOD SSCPA AND REZONING**LEGAL DESCRIPTION: (BY SURVEYOR)**

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

**LESS AND EXCEPT:**

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN 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 FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (\*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" 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 AND PARALLEL TO SAID NORTH LINE OF 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; THENCE RUN 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.

**LESS AND EXCEPT:**

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

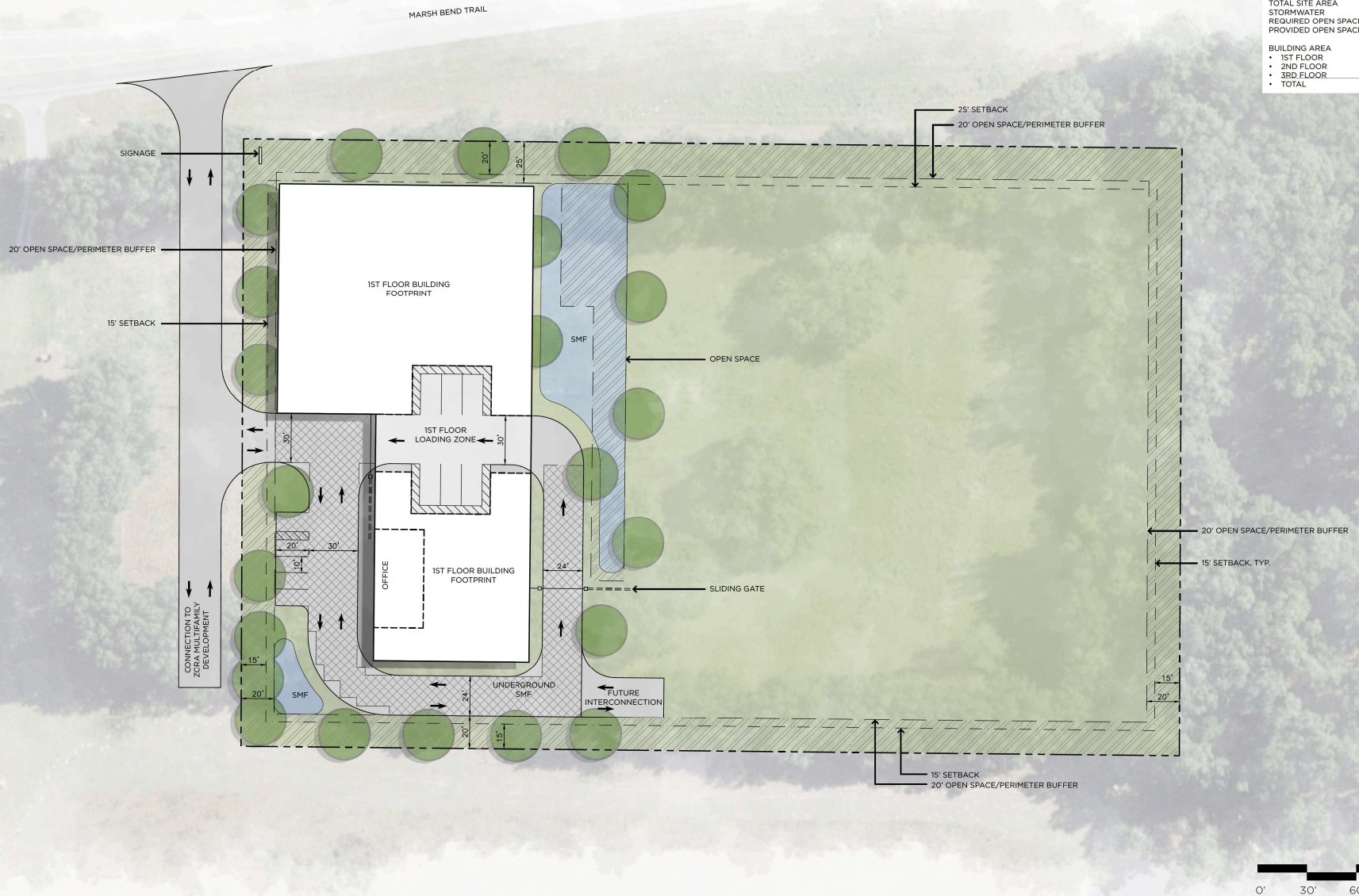
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2) THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST, ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

\*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET. (SEE SURVEYOR'S NOTE #9)

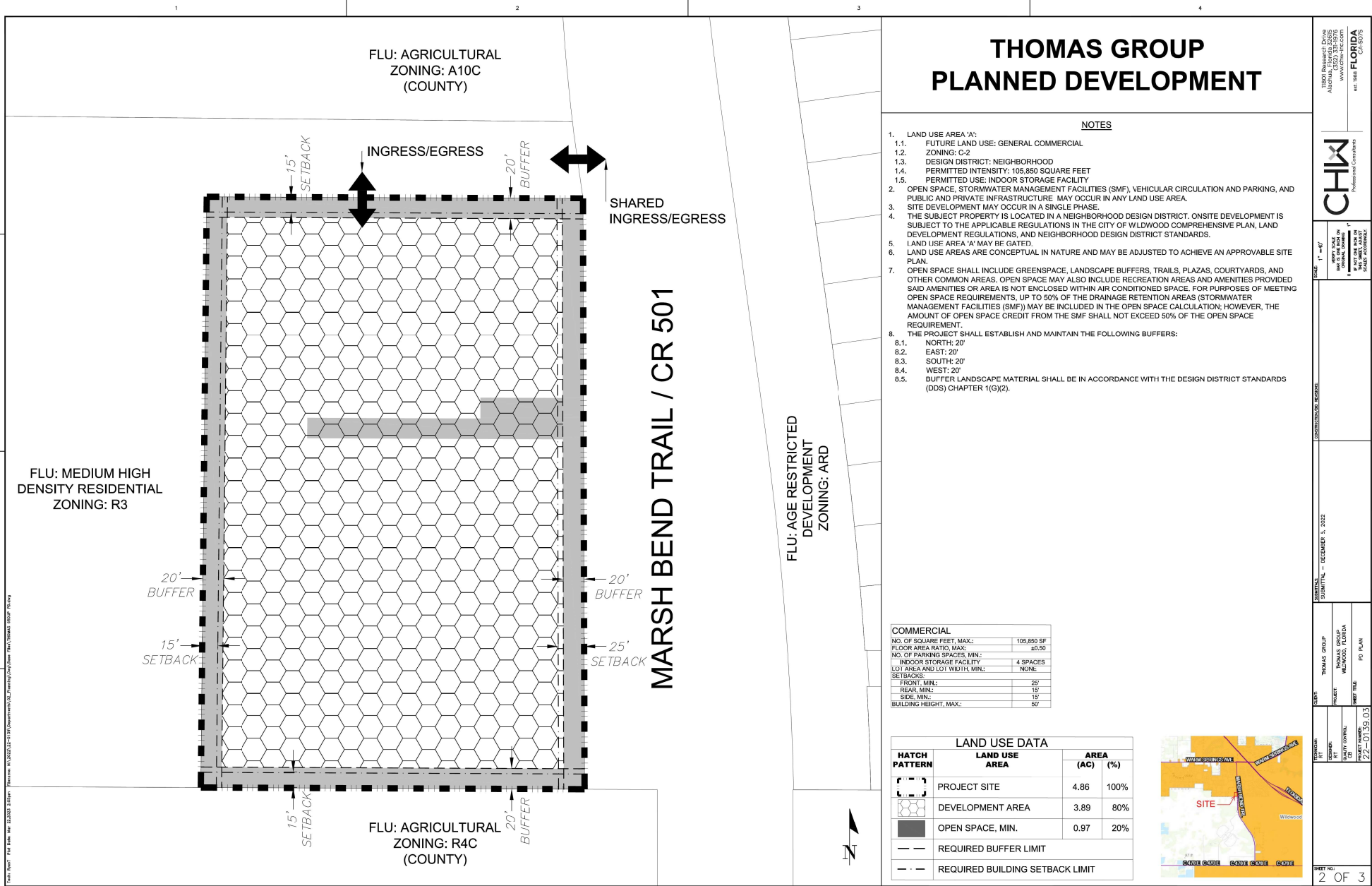


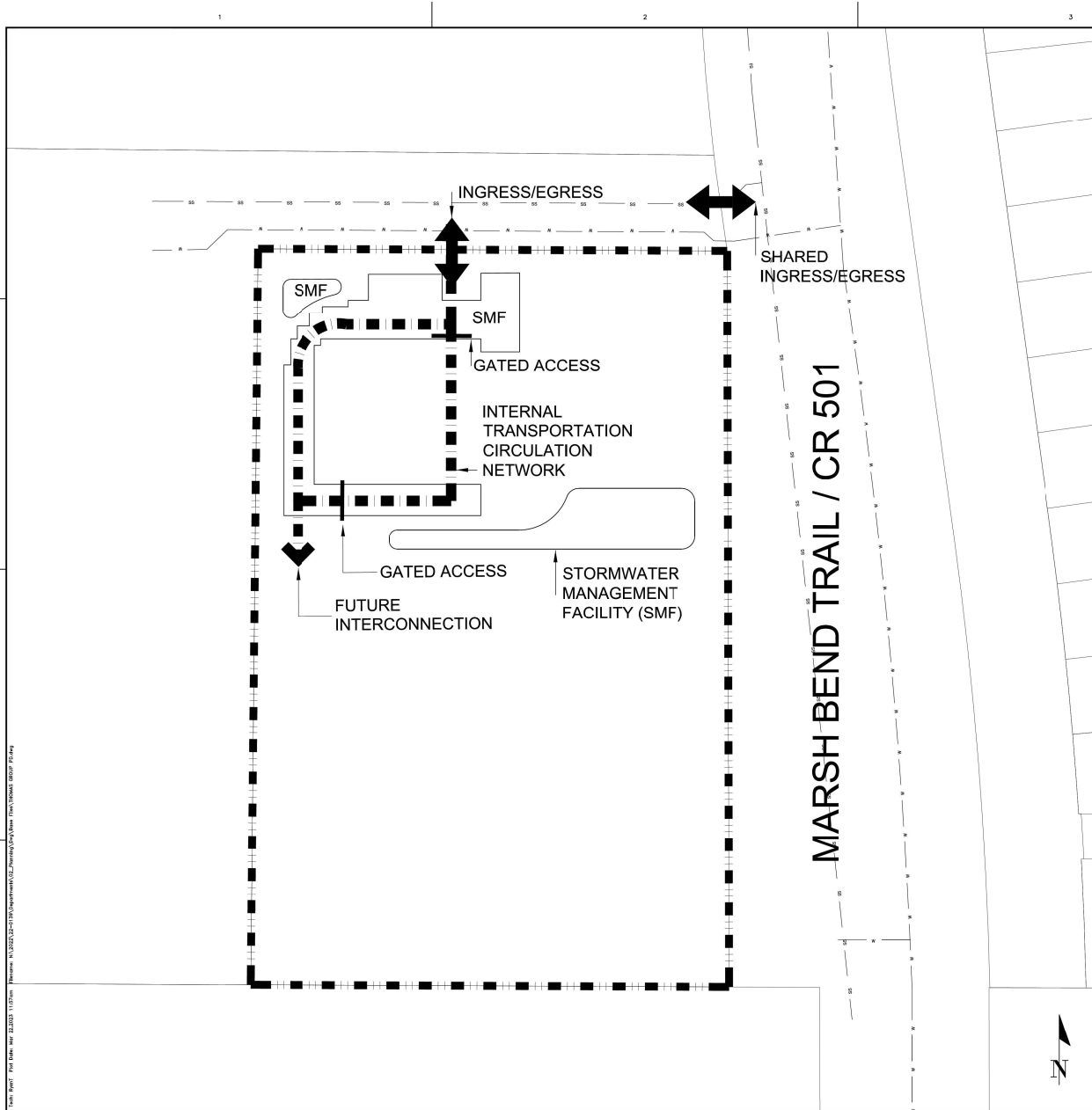
# EXHIBIT B

| SITE DEVELOPMENT DATA |            |
|-----------------------|------------|
| TOTAL SITE AREA       | 4.86 ACRES |
| STORMWATER            | 22,740 SF  |
| REQUIRED OPEN SPACE   | 42,250 SF  |
| PROVIDED OPEN SPACE   | 42,250 SF  |
| BUILDING AREA         |            |
| • 1ST FLOOR           | ±31,850 SF |
| • 2ND FLOOR           | ±37,000 SF |
| • 3RD FLOOR           | ±37,000 SF |
| • TOTAL               | 105,800 SF |



0' 30' 60' 120'





# THOMAS GROUP PLANNED DEVELOPMENT

## NOTES

1. POTABLE WATER: FUTURE DEVELOPMENT WILL CONNECT TO AN EXISTING 8" WATER MAIN WITHIN THE SHARED DRIVEWAY EXTENDING FROM MARSH BEND TRAIL.
2. SANITARY SEWER: FUTURE DEVELOPMENT WILL CONNECT TO AN EXISTING FORCE MAIN WITHIN THE SHARED DRIVEWAY EXTENDING FROM MARSH BEND TRAIL.
3. REUSE: NOT AVAILABLE TO SERVE THE SUBJECT PROPERTY, THE SITE WILL BE REQUIRED TO CONNECT TO THE REUSE SYSTEM IF AVAILABLE IN THE FUTURE.
4. OPEN SPACE, STORMWATER MANAGEMENT FACILITIES (SMF), VEHICULAR CIRCULATION AND PARKING, AND PUBLIC AND PRIVATE INFRASTRUCTURE MAY OCCUR IN ANY LAND USE AREA.
5. ACCESS: AN INTERNAL DRIVE FROM MARSH BEND TRAIL SHALL BE SHARED BETWEEN THE PROJECT SITE AND ADJACENT PROPERTIES NORTH AND WEST.
6. INTERNAL CIRCULATION ALIGNMENTS AND PARKING AREAS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN.
7. STORMWATER MANAGEMENT FACILITIES DO NOT REFLECT EXACT SIZE OR LOCATION AND ARE SUBJECT TO FINAL DESIGN.

**LEGAL DESCRIPTION:** (BY SURVEYOR)  
THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, AND LESS ROAD RIGHT OF WAY, TOGETHER WITH THAT CERTAIN 1986 FLEXWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31750995.  
LESS AND EXCEPT:  
COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,250.43 FEET; THENCE N 0°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING, THENCE CONTINUE N 0°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (1/2) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33, THENCE S 89°44'46" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 0°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33, THENCE S 89°44'46" 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 0°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 1,000.00 FEET, A CHORD BEARING OF S 0°42'28" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 89°14'42", A DISTANCE OF 443.33 FEET; THENCE S 0°25'14" 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.  
LESS AND EXCEPT:  
A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°45'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2) THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS VILLAS, AS RECORDED IN PLAT BOOK 11, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 0°32'32" EAST, ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501, THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 0°47'57" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 0°24'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 0°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

\*SIC = SCHUMER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET.

THOMAS GROUP  
ALBUQUERQUE, NEW MEXICO  
www.thomsgroup.com  
tel 505 944 5079  
fax 505 944 5078

CHIX  
Professional Corporation

DATE: 11-14-22  
SHEET NO. 3 OF 3  
PROJECT: THOMAS GROUP  
SUBMITTAL: SUBMITTAL - DECEMBER 5, 2022  
DRAWN BY: J. J. JONES  
CHECKED BY: J. J. JONES  
APPROVED BY: J. J. JONES

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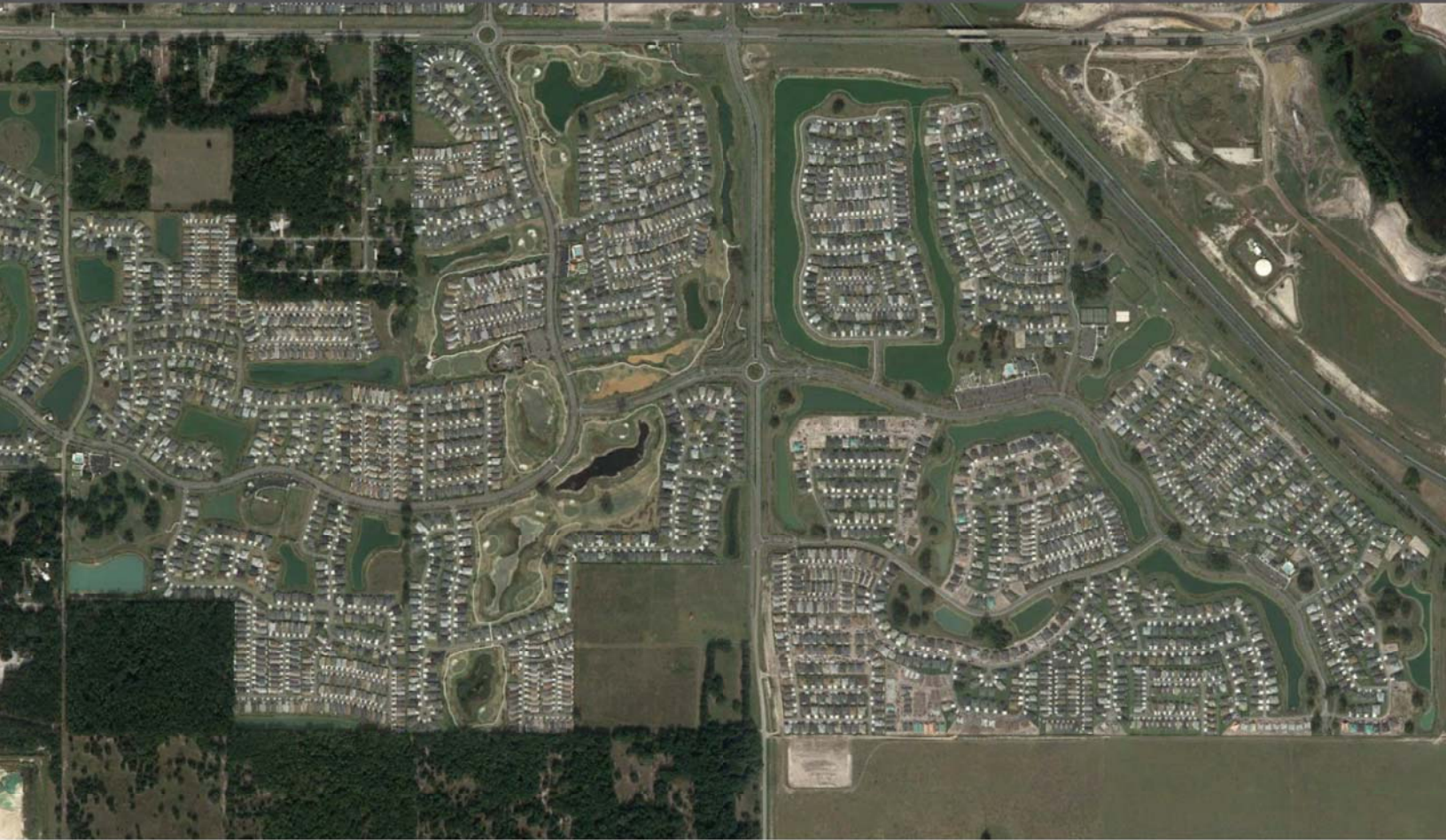
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ALBUQUERQUE, NEW MEXICO  
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tel 505 944 5079  
fax 505 944 5078

3 OF 3



# Traffic Impact Analysis

Wildwood Mini-Storage



Date: 12/05/2022  
PN#: 22-0139  
PM: Brian Snyder, PE

Prepared For: Better Homes and Gardens Real Estate - Thomas Group

Submitted To: Sumter County

CHW  
11801 Research Drive  
Alachua, FL 32615

[www.chw-inc.com](http://www.chw-inc.com)



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- Table 2: Roadway Segment Level of Service Analysis

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- Appendix B: Methodology Letter and Approval
- Appendix C: Trip Generation Documentation
- Appendix D: Peak Season Factor and Historical Growth Rate
- Appendix E: Committed Trips
- Appendix F: Roadway Segment Level of Service Analysis Documentation



## 1. EXECUTIVE SUMMARY

CHW has prepared this Traffic Impact Analysis (TIA) for the proposed mini-storage facility located on Marsh Bend Trail approximately 1 mile south of Warm Springs Avenue in Wildwood, Florida, as illustrated in **Figure 1**.

The site is anticipated to include approximately 110 KSF Mini-Storage. The full build-out of the site is anticipated in 2025. A shared access will be located along the north side of the property. The access will be shared with the Zora Development. The site concept is provided in **Appendix A**. This project requires a minor TIA based on the site generating between 50 and 1,000 ADT, in accordance with the Sumter County TIA Guidelines.

The purpose of this TIA is to:

- Determine if there are traffic related deficiencies created by the proposed project; and
- Provide mitigation strategies to correct any deficiencies.

The report is in conformance with the “*Sumter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*” and the methodology letter dated October 24<sup>th</sup>, 2022, as provided in **Appendix B**.



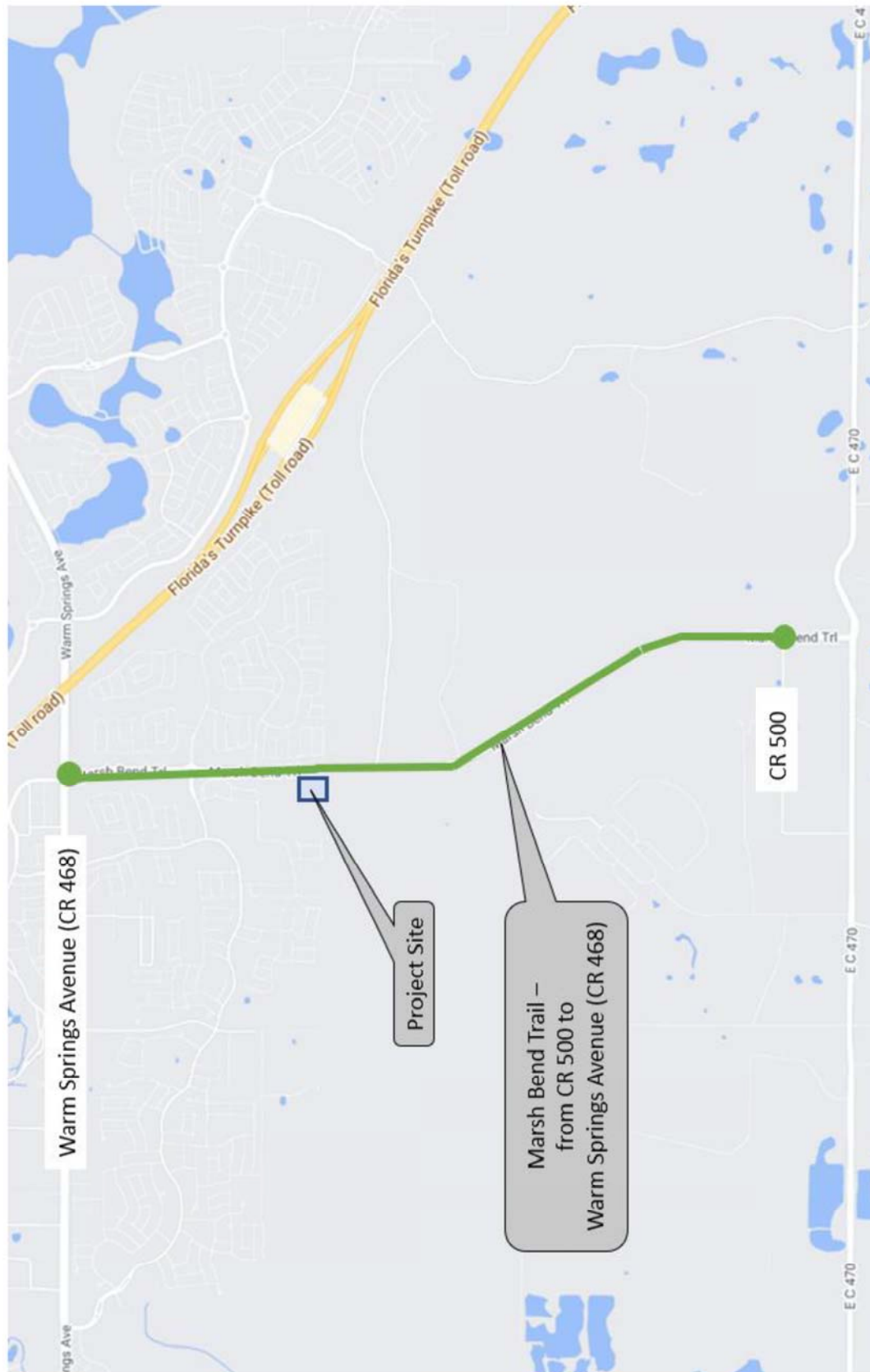
## 2. STUDY AREA

Based on the Sumter County TIA Guidelines, minor TIA's are required to include a roadway segment LOS analysis for the roadway segments that abut the development, therefore the following roadway segment will be analyzed, as illustrated in **Figure 1**:

- Marsh Bend Trail from CR 500 to CR 468

As approved in the TIA Methodology, no intersection analysis is required, due to the low volumes generated by this project.

Figure 1 | Study Area Roadway Segment



### 3. TRIP GENERATION

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11<sup>th</sup> Edition. The estimated trip generation is provided below in **Table 1**. The trip generation documentation is provided in **Appendix C**.

| Table 1: Trip Generation |             |              |       |         |    |     |         |    |     |
|--------------------------|-------------|--------------|-------|---------|----|-----|---------|----|-----|
| Land Use                 | ITE LU Code | Variable KSF | Daily | AM Peak |    |     | PM Peak |    |     |
|                          |             |              |       | Total   | In | Out | Total   | In | Out |
| Mini-Warehouse           | 151         | 110.000      | 160   | 10      | 6  | 4   | 17      | 8  | 9   |

## 4. DATA COLLECTION

A peak season factor and historical growth rate was derived from FDOT Traffic Online data and applied to the count data to derive the 2025 background turning movement volumes. Based on the historical data, the growth rate along Marsh Bend Trail (CR 501) is 40.48% annually, the historical growth rate calculation is provided in **Appendix D**.

Committed trips from Zora Development were added to the background trips, where applicable, as provided in **Appendix E**.

## 5. TRIP DISTRIBUTION

The road segment was analyzed based on project trip distribution of 75% to/from the north and 25% to/from the south on Marsh Bend Trail. This trip distribution is based on more attractions and development located in The Villages to the north, compared to south on Marsh Bend Trail.



## 6. ROADWAY SEGMENT LEVEL OF SERVICE ANALYSIS

The roadway segment analysis was completed for the roadway segment within the study area. Growth rates were determined based on historical ADT derived from FDOT Traffic Online, to derive the 2025 background volumes for the Marsh Bend Trail Segment.

The Methodology stated that ADT volumes would be used for the roadway segment LOS Analysis. However, the ADT volume along this roadway segment, provided by FDOT Traffic online is located on the south end of Marsh Bend Trail, where traffic volumes are expected to be low. Therefore, this analysis instead is based on bi-directional PM Peak Hour volumes just south of Warm Springs Avenue where traffic volumes are expected to be the highest along this segment. The hourly bi-directional volumes were derived from the turning movement count at the Warm Springs Avenue/ Marsh Bend Trail intersection, provided in the Zora TIA.

Committed project trips were added to the background trips for all roadway segments, where applicable, as provided in **Appendix E**. Build-out project trips were added to the background trips and committed trips and applied to each roadway segment. The roadway segment LOS Analysis documentation is provided in **Appendix F**.

As indicated from Sumter County staff, the Marsh Bend Trail will be 4-laned along the segment from CR 500 to Warm Springs Avenue, therefore, the MSV was calculated based on 4-lane roadway.

**Table 2** provides the results of the results of the roadway segment LOS analysis which indicates that the addition of project trips does not cause any roadway segments in the study area to exceed acceptable levels of operating service as the roadway segment already exceeded the acceptable level of operating service under the background condition. **Therefore, no roadway segment improvements are needed or recommended.**

The results from **Table 2** are based on historical growth rates. The high growth rate is due to the recent development that occurred along the portion of Marsh Bend Trail just south of Warm Springs Road. In actuality, the traffic volume growth along this road is not expected to continue at this rate, as the land available to be developed along Marsh Bend Trail is limited. Therefore, the capacity of Marsh Bend Trail may not be exceeded in 2025 or beyond.

Though capacity improvements are not the responsibility of the Wildwood Mini-Storage development, the following improvements are provided for Sumter County's consideration:

- 1) Increasing the speed limit of Marsh Bend Trail to increase the MSV.
- 2) Providing additional lanes along Marsh Bend Trail to increase the MSV.
- 3) Minimize the development or development access to Marsh Bend Trail. This project generates low volumes based on the size of the site.



Table 2 | Roadway Segment Level of Service Analysis

| ROAD NAME | FROM   | TO     | Maintaining Agency | Jurisdiction | Functional Class | FDOT LOS Standard <sup>2</sup> | Number of Lanes | State Road (Y/N) | Divided or Undivided | Posted Speed | Two-way Peak Hour MSV <sup>1</sup> | Two-way Peak Hour Volumes /Peak Season <sup>1,2</sup> | Growth Rate <sup>3</sup> | 2025 Growth Factor | 2025 Background Trips | Committed Trips <sup>4</sup> | 2025 Background plus Committed Trips | 2025 Background plus Committed v/c | Project Trip Dist % | Net New Total Project Trips | 2025 Build-out Trips | 2025 Build-out v/c |
|-----------|--------|--------|--------------------|--------------|------------------|--------------------------------|-----------------|------------------|----------------------|--------------|------------------------------------|-------------------------------------------------------|--------------------------|--------------------|-----------------------|------------------------------|--------------------------------------|------------------------------------|---------------------|-----------------------------|----------------------|--------------------|
| CR 501    | CR 500 | CR 468 | COUNTY             | WILDWOOD     | COLLECTOR        | D                              | 4               | N                | DIVIDED              | 35           | 2,628                              | 939                                                   | 40.48%                   | 3.024              | 2,840                 | 59                           | 2,899                                | 1.10                               | 75%                 | 13                          | 2,912                | 1.11               |

(1) Based on FDOT LOS Tables, see Appendix F

(2) Calculated from 2020 turning movement count from the Zora T/A, see Appendix F.

(3) Based on historical ADT from FDOT traffic online, see Appendix D.

(4) Calculated from 2020 turning movement count from the Zora T/A, see Appendix E.

## 7. CONCLUSIONS AND RECOMMENDATIONS

This study's roadway segment LOS analysis indicates that the added project trips does not cause deficiencies to Marsh Bend Trail, therefore, no transportation improvements are recommended to support the project traffic.

# **Appendix A**

## **Site Concept**



# **Appendix B**

## **Methodology Letter and Approval**

October 24, 2022

Steven Cohoon  
Assistant Director – Public Works Planning and Design  
319 E. Anderson Ave.  
Bushnell, FL 33513

Re: Traffic Impact Analysis Methodology, Wildwood Mini-Storage, Wildwood, FL

Dear Steven,

CHW is preparing a Traffic Impact Analysis (TIA) for a proposed mini-storage facility located on CR 501 (Marsh Bend Trail) approximately (1) mile south of Warm Springs Avenue in Wildwood, Florida. A site location map is provided in **Attachment A**.

This site proposes approximately 110 KSF Mini-Storage.

According to the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*, this site requires a Minor TIA based on generating more than 50 but less than 1,000 ADT.

Please review the methodology and either provide comment for the purposes of modification/clarification or provide acceptance.

### Study Area

The study area will include the roadway segment which abuts the development, CR 501 from CR 500 to CR 468, in accordance with the *Sumpter County Public Works Department Traffic Impact Analysis (TIA) Guidelines*.

As shown in the Trip Generation section, the trips generated by this project are very low, with only 10 AM peak hour trips and 17 PM peak hour trips and is expected to have a negligible impact to the adjacent intersections. For that reason, an intersection analysis is not being proposed with the TIA.



---

## Land Use and Trip Generation

The trip generation for the site is based on the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11<sup>th</sup> Edition. The estimated trip generation is provided below.

| Table 1: Trip Generation |             |             |       |         |    |     |         |    |     |
|--------------------------|-------------|-------------|-------|---------|----|-----|---------|----|-----|
| Land Use                 | ITE LU Code | Variable DU | Daily | AM Peak |    |     | PM Peak |    |     |
|                          |             |             |       | Total   | In | Out | Total   | In | Out |
| Mini-Warehouse           | 151         | 110.000     | 160   | 10      | 6  | 4   | 17      | 8  | 9   |

## Background Traffic Volumes

A peak season factor and historical growth rate will be derived from FDOT Traffic Online data and applied to the count data to derive the background turning movement volumes for the anticipated 2024 site build-out. A minimum 1% growth rate will be applied if the historical growth rate is less than 1%.

## Trip Distribution

The road segment will be analyzed based on project trip distribution of 75% to/from the north and 25% to/from the south on CR 501. This trip distribution is based on more attractions and development located in The Villages to the north, compared to south on CR 501.

## Analysis

The analysis will be performed at the intersections and segments provided in the study area under the following scenarios, in accordance with the Sumter County TIA guidelines:

- Existing (peak season) scenario
- Future scenario
- Base scenario
- Future scenario with mitigation, if applicable

FDOT Traffic Online provides historical AADT data along this road segment but does not provide hourly volumes. Therefore, the road segment LOS analysis will be based on daily volumes.

Any needed roadway modifications based on this analysis will be identified and modeled to demonstrate that the improvement mitigates the deficiency.

---

## Report

A draft report, including the following at a minimum, will be submitted for review and comment.

- Study Area Map
- Trip Generation
- Background Traffic Volumes
- Trip Distribution
- Analysis
  - Roadway Segment LOS Analysis
- Conclusion and Recommendations
- Appendices with Supporting Documentation

Following any revisions, based upon staff comments, we will prepare a final signed and sealed report.

If your office agrees with the methodology provided, please provide concurrence.

Thank you for your review and consideration.

Sincerely,

**CHW**



Brian Snyder, P.E.  
Project Manager

N:\2022\22-0139\Departments\04\_Engineering\04\_Traffic\Report\Methodology\LETTER 221024\_ Wildwood Methodology.docx

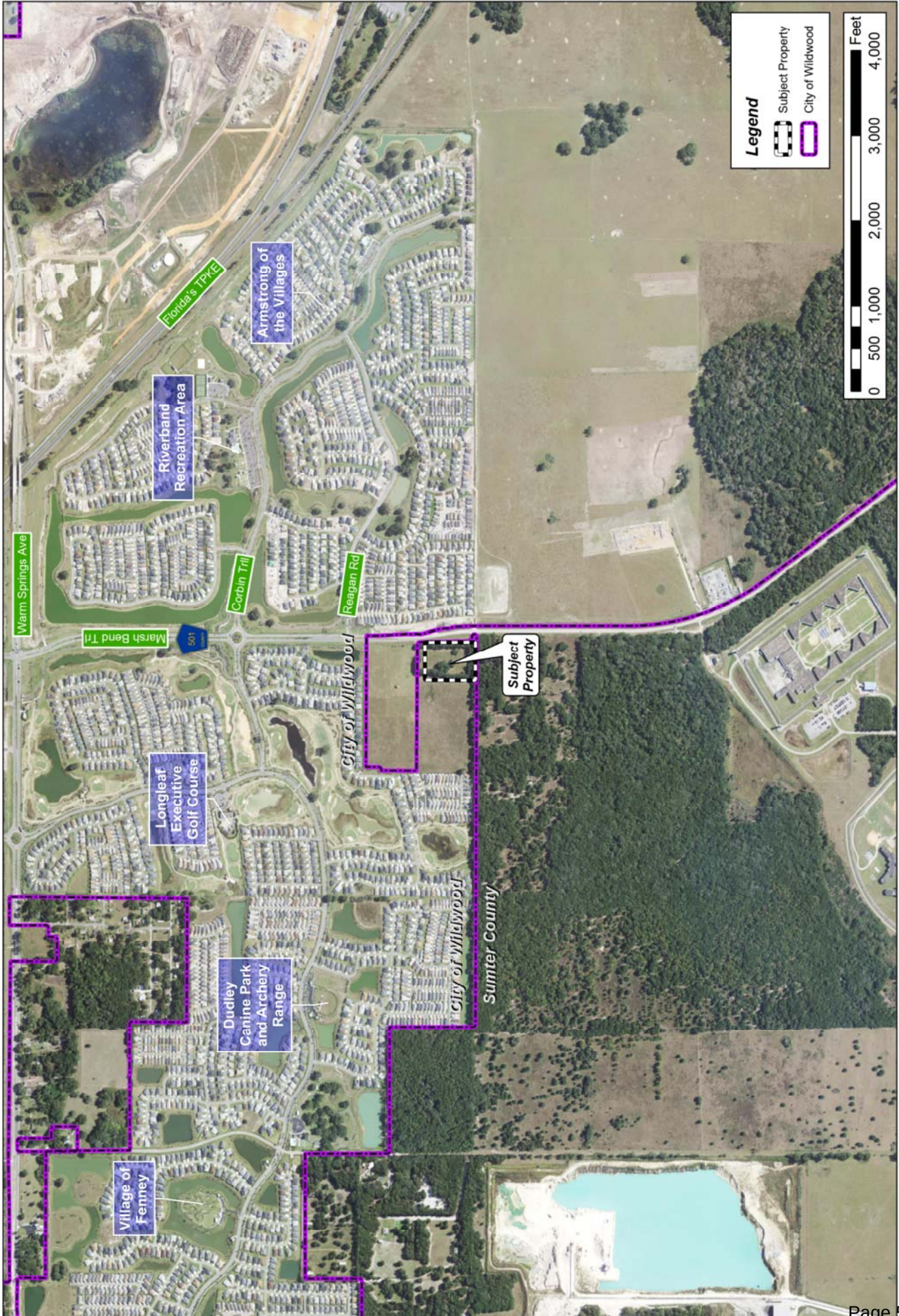
# **Attachment A: Site Location**





**Legend**

-  Subject Property
-  City of Wildwood





## Brian Snyder

---

**From:** Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>  
**Sent:** Tuesday, November 22, 2022 8:32 AM  
**To:** Brian Snyder  
**Cc:** Adibfar, Hootan; Snyder, Deborah; Terri O'Neal; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov  
**Subject:** RE: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Great! Please use the below link to download the accepted TIA.

<https://www.dropbox.com/t/OQJchfk4utgDULYC>

Sincerely,

Steven Cohoon  
Assistant Director – Planning and Design  
Public Works  
Board of Sumter County Commissioners  
Tel: 352-689-4400  
Fax: 352-689-4401  
[www.sumtercountyfl.gov](http://www.sumtercountyfl.gov)

---

**From:** Brian Snyder <brians@chw-inc.com>  
**Sent:** Monday, November 21, 2022 4:24 PM  
**To:** Cohoon, Steven <Steven.Cohoon@sumtercountyfl.gov>  
**Cc:** Adibfar, Hootan <Hootan.Adibfar@sumtercountyfl.gov>; Snyder, Deborah <Deborah.Snyder@sumtercountyfl.gov>; Terri O'Neal <toneal@wildwood-fl.gov>; sraja@wildwood-fl.gov; mpeavy@wildwood-fl.gov  
**Subject:** FW: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Steven,

Please see response to comments below in red. We are moving forward with the analysis based on the comments received.

Do you have available the Zora Development traffic study to send us, so that we can include the committed trips?

Thank you,

**BRIAN SNYDER, PE** | Project Manager  
d: (386) 518-5154 | c: (352) 339-2938  
e: [brians@chw-inc.com](mailto:brians@chw-inc.com)  
w: [www.chw-inc.com](http://www.chw-inc.com)



**JACKSONVILLE.GAINESVILLE.OCALA**  
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244  
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615  
t: (352) 414-4621 | 2100 SE 17<sup>th</sup> Street, Unit 802, Ocala, FL 34471

---

**From:** Sherry Stinson <[sherrys@chw-inc.com](mailto:sherrys@chw-inc.com)>  
**Sent:** Tuesday, November 15, 2022 9:11 AM  
**To:** Brian Snyder <[brians@chw-inc.com](mailto:brians@chw-inc.com)>  
**Subject:** FW: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Thank you,

**SHERRY STINSON** | Project Assistant

**d:** (386) 518-5114 | **c:** (352) 262-9477

**e:** [sherrys@chw-inc.com](mailto:sherrys@chw-inc.com)

**w:** [www.chw-inc.com](http://www.chw-inc.com)



JACKSONVILLE.GAINESVILLE.OCALA

**t:** (904) 619-6521 | 8465 Merchants Way, Suite 102, Jacksonville, FL 32222

**t:** (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615

**t:** (352) 414-4621 | 2100 SE 17<sup>th</sup> Street, Unit 802, Ocala, FL 34471

PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

---

**From:** Cohoon, Steven <[Steven.Cohoon@sumtercountyfl.gov](mailto:Steven.Cohoon@sumtercountyfl.gov)>  
**Sent:** Wednesday, November 9, 2022 1:34 PM  
**To:** Sherry Stinson <[sherrys@chw-inc.com](mailto:sherrys@chw-inc.com)>  
**Cc:** Adibfar, Hootan <[Hootan.Adibfar@sumtercountyfl.gov](mailto:Hootan.Adibfar@sumtercountyfl.gov)>; Snyder, Deborah <[Deborah.Snyder@sumtercountyfl.gov](mailto:Deborah.Snyder@sumtercountyfl.gov)>; [toneal@wildwood-fl.gov](mailto:toneal@wildwood-fl.gov); [sraja@wildwood-fl.gov](mailto:sraja@wildwood-fl.gov); [mpeavy@wildwood-fl.gov](mailto:mpeavy@wildwood-fl.gov)  
**Subject:** RE: Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

Sherry,

Please see below comments.

- Please note the buildout will need to be at least 2 years form the date of TIA acceptance. If the TIA is not accepted before 2023, this will need to be updated to 2025 or later. **The TIA will use a build-out year of 2025 as suggested.**
- Replace all references to CR 501 with Marsh Bend Trail **The study will use the road name Marsh Bend Trail and not CR 501.**
- What is the proposed site access as it relates to the Zora Development access? I believe the development is required connect to the Zora drive as a condition of the lot split (provide documentation if this is not the case). **The project will connect to a shared access with the Zora Development.** Also, all driveways west of the Marsh Bend Trail in this area will be restricted to a right-in/right-out in the coming months. Northbound movements will be required to go south to the future McNeill Roundabout to travel north. **Acknowledged.**
- Committed Improvements:
  - Marsh Bend Trail conversion from a undivided two lane to a divided four lane. **Marsh Bend Trail will be modeled as a divided four lane roadway under the background and build-out conditions.**
- Vested Trips:
  - Zora Development. **The Zora Development vested trips will be included in the background and build-out conditions.**

Sincerely,



Steven Cohoon  
Assistant Director – Planning and Design  
Public Works  
Board of Sumter County Commissioners  
Tel: 352-689-4400  
Fax: 352-689-4401  
[www.sumtercountyfl.gov](http://www.sumtercountyfl.gov)

---

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com) <[noreply@civicplus.com](mailto:noreply@civicplus.com)>

**Sent:** Monday, October 24, 2022 11:20 AM

**To:** Cohoon, Steven <[Steven.Cohoon@sumtercountyfl.gov](mailto:Steven.Cohoon@sumtercountyfl.gov)>; @Administrative Services (Wildwood) <[administrative.services@sumtercountyfl.gov](mailto:administrative.services@sumtercountyfl.gov)>; Adibfar, Hootan <[Hootan.Adibfar@sumtercountyfl.gov](mailto:Hootan.Adibfar@sumtercountyfl.gov)>; Snyder, Deborah <[Deborah.Snyder@sumtercountyfl.gov](mailto:Deborah.Snyder@sumtercountyfl.gov)>; [toneal@wildwood-fl.gov](mailto:toneal@wildwood-fl.gov); [sraja@wildwood-fl.gov](mailto:sraja@wildwood-fl.gov); [mpeavy@wildwood-fl.gov](mailto:mpeavy@wildwood-fl.gov)

**Subject:** Online Form Submittal: Sumter County Traffic Impact Analysis (TIA)

## Sumter County Traffic Impact Analysis (TIA)

|               |                                                              |
|---------------|--------------------------------------------------------------|
| First Name    | Sherry                                                       |
| Last Name     | Stinson                                                      |
| Email Address | <a href="mailto:sherrys@chw-inc.com">sherrys@chw-inc.com</a> |
| Address       | 11801 Research Drive                                         |
| City          | Alachua                                                      |
| State         | FL                                                           |
| Zip Code      | 32615                                                        |
| Phone         | 13865185114                                                  |
| Alt Phone     | 3523311976                                                   |

### Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

---

### Purpose and Applicability

---

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.

A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

Developed by the same or a related development or landowner;

Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

---

## Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's

---

consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

|                                                                      |                                                                         |
|----------------------------------------------------------------------|-------------------------------------------------------------------------|
| Sumter County 2022<br>County Annual Traffic<br>Reports Summary Table | <a href="#">Click here to view the table.</a>                           |
| Exemption                                                            | <i>Field not completed.</i>                                             |
| Please submit your<br>Methodology Statement                          | <a href="#">LETTER 221024 Wildwood Mini-Storage TIA Methodology.pdf</a> |
| Please submit your TIA                                               | <i>Field not completed.</i>                                             |
| Date of Methodology<br>Acceptance by County                          | <i>Field not completed.</i>                                             |
| Applicable Jurisdiction                                              | City of Wildwood                                                        |
| Link                                                                 | <a href="#">FDOT Systems Implementation Office</a>                      |
| Link                                                                 | <a href="#">FDOT Roadway Design - Florida Greenbook</a>                 |
| Link                                                                 | <a href="#">Lake-Sumter MPO</a>                                         |
| Link                                                                 | <a href="#">FDOT Traffic Information</a>                                |

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# **Appendix C**

## **Trip Generation**

### **Documentation**



# Land Use: 151

## Mini-Warehouse

---

### Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

### Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 16

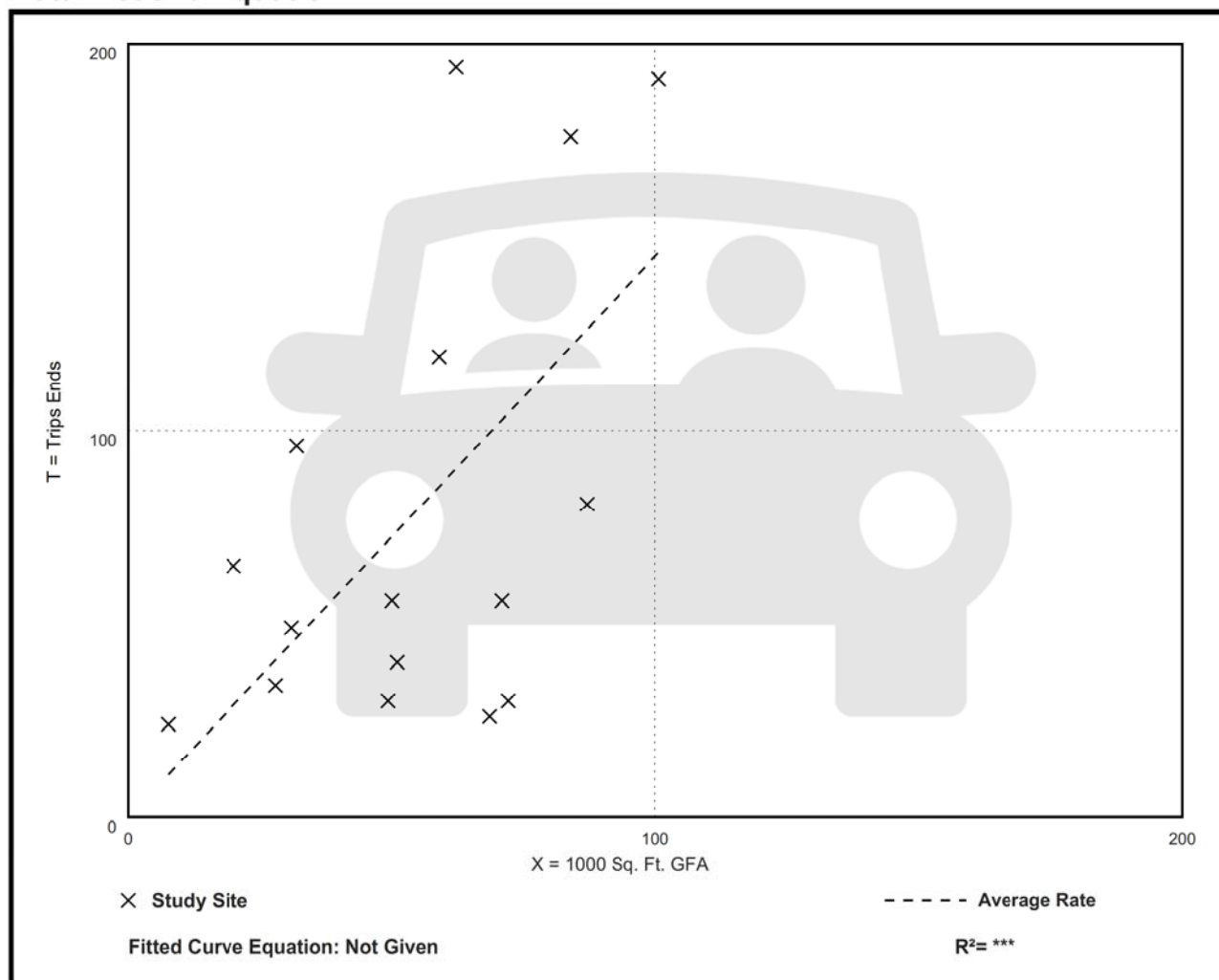
Avg. 1000 Sq. Ft. GFA: 55

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 1.45         | 0.38 - 3.25    | 0.92               |

## Data Plot and Equation



# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 13

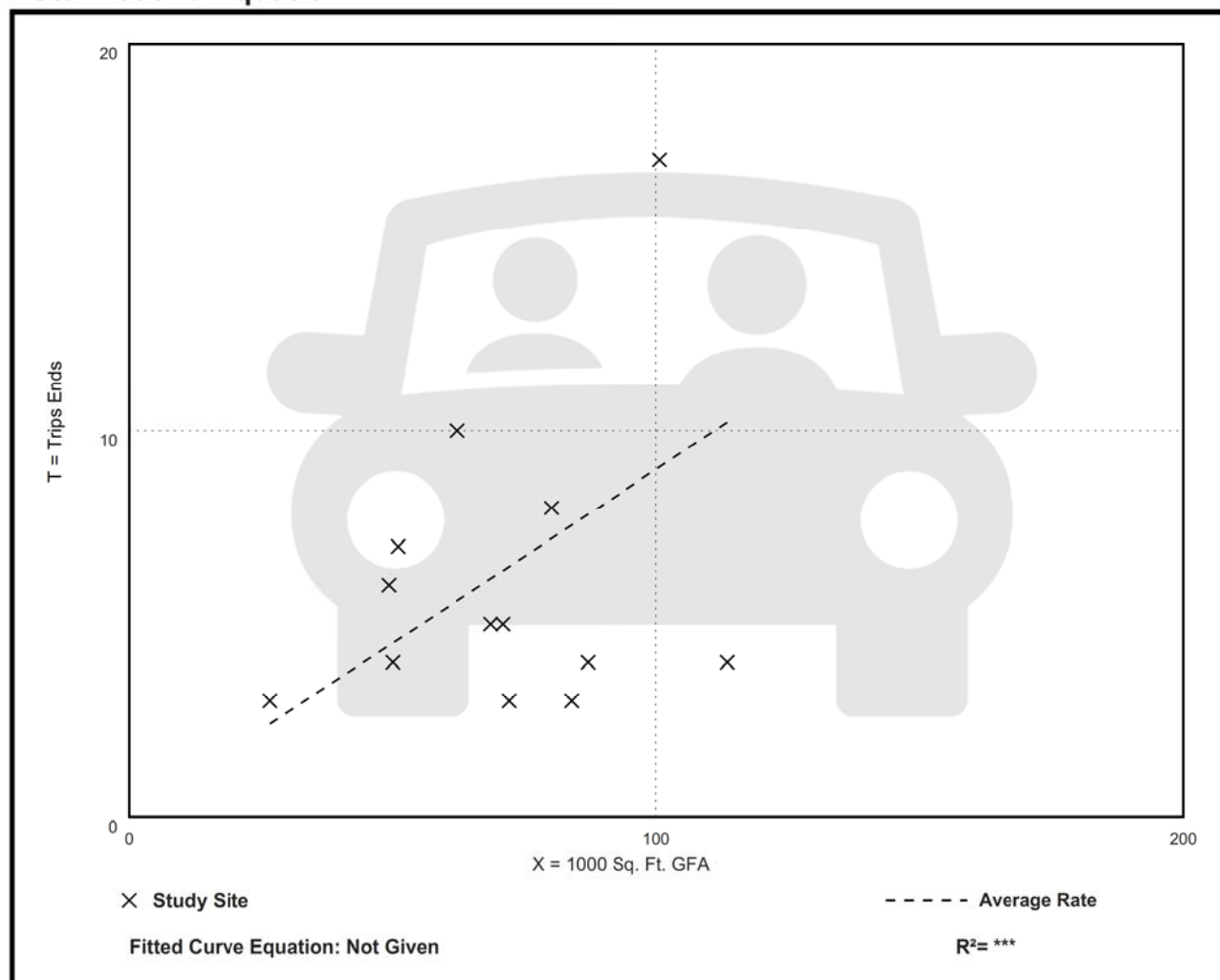
Avg. 1000 Sq. Ft. GFA: 70

Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.09         | 0.04 - 0.17    | 0.05               |

## Data Plot and Equation



# Mini-Warehouse (151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 18

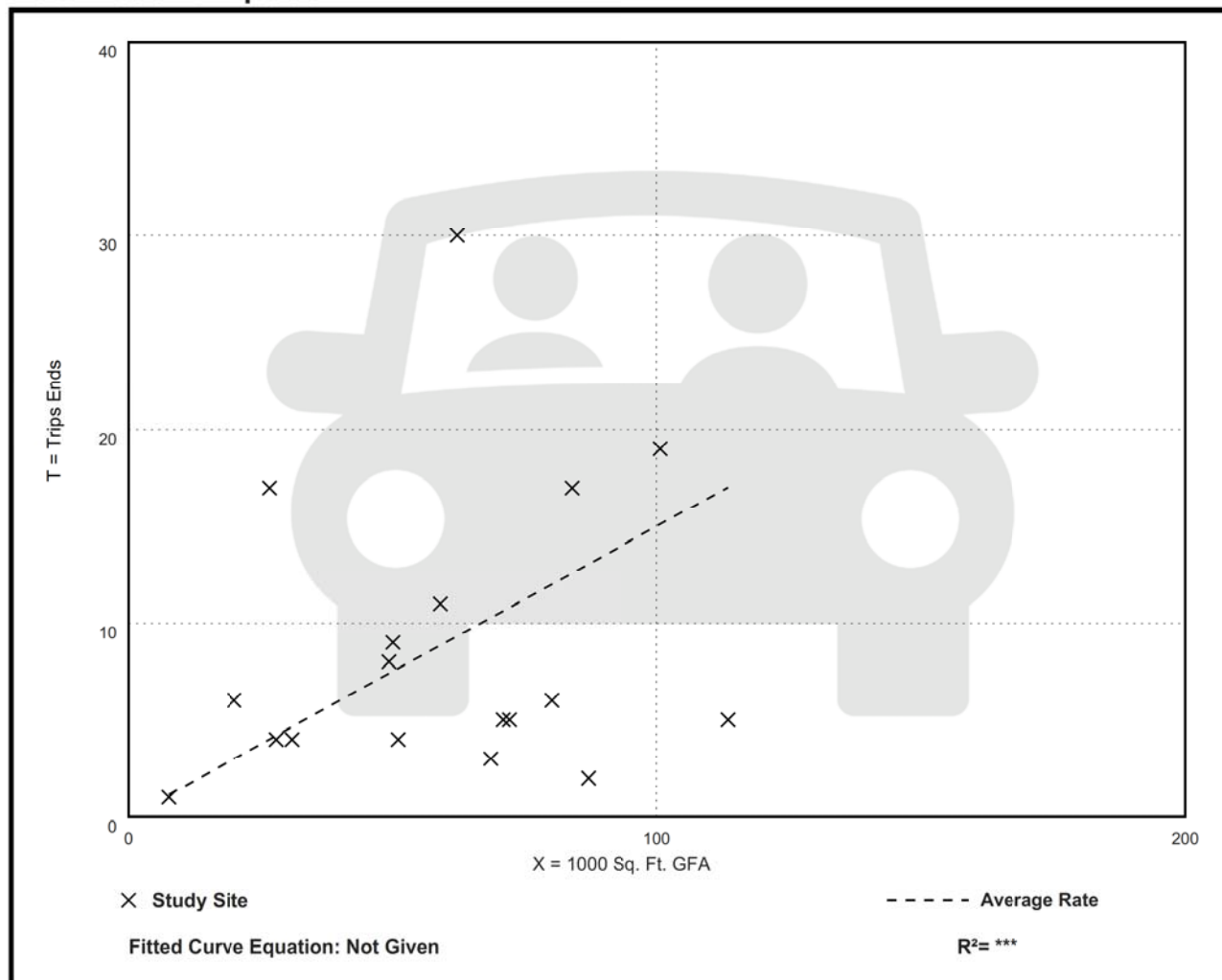
Avg. 1000 Sq. Ft. GFA: 59

Directional Distribution: 47% entering, 53% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.15         | 0.02 - 0.64    | 0.14               |

## Data Plot and Equation



# **Appendix D**

## **Peak Season Factor and Historical Growth Rate**



2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL  
 CATEGORY: 1800 SUMTER COUNTYWIDE

| WEEK | DATES                   | SF   | MOCF: 0.95<br>PSCF |
|------|-------------------------|------|--------------------|
| 1    | 01/01/2021 - 01/02/2021 | 0.95 | 1.00               |
| 2    | 01/03/2021 - 01/09/2021 | 1.05 | 1.11               |
| 3    | 01/10/2021 - 01/16/2021 | 1.15 | 1.21               |
| 4    | 01/17/2021 - 01/23/2021 | 1.14 | 1.20               |
| 5    | 01/24/2021 - 01/30/2021 | 1.13 | 1.19               |
| 6    | 01/31/2021 - 02/06/2021 | 1.12 | 1.18               |
| 7    | 02/07/2021 - 02/13/2021 | 1.12 | 1.18               |
| 8    | 02/14/2021 - 02/20/2021 | 1.11 | 1.17               |
| 9    | 02/21/2021 - 02/27/2021 | 1.07 | 1.13               |
| 10   | 02/28/2021 - 03/06/2021 | 1.03 | 1.08               |
| 11   | 03/07/2021 - 03/13/2021 | 0.99 | 1.04               |
| 12   | 03/14/2021 - 03/20/2021 | 0.95 | 1.00               |
| 13   | 03/21/2021 - 03/27/2021 | 0.95 | 1.00               |
| 14   | 03/28/2021 - 04/03/2021 | 0.95 | 1.00               |
| 15   | 04/04/2021 - 04/10/2021 | 0.95 | 1.00               |
| 16   | 04/11/2021 - 04/17/2021 | 0.95 | 1.00               |
| *17  | 04/18/2021 - 04/24/2021 | 0.95 | 1.00               |
| *18  | 04/25/2021 - 05/01/2021 | 0.96 | 1.01               |
| *19  | 05/02/2021 - 05/08/2021 | 0.97 | 1.02               |
| *20  | 05/09/2021 - 05/15/2021 | 0.97 | 1.02               |
| *21  | 05/16/2021 - 05/22/2021 | 0.96 | 1.01               |
| *22  | 05/23/2021 - 05/29/2021 | 0.95 | 1.00               |
| *23  | 05/30/2021 - 06/05/2021 | 0.95 | 1.00               |
| *24  | 06/06/2021 - 06/12/2021 | 0.94 | 0.99               |
| *25  | 06/13/2021 - 06/19/2021 | 0.93 | 0.98               |
| *26  | 06/20/2021 - 06/26/2021 | 0.93 | 0.98               |
| *27  | 06/27/2021 - 07/03/2021 | 0.94 | 0.99               |
| *28  | 07/04/2021 - 07/10/2021 | 0.94 | 0.99               |
| *29  | 07/11/2021 - 07/17/2021 | 0.95 | 1.00               |
| 30   | 07/18/2021 - 07/24/2021 | 0.98 | 1.03               |
| 31   | 07/25/2021 - 07/31/2021 | 1.01 | 1.06               |
| 32   | 08/01/2021 - 08/07/2021 | 1.04 | 1.09               |
| 33   | 08/08/2021 - 08/14/2021 | 1.07 | 1.13               |
| 34   | 08/15/2021 - 08/21/2021 | 1.10 | 1.16               |
| 35   | 08/22/2021 - 08/28/2021 | 1.10 | 1.16               |
| 36   | 08/29/2021 - 09/04/2021 | 1.10 | 1.16               |
| 37   | 09/05/2021 - 09/11/2021 | 1.10 | 1.16               |
| 38   | 09/12/2021 - 09/18/2021 | 1.10 | 1.16               |
| 39   | 09/19/2021 - 09/25/2021 | 1.07 | 1.13               |
| 40   | 09/26/2021 - 10/02/2021 | 1.05 | 1.11               |
| 41   | 10/03/2021 - 10/09/2021 | 1.03 | 1.08               |
| 42   | 10/10/2021 - 10/16/2021 | 1.01 | 1.06               |
| 43   | 10/17/2021 - 10/23/2021 | 0.99 | 1.04               |
| 44   | 10/24/2021 - 10/30/2021 | 0.98 | 1.03               |
| 45   | 10/31/2021 - 11/06/2021 | 0.96 | 1.01               |
| 46   | 11/07/2021 - 11/13/2021 | 0.95 | 1.00               |
| 47   | 11/14/2021 - 11/20/2021 | 0.93 | 0.98               |
| 48   | 11/21/2021 - 11/27/2021 | 0.94 | 0.99               |
| 49   | 11/28/2021 - 12/04/2021 | 0.94 | 0.99               |
| 50   | 12/05/2021 - 12/11/2021 | 0.95 | 1.00               |
| 51   | 12/12/2021 - 12/18/2021 | 0.95 | 1.00               |
| 52   | 12/19/2021 - 12/25/2021 | 1.05 | 1.11               |
| 53   | 12/26/2021 - 12/31/2021 | 1.15 | 1.21               |

\* PEAK SEASON

08-MAR-2022 12:36:27

830UPD

5\_1800\_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION  
TRANSPORTATION STATISTICS OFFICE  
2021 HISTORICAL AADT REPORT

COUNTY: 18 - SUMTER

SITE: 8030 - CR 501 1000' N OF CR 470 - OFF SYSTEM

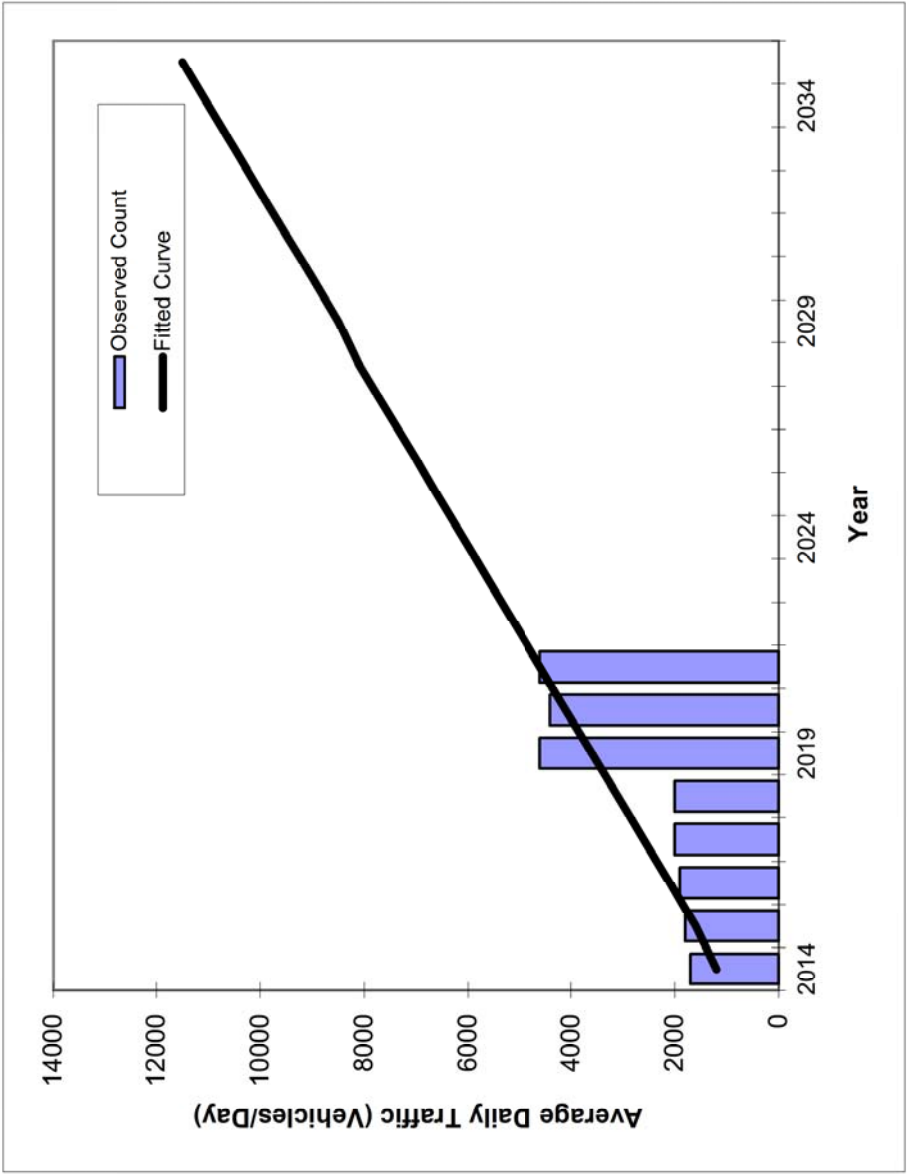
| YEAR | AADT   | DIRECTION 1 | DIRECTION 2 | *K FACTOR | D FACTOR | T FACTOR |
|------|--------|-------------|-------------|-----------|----------|----------|
| ---- | -----  | -----       | -----       | -----     | -----    | -----    |
| 2021 | 4600 S | N 2300      | S 2300      | 9.50      | 53.00    | 17.70    |
| 2020 | 4400 F | N 2200      | S 2200      | 9.50      | 54.70    | 20.20    |
| 2019 | 4600 C | N 2300      | S 2300      | 9.50      | 53.30    | 22.00    |
| 2018 | 1950 R | N 1000      | S 950       | 9.00      | 53.70    | 20.00    |
| 2017 | 1950 T | N 1000      | S 950       | 9.00      | 53.50    | 20.10    |
| 2016 | 1850 S | N 950       | S 900       | 9.00      | 53.10    | 20.90    |
| 2015 | 1750 F | N 900       | S 850       | 9.00      | 54.70    | 20.70    |
| 2014 | 1650 C | N 850       | S 800       | 9.00      | 55.10    | 19.80    |

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
\*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

# Traffic Trends - V03.a CR 501 --

|          |      |
|----------|------|
| FIN#     | 1234 |
| Location | 1    |

|            |              |
|------------|--------------|
| County:    | Alachua (26) |
| Station #: | 8030         |
| Highway:   | CR 501       |



**\*\* Annual Trend Increase:** 493  
**Trend R-squared:** 76.74%  
**Trend Annual Historic Growth Rate:** 40.48%  
**Trend Growth Rate (2021 to Design Year):** 10.87%  
**Printed:** 25-Oct-22

**Straight Line Growth Option**

| Year                      | Traffic (ADT/AADT) |         |
|---------------------------|--------------------|---------|
|                           | Count*             | Trend** |
| 2014                      | 1700               | 1200    |
| 2015                      | 1800               | 1600    |
| 2016                      | 1900               | 2100    |
| 2017                      | 2000               | 2600    |
| 2018                      | 2000               | 3100    |
| 2019                      | 4600               | 3600    |
| 2020                      | 4400               | 4100    |
| 2021                      | 4600               | 4600    |
| 2022 Opening Year Trend   |                    |         |
| 2022                      | N/A                | 5100    |
| 2023 Mid-Year Trend       |                    |         |
| 2023                      | N/A                | 5600    |
| 2024 Design Year Trend    |                    |         |
| 2024                      | N/A                | 6100    |
| TRANPLAN Forecasts/Trends |                    |         |
|                           |                    |         |

\*Axle-Adjusted

# **Appendix E**

## **Committed Trips**

Traffic Impact Study  
Zora -Wildwood Residential Development

**Table 1** Historical AADT and Annual Growth Rates

| Roadway          | From         | to                      | 2016  | 2017  | 2018  | 2019   | 2017  | 2018  | 2019  | Avg Growth rate | Applied Growth rate |
|------------------|--------------|-------------------------|-------|-------|-------|--------|-------|-------|-------|-----------------|---------------------|
| C.R. 501         | C-470E       | WARM SPRINGS AVE        | 3,021 | 4,070 | 5,440 | 6,291  | 34.7% | 33.7% | 15.6% | 28.0%           | 28.0%               |
| Warm Springs Ave | C.R. 501     | SR 91/FLORIDAS TURNPIKE | 2,703 | 5,143 | 9,663 | 9,844  | 90.3% | 87.9% | 1.9%  | 60.0%           | 60.0%               |
| Warm Springs Ave | US 301/SR 35 | C.R. 501                | 3,587 | 5,971 | 8,991 | 10,996 | 66.5% | 50.6% | 22.3% | 46.4%           | 46.4%               |

Source: FDOT Florida Traffic Online 2015 - 2019

These growth rates were applied to the 2020 Existing Traffic Volumes to develop the 2022 Projected Traffic Volumes, which are depicted on **Exhibit 2** in **Appendix D**.

## Trip Generation

The applicant is proposing to develop the site with the following land uses generating site traffic:

- 14.66 Acres Residential Area with 130 housing units.

Comparable land uses for the proposed development as per the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 10<sup>th</sup> Edition* were used to determine the number of trips generated the proposed development. The comparable land uses are listed below:

- Single Family (Land Use 210).
- Multi Family (Land Use 220).

There are no Pass-by trips for this development. **Table 2** displays the trip generation for the proposed development and includes the morning and evening peak hour.

**Table 2.** Site Trip Generation

| Description <sup>(1)</sup>         | Time  | Total Trips <sup>(1)</sup> |     |       |
|------------------------------------|-------|----------------------------|-----|-------|
|                                    |       | In                         | Out | Total |
| Single Family (LU 210)<br>95 units | Daily | 415                        | 416 | 831   |
|                                    | AM    | 17                         | 50  | 67    |
|                                    | PM    | 57                         | 33  | 90    |
| Multi family (LU 220)<br>70 Units  | Daily | 153                        | 154 | 307   |
|                                    | AM    | 5                          | 16  | 21    |
|                                    | PM    | 17                         | 10  | 27    |
| Total Trips                        | Daily | 568                        | 570 | 1,138 |
|                                    | AM    | 22                         | 66  | 88    |
|                                    | PM    | 74                         | 43  | 117   |

(1) Institute of Transportation Engineers Trip Generation (ITE), 10<sup>th</sup> Edition

(2) Pass-by Rates of 34% for (LU-820), 76% for (LU-960) &amp; 36% For (LU-850) were extracted from the ITE Trip Generation Errata.

$$117 \times 50\% = 59$$

The proposed development is expected to generate a total of 88 trips during the morning peak hour and 117 trips during the evening peak hour. During the morning peak hour 66 of these trips are expected to be outbound trips, while the remaining 22 trips are expected to be inbound trips. During the evening peak hour 74 trips are expected to be inbound trips and 43 to be outbound trips.





## Trip Distribution

The trip distribution was developed based on review of the AADT information provided by the Lake-Sumter MPO Average Annual Daily Traffic 2019 online information. The regional trip distribution is presented in **Figure 5**.



**Figure 5.** Regional Trip Distribution

## Capacity Analysis

The study intersections were analyzed for each scenario following the Highway Capacity Manual (HCM 6<sup>th</sup> edition) methodologies using the computer software package Synchro 10 with SimTraffic. The analysis uses capacity, Level of Service, and control delay as the criteria for the performance of the driveways.

Capacity, as defined by the HCM, is a measure of the maximum number of vehicles in an hour that can travel through an intersection or section of roadway under typical conditions. Level of Service (LOS) is a marker of the driving conditions and perception of drivers while traveling

# **Appendix F**

## **Roadway Segment Level of Service Documentation**

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's  
Urbanized Areas<sup>1</sup>

January 2020

January 2025

| INTERRUPTED FLOW FACILITIES                                             |           |                      |                       |                    |       |
|-------------------------------------------------------------------------|-----------|----------------------|-----------------------|--------------------|-------|
| STATE SIGNALIZED ARTERIALS                                              |           |                      |                       |                    |       |
| Class I (40 mph or higher posted speed limit)                           |           |                      |                       |                    |       |
| Lanes                                                                   | Median    | B                    | C                     | D                  | E     |
| 2                                                                       | Undivided | *                    | 1,510                 | 1,600              | **    |
| 4                                                                       | Divided   | *                    | 3,420                 | 3,580              | **    |
| 6                                                                       | Divided   | *                    | 5,250                 | 5,390              | **    |
| 8                                                                       | Divided   | *                    | 7,090                 | 7,210              | **    |
| Class II (35 mph or slower posted speed limit)                          |           |                      |                       |                    |       |
| Lanes                                                                   | Median    | B                    | C                     | D                  | E     |
| 2                                                                       | Undivided | *                    | 660                   | 1,330              | 1,410 |
| 4                                                                       | Divided   | *                    | 1,310                 | 2,920              | 3,040 |
| 6                                                                       | Divided   | *                    | 2,090                 | 4,500              | 4,590 |
| 8                                                                       | Divided   | *                    | 2,880                 | 6,060              | 6,130 |
| 2,920 - 2,920 X 10% = 2,628                                             |           |                      |                       |                    |       |
| Non-State Signalized Roadway Adjustments                                |           |                      |                       |                    |       |
| (Alter corresponding state volumes by the indicated percent.)           |           |                      |                       |                    |       |
| Non-State Signalized Roadways - 10%                                     |           |                      |                       |                    |       |
| Median & Turn Lane Adjustments                                          |           |                      |                       |                    |       |
| Lanes                                                                   | Median    | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors |       |
| 2                                                                       | Divided   | Yes                  | No                    | +5%                |       |
| 2                                                                       | Undivided | No                   | No                    | -20%               |       |
| Multi                                                                   | Undivided | Yes                  | No                    | -5%                |       |
| Multi                                                                   | Undivided | No                   | No                    | -25%               |       |
| -                                                                       | -         | -                    | Yes                   | + 5%               |       |
| One-Way Facility Adjustment                                             |           |                      |                       |                    |       |
| Multiply the corresponding two-directional volumes in this table by 0.6 |           |                      |                       |                    |       |

| UNINTERRUPTED FLOW FACILITIES |        |        |          |        |  |
|-------------------------------|--------|--------|----------|--------|--|
| FREEWAYS                      |        |        |          |        |  |
| Core Urbanized                |        |        |          |        |  |
| Lanes                         | B      | C      | D        | E      |  |
| 4                             | 4,050  | 5,640  | 6,800    | 7,420  |  |
| 6                             | 5,960  | 8,310  | 10,220   | 11,150 |  |
| 8                             | 7,840  | 10,960 | 13,620   | 14,850 |  |
| 10                            | 9,800  | 13,510 | 17,040   | 18,580 |  |
| 12                            | 11,600 | 16,350 | 20,930   | 23,200 |  |
| Urbanized                     |        |        |          |        |  |
| Lanes                         | B      | C      | D        | E      |  |
| 4                             | 4,130  | 5,640  | 7,070    | 7,690  |  |
| 6                             | 6,200  | 8,450  | 10,510   | 11,530 |  |
| 8                             | 8,270  | 11,270 | 13,960   | 15,380 |  |
| 10                            | 10,350 | 14,110 | 17,310   | 19,220 |  |
| Freeway Adjustments           |        |        |          |        |  |
| Auxiliary Lanes               |        |        | Ramp     |        |  |
| Present in Both Directions    |        |        | Metering |        |  |
| + 1,800                       |        |        | + 5%     |        |  |

| UNINTERRUPTED FLOW HIGHWAYS            |           |                      |                    |       |        |
|----------------------------------------|-----------|----------------------|--------------------|-------|--------|
| Lanes                                  | Median    | B                    | C                  | D     | E      |
| 2                                      | Undivided | 1,050                | 1,620              | 2,180 | 2,930  |
| 4                                      | Divided   | 3,270                | 4,730              | 5,960 | 6,780  |
| 6                                      | Divided   | 4,910                | 7,090              | 8,950 | 10,180 |
| Uninterrupted Flow Highway Adjustments |           |                      |                    |       |        |
| Lanes                                  | Median    | Exclusive left lanes | Adjustment factors |       |        |
| 2                                      | Divided   | Yes                  | +5%                |       |        |
| Multi                                  | Undivided | Yes                  | -5%                |       |        |
| Multi                                  | Undivided | No                   | -25%               |       |        |

<sup>1</sup>Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

<sup>2</sup>Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

<sup>3</sup>Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

\* Cannot be achieved using table input value defaults.

\*\* Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:  
Florida Department of Transportation  
Systems Implementation Office  
<https://www.fdot.gov/planning/systems/>

| BICYCLE MODE <sup>2</sup>                                                                                                   |     |       |        |        |
|-----------------------------------------------------------------------------------------------------------------------------|-----|-------|--------|--------|
| (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) |     |       |        |        |
| Paved                                                                                                                       |     |       |        |        |
| Shoulder/Bicycle                                                                                                            |     |       |        |        |
| Lane Coverage                                                                                                               | B   | C     | D      | E      |
| 0-49%                                                                                                                       | *   | 260   | 680    | 1,770  |
| 50-84%                                                                                                                      | 190 | 600   | 1,770  | >1,770 |
| 85-100%                                                                                                                     | 830 | 1,700 | >1,770 | **     |
| PEDESTRIAN MODE <sup>2</sup>                                                                                                |     |       |        |        |
| (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) |     |       |        |        |
| Sidewalk Coverage                                                                                                           | B   | C     | D      | E      |
| 0-49%                                                                                                                       | *   | *     | 250    | 850    |
| 50-84%                                                                                                                      | *   | 150   | 780    | 1,420  |
| 85-100%                                                                                                                     | 340 | 960   | 1,560  | >1,770 |
| BUS MODE (Scheduled Fixed Route) <sup>3</sup>                                                                               |     |       |        |        |
| (Buses in peak hour in peak direction)                                                                                      |     |       |        |        |
| Sidewalk Coverage                                                                                                           | B   | C     | D      | E      |
| 0-84%                                                                                                                       | > 5 | ≥ 4   | ≥ 3    | ≥ 2    |
| 85-100%                                                                                                                     | > 4 | ≥ 3   | ≥ 2    | ≥ 1    |







**ORDINANCE NO. O2022-XX**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY THOMAS GROUP INVESTMENTS #1, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the first Thomas Group Planned Development Agreement was filed with the City of Wildwood on or about December 5, 2022;

**WHEREAS**, it is the intent of the City Commission to promote more efficient uses of land, encourage compatible and harmonious development of contiguous lands, provide flexibility and variety to meet changing needs, and administer mixed use developments in conformance with the goals, objectives, and policies of the City's Comprehensive Plan;

**WHEREAS**, the City recognizes the Planned Development process as a suitable avenue for planning unique developments which may not meet the specific requirements set forth in the Land Development Regulations and Design District Standards, but still facilitate the objectives stated above;

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

The application filed by CHW on behalf of Thomas Group Investments #1, LLC, a Florida Limited Liability Company (hereinafter referred to as the "Developer"), for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this [DAY] day of [MONTH] 2023. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced, and evidence received at the Public Hearing by the Planning and Zoning Board on [MONTH DAY], 2023 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

**SECTION 1: GENERAL FINDINGS**

- A. That the Thomas Group Planned Development Application (hereinafter referred to as the "Project") was duly and properly filed herein on December 5, 2022 by the Developer.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.

- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of 4.86 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations (LDR).
- F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

#### SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Planned Development of the lands described in "Exhibit A".
- B. That the zoning districts of the subject land described in "Exhibit A" is classified as "C-2" on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission ("Effective Date").

#### SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by CHW dated December 5, 2022 and revised on [DAY MONTH], 2023 is incorporated into this Ordinance as "Exhibit B" ("Conceptual Development Plan") attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.
  - 1. The conceptual development plan illustrates general location of the following land uses:

- a. Multistory Indoor Storage Facility
- b. Stormwater Management Facility (SMF)
- c. Transportation systems and parking facilities
- d. Existing potable water and sanitary sewer locations

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

C. Development Program. The Project shall be developed in a single phase in accordance with the Conceptual Development Plan and this Section.

- 1) **TYPE OF DEVELOPMENT**. The Project is intended to consist of a commercial multistory indoor storage facility.

The following shall apply to the Project:

1. Land Use Breakdown. Acreages devoted to each land use within the Project shall be in accordance with the following table:

| Land Use                | Total (Acres) | Percentage of Total Site |
|-------------------------|---------------|--------------------------|
| <u>Development Area</u> | 3.89          | 80%                      |
| Open Space              | 0.97          | 20%                      |
| <b>Total</b>            | <b>4.86</b>   | <b>100%</b>              |

2. Maximum Development Potential. Commercial development shall not exceed the following as permitted within the C-2 zoning district:

| <b>Multistory Indoor Storage Facility</b> |         |
|-------------------------------------------|---------|
| No. of square feet, max.:                 | 105,850 |
| Floor Area Ratio, max.:                   | ±0.5    |
| Lot area and lot width, min.:             | None    |

3. Signage. All signage identifying the project shall comply with the City of Wildwood Land Development Regulations and Design District Standards

D. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

E. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is

applicable.

1. Developer's Agreement. Prior to approval of a site plan or a subdivision preliminary plan, the City and the Developer agree to enter into Utility or Developer's Agreements to address the provision of water, wastewater and reuse water to the Project. Said agreement(s) shall also specify, among other items, the ownership and maintenance of infrastructure associated with the Project.

F. Principal-Permitted Uses. The principal-only use-permitted use is a Multistory Indoor Storage Facility, consistent with the C-2 zoning district.

G. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-2 zoning district on land designated as such.

Building setbacks for ~~both internal and~~ external property lines shall be as follows:

| Commercial                  |                        |     |
|-----------------------------|------------------------|-----|
| Front, min.                 | <u>East (CR 501)</u>   | 25' |
| Rear, min.                  | <u>West</u>            | 15' |
| Side, min.                  | <u>North and South</u> | 15' |
| <u>Accessory Structures</u> |                        |     |
| <u>Rear and Side, min.</u>  | <u>8'</u>              |     |

H. Design District Standards. Due to the Project's location within the Neighborhood Design District, the Project will meet applicable City of Wildwood's Design District Standards, unless otherwise noted in this Ordinance.

I. Recreation and Open Space. The Project shall maintain a minimum of 20% (0.97 acres) open space.

1. Buffers. The Project shall establish and maintain the following buffers:

| Direction    | Width (Ft)                                                                             |
|--------------|----------------------------------------------------------------------------------------|
| <u>North</u> | <u>None, shared driveway</u> 20'                                                       |
| <u>East</u>  | <u>15'20'</u>                                                                          |
| <u>South</u> | <u>None, County jurisdiction, excess land for the Coleman Correctional Complex</u> 20' |
| <u>West</u>  | <u>20'</u>                                                                             |

Buffers shall contain landscape material in accordance with the Design District Standards. Regulated trees located within the required buffer area may not be removed unless approved by a certified arborist due to disease or natural disaster. Tree protection must occur consistent with LDR Section 6.10. A tree removal permit shall be obtained from the Development Services Department, per LDR Subsection 6.10(E).

2. Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with air conditioned space. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria.

J. Environmental Considerations. An ecological site assessment was conducted in November 2020 by Bio-Tech Consulting, Inc. No federally listed or threatened species were identified onsite. The Project contains no documented environmental features, including FEMA floodplain or National Wetland Inventory wetlands, that warrant protection or preservation.

K. Public Facilities.

1. Potable Water, Wastewater, and Reuse Water. The Project shall be connected to the City's Potable Water and Sanitary Sewer systems prior to any certificates of occupancy being issued. The Project will also connect to the City's reuse water system prior to certificates of occupancy being issued, if available. Reuse water is not currently available to the Project.
2. Solid Waste. Solid waste services shall be provided by the City or the City's contracted refuse service provider.
3. Stormwater. The Project may utilize both above-ground and underground Stormwater Management Facilities (SMF) for the permitted use, increasing efficiency of the system and reducing the land area necessary to serve the use. The SMF shall be designed to City LDR Section 6.4 and Southwest Florida Water Management District design requirements, which requires preventing flooding of adjacent sites and ensuring the integrity of receiving waters.
4. Underground Utilities. All utilities on site shall be located underground. Developer is responsible for running utilities underground for the Project. The City shall insure that any utilities within any public utility easement serving lands other than the Project shall be underground.
5. Lighting. Exterior lighting of all buildings and parking lots shall be designed so that light is not directed off the Project. Exterior light fixtures should be fully shielded or designed with light-angle cut-offs to eliminate spill light, trespass light and glare. Lighting throughout the Project will comply with the requirements set forth in the City Land Development Code and Design District Standards.
6. Easements. The easement agreement granting access from Marsh Bend Trail through Sumter County tax parcel G33-025 has been recorded (B: 4389 P: 698). The easement agreement to retain access internal to the site shall be recorded following the Site Plan



approval. ~~There are no known easements on the Project site.~~

**Commented [j1]:** See City Attorney Comment regarding access easement for shared driveway

7. Transportation: Per the Traffic Impact Analysis (TIA) conducted on November 5, 2022 by CHW and attached hereto as Exhibit C, no improvements to the project driveways or adjacent roadways are warranted.
8. Transportation Concurrency: The responsibility to fund the improvements listed in Section L of this ordinance will be the responsibility of the Applicant/Developer. These improvements were identified in the Traffic Impact Analysis approved by Sumter County Public Works and are attached as Exhibit C.
9. Fire. The Florida Fire Prevention Code, 7th Edition applies to this development design.
10. Police. All traffic control signals or devices must comply with the Florida State Statutes regarding the installation. All traffic control signals or devices must conform to the manual and specifications published by the Florida Department of Transportation, to include but not limited to signs, size and height.

L. Access, Parking, and Transportation.

1. Access. The Project's access is from a shared driveway on Marsh Bend Trail. A driveway permit for access on Marsh Bend Trail (CR 501) will be obtained from Sumter County.
2. Transportation Impact Fees: Developer acknowledges that the Project is subject to Sumter County's impact fee ordinance.
3. Cross and shared access. Shared access will serve the Project site as well as both adjacent properties to the north and west. Cross access to the vacant adjacent property to the south is not possible due to the property being owned by the Federal government land used for the Coleman Correctional Complex.

Transportation System Improvements. ~~The Developer shall be responsible for the following improvements, which may be subject to impact fee credits from Sumter County. These There are no improvements are identified in the Traffic Impact Analysis approved with conditions by Sumter County Public Works on 12 December 2022. The study's roadway segment LOS analysis indicates that the added project trips does not cause deficiencies to Marsh Bend Trail, therefore, no transportation improvements are recommended to support the project traffic.~~

Developer is responsible for constructing these improvements during Phase 1 of the Development.

4. Internal vehicular circulation. Internal vehicular circulation will be provided by drive aisles, not roadways.
5. Parking. The minimum number of parking spaces required for the Indoor Storage Facility is four (4) spaces.

6. Pedestrian Facilities. No internal sidewalks are warranted due to the proposed automobile-oriented use.

- M. Maintenance of Common Areas and Open Spaces. Maintenance and repair of structures, paved areas (internal roadways and parking), lawn mowing, and landscaping maintenance of all common areas within the Project shall be the responsibility of the property owner or its designee such as a property owners association, at no cost or obligation to the City. In the event of noncompliance with the City Land Development Regulations, the City maintains the right to enforce same against the Developer, its successors or assigns, as may be applicable, by and through its code enforcement procedure and special magistrate. The Developer, its successors and/or assigns, shall provide guidelines to the City for approval, not to be reasonably withheld, conditioned, or delayed, for the maintenance of common areas. The City will conduct annual inspections of the approved landscaping. The City will be granted the right to enforce the common areas maintenance obligations against the Developer, its successors and/or assigns, as may be applicable, and to be reimbursed for the reasonable attorney's fees, costs and expenses, as may be reasonably incurred by the City.
- N. Enforcement of Rules and Regulations. For the maintenance of the common areas referenced in Section 3.(M) above, the applicable provisions in the Guidelines: (i) shall be made applicable to the Project; and (ii) shall be reviewed/approved by the City of Wildwood and a certificate of occupancy being issued for completed improvements; and (iii) will provide that the City of Wildwood shall have the right, but not the obligation, to enforce such maintenance obligations against a violating party and that the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.
- O. Impact Fees. The Planned Development shall be subject to all impact fees applicable at the time of permitting. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any applicable impact fees adopted by the City of Wildwood, Sumter County, or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Planned Development.
- P. Expiration of Planned Development Agreement. Significant construction must begin within the Project boundary (as legally described in "Exhibit A") within 24 months of the final adoption of the Planned Development Agreement. If no significant construction has started on the approved Project within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to twelve (12) months provided the applicant can show good cause why the said Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance.

**SECTION 4.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

**DONE AND ORDAINED** in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

~~2<sup>nd</sup>~~-~~3<sup>rd</sup>~~ DRAFT: ~~March 6~~May 4, 2023

CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

\_\_\_\_\_  
ED WOLF, MAYOR

ATTEST: \_\_\_\_\_  
Susan Patterson, City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to Form:

\_\_\_\_\_  
City Attorney

Exhibit A

LEGAL DESCRIPTION: (BY SURVEYOR)

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN 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 FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (\*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" 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 AND PARALLEL TO SAID NORTH LINE OF 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; THENCE RUN 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.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE

OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2) THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST, ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

\*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET.



~~2<sup>nd</sup>~~-~~3<sup>rd</sup>~~ DRAFT: ~~March 6~~May 4, 2023

[INSERT PD PLANS, SHEETS 2 AND 3]

Exhibit B

Commented [RT2]: UPDATE when final

DRAFT

[INSERT TIA]

Exhibit C

Commented [RT3]: UPDATE when Accepted

DRAFT

# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** RZ 2302-003 Lucky U Landholding LLC

**REQUESTED ACTION:** Staff recommends approval and a favorable recommendation of Ordinance Number O2023-21 subject to the approval of O2023-20, 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:**

|                          |                                                        |
|--------------------------|--------------------------------------------------------|
| <b>Case #</b>            | RZ 2302-003 Lucky U Landholding LLC                    |
| <b>Ordinance #</b>       | O2023-21                                               |
| <b>Applicant</b>         | LPG Urban & Regional Planners Inc (Michael Rankin)     |
| <b>Owners</b>            | Nina Jean Driggers Davis, et al                        |
| <b>Property Location</b> | Generally located at the corner of N US 301 and CR 126 |
| <b>Parcel Number(s)</b>  | D29-023 & D29-024                                      |
| <b>Date</b>              | 5/31/2023                                              |

The applicant Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis 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 IN (Sumter County) to COM (City) for the parcel listed above on 4.45 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2302-002 (O2023-20)

**ANALYSIS:** The applicant proposes the development of a thirteen thousand one hundred fifty-one (13,151) square foot retail/service and motorcycle repair shop.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

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

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.e. and policy 1.2.8.i. These policies state that the city shall develop a thriving and equitable economy, while also maintaining compatibility with adjacent land uses through the use of design standards, buffering, and vegetative buffering. Surrounding parcels, specifically those to the east, are currently primarily zoned M-1 for light industrial. However, the surrounding area to the southwest and west is composed of a mix of uses, with both R-5 residential and C-3 commercial parcels.

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

The land use pattern of the surrounding area is a mix of residential, commercial, and industrial. The proposed C-3 zoning designation will follow policy 1.2.8.l. which seeks to maintain compatibility with adjacent land uses. As well as policy 1.2.8.a. which states that the city should contribute to a mix of land uses that are compatible with existing communities. The proposed development would conform with the existing land use pattern and would fit within the existing FLUM.

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

**Schools:**

The proposed development is commercial and is not intended to add any new students to the Wildwood school system.

**Potable Water & Sewer:**

There is an existing 10" water main along the railroad tracks to the east of the parcel, as well as a 6" force main. 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 work with City utilities at the site plan stage to connect to City water and sewer.

**Streets:**

The applicant has submitted a full TIA to Sumter County, prepared by Traffic & Mobility Consultants, and the findings have been accepted by the county on April 21, 2023. Access to the site is proposed via two (2) access driveways, one (1) right-in/right-out (RI/RO) access driveway on US 301, and one (1) full access driveway on CR 126, with the proposed development projected to generate 628 daily external trips, of which 25 trips occur during the AM peak hour, and 70 trips during the PM peak hour. Findings within the accepted TIA stated that the roadway capacity analysis indicates that all study roadway segments (N US 301 & CR 126) are projected to operate at acceptable LOS at the project buildout.

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

Recent developments in the area have resulted in changing land uses from Industrial, and Low-Density residential to High-Density Residential and commercial properties. These changing conditions make the rezoning to a C-3 commercial designation more in line with the trending future developments within the surrounding area.

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

The property will generate six hundred and twenty-eight (628) daily external trips per the submitted TIA, this is not an insignificant increase in estimated traffic. However, as stated in the findings of the TIA, the study finds that the roadway capacity will continue to operate at acceptable LOS standards upon full build-out.

**(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. While 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 | M-1 (City)               |
| SOUTH | R4C (County)             |
| EAST  | R2C & CL (County)        |
| WEST  | A10C (County) PEU (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 or Developer's Agreements that may be needed.



Shaun Raja,  
Planner I, Development Services Department

**ORDINANCE NO. O2023-21**

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) D29-023 & D29-024**  
**Nina Jean Driggers Davis et al (Owner)**  
**4.45 Acres +/-**

**LEGAL DESCRIPTION:**

PARCEL 1:

BEGINNING 15 FEET NORTH AND 200 FEET EAST, FROM THE S.W. CORNER OF S.W. 1/4 OF S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUNNING 210 FEET WEST, THENCE 336 FEET NORTH, THENCE 210 FEET WEST, THENCE 336 FEET SOUTH TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 15 FEET NORTH AND 470 FEET EAST FROM THE S.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN THENCE 336 FEET NORTH FOR POINT OF BEGINNING; THENCE RUN EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET, THENCE RUN SOUTH 210 FEET TO POINT OF BEGINNING. ALSO FROM SAID POINT OF BEGINNING, RUN WEST 210 FEET, NORTH 210 FEET, EAST 210 FEET, THENCE RUN SOUTH 210 FEET TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

ALSO TOGETHER WITH:

BEGINNING 50 FEET EAST AND 141 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 210 FEET NORTH, THENCE 210 FEET EAST, THENCE 210 FEET SOUTH, THENCE 210 FEET WEST TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

LESS RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

PARCEL 2:

BEGINNING 50 FEET EAST AND 15 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 126 FEET NORTH, THENCE 210 FEET EAST, THENCE 126 SOUTH, THENCE 210 FEET WEST TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.



(LESS RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA  
DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

This property is to be reclassified from RR-1C, R2C and CN (Sumter County) to  
C-3 (City) containing 4.45 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

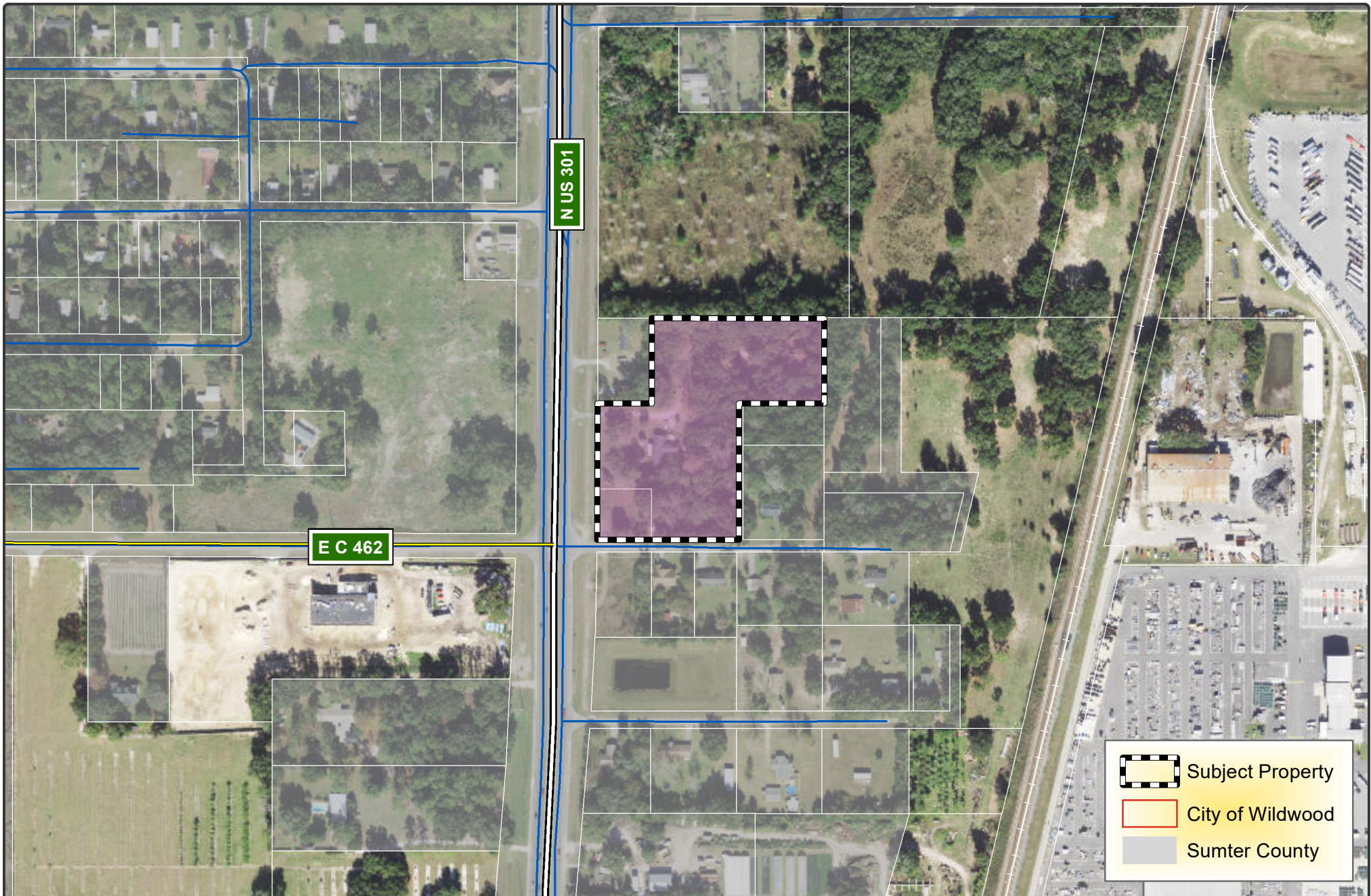
ATTEST: \_\_\_\_\_  
Susan Patterson, City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
City Attorney



**CITY OF  
WILDWOOD**

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



**RZ 2302-003**

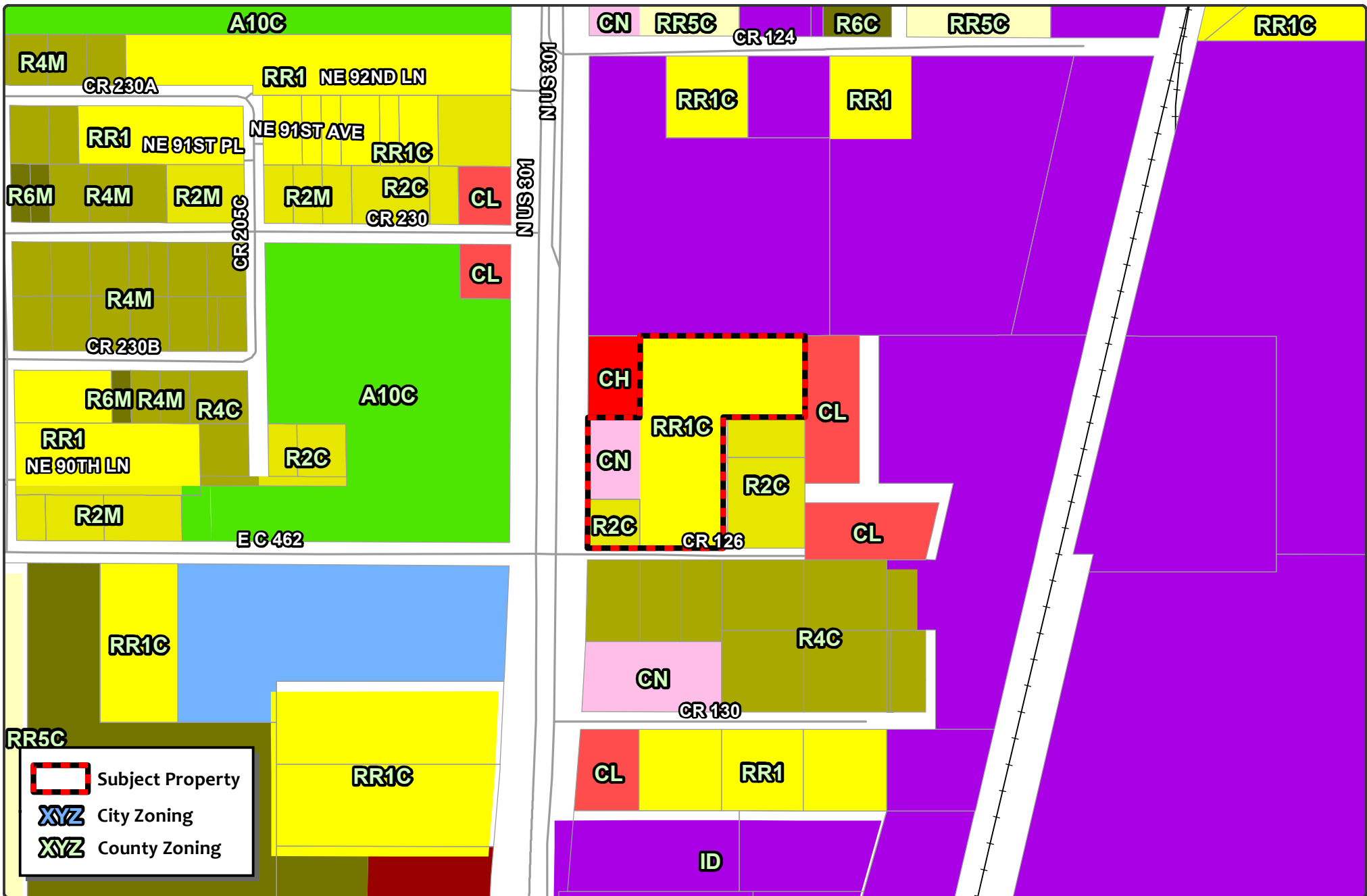
**LUCKY U LANDHOLDING LLC**

**PARCELS D29-023 & D29-024**

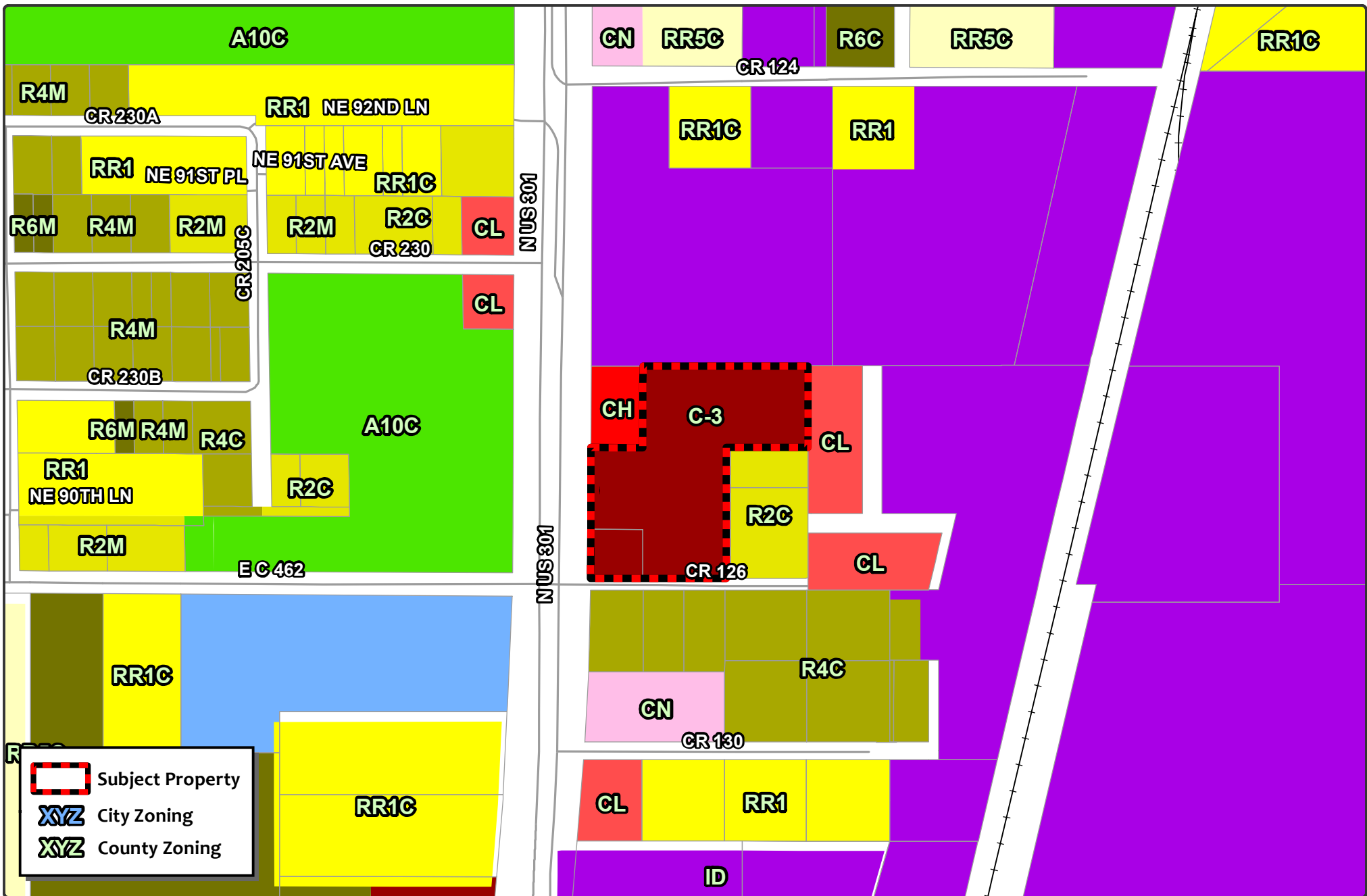
**MAP 1B**

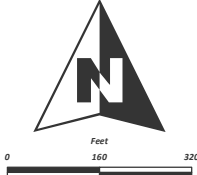
**LOCATION  
MAP**

**MAY  
2023**







|                                                                                                                   |                                                                                                                                                                 |                                                                                                          |                                                                                   |                                                            |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------|
| <br><b>WILDWOOD</b><br>FLORIDA | <b>CITY OF WILDWOOD</b><br>100 North Main Street<br>Wildwood, FL 34785<br>Phone: (352) 330-1330<br><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a> | <br>Feet<br>0 160 320 | <b>RZ 2302-003</b><br><b>LUCKY U LANDHOLDING LLC</b><br>PARCELS D29-023 & D29-024 | <b>MAP 3B</b><br><b>PROPOSED ZONING</b><br><b>MAY 2023</b> |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------|

# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** RZ 2303-004 All County Collision

**REQUESTED ACTION:** Staff recommends approval and a favorable recommendation of Ordinance Number O2023-26 (attached) subject to approval of O2023-25, 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 NO.:          | RZ 2303-004 All County Collision                                                   |
| ORDINANCE NO.:     | O2023-26                                                                           |
| APPLICANT:         | Florida Metal Buildings - William Poole                                            |
| OWNERS:            | Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J. Thrower |
| PROPERTY LOCATION: | East of N US 301 and approximately 0.25 miles north of E C466                      |
| PARCEL NUMBER(S):  | D08A001                                                                            |
| DATE:              | June 7, 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 RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.97 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-002 (O2023-25).

**ANALYSIS:** The applicant is proposing a new 20,000-square-foot auto collision center.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

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

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in Policy 1.1.1.c.

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

The land use pattern of the surrounding area is a mix of residential and commercial uses. The proposed C-3 zoning designation will serve as a transition in this area to serve city residents.

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

**Schools:**

The commercial development will not generate any school-age children.

**Potable Water & Sewer:**

There is an existing 8" water main and a 4" force main on the east side of N US 301. The owner will need to work with the City to service the property with utilities.



**Streets:**

The property has access off of N US 301 and NE 120<sup>th</sup> Road. The applicant has applied for an exemption for the TIA submittal which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

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

The subject property proposes

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

The applicant has applied for and received an exemption from Sumter County Public Works. The proposed development will generate less than 50 trips a day to the site.

**(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<br>SURROUNDING PROPERTIES |                           |
|----------------------------------------------|---------------------------|
| NORTH                                        | C-3 (City)                |
| SOUTH                                        | 466/301 Mixed Used (City) |
| EAST                                         | R2M (County) & C-3 (City) |
| WEST                                         | C-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.

DATED: 06/07/2023



Terri O'Neal, CCM  
Planning Manager, Development Services

**ORDINANCE NO. O2023-26**

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 D08A001**  
**Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J.**  
**Thrower (Owners)**  
**1.97 +/-**

**LEGAL DESCRIPTION:**

LOTS 1 TO 8 INC BLK A & LOTS 2 3 6 7 10 11 14 15 & 16 AND W 20 FT LOT 13 BLK H SS  
CARUTHERS ADD TO OXFORD PB 1 PG 122 LESS 301 R/W LESS A PORT OF LOTS 2 & 3 BLK S.S.  
CARUTHERS ADD TO OXFORD PB 1 PG 122 DESC AS FOLLOWS: COMM AT SE COR OF LOT 1  
BLOCK H BEING ON NORTHERN R/W OF NE 120TH XING THENCE N/LY WESTERN LINE OF 100  
FT RR R/W 136.73 FT TO POB THENCE LEAVING R/R R/W ON A LINE PARALLEL WITH  
NORTH ERN R/W XING AN ANGLE OF 101 DEG 28'27"W TO NORTH A DIST OF 111.10 FT TO PT  
ON THE WESTERN LINE OF LOT 3 BLK H THENCE AN ANGLE OF 90 DEG 00'00"E TO NORTH  
ALONG THE WESTERN LINE OF LOT 3 BLK H 20.00 FT THENCE LEAVING THE WESTERN LINE OF  
LOT 3 BLK 5 AT AN ANGLE OF 95 DEG 19'4"E NORTH A DIT 105.51 FT TO A PT ON WESTERN  
R/W LINE OF 100 FT R/R THENCE S/LY ALONG SAID R/R R/W 30.41 FT TO POB

This property is to be reclassified from RR1 (Sumter) to C-3 (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

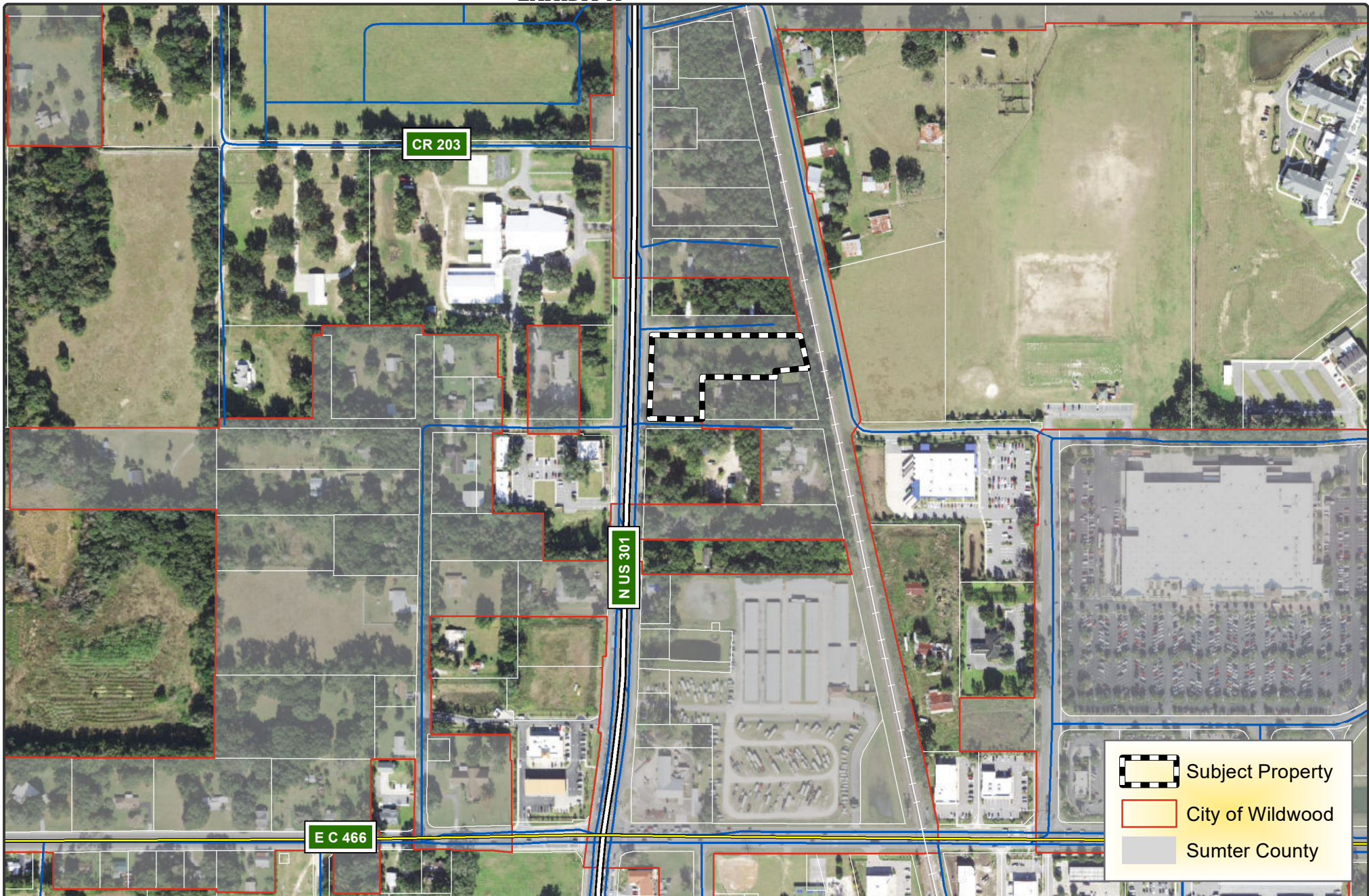
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form:

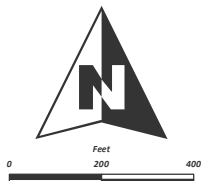
\_\_\_\_\_  
City Attorney





CITY OF  
WILDWOOD

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



RZ 2303-004

**ALL COUNTY COLLISION**

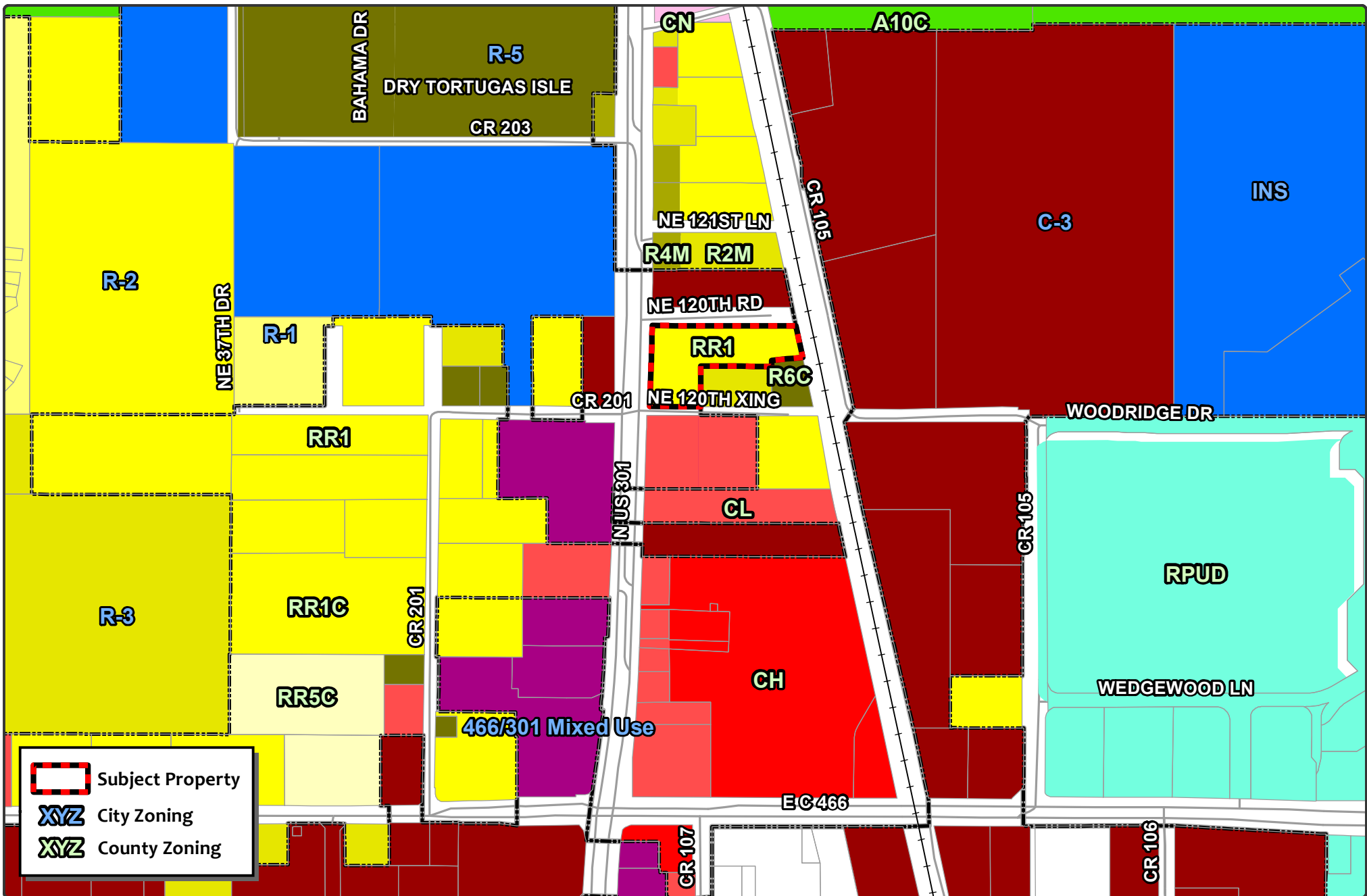
PARCEL D08A001

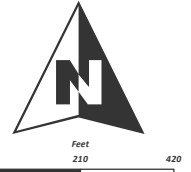
MAP 1B

LOCATION  
MAP

MAY  
2023





|                                                                                                                   |                                                                                                                                                                 |                                                                                     |                                                                            |                                                           |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-----------------------------------------------------------|
| <br><b>WILDWOOD</b><br>FLORIDA | <b>CITY OF WILDWOOD</b><br>100 North Main Street<br>Wildwood, FL 34785<br>Phone: (352) 330-1330<br><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a> |  | <b>RZ 2303-004</b><br><b>ALL COUNTY COLLISION</b><br><b>PARCEL D08A001</b> | <b>MAP 3A</b><br><b>CURRENT ZONING</b><br><b>MAY 2023</b> |
|                                                                                                                   |                                                                                                                                                                 |                                                                                     |                                                                            |                                                           |
|                                                                                                                   |                                                                                                                                                                 |                                                                                     |                                                                            |                                                           |



|                            |
|----------------------------|
| <b>MAP 3B</b>              |
| <b>PROPOSED<br/>ZONING</b> |
| <b>MAY<br/>2023</b>        |



# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** RZ 2304-002 House of Hope

**REQUESTED ACTION:** Staff recommends approval and a favorable recommendation of Ordinance Number O2023-23 subject to approval of O2023-22, 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:**

|                          |                                                                                                           |
|--------------------------|-----------------------------------------------------------------------------------------------------------|
| <b>Case #</b>            | RZ 2304-002 House of Hope                                                                                 |
| <b>Ordinance #</b>       | O2023-23                                                                                                  |
| <b>Applicant</b>         | Mary Starkey                                                                                              |
| <b>Owners</b>            | Coniglio C. John Trustee                                                                                  |
| <b>Property Location</b> | Generally located along CR 126, approximately 0.17 miles east of the intersection of N US 301 and E C 462 |
| <b>Parcel Number(s)</b>  | D29B001                                                                                                   |
| <b>Date</b>              | 5/30/2023                                                                                                 |

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 IN (City) to COM (City) for the parcel listed above on 5.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-001 (O2023-22)

**ANALYSIS:** The applicant proposes the development of a rehabilitation facility consisting of an administration building, lodging building, future warehouse, thrift store, and a future training building to provide temporary counseling services and skills training.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

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

The proposed rezoning to COM is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.f. and policy 1.2.8.g. These policies state that the city shall foster distinctive neighborhoods with a strong sense of place, and the preservation of open space. Surrounding parcels, specifically those to the east, are currently primarily zoned M-1 for light industrial. However, the surrounding area to the southwest and west is composed of a mix of uses, with both R-5 residential and C-3 commercial parcels.

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

The land use pattern of the surrounding area is a mix of residential, commercial, and industrial. The proposed C-3 zoning designation will follow policy 1.2.8.I. which seeks to maintain compatibility with adjacent land uses. As well as policy 1.2.8.a. which states that the city should contribute to a mix of land uses that are compatible with existing communities. The proposed development would conform with the existing land use pattern and would fit within the existing FLUM.

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

**Schools:**

The proposed development is commercial and is not intended to add any new students to the Wildwood school system.

**Potable Water & Sewer:**

There is an existing 10" water main along the railroad tracks to the east of the parcel, as well as a 6" force main. 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 work with City utilities at the site plan stage to connect to City water and sewer.

**Streets:**

The applicant has submitted a traffic statement from Springstead Engineering dated April 06, 2023. Access to the property is proposed from the west side of the parcel, using CR 126, which will be extended to fulfill the needs of the development. The traffic impact statement provided shows 2 a.m. peak hour trips and 2 p.m. peak hour trips, from the proposed development. A full traffic analysis will not be required as the average daily trip does not exceed fifty (50).

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

The applicant (House of Hope) has operated a program to assist at-risk population since 2014. Due to the sale of the original site where they had been leasing, a new campus is needed to return operations to full capacity. The proposed facility will temporarily house at-risk populations while providing work and study programs for effective re-integration into the general populace. The amendment is necessary to allow the applicant to restart their operations and provide these beneficial services to the community.

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

The property will generate approximately four (4) daily trips, so this will not excessively increase traffic. Additionally, the traffic generated does not meet the threshold where a full transportation impact analysis (TIA) would be necessary.

**(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. While 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 M-1 (City)

SOUTH R4C (County) M-1 (City)

EAST M-1 (City)

WEST R4C & CL (County)

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.

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

Shaun Raja,  
Planner I, Development Services Department

**ORDINANCE NO. O2023-23**

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) D29B001**  
**Coniglio C. John Trustee (Owner)**  
**5.56 Acres +/-**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND IN THE WEST ½ OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND LYING WESTERLYLY OF C.S.X. TRANSPORTATION, INC'S WESTERLY RIGHT OF WAY LINE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF AFORESAID SECTION 29, SAID POINT BEING 50.00 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF C.S.X. TRANSPORTATION, INC.'S MAIN LINE TRACK; FROM SAID POINT, RUN S13°15'50"W PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK; 789.24 FEET, TO THE NORTH LINE OF LOT 1, BLOCK A, ORANGE HEIGHTS SUBDIVISION, PLAT BOOK 3, PAGE 25, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE S13°15'50"W PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK, 591.50 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN S89°54'37"W, 264.69 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4, BLOCK D, ORANGE HEIGHTS, AND TO THE CENTERLINE OF MARCIA STREET IN AFORESAID ORANGE HEIGHTS; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID CENTERLINE OF MARCIA STREET; RUN N00°23'55"E., 2.95 FEET; THENCE N13°33'07"E., 199.37 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8, BLOCK B, ORANGE HEIGHTS; THENCE RUN N89°51'23"W., 191.52 FEET ALONG SAID EXTENSION LINE AND SOUTH LINE OF LOTS 8 AND 7, BLOCK B, RESPECTIVELY, TO THE SOUTHWEST CORNER OF AFORESAID LOT 7; THENCE RUN N00°04'32"E., 379.96 FEET ALONG THE WEST LINE OF LOTS 7, 6, 3, AND 2, RESPECTIVELY, BLOCK B, TO THE NORTH LINE OF ORANGE HEIGHTS; THENCE ALONG SAID NORTH LINE OF ORANGE HEIGHTS RUN S89°53'13"E., 544.68 FEET TO THE POINT OF BEGINNING.

**CONTAINING 5.56 ACRES, MORE OR LESS.**

This property is to be reclassified from M-1 (City) to C-3 (City) containing 5.56 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

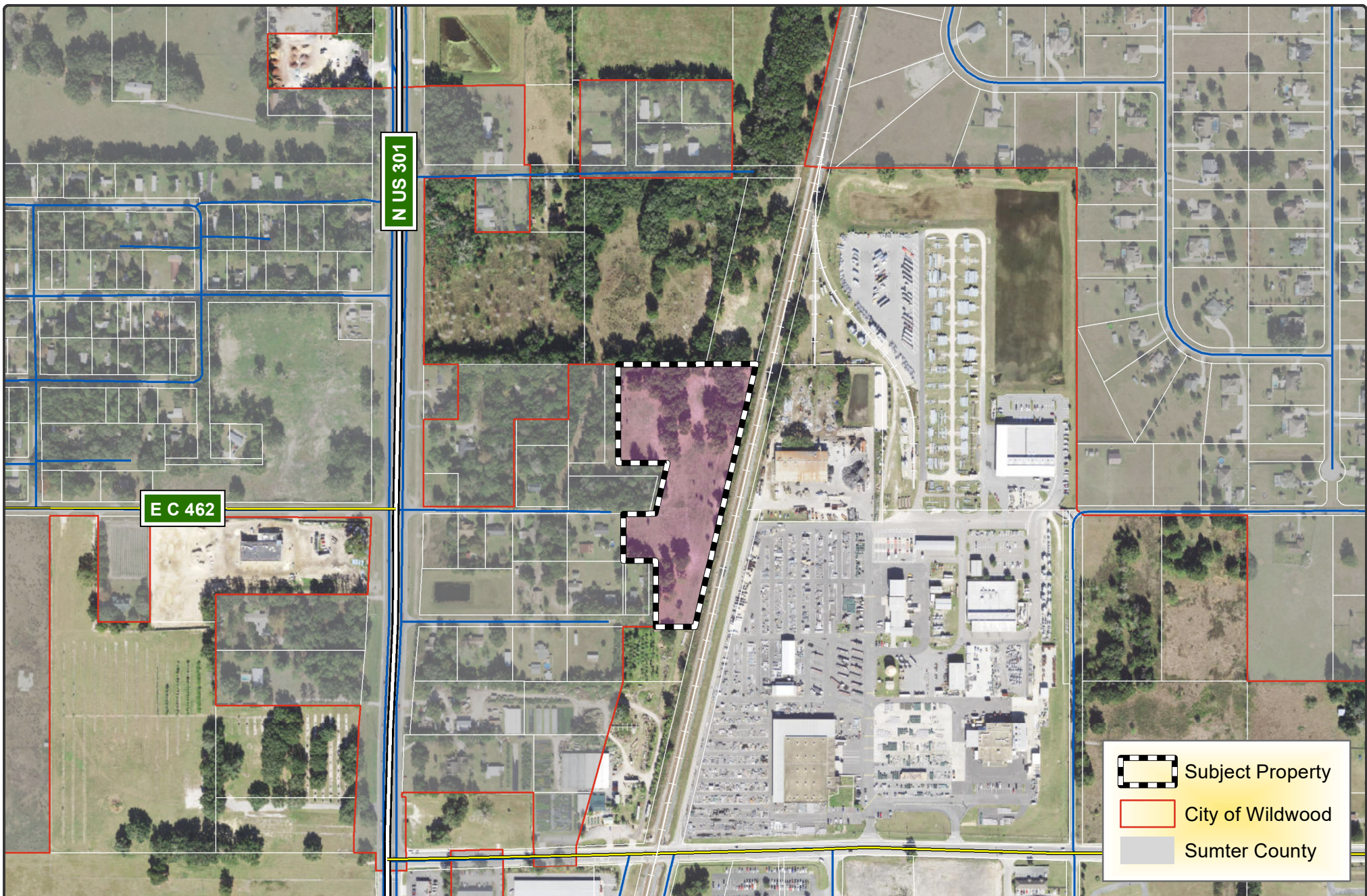
First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Approved as to form:

\_\_\_\_\_  
City Attorney





**CITY OF  
WILDWOOD**

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



**RZ 2304-002**  
**HOUSE OF HOPE**  
PARCEL D29B001

**MAP 1B**

**LOCATION  
MAP**

**MAY  
2023**







**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD**  
**EXECUTIVE SUMMARY**

**SUBJECT:** SP 2108-007 PSL Headquarters

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

CASE NO.: SP 2108-007 PSL Headquarters

PARCEL NUMBER(S): G07-095

ACREAGE: 0.49 +/-

PROPERTY LOCATION: The subject property is generally located east of N. US 301 & E Kentucky Avenue

OWNER: PSL Properties, LLC

APPLICANT: PSL Construction, LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate, for a 3,148 sq. ft. office and storage warehouse.

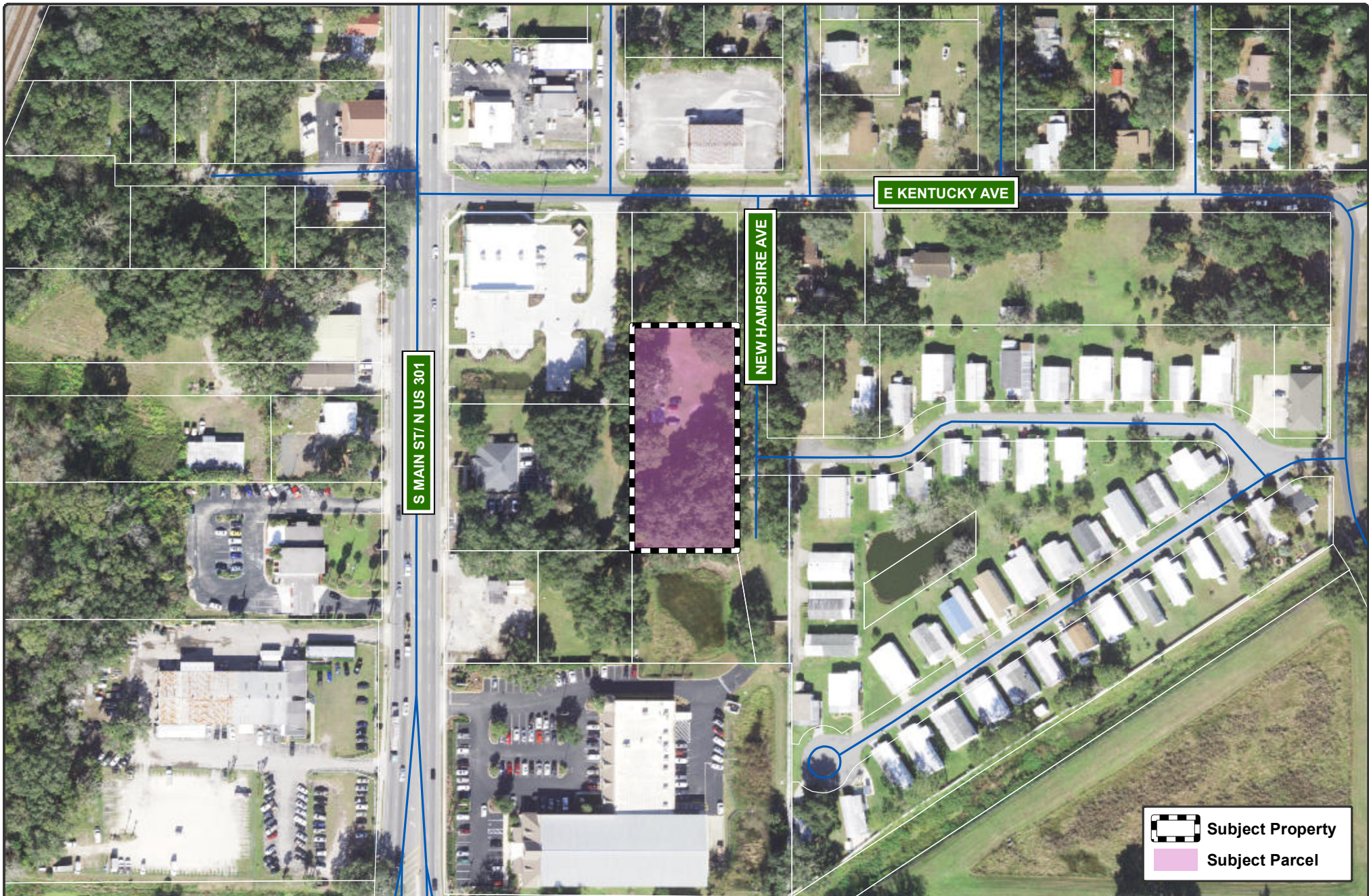
Project SP 2108-007 is in compliance with the Land Development Regulations and Design District Standards.

DATED: 06/02/2023

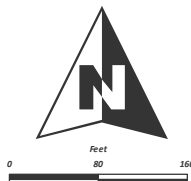


Terri O'Neal  
Planning Manager, Development Services





**CITY OF  
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100 North Main Street  
Wildwood, FL 34785  
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[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



**SP 2108-007**  
**PSL HEADQUARTERS**  
PARCEL G07-095

**MAP 1B**  
**LOCATION**  
**MAP**  
**SEPTEMBER**  
**2021**







# PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)

**REQUESTED ACTION:** Staff recommends approval with the understanding of fire department restrictions.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

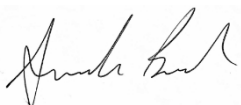
**HISTORY/FACTS/ISSUES:**

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| CASE NUMBER       | SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)                                                                             |
| PARCEL NUMBER     | G05V012                                                                                                                  |
| ACREAGE           | 5.03 +/-                                                                                                                 |
| PROPERTY LOCATION | The property is generally located approximately 0.07 miles north of C 466A and approximately 0.07 miles west of E C 462. |
| OWNER             | Turkey Run, LLC                                                                                                          |
| APPLICANT         | Sunshine Fund Villages, LLC                                                                                              |

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of two, four-story hotel buildings totaling 112,034 SF. The westerly building will contain 92 rooms and the easterly building will contain 124 rooms.

Connection to the proposed Inspiration Drive for secondary ingress/egress is shown on the site plan. The Turkey Run Planned Development Agreement requires the construction of Inspiration Drive upon the development of Lot 3. However, to ensure compliance with NFPA 1141:Table 5.1.1.1(a), Inspiration Drive will need to be constructed prior to the issuance of a certificate of occupancy for the easterly hotel building (Lot 12A).

SP 2201-010 meets the criteria set forth in the Turkey Run Planned Development, Land Development Regulations, and Design District Standards.



DATED: 06/05/2023  
Amanda Bush  
Planner, Development Services





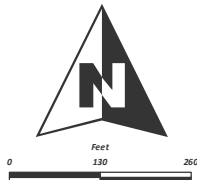


### Legend

-  Subject Property
-  City of Wildwood
-  Sumter County



**CITY OF  
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100 North Main Street  
Wildwood, FL 34785  
Phone: (352) 330-1330  
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**SP 2201-010**  
**HOTEL SITE @ LOT 12 - TURKEY RUN PUD**  
**PARCEL G05V012**

**MAP 1B**  
**LOCATION**  
**MAP**  
**FEBRUARY**  
**2022**





**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD**  
**EXECUTIVE SUMMARY**

**SUBJECT:** SP 2211-001 Trailwinds Village Target

**REQUESTED ACTION:** Project Review Committee recommends approval of the proposed site plan.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

**Case No:** SP 2211-001 Trailwinds Village Target

**Parcel Number(s):** G04LOF-002 & G04LOF-001

**Acreage:** 12.21 +/-

**Property Location:** The subject property is generally located at the intersection of Spanish Harbor Dr and Little Rock Dr, approximately 0.08 miles north of C 466A.

**Owner/Applicant:** Word Family, LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred thirty-six thousand and six hundred eighty-five (136,685) square foot commercial retail building and associated infrastructure improvements, parking, and drive aisles.

SP 2211-001 meets the criteria set forth within the Land Development Regulations and the Design District Standards.

**Project Review Committee recommends approval of SP 2211-001.**



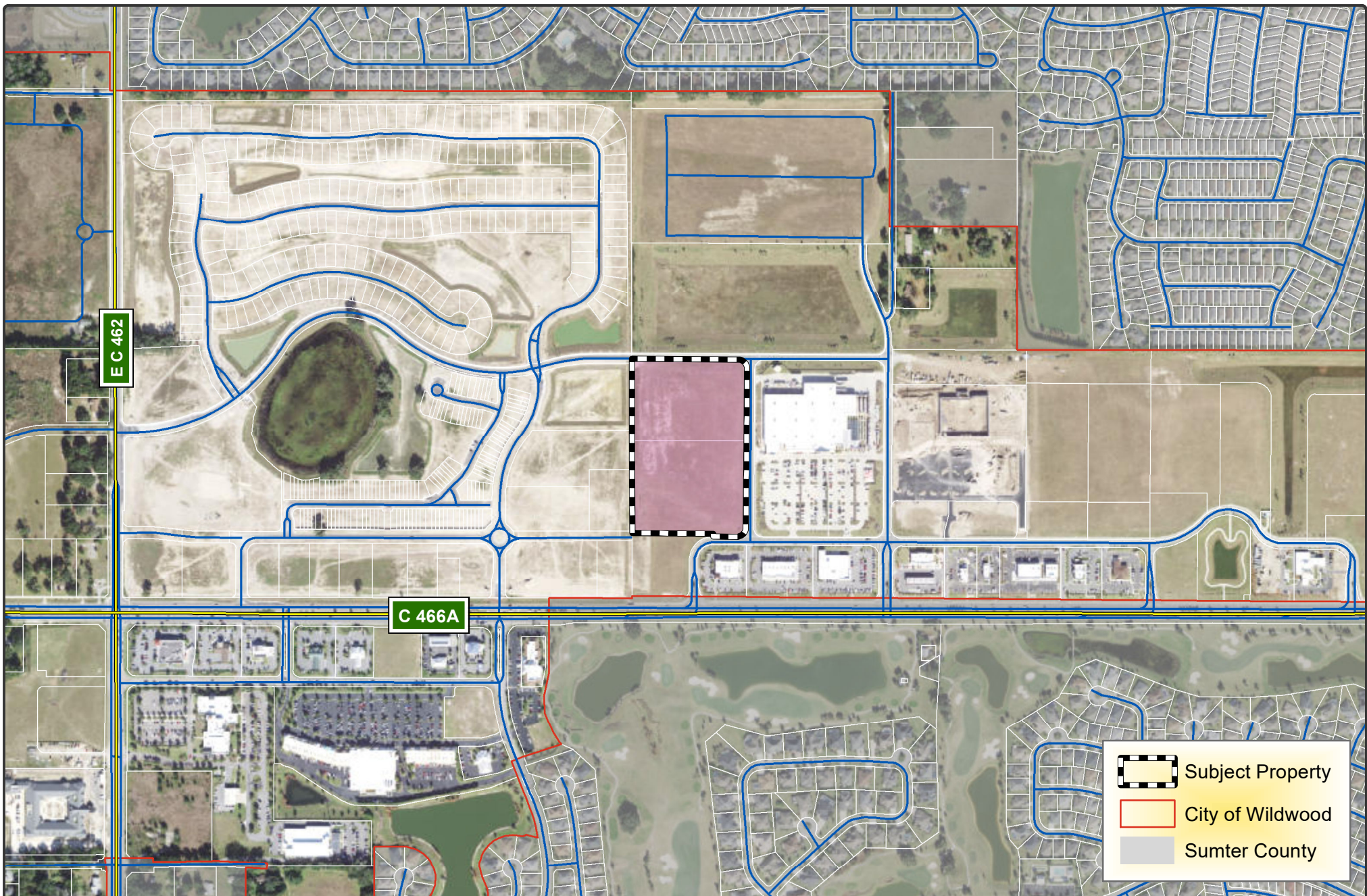
**DATED:** 05/01/2023

Shaun Raja

Planner I, Development Services







|                                                                                                                        |                                                                                                                                                                               |                                                                                                               |                                                                                                         |                                                           |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b></p> <p>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>Feet<br/>0 330 660</p> | <p>SP 2211-001</p> <p><b>TRAILWINDS VILLAGE - TARGET</b></p> <p>PARCELS G04LOF-001 &amp; G04LOF-002</p> | <p>MAP 1B</p> <p>LOCATION<br/>MAP</p> <p>MAY<br/>2023</p> |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|



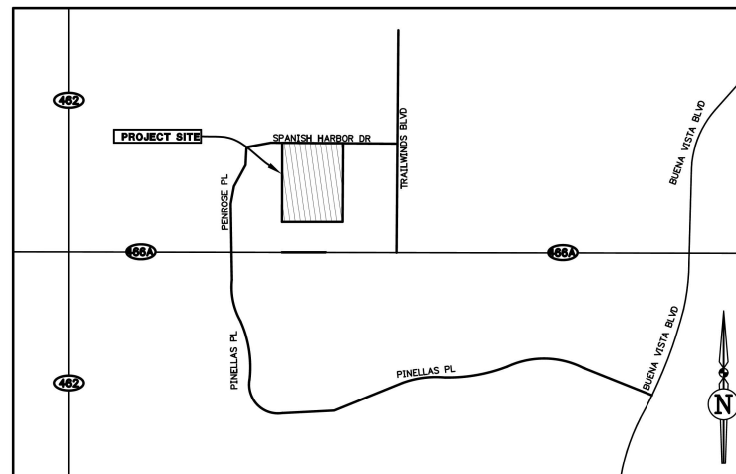
1. PROJECT DESCRIPTION: ADDITION OF 136,000 SF COMMERCIAL RETAIL BUILDING AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS

2. OWNER: WORD FAMILY, LLC  
ADDRESS: 1211 N WESTSHORE BLVD, SUITE 801, TAMPA FL 33607  
PHONE NUMBER: (813) 380-7584  
EMAIL: JHART@CARLCLAYGROUP.COM

3. AUTHORIZED AGENT: LOGAN PETERS, P.E.  
ADDRESS: 3530 NW 43RD ST, GAINESVILLE, FL 32606  
PHONE NUMBER: (352) 375-8999  
EMAIL: LOGAN.PETERS@BPRO.COM

A map of Florida with its counties labeled. An arrow points from the text "LOCATION OF PROJECT" to the Citrus County area, which is shaded in gray. The counties shown include Santa Rosa, Duval, Nassau, Hamilton, Jackson, Holmes, Walton, Leon, Gadsden, Madison, Hamilton, Marion, Baker, Volusia, Brevard, Indian River, St. Johns, Citrus, Hernando, Pasco, Hillsborough, Polk, Osceola, DeSoto, St. Lucie, Martin, Palm Beach, Broward, Dade, Monroe, Lee, Hendry, Collier, and Alachua. Citrus County is shaded in gray.

| STRAILWINDS VILLAGE - TARGET |                                                  |
|------------------------------|--------------------------------------------------|
| SHEET INDEX                  |                                                  |
| SHEET NO.                    | TITLE                                            |
| C0.C                         | COVER SHEET                                      |
| C1.C                         | LEGEND, ABBREVIATIONS, & NOTES                   |
| C1.1                         | STORMWATER POLLUTION PREVENTION PLAN             |
| C1.2                         | STAGING PLAN                                     |
| C1.3                         | EROSION, EROSION, AND SEDIMENTATION CONTROL PLAN |
| C1.4                         | EXISTING SOIL CONDITIONS PLAN                    |
| C2.C                         | MASTER SITE PLAN                                 |
| C2.1                         | BUILDING WALK AROUND PLAN                        |
| C2.2                         | MASTER DRAINAGE PLAN                             |
| C3.1                         | PAVING GRADING & DRAINAGE PLAN - SOUTH           |
| C3.2                         | PAVING GRADING & DRAINAGE PLAN - CENTRAL         |
| C3.3                         | PAVING GRADING & DRAINAGE PLAN - NORTH           |
| C4.C                         | MASTER UTILITY PLAN                              |
| C4.1                         | TRUCK ACCESS AND LOADING DOOR MANUEVER           |
| C4.2                         | TRUCK ACCESS AND LOADING DOOR MANUEVER           |
| C6.C                         | DETAILS AND NOTES                                |
| C6.1                         | DETAILS AND NOTES                                |
| C6.2                         | UTILITY DETAILS AND NOTES                        |
| C6.3                         | UTILITY DETAILS AND NOTES                        |
| C6.4                         | UTILITY DETAILS AND NOTES                        |
| C6.5                         | UTILITY DETAILS AND NOTES                        |
| C001-4141                    | ARCHITECTURAL PLANS                              |
| LS-1 - 10-5                  | LANDSCAPE AND IRRIGATION PLANS                   |
| 101 - 10-5                   | DATA INSTRUMENTS, SURVEY                         |



LOCATION MAP  
T = 1280'

| AGENCY           | PERMIT # | SUBMITTED | STATUS          |
|------------------|----------|-----------|-----------------|
| CITY OF WILDWOOD |          | 3/2/2023  | UNDER REVIEW    |
| S.W.F.W.M.D.     |          |           | TO BE SUBMITTED |
| F.D.E.P.         |          |           | TO BE SUBMITTED |

**LEGAL DESCRIPTION PER TITLE COMMITMENT**

**LEGAL DESCRIPTION FOR TITLE COMMITMENT:**  
PARCELS OF 1 AND 1 OF 2 OF TRAILWINDS VILLAGE REPLAT ONE, ACCORDING TO THE MAPOR PLAT THEREOF RECORDED IN PLAT BOOK 3280, PAGE 326, AND 1 OF 2 OF TRAILWINDS VILLAGE REPLAT TWO, ACCORDING TO THE MAPOR PLAT THEREOF RECORDED IN PLAT BOOK 3280, PAGE 326, BOTH IN SOUTHERN DADE COUNTY, FLORIDA, TOGETHER WITH NONEXCLUSIVE PERPETUAL EASEMENTS (S) OVER AND ACROSS THE COMMON AREAS PURSUANT TO SECTION 2.5; UTILITY EASEMENTS PURSUANT TO SECTION 2.7; ACCESS AREAS EASEMENTS PURSUANT TO SECTION 2.8; AND SIGN EASEMENTS PURSUANT TO SECTION 2.10, OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR TRAILWINDS VILLAGE RECORDED IN OFFICIAL RECORDS BOOK 3280, PAGE 326 AND THE AMENDMENTS THERETO RECORDED IN OFFICIAL RECORDS BOOK 3280, PAGE 358, OFFICIAL RECORDS BOOK 3287, PAGE 485, OFFICIAL RECORDS BOOK 3322, PAGE 242, OFFICIAL RECORDS BOOK 3328, PAGE 281, OFFICIAL RECORDS BOOK 3330, PAGE 281, OFFICIAL RECORDS BOOK 3331, PAGE 281, OFFICIAL RECORDS BOOK 3363, PAGE 102, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, CONTAINING 12.321 ACRES MORE OR LESS.

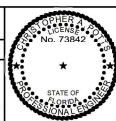
[illegible]

**Christopher A Potts**  
 29100 International Pkwy, Suite 100  
 Jacksonville, Florida 32226  
 (904) 426-1111  
 Email: cpotts@cpotts.com  
 Date: 2023-03-22 14:08:45 -0500

|               |                                                                       |
|---------------|-----------------------------------------------------------------------|
| DEER<br>CORD: | <b>CHRISTOPHER A. POTTS, P.E.</b><br><b>FLORIDA LICENSE NO. 73842</b> |
|---------------|-----------------------------------------------------------------------|

THIS DOCUMENT HAS BEEN ELECTRONICALLY  
 SIGNED AND SEALED BY CHRISTOPHER A. POTTS, P.E.  
 ON MARCH 22, 2023 USING A DIGITAL SIGNATURE.

UNTESTED COPIES OF THIS DOCUMENT ARE NOT  
 RECOMMENDED. THE DOCUMENT MUST BE  
 REPRODUCED AS SIGNED AND SEALED, AND THE SIGNATURE  
 MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



**JBP<sup>ro</sup>**  
CIVIL ENGINEERING | LAND PLANNING  
SURVEYING | CONSTRUCTION SERVICES

3530 NW 43rd Street | Gainesville, Florida 32606  
4420 US-1 S, Suite 1 | St. Augustine, Florida 32086

Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999  
Toll Free: (844) Go-JBPro | E-mail: [contact@jbpro.com](mailto:contact@jbpro.com)

SHEET TITLE:

BARCLAY GROUP  
WILDWOOD, FLORIDA

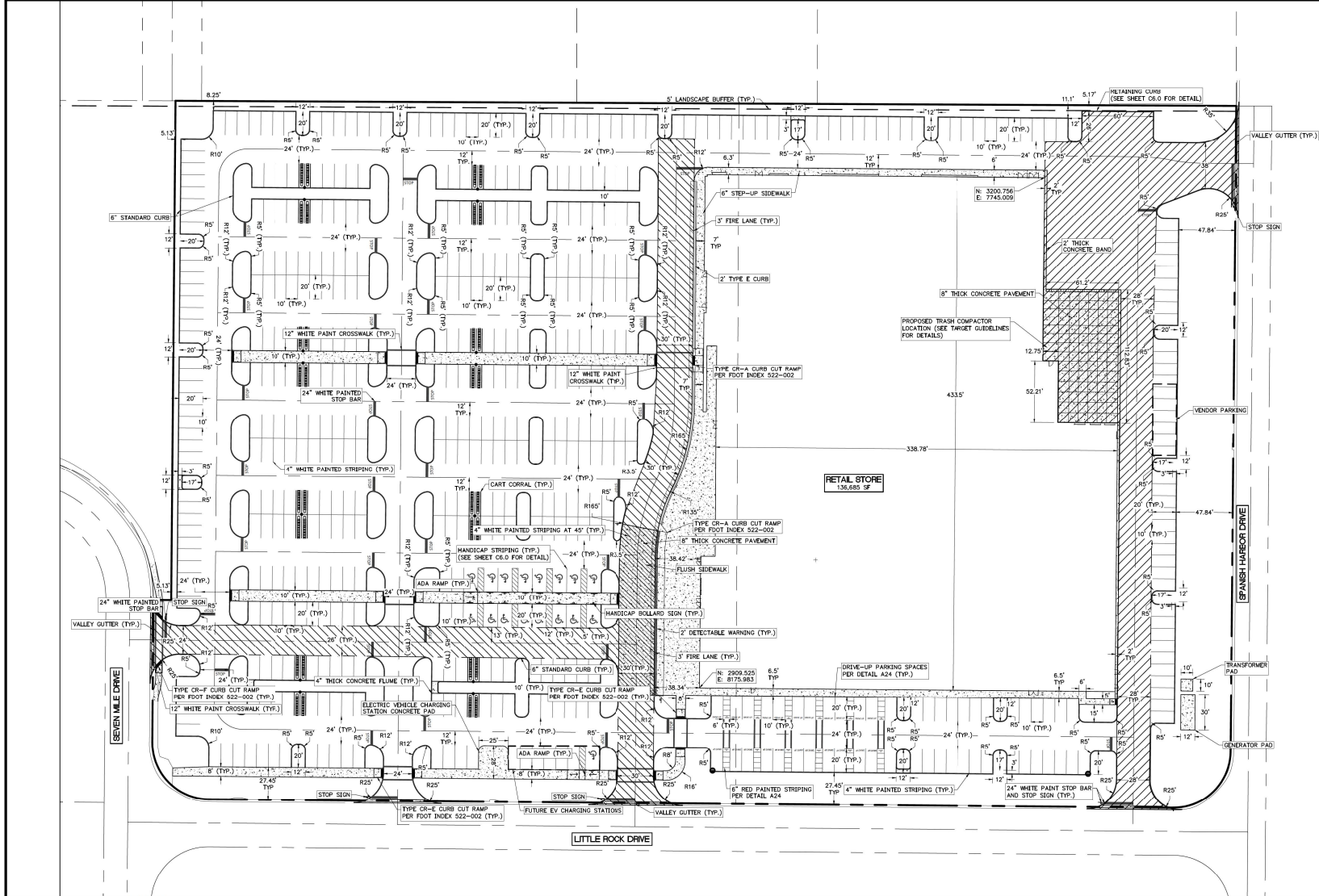
COVER SHEET

PROJECT: TRAILWINDS VILLAGE - TARGET

DATE: **MARCH 2023**

PROJECT NO:  
**450-22-04**

SHEET NO:  
**C0.0**



#### DIMENSION NOTES

1. THE PROPOSED DESIGN IS PARALLEL AND PERPENDICULAR TO THE SPANISH HARBOR DRIVE ROW LINE ALONG THE NORTH SIDE PROPERTY LINE.
2. REFER TO PROJECT BOUNDARY AND TOPOGRAPHIC SURVEYS PREPARED BY SPMS DATED 3/17/2022 FOR MORE DETAILED SURVEY INFORMATION OF THE SUBJECT PARCEL.
3. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT SURVEY AND RECORD DRAWINGS, AND SHALL VERIFY EXISTING SITE CONDITIONS. ANY APPARENT DISCREPANCIES OR ADDITIONAL PERTINENT INFORMATION SHALL BE BROUGHT TO THE PROJECT ENGINEER'S ATTENTION IMMEDIATELY.
4. ALL DIMENSIONS AND RADII SHOWN ARE DIMENSIONED TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS OTHERWISE SPECIFIED.

#### STRIPING NOTES

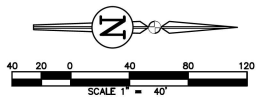
1. PARKING LOT STRIPING SHALL BE TRAFFIC PAINT CONFORMING TO FOOT INDEX NO. 711-001.
2. ALL STRIPING SHALL BE IN ACCORDANCE WITH FOOT INDEX NO. 711-001.
3. ALL PARKING & STRIPING SHALL MEET THE LATEST FLORIDA HANDICAP ACCESSIBILITY CODE & THE LATEST FOOT AND MUTCO STANDARDS. SEE DETAIL SHEET FOR HANDICAP STRIPING DETAIL.

#### CONCRETE JOINTING NOTES

1. 6" THICK CONCRETE SHALL REQUIRE 10'X10' JOINT CONTROL.
2. SAW CUT DEPTH OF 2" IS RECOMMENDED.

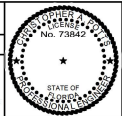
#### LEGEND

- HEAVY DUTY PAVEMENT SECTION
- CONCRETE PAVEMENT SECTION



| REVISIONS |      |             |      |
|-----------|------|-------------|------|
| NO.       | DATE | DESCRIPTION | DRWN |
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|                                                                                                                                          |                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|
| ENGINEER<br>OF RECORD                                                                                                                    | CHRISTOPHER A. POTTS, P.E.<br>FLORIDA LICENSE NO. 73842 |
| THIS DOCUMENT HAS BEEN ELECTRONICALLY<br>SIGNED AND SEALED BY CHRISTOPHER A. POTTS, PE<br>ON MARCH 22, 2023 USING A DIGITAL SIGNATURE.   |                                                         |
| PRINTED COPIES OF THIS DOCUMENT ARE NOT<br>CONSIDERED SIGNED AND SEALED, AND THE SIGNATURE<br>MUST BE VERIFIED ON ANY ELECTRONIC COPIES. |                                                         |



**JBPro**  
CIVIL ENGINEERING | LAND PLANNING  
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4420 US-1 S, Suite 1 | St. Augustine, Florida 32086  
Gainesville: (352) 375-8999 | St. Augustine: (904) 789-8999  
Toll Free: (844) Go-JBPro | E-mail: contact@jbpro.com

|                                                      |                                                    |                                  |
|------------------------------------------------------|----------------------------------------------------|----------------------------------|
| SHEET TITLE:<br><b>MASTER SITE PLAN</b>              |                                                    | DATE:<br><b>MARCH 2023</b>       |
| CLIENT:<br><b>BARCLAY GROUP<br/>WILWOOD, FLORIDA</b> | PROJECT:<br><b>TRAILWINDS VILLAGE -<br/>TARGET</b> | PROJECT NO.:<br><b>450-22-04</b> |
|                                                      |                                                    | SHEET NO.:<br><b>C2.0</b>        |

**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD**  
**EXECUTIVE SUMMARY**

**SUBJECT:** SP 2211-007 Livano Wildwood

**REQUESTED ACTION:** Project Review Committee recommends approval of the proposed site plan, contingent upon the resolution of outstanding utility comment.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

**Case No:** SP 2211-007 Livano Wildwood

**Parcel Number(s):** D08F003 & D08F005

**Acreage:** 21.31 +/-

**Property Location:** The subject property is generally located along Bellwether Lane, approximately 0.29 miles east of CR 103.

**Owner/Applicant:** Oxford Land LLC and Sumter Retirement Cottages LLC

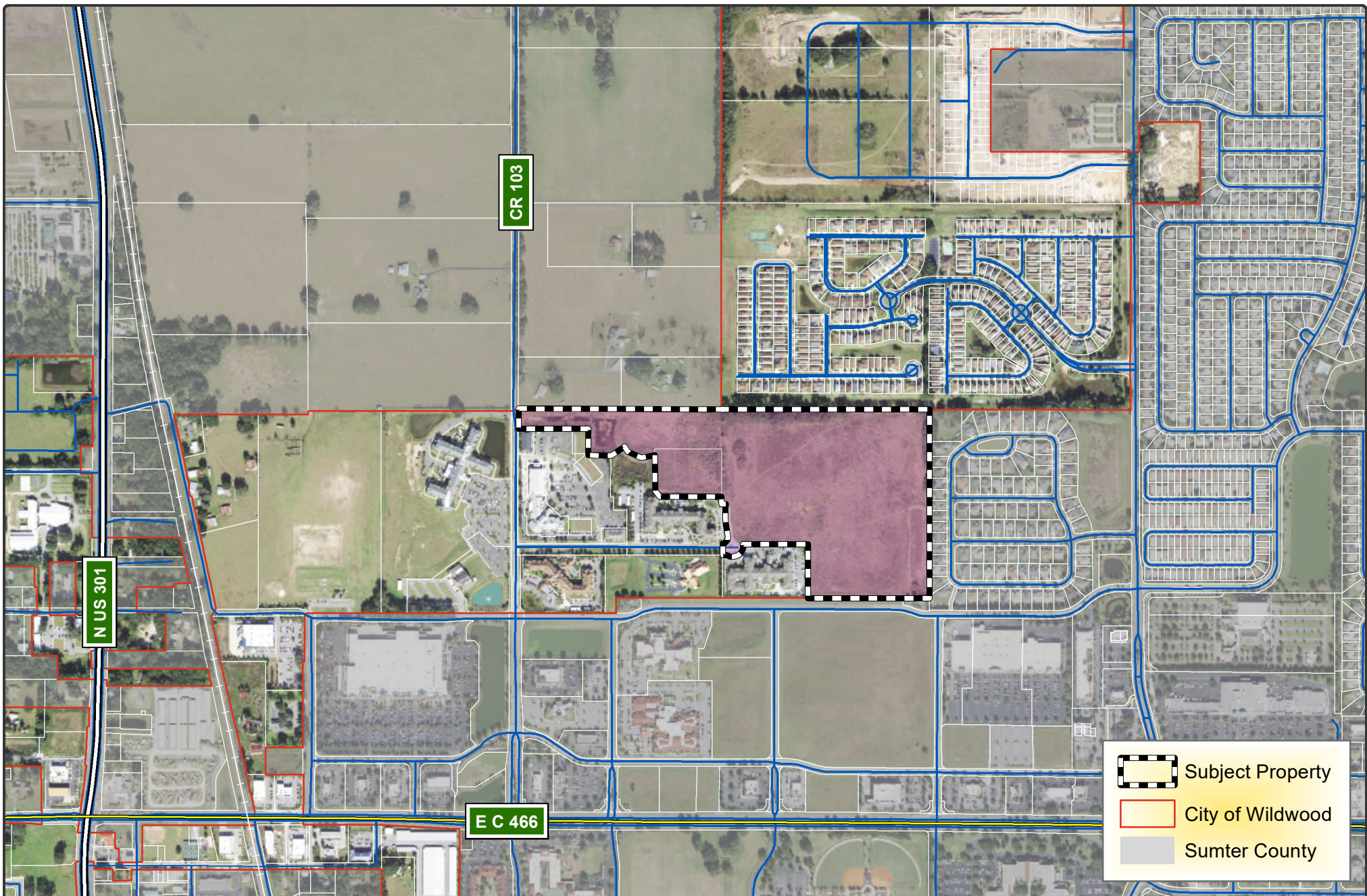
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for 248 residential units (5 four-story multi-family buildings), a six thousand three hundred fifty-seven square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles.

SP 2211-007 meets the criteria set forth within the Land Development Regulations and the Design District Standards.

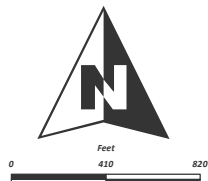


DATED: 05/01/2023  
Shaun Raja  
Planner I, Development Services





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



**SP 2211-007**  
**LIVANO - WILDWOOD**  
PARCELS D08F003 & D08F005

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAY**  
**2023**



GENERAL CONSTRUCTION NOTES

1. ALL ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988.
2. LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, & OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES & OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, & NOTIFY ENGINEER OF DISCREPANCIES.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AROUNDING EXISTING UTILITIES, & SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. IN ADVANCE OF CONSTRUCTION, BY CALLING "SURFSEARCH" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTRACTING ALL UTILITIES NOT INCLUDED IN THE "SURFSEARCH" PROGRAM.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE & TESTED OR INSPECTED PRIOR TO PAVEMENT & STRUCTURE CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT & INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, & SCHEDULE INSPECTIONS ACCORDING TO CITY OF WILMWOOD & SUMTER COUNTY REQUIREMENTS & CODES.
7. ALL SPECIFICATIONS & DOCUMENTS REFERENCED BY THE PLANS & PERMITS SHALL BE OF LATEST REVISIONS &/OR LATEST EDITION.
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS & ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST & MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL, BEFORE INSTALLATION, MAY RESULT IN REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED & APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTING TO THE OWNER'S ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER & APPROPRIATE AGENCIES, & PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS. THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, & OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT & WILL BE SUBJECT TO REMOVAL & REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP & BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY ASTM 1-99.
12. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
13. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHERWISE INDICATED ON STRUCTURE PLANS.
14. ALL PRIVATE & PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR & OWNER.
15. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. TO SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS: AN ON-SITE INSPECTION BY THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE EXTERIOR CONSTRUCTION.
16. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOGRAPH OF ALL COMPACTION RESULTS & ASPHALT RESULTS. THE SOILS ENGINEER IS TO SUBMIT TO THE ENGINEER A RECORD IN WRITING, THAT ALL TESTING REQUIREMENTS REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, & THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS AS REQUIRED BY THE SHOP DRAWINGS & PERMITS HAVE BEEN SATISFIED.
17. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
18. THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS & BORINGS PRIOR TO BIDDING THE PROJECT & PRIOR TO COMMENCING CONSTRUCTION.
19. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS & PERMITS AT THE CONSTRUCTION SITE AT ALL TIMES.
20. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS & METHODS FOR CONSTRUCTION SITE SAFETY.
21. CONSTRUCTION & MATERIALS SHALL BE IN ACCORDANCE WITH LOCAL STANDARDS & SPECIFICATIONS. PLANS ARE IN ACCORDANCE WITH LOCAL MINIMUM DRAWING & SUBMITTAL REQUIREMENTS FOR POTABLE WATER, WASTEWATER, & RECLAIMED WATER PROJECTS. STATE PLANS COORDINATED (FEET) WILL BE SUPPLIED FOR THE PROJECT.
22. TWO (2) WEEKS PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR WILL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CITY OF WILMWOOD DEVELOPMENT SERVICES DEPARTMENT AND PRIOR TO ANY MATERIALS BEING DELIVERED ON-SITE.

GENERAL SAFETY NOTES

1. DURING THE CONSTRUCTION &/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL & SAFETY OF THE TRAVELING PUBLIC & THE SAFETY OF HIS EMPLOYEES.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL & SAFE PRACTICES FOR STREET & UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, & REMOVAL OF ALL TRAFFIC CONTROL DEVICES, TRAFFIC SIGNALS, & BARRIERS NECESSARY TO PROTECT THE PUBLIC & WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
3. ALL TRAFFIC CONTROL MEASURES & DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER & THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY & ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY & DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT &/OR ENFORCE SAFETY REGULATIONS.

EROSION & SEDIMENT CONTROL NOTES

1. ALL EROSION & SEDIMENT CONTROL MEASURES & OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO BE MAINTAINED.
2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE & ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES & TO MAKE THE NECESSARY & TO MAKE THE NECESSARY & TO MAKE THE NECESSARY & TO MAKE THE NECESSARY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY.
3. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE & WILL BE RESPONSIBLE FOR THE REMOVAL & REMOVAL OF ALL UNDERGROUND & ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER & REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SO, STONE, ETC., WHICH SHALL BE MAINTAINED & MODIFIED AS REQUIRED DURING THE CONSTRUCTION PROCESS.
4. ALL EROSION & SEDIMENT CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION & MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
5. THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SILTATION CURTAIN) TO PREVENT SILTATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, & EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE A SOIL TRAPPING PREVENTION DEVICE WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER & EXIT THE SITE. IF IN THE OPINION OF THE ENGINEER &/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER &/OR AUTHORITIES.
6. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
7. THERE IS TO BE NO DISCHARGE (E.G. PUMPING, SWEET FLOW, SINK, DITCH ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. A SETTLING POND PLAN MUST BE SUBMITTED & APPROVED BY THE ENGINEER OF RECORD. LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.
8. ALL DISTURBED AREAS WHICH ARE NOT TO BE SEEDS & MULCHED TO FOOT STANDARDS & MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY & ENGINEER OF RECORD. ANY WASHOUTS, REGRADING, RESEEDING, SOILING, & OTHER EROSION WORK REQUIRED WILL BE PERFORMED BY THE CONTRACTOR UNTIL THE SYSTEM IS ACCEPTED BY THE OWNER, REGULATORY AGENCY, & ENGINEER OF RECORD.
10. ALL SOILING, SEEDING & MULCHING SHALL INCLUDE WATERING & FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED & ACCEPTED BY THE OWNER.

PAVING, GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE & WILL PROVIDE BRACING, SHEETING, OR SHIELDING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE & APPURTENANCES ARE BEING PLACED. DRAINERS SHALL BE USED AS REQUIRED.
2. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
3. THE CONTRACTOR IS TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE & ANY STRUCTURE.
4. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE 'AVERAGE' ELEVATION & THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES. SEE 'EXTRA BASE FOR CROSS CULVERTS' UNDER FLEXIBLE PAVEMENT DETAIL.
5. ALL STORM DRAINAGE PIPE (DESIGNATED AS "SO" ON PLANS) SHALL BE REINFORCED CONCRETE CLASS IN (ASTM C-76), CORRUGATED HOPE (ADS PIPE N-12, OR APPROVED EQUAL.
6. PVC STORM PIPE, 12" & SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
7. PIPE LENGTHS SHOWN ARE APPROXIMATE & ARE MEASURED TO END OF PIPE.
8. ALL DRAINAGE STRUCTURES & COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR & CAPABLE OF WITHSTANDING H-20 LOADINGS.
9. MATERIALS & CONSTRUCTION METHODS FOR STREETS & STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS & BRIDGE CONSTRUCTION.
10. THE CONTRACTOR SHALL PROVIDE FIELD NOTES MARKED ON AN APPROVED SET OF CONSTRUCTION PLANS TO OWNER'S ENGINEER WITH SUFFICIENT LEGIBLE NOTES TO PREPARE RECORD DRAWINGS ACCORDING TO LOCAL MINIMUM RECORD DRAWING STANDARDS.
11. ROOF DRAIN PIPES SHALL BE PVC(SCH 40), OR CORRUGATED HOPE (ADS N-12, OR APPROVED EQUAL) AS INDICATED ON THE PLAN.

PAVING, GRADING & DRAINAGE TESTING & INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPES SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL TESTING REQUIRED BY THE CONSTRUCTION PLANS WITH THE SOILS ENGINEER. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER SHALL SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

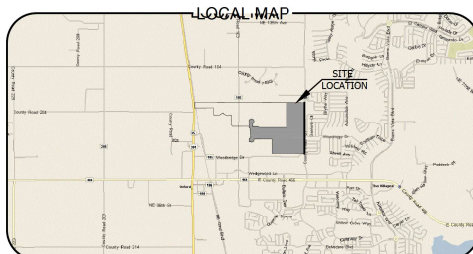
# CONSTRUCTION PLANS for LIVANO WILDWOOD A RESIDENTIAL DEVELOPMENT

ADDRESS: UNASSIGNED LOCATION, OXFORD, FLORIDA  
SECTION 24, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
SUMTER COUNTY, FLORIDA  
PID: D08F003, D08F005

A DEVELOPMENT BY

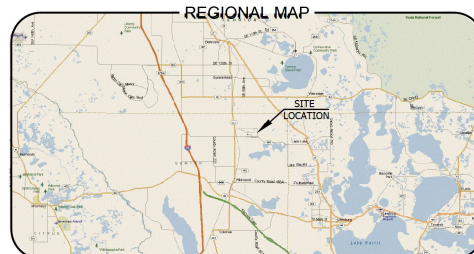
## LIV DEVELOPMENT

1150 ASSEMBLY DRIVE, SUITE 350  
TAMPA, FLORIDA 33607  
205-273-1579



SUMTER COUNTY, FLORIDA

SCALE: 1"=1600'



SECTION 08, TOWNSHIP 18 SOUTH, RANGE 23 EAST  
SUMTER COUNTY, FLORIDA

SCALE: 1"=8000'

### PROJECT CONTACTS

#### ENGINEER/OWNER'S AGENT:

MATTHEW J. MORRIS, P.E.  
MORRIS ENGINEERING AND CONSULTING, LLC  
6807 PROFESSIONAL PARKWAY EAST, SUITE B  
SARASOTA, FLORIDA 34230  
941-444-6644  
WWW.MORRISENGINEERING.NET

#### SURVEYOR:

DAVID WILLIAMS, FSM  
BIRMINGHAM SURVEYING, LLC  
213 HOBBS STREET  
TAMPA, FLORIDA 33619  
(813)688-8888  
WWW.GEOPONTOSURVEY.COM

#### OWNERS:

WILMWOOD VILLAGES RESIDENCES, LLC  
2204 LAKESHORE DRIVE, SUITE 400  
BIRMINGHAM, AL 35209  
(813) 494-2447  
TMBL0076.COM

#### APPLICANT INFORMATION:

LIV DEVELOPMENT, LLC  
2204 LAKESHORE DRIVE, SUITE 400  
BIRMINGHAM, AL 35209  
301-484-2840  
JOHN.T.HANDEL@LIVDEV.COM

#### OPERATION AND MAINTENANCE ENTITY:

WILMWOOD VILLAGES RESIDENCES, LLC  
2204 LAKESHORE DRIVE, SUITE 400  
BIRMINGHAM, AL 35209  
301-484-2840  
JOHN.T.HANDEL@LIVDEV.COM

### UTILITIES

#### WATER:

CITY OF WILMWOOD UTILITIES  
100 N. MAIN ST.  
WILMWOOD, FL 34785  
(903) 330-1330

#### SEWER:

CITY OF WILMWOOD UTILITIES  
100 N. MAIN ST.  
WILMWOOD, FL 34785  
(903) 330-1330

#### ELECTRIC:

DUKE ENERGY  
RICK MARINO  
PROJECT ENGINEER  
(903) 425-4529

#### SOLID WASTE:

SCOTT MANAGEMENT  
SCOTT SOUTHWARD  
COMMERCIAL ROUTE MANAGER  
8708 NE 44th DRIVE  
WILMWOOD, FL 34785  
(352) 266-8391 (ssouthward@sm.com)

### INDEX OF SHEETS

| SHEET | TITLE                                                |
|-------|------------------------------------------------------|
| 1     | COVER                                                |
| 2     | AERIAL SITE MAP                                      |
| 3     | EXISTING CONDITIONS / BEST MANAGEMENT PRACTICES PLAN |
| 4     | TRUCK TURNING PLAN                                   |
| 5     | MASTER SITE PLAN                                     |
| 6     | MASTER UTILITY PLAN                                  |
| 7     | MASTER DRAINAGE PLAN                                 |
| 8-10  | SITE PLAN                                            |
| 11-13 | PAVING, GRADING, & DRAINAGE PLAN                     |
| 14    | PLAN & PROFILE KEY                                   |
| 15-23 | PLAN & PROFILES                                      |
| 24    | LIFT STATION - PLAN & PROFILE - DETAILS              |
| 25    | SANITARY SEWER SYSTEM & RE-USE WATER SYSTEM DETAILS  |
| 26    | POTABLE WATER SYSTEM DETAILS                         |
| 27-29 | PAVING, GRADING, & DRAINAGE DETAILS                  |

#### LEGAL DESCRIPTION:

- PARCEL 1:  
LOT 3, OXFORD GREENS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 6, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
- PARCEL 2:  
LOT 5, OXFORD GREENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 29, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

#### CHARACTER AND INTENDED USE STATEMENT

THE PROPOSED PROJECT IS GOING TO BE DEVELOPED INTO AN APARTMENT COMPLEX.

#### STATEMENT OF OWNERSHIP AND UNIFIED CONTROL

THIS PROJECT IS OWNED BY AND WILL BE MAINTAINED BY LIV DEVELOPMENT, ITS SUCCESSORS AND/OR ASSIGNS.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DESIGN OF THIS PROJECT, AS PREPARED UNDER MY PERSONAL DIRECTION AND CONTROL, COMPLIES WITH ALL APPLICABLE STANDARDS, INCLUDING THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS ADOPTED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION PURSUANT TO SUBSECTIONS 335.07(1) AND (4), FLORIDA STATUTES AND THE SARASOTA COUNTY LAND DEVELOPMENT REGULATIONS.

| REQUIRED PERMITS |                        | STATUS |
|------------------|------------------------|--------|
| PERMIT           | SWFWMD ERP             |        |
|                  | SUMTER COUNTY DRIVEWAY |        |
|                  | TREE REMOVAL           |        |
|                  | FDEP POTABLE WATER     |        |
|                  | FDEP SANITARY SEWER    |        |
| NPDES            |                        |        |

| REVIEWS |          | DESCRIPTION                  | BY  |
|---------|----------|------------------------------|-----|
| 01      | 01-26-23 | MISC. REVISIONS PER COMMENTS | SPM |
| 02      | 02-22-23 | MISC. REVISIONS PER COMMENTS | SPM |

PREPARED BY

## MORRIS ENGINEERING AND CONSULTING, LLC

Civil Engineering and Land Development Consulting

6997 Professional Parkway East, Suite B, Sumter, Florida 34240 C.A.28780 941-444-6644 www.morrisengineering.net

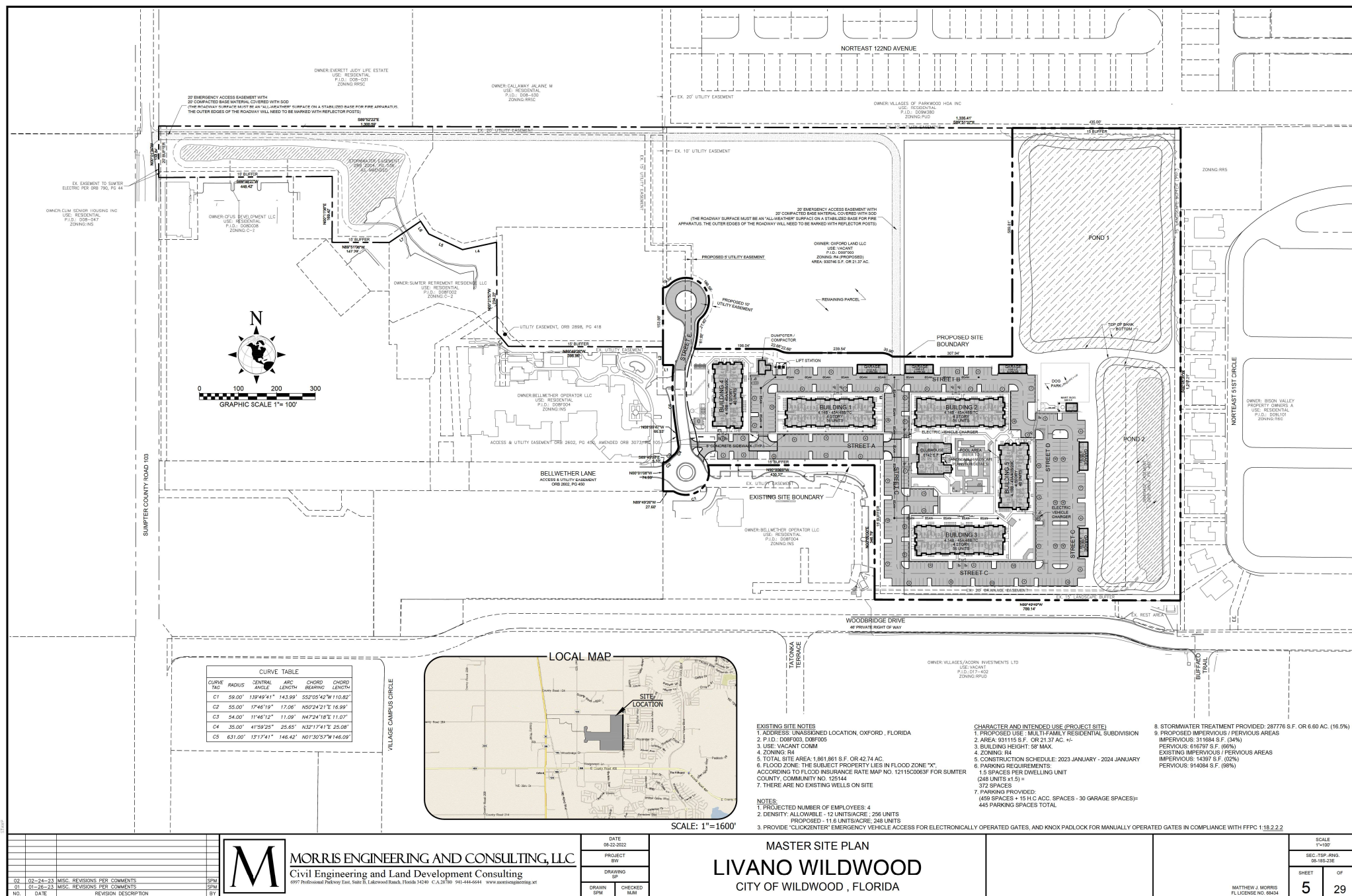


This document has been digitally signed and sealed by Matthew J. Morris, PE, on the date indicated on the seal.

Printed copies of this document are not considered valid and sealed and the signature must be verified on any electronic copy.



Mathew J. Morris  
Digitally signed by Matthew J. Morris  
Date: 2023.04.25  
16:11:23 -0400  
MATTHEW J. MORRIS  
FL LICENSE NO. 68434



**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD**  
**EXECUTIVE SUMMARY**

**SUBJECT:** SP 2212-006 CVC-ASC Lot 9 Oxford Pointe

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| CASE NUMBER       | SP 2212-006 CVC-ASC Lot 9 Oxford Pointe                                                                                                  |
| PARCEL NUMBER(S)  | D18E009                                                                                                                                  |
| ACREAGE           | 2.32 +/-                                                                                                                                 |
| PROPERTY LOCATION | The subject property is generally located at the southwest corner of E C 466 and Milton Lane, approximately 0.17 miles west of N US 301. |
| OWNER             | Oxford Surgery Center Limited Liability Company                                                                                          |
| APPLICANT         | Simon Abbott                                                                                                                             |

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 8,805 sq ft medical facility.

SP 2212-006 meets the criteria set forth in the Land Development Regulations and the Design District Standards.

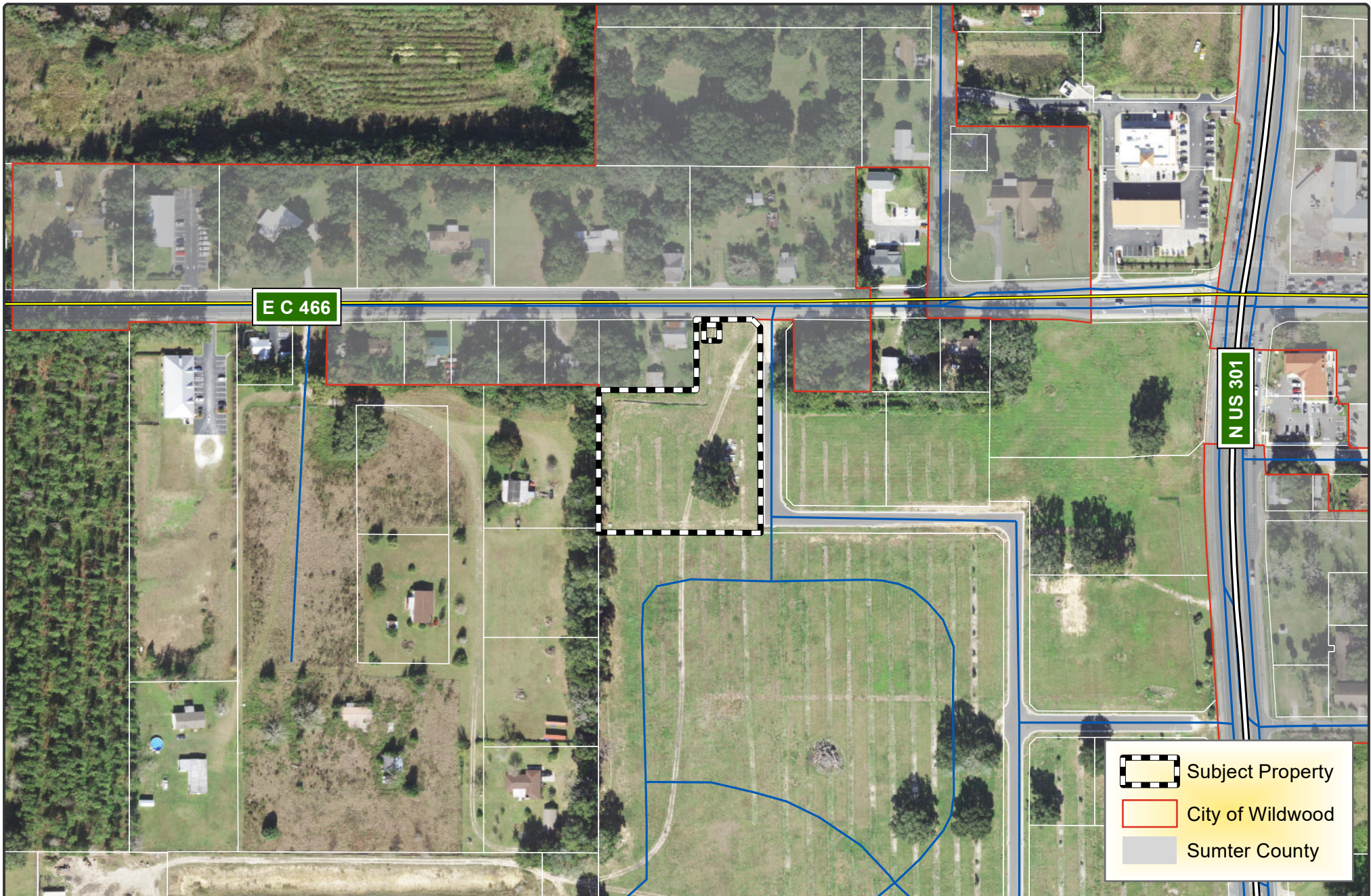


DATED: 06/07/2023

Amanda Bush

Planner, Development Services

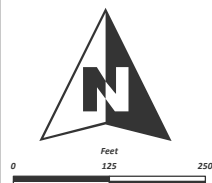




-  Subject Property
-  City of Wildwood
-  Sumter County



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



**SP 2212-006**  
**CVC-ASC**  
**PARCEL D18E009**

**MAP 1B**  
**LOCATION**  
**MAP**  
**FEBRUARY**  
**2023**





**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD**  
**EXECUTIVE SUMMARY**

**SUBJECT:** SP 2301-003 VPSD #46

**REQUESTED ACTION:** Project Review Committee recommends approval of the proposed site plan.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

**Case No:** SP 2301-003 VPSD #46

**Parcel Number(s):** G32-008 & G32-027

**Acreage:** 0.99 +/-

**Property Location:** The subject property is generally located along CR 509 and Warm Springs Ave, approximately 1 mile east of N US 301.

**Owner/Applicant:** Village Center Community Development District

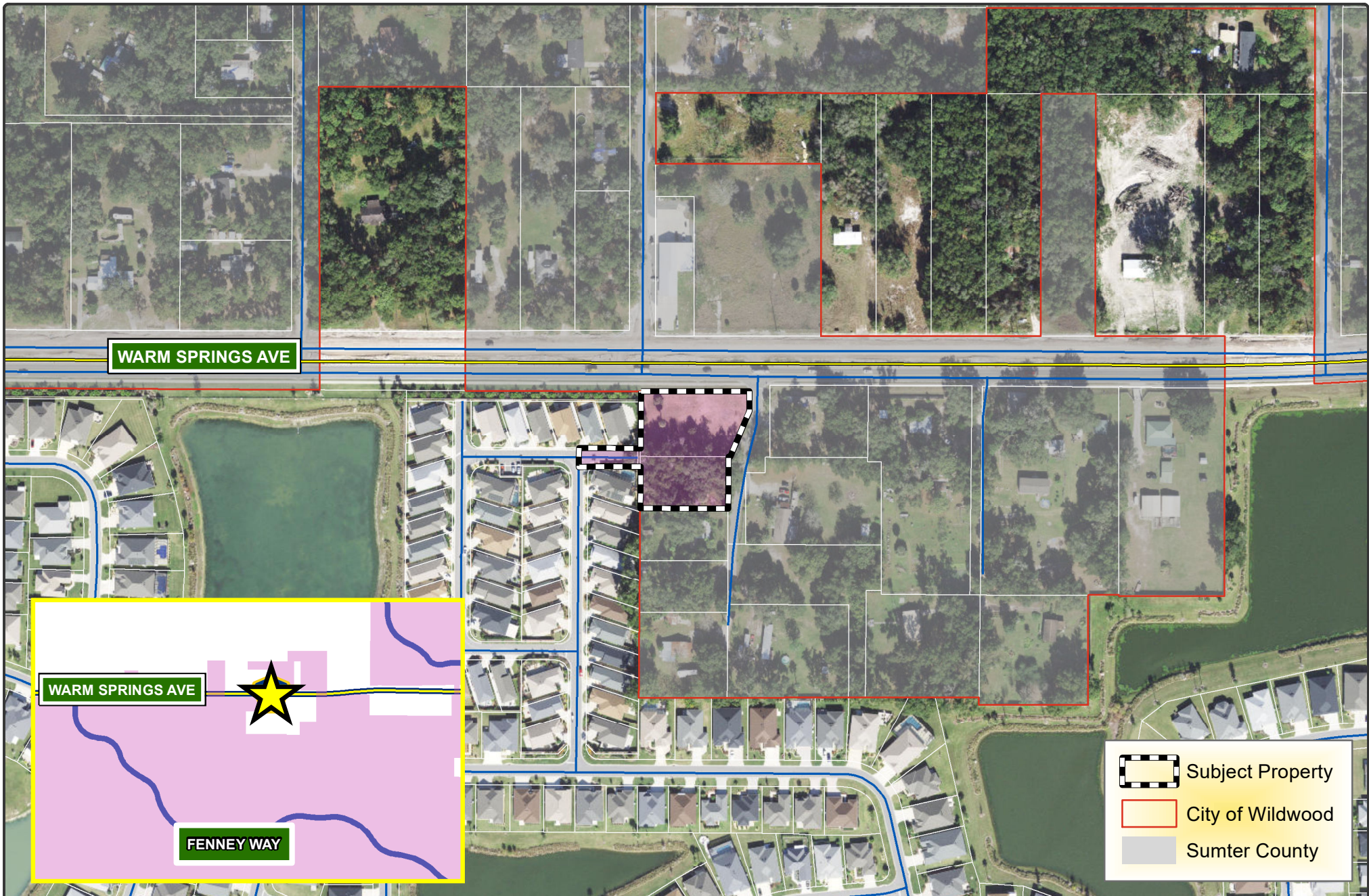
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a nine thousand thirty-six (9,036) square foot public safety building and associated infrastructure improvements, parking, and drive aisles.

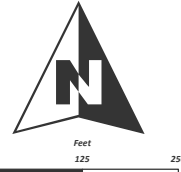
SP 2301-003 meets the criteria set forth within the Land Development Regulations and the Design District Standards.



**DATED:** 05/01/2023  
Shaun Raja  
Planner I, Development Services





|                                                                                                                        |                                                                                                                                                                               |                                                                                                               |                                                                                             |                                                                        |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b></p> <p>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> |  <p>Feet<br/>0 125 250</p> | <p><b>SP 2301-003</b></p> <p><b>VPD #46</b></p> <p><b>PARCELS G32-008 &amp; G32-027</b></p> | <p><b>MAP 1B</b></p> <p><b>LOCATION MAP</b></p> <p><b>MAY 2023</b></p> |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------------------------------|



| AGENCY           | PERMIT #          | SUBMITTED  | STATUS       |
|------------------|-------------------|------------|--------------|
| CITY OF WILDWOOD |                   |            | IN REVIEW    |
| SWFWMD           | ERP# 43032972.107 | 01/10/2023 | UNDER REVIEW |
| FDEP NPDES       |                   |            | UNDER REVIEW |
| FDEP WATER       |                   |            | UNDER REVIEW |
| FDEP SEWER       |                   |            | UNDER REVIEW |



# The Villages®

## Community Development Districts

### MAJOR SITE PLAN FOR VILLAGES PUBLIC SAFETY DEPT. (VPSD) STATION #46

Stephen M.  
campbell

Digitally signed by Stephen  
M. Campbell  
Date: 2023.02.24 09:24:16  
-05'00'

| DATE      | REVISIONS                    | BY  |
|-----------|------------------------------|-----|
| 2/22/2023 | CITY OF WILDWOOD COMMENTS #1 | DMD |
|           |                              |     |
|           |                              |     |
|           |                              |     |

#### LEGAL DESCRIPTION

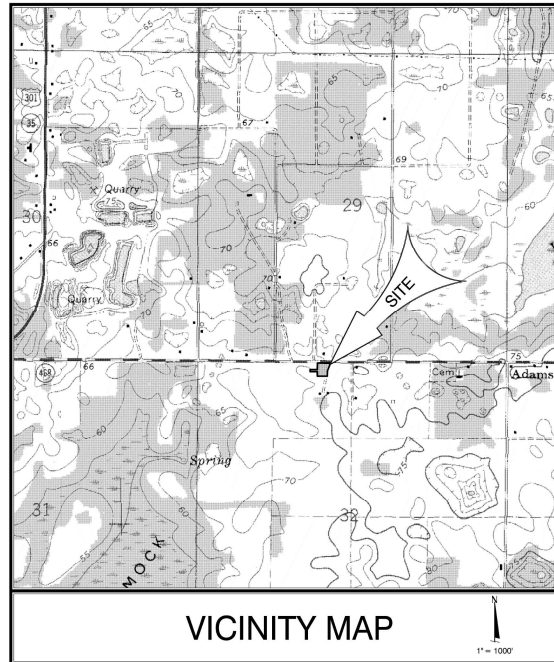
A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "D" OF VILLAGE OF FENNEY BOUGAINVILLE VILLAS AS RECORDED IN PLAT BOOK 16, PAGES 11 & 11A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 89°42'01" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 488 / WARM SPRINGS AVENUE (A 115 FOOT WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 210.00 FEET TO A POINT ON THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3006, PAGE 258 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 07°23'19" WEST, ALONG THE EAST BOUNDARY OF SAID LANDS, A DISTANCE OF 37.91 FEET; THENCE DEPARTING SAID EAST BOUNDARY, RUN SOUTH 27°42'39" WEST, A DISTANCE OF 12.48 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3233, PAGE 314 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE RUN SOUTH 07°23'21" WEST, ALONG THE EAST BOUNDARY OF SAID LANDS, A DISTANCE OF 89.88 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, RUN NORTH 89°36'59" WEST, ALONG THE SOUTH BOUNDARY OF SAID LANDS, A DISTANCE OF 171.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, RUN NORTH 07°23'21" EAST, ALONG THE EAST LINE OF AFOREMENTIONED VILLAGE OF FENNEY BOUGAINVILLE VILLAS AS RECORDED IN PLAT BOOK 16, PAGES 11 & 11A, A DISTANCE OF 87.43 FEET TO THE SOUTHEAST CORNER OF TRACT "P" OF SAID VILLAGE OF FENNEY BOUGAINVILLE VILLAS; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°42'01" WEST, ALONG THE SOUTH LINE OF SAID TRACT "P", THE SOUTH RIGHT-OF-WAY LINE OF REDBUD LANE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 122.48 FEET; THENCE DEPARTING SAID WESTERLY EXTENSION, RUN NORTH 00°17'59" EAST, A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID REDBUD LANE; THENCE RUN SOUTH 89°42'01" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE NORTH LINE OF AFORESAID TRACT "P", A DISTANCE OF 122.53 FEET TO THE NORTHEAST CORNER OF SAID TRACT "P"; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 0°23'21" EAST, ALONG AFORESAID EAST LINE OF VILLAGE OF FENNEY BOUGAINVILLE VILLAS, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1.088 ACRES, MORE OR LESS.

#### NOTE:

THE LEGAL DESCRIPTION PROVIDED HEREON IS FOR PERMITTING AND/OR CONSTRUCTION PURPOSES ONLY AND SHOULD NOT BE USED FOR TRANSFER OF RIGHT, TITLE OR INTEREST.



#### VICINITY MAP

SECTION 32; TOWNSHIP 19 SOUTH; RANGE 23 EAST  
SUMTER COUNTY, FLORIDA  
VERTICAL DATUM - NAVD 1988

#### Sheet List Table

|    |                           |
|----|---------------------------|
| 01 | COVER                     |
| 02 | MASTER DEVELOPMENT PLAN   |
| 03 | DEMOLITION PLAN           |
| 04 | SITE PLAN                 |
| 05 | GRADING PLAN              |
| 06 | DRAINAGE PLAN             |
| 07 | SANITARY SEWER PLAN       |
| 08 | WATER AND IRRIGATION PLAN |
| 09 | SITE DETAILS              |
| 10 | SITE DETAILS (2)          |
| 11 | SITE DETAILS (3)          |
| 12 | UTILITY DETAILS           |
| 13 | EROSION CONTROL PLAN      |

#### NOTES:

1. THE STANDARD DETAILS FOR THIS PROJECT SHALL BE FOUND IN "THE VILLAGES, CONSTRUCTION & DEVELOPMENT MANUAL", DATED JULY 2022, PREPARED BY DUDRIG & ASSOCIATES, OR AS AMENDED BY THESE PLANS.
2. ALL UTILITY CONSTRUCTION SHALL BE TO FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND WILDOOD UTILITY DEPENDENT DISTRICT - SOUTH SUMTER UTILITY (WWUD-SSU) REQUIREMENTS.
3. ALL WATER AND SANITARY SEWER UTILITIES WITHIN UTILITY EASEMENTS SHALL BE OWNED & MAINTAINED BY WWUD-SSU.
4. ALL IRRIGATION UTILITIES SHALL BE OWNED AND MAINTAINED BY WILDOOD UTILITY DEPENDENT DISTRICT - FENNEY WATER CONSERVATION AUTHORITY (WWUD-FWCA).

WATER AND WASTE WATER UTILITIES  
WILDOOD UTILITY DEPENDENT DISTRICT  
SOUTH SUMTER UTILITY (WWUD-SSU)  
884 OLD MILL RUN  
THE VILLAGES, FL 32182  
(352) 751-3939

ELECTRICAL POWER UTILITIES  
DUKE ENERGY  
4359 SE MARICAMP ROAD  
OCALA, FL 34429  
(352) 684-8500

IRRIGATION UTILITIES  
WILDOOD UTILITY DEPENDENT DISTRICT  
FENNEY WATER CONSERVATION AUTHORITY  
(WWUD-FWCA)  
884 OLD MILL RUN  
THE VILLAGES, FL 32182  
(352) 751-3939

SOLID WASTE COLLECTION  
CITY OF WILDWOOD APPROVED FRANCHISE

CABLE TELEVISION/INTERNET  
NEXT LINK COMMUNICATION, LLC  
c/o MCDONOUGH DEVELOPMENT SERVICES  
4450 NE 83RD ROAD  
WILDOOD, FL 34785  
(352) 748-6119

LANDSCAPE ARCHITECT  
MICHAEL PAPE AND ASSOCIATES, P.A.  
2351 S.E. 17TH STREET  
OCALA, FL 34471  
SUZANNE STANGL  
(352) 351-3500

NATURAL GAS UTILITIES  
TECO PEOPLES GAS  
316 SW 33RD AVENUE  
OCALA, FL 34474  
(352) 401-3118

OWNER/DEVELOPER  
VILLAGE CENTER COMMUNITY  
DEVELOPMENT DISTRICT  
884 OLD MILL RUN  
THE VILLAGES, FL 32182  
KENNETH BLOCKER, MANAGER  
(352) 763-4022

ENGINEER  
CLYMER FARNER BARLEY, Inc.  
4450 NE 83RD ROAD  
WILDOOD, FL 34785  
STEPHEN M. CAMPBELL, P.E.  
FL LIC. NO. 83530  
(352) 748-3126

SURVEYOR  
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4450 NE 83RD ROAD  
WILDOOD, FL 34785  
KAYE JAMESON, PSM  
FL REG. NO. 9912  
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Stephen M. Campbell, State of Florida, Professional Engineer, License No. 83530. This item has been electronically signed and sealed by Stephen M. Campbell on the date indicated here using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



**CFB**

CLYMER  
FARNER  
BARLEY

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