



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

September 5, 2023 2:15 PM

City Hall Commission Chamber

100 N Main Street

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. 103, forty-eight (48) hours in advance of the meeting.

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

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

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2307-001 Isaiah 43:19 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) G05-068

The applicant Merideth Nagel of Isaiah 43:19 LLC is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 1.225 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2307-001 (O2023-48). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-49 subject to the approval of O2023-48, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2308-002 Fostlake #2

**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) G22-025

The applicant Fostlake LLC 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 RR5 (County) to RMU (City) for the parcel listed above on 3.76 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2308-002 (O2023-50). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-51 subject to the approval of O2023-50, which establishes a Future Land Use appropriate to the proposed zoning.**

3. SP 2111-005 Leo at Wildwood (FKA Keys at Wildwood II)

Parcels D20-030, D20-117, & D20-118

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 302 multi-family residential units, a 1,456 sq ft fitness center building, a 636 sq ft pool house with pool area, a 1,456 sq ft leasing building, a 585 sq ft maintenance building, and mini park areas on 39.490 acres, MOL. **Staff recommends approval.**

4. SP 2303-014 TDSE Building

Parcel G30E009

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 8,400 sq ft industrial showroom building on 3.0 acres, MOL. **Staff recommends approval.**

5. SP 2304-005 Trailwinds Village - Shoppes III

Parcel G04LCO-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,719 sq ft retail building and a 5,000 sq ft restaurant building consisting of 187 seats on 2.36 acres, MOL. **Staff recommends approval contingent on the resolution of the outstanding comment.**

6. PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan

Parcel D33-045

The applicant is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for the Wildwood Landing Phase 2 Subdivision consisting of 33 single-family residential lots on 7.37 acres, MOL. **Staff recommends approval.**

7. PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan

A portion of parcel D31-007

The applicant is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for 248 multi-family residential lots within the Twisted Oaks Subdivision on 25.202 acres, MOL. **Staff recommends approval.**

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.

September 5, 2023 2:15 PM



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
August 1, 2023 2:15 PM
City Hall Commission Chamber
100 N Main Street

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.

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Regular Meeting July 11, 2023 at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2303-001 Blount Development at Peppertree
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. _

Parcels D30-016, D30-043, D30-083, & D30-097

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1C & A10C (County) to R-2 (City) for the parcels listed above on 23.79 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-001 (O2023-40). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-40 subject to the approval of O2023-39, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2304-004 New Horizon Plaza

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 G18-009

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 M-1 (City) to C-3 (City) for a portion of the parcel listed above on 18.01 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2306-002 (O2023-41). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-42 subject to the approval of O2023-41, which establishes a Future Land Use appropriate to the proposed zoning.**

3. RZ 2305-004 Wildwood Land Company

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) G05C090

The applicant Wildwood Land Company LLC is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 0.53 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-004 (O2023-44) **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-44 subject to the approval**

of O2023-43, which establishes a Future Land Use appropriate to the proposed zoning.

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.

August 1, 2023 2:15 PM

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2307-001 Isaiah 43:19 LLC

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-49 subject to the approval of O2023-48, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2307-001 Isaiah 43:19 LLC
Ordinance #	O2023-49
Applicant	Merideth C. Nagel
Owners	Isaiah 43:19 LLC
Property Location	Generally located 0.04 miles west of the intersection of N Warfield Ave and Cleveland Ave
Parcel Number(s)	G05-068
Date	8/22/2023

The applicant Merideth Nagel of Isaiah 43:19 LLC is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 1.225 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2307-001 (O2023-48)

ANALYSIS: The applicant is proposing a modification to the existing residential structure on the parcel to enable its use as a commercial office.

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

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

The proposed rezoning to CMU is consistent with the proposed Future Land Use Map designation of Central Mixed Use (CMU) 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 are zoned R-3, with a few parcels zoned CMU along Cleveland Ave.

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

The land use pattern of the surrounding area is primarily residential with some Mixed Use. The proposed CMU 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 to 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 will not add new students to the Wildwood school system.

Potable Water & Sewer:

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

Streets:

Access to the site is being proposed via Cleveland Ave, with the applicant's trip statement submitted, with the proposed development estimated to generate around four to six (4-6) total daily trips. A PM peak hour increase of two (2) trips compared to its residential use. Far fewer than the fifty (50) trip threshold required for a full TIA.

(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 primarily Medium-Density residential to a mixture of residential and Central Mixed Use. These changing conditions make the rezoning to CMU 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;

A statement provided by the applicant estimated around four to six (4-6) total daily trips. The proposed modification of the existing site is not expected to create or excessively increase traffic, with the Sumter County Public Works department accepting the provided statement.

(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 R-3 (City)
SOUTH R-3 (City)

EAST R-3 (City)
WEST 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.

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

Shaun Raja
Planner II, Development Services Department

ORDINANCE NO. O2023-49

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) G05-068
Isaiah 43:19 LLC (Owner)
1.225 Acres +/-

LEGAL DESCRIPTION:

Begin at the Northwest corner of the Southwest 1/4 of Section 5, Township 19 South, Range 23 East, Sumter County, Florida; thence run East 186 and 2/3 yards to the Point of Beginning, thence run South 140 yards, East 46-2/3 yards, North 140 yards, West 46-2/3 yards to the Point of Beginning, Sumter County, Florida; LESS AND EXCEPT right of way for as conveyed to the State of Florida in Deed Book 135, Page 189, and Official Records Book 2587, Page 571, of the Public Records of Sumter County, Florida.

This property is to be reclassified from R-3 (City) to CMU (City) containing 1.225 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

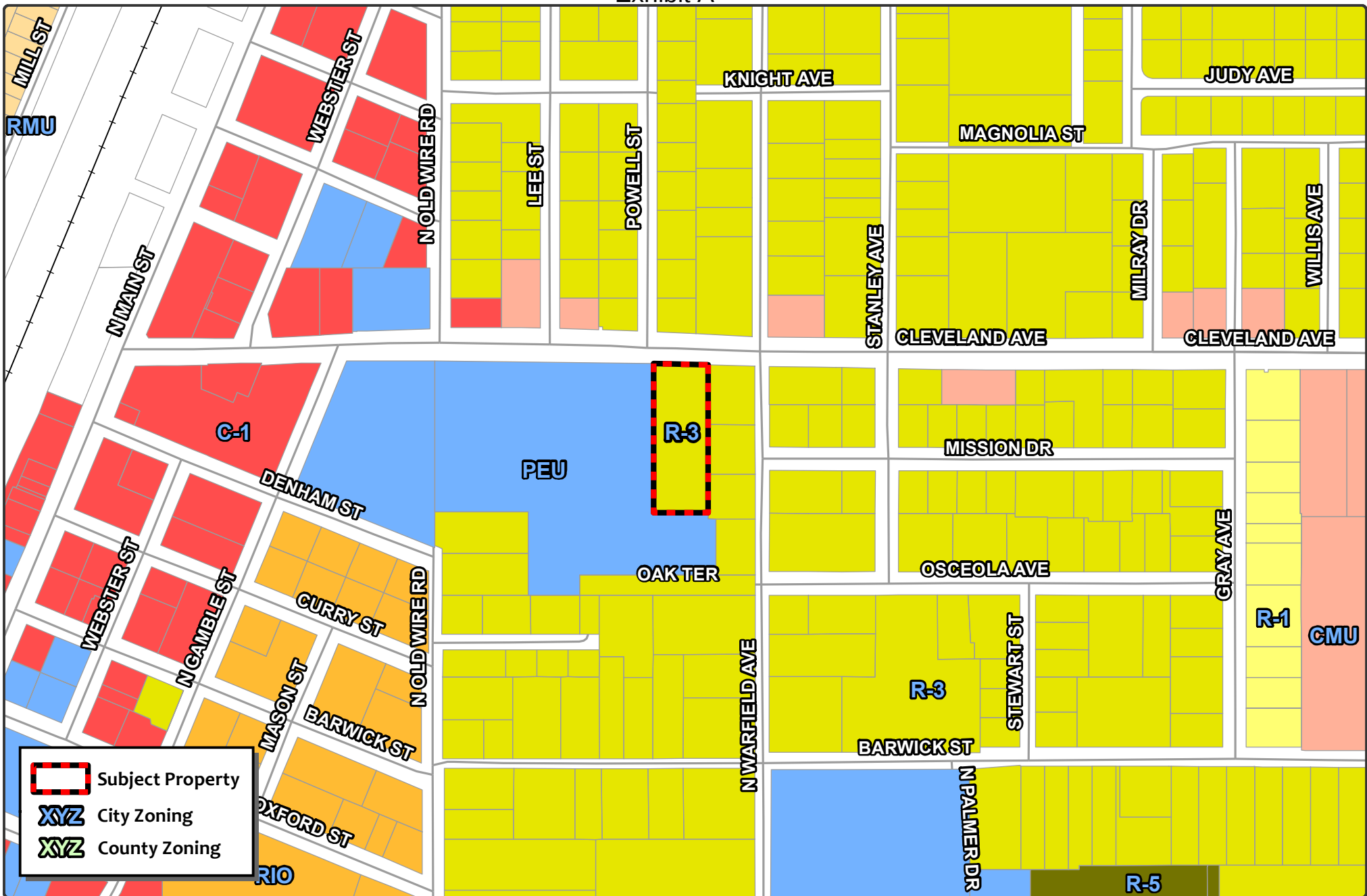
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

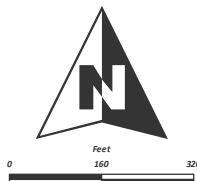
Second Reading: _____

Approved as to form:

City Attorney

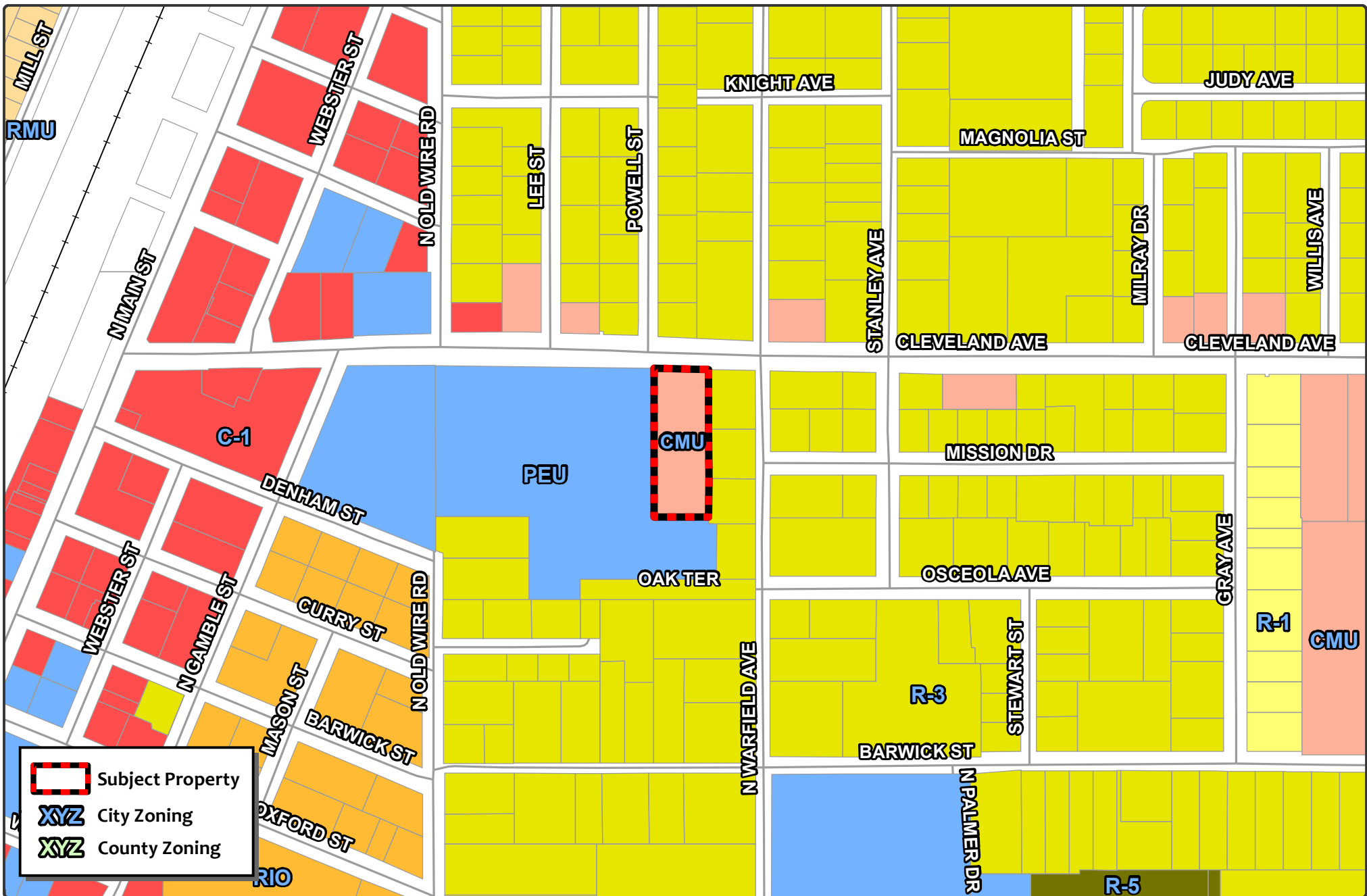


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



CP/RZ 2307-001
ISAIAH 43:19 LLC
PARCEL G05-068

MAP 3A
CURRENT ZONING
AUGUST 2023



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2308-002 Fostlake #2

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-51 subject to the approval of O2023-50, 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 #	CP 2308-002 Fostlake #2
Ordinance #	O2023-51
Applicant	Fostlake LLC
Owners	Jeffrey Van Rider
Property Location	Generally located southwest along CR 148, approximately 0.1 mile southwest of E SR 44, and approximately 1.71 miles north of Warm Springs Ave.
Parcel Number(s)	G22-025
Date	8/25/2023

The applicant Fostlake LLC 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 RR5 (County) to RMU (City) for the parcel listed above on 3.76 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2308-002 (O2023-50)

ANALYSIS: The applicant is proposing a change to the existing residential structure on the parcel to a double-wide mobile home for residential purposes.

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

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

The proposed rezoning to RMU for the parcel is consistent with the proposed Future Land Use Map designation of Residential Mixed Use (CMU) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.g. and policy 1.2.8.i. These policies state that the city shall preserve open space and natural resources, while also maintaining compatibility with adjacent land uses. Surrounding parcels are zoned for rural residential properties, with a mix of RR1, R6M, R2M, and RPUD.

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

The land use pattern of the surrounding area is primarily residential within the county but still

within the Joint Planning Area (JPA). The proposed RMU zoning designation will promote policy 1.3.4.c. as the addition of the mobile home will retain the site's reduced building footprint and impervious surface. This would be in addition to policies 1.3.4.e. and 1.3.4.h. with the proposed development preserving the existing open space and natural lands while limiting negative effects on the natural habitat and current ecosystem. The proposed development would conform to 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 residential development is minor and likely to have a minimal effect on Wildwood Schools.

Potable Water & Sewer:

The subject property is within the utility service boundary according to the 2019 Utility Master Plan. City water and sewer are not currently available to the subject property. The applicant/owner understands that they will need to work with City utilities to connect to City water and sewer whenever it becomes available.

Streets:

Access to the site is proposed via CR 148. A traffic impact statement and/or assessment was waived, with Sumter County accepting that the addition to the parcel is unlikely to have any adverse effects on the surrounding transportation network.

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

Recent developments within the JPA has accelerated voluntary annexations into the city of Wildwood, with the passage of the proposed amendment necessary for the applicant. The applicant is within the Joint Planning Area, and the placement of the double-wide mobile home makes the rezoning to RMU necessary, while remaining in line with the surrounding residential area.

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

The Sumter County Public Works Department has accepted that the addition of a double-wide mobile home to the subject parcel is unlikely to create or otherwise increase to an excessive degree the traffic congestion in this area.

(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 R6M (County)

SOUTH
EAST RPUD (County)
WEST RR1 & R2M (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 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 II, Development Services Department

ORDINANCE NO. O2023-51

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) G22-025
Jeffrey Van Rider (Owner)
3.76 Acres +/-

LEGAL DESCRIPTION:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SEMINOLE AVENUE AND THE WEST LINE OF XENIA AVENUE; RUN THENCE SOUTH 37°47' WEST TO THE INTERSECTION OF THE WEST LINE OF THE EAST 1/2 OF SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST; RUN THENCE NORTH ALONG SAID 1/2 SECTION LINE TO THE SOUTH RIGHT-OF-WAY LINE OF WAICISSA AVENUE; RUN THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF WAICISSA AVENUE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SEMINOLE AVENUE; RUN THENCE SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SEMINOLE AVENUE TO THE POINT OF BEGINNING.

LESS

A PARCEL OF LAND LYING WITHIN SECTION 22, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SEMINOLE AVENUE WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF XENIA AVENUE, AS

SHOWN ON PLAT NO. 2 OF ORANGE HOME, RECORDED IN PLAT BOOK 1, PAGE 113, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF AFORESAID XENIA AVENUE RUN S38°07'05"W A DISTANCE OF 436.00 FEET; THENCE PARALLEL WITH THE SOUTH LINE OF SEMINOLE AVENUE RUN N51°46'37"W A DISTANCE OF 100.00 FEET; THENCE PARALLEL WITH AFORESAID SOUTHERLY EXTENSION OF SAID WESTERLY LINE OF XENIA AVENUE RUN N38°07'05"E A DISTANCE OF 436.00 FEET TO SAID SOUTH LINE OF SEMINOLE AVENUE; THENCE ALONG SAID SOUTH LINE RUN S51°46'37"E A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from RR5 (County) to RMU (City) containing 3.76 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

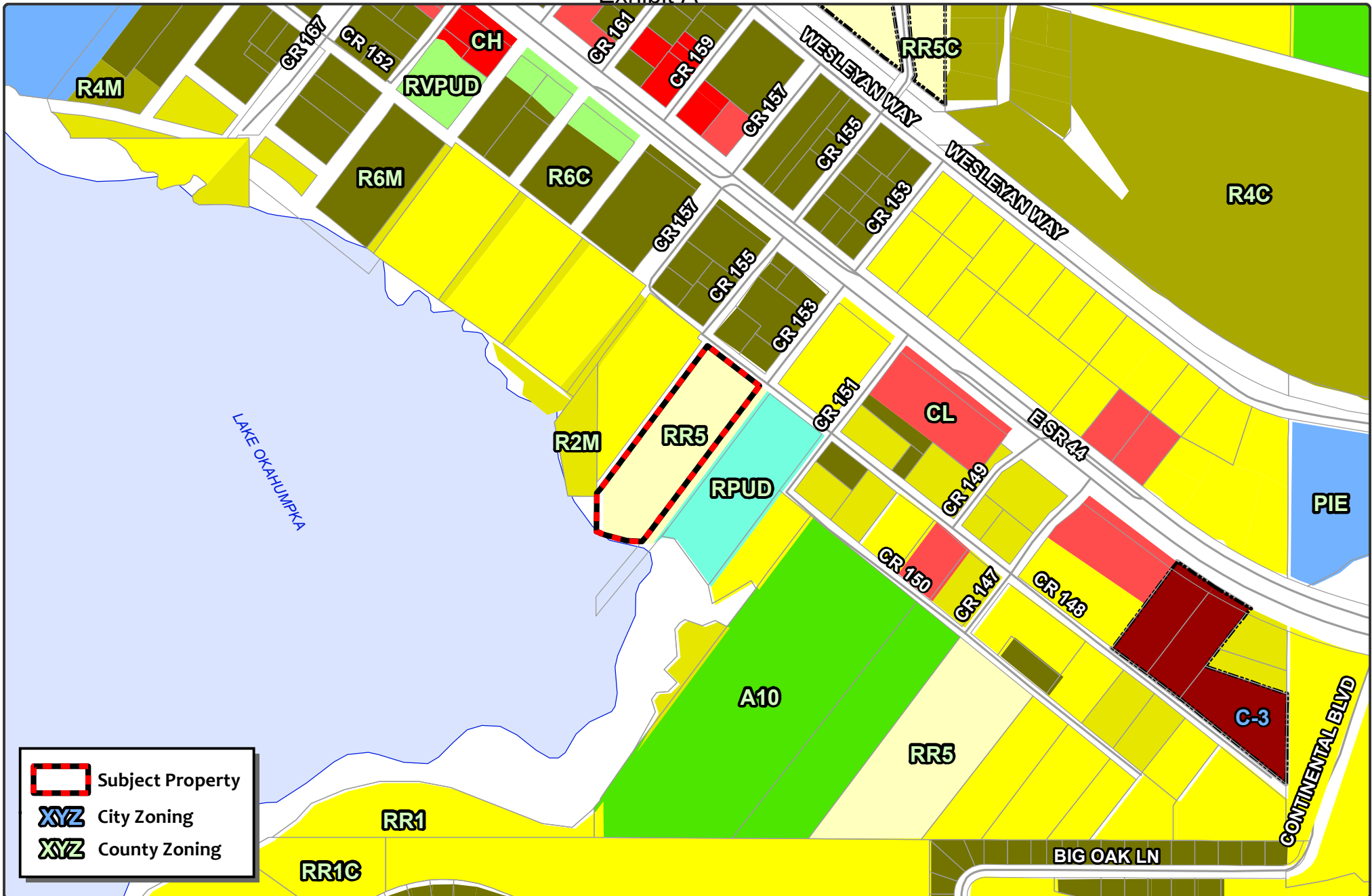
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



Subject Property



City Zoning



County Zoning



CITY OF
WILDWOOD

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



Feet
0 250 500

CP/RZ 2308-002

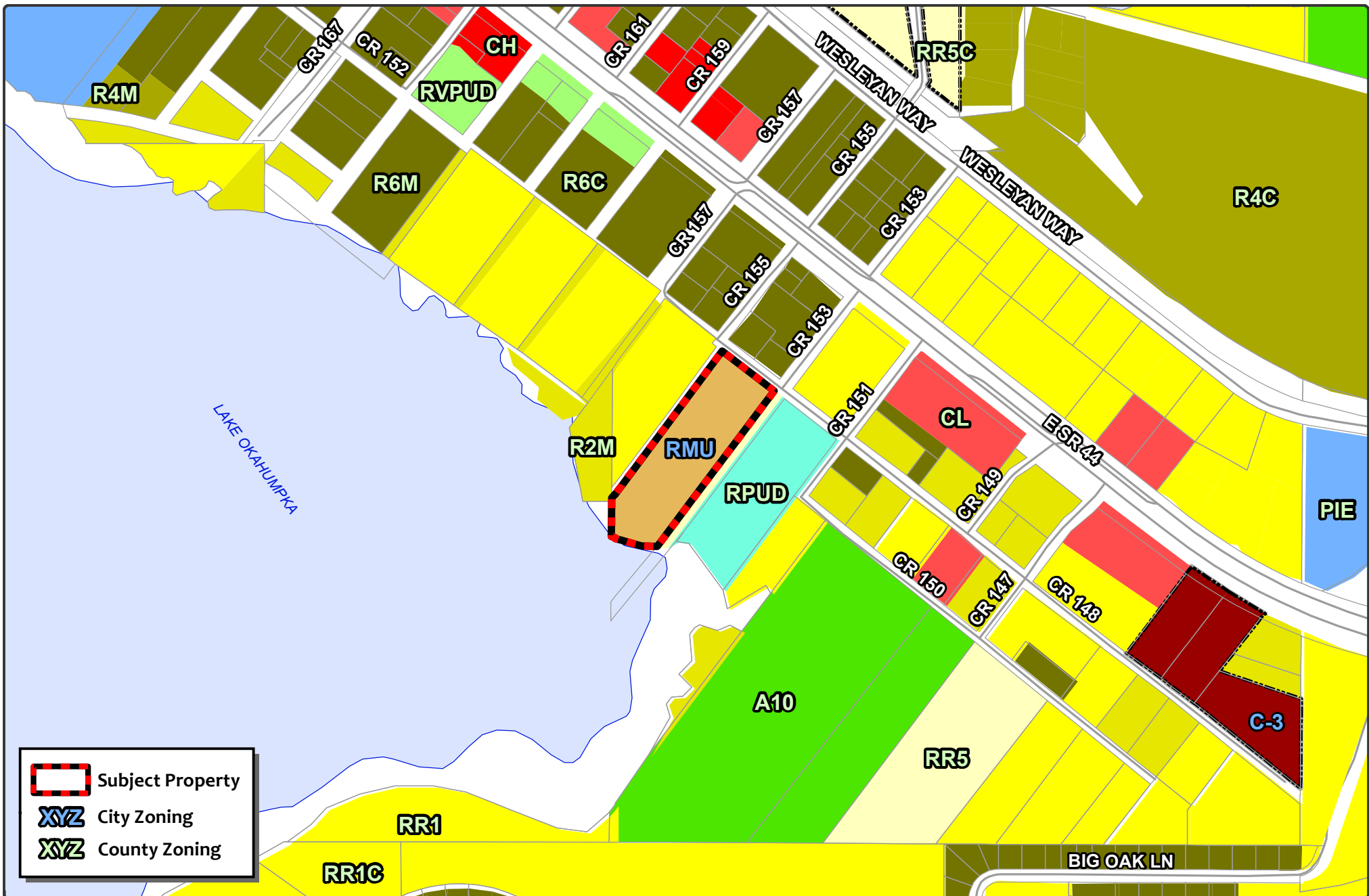
FOSTLAKE #2

PARCEL G22-025

MAP 3A

CURRENT
ZONING

AUGUST
2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP/RZ 2308-002 FOSTLAKE #2 PARCEL G22-025	MAP 3B PROPOSED ZONING AUGUST 2023
---	---	---	--	---

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2111-005 Leo at Wildwood (FKA Keys at Wildwood II)

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

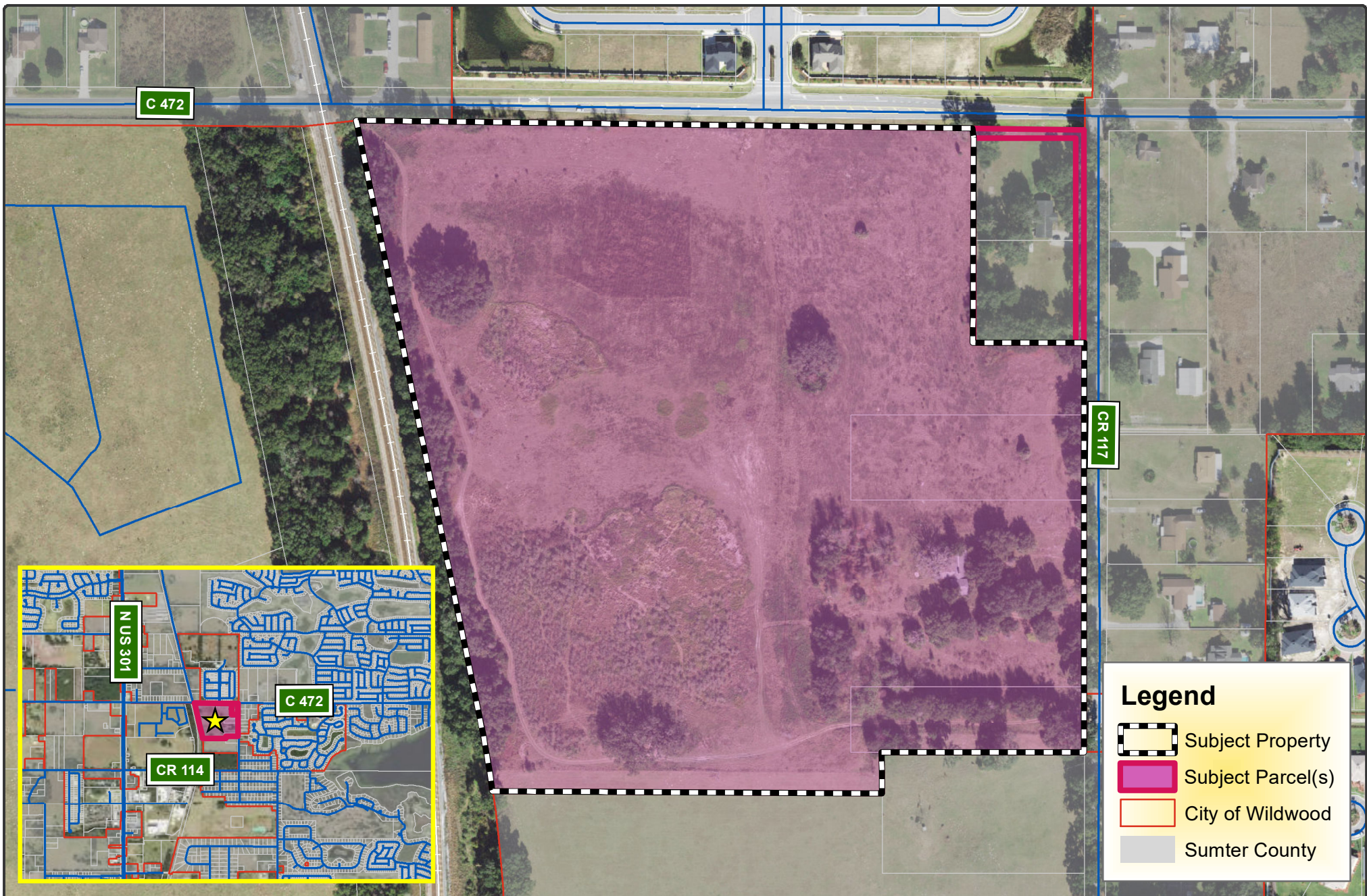
Case Number	SP 2111-005 Leo at Wildwood (FKA Keys at Wildwood II)
Applicant/Owner(s)	Leo@Wildwood, LLC
Acreage	39.490 +/-
Property Location	The subject property is generally located at the southwest corner of C 472 and CR 117 intersection.
Parcel(s)	D20-030, D20-117, & D20-118

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of 302 multi-family residential units, a 1,456 sq ft fitness center building, a 636 sq ft pool house with pool area, a 1,456 sq ft leasing building, a 585 sq ft maintenance building, and mini park areas.

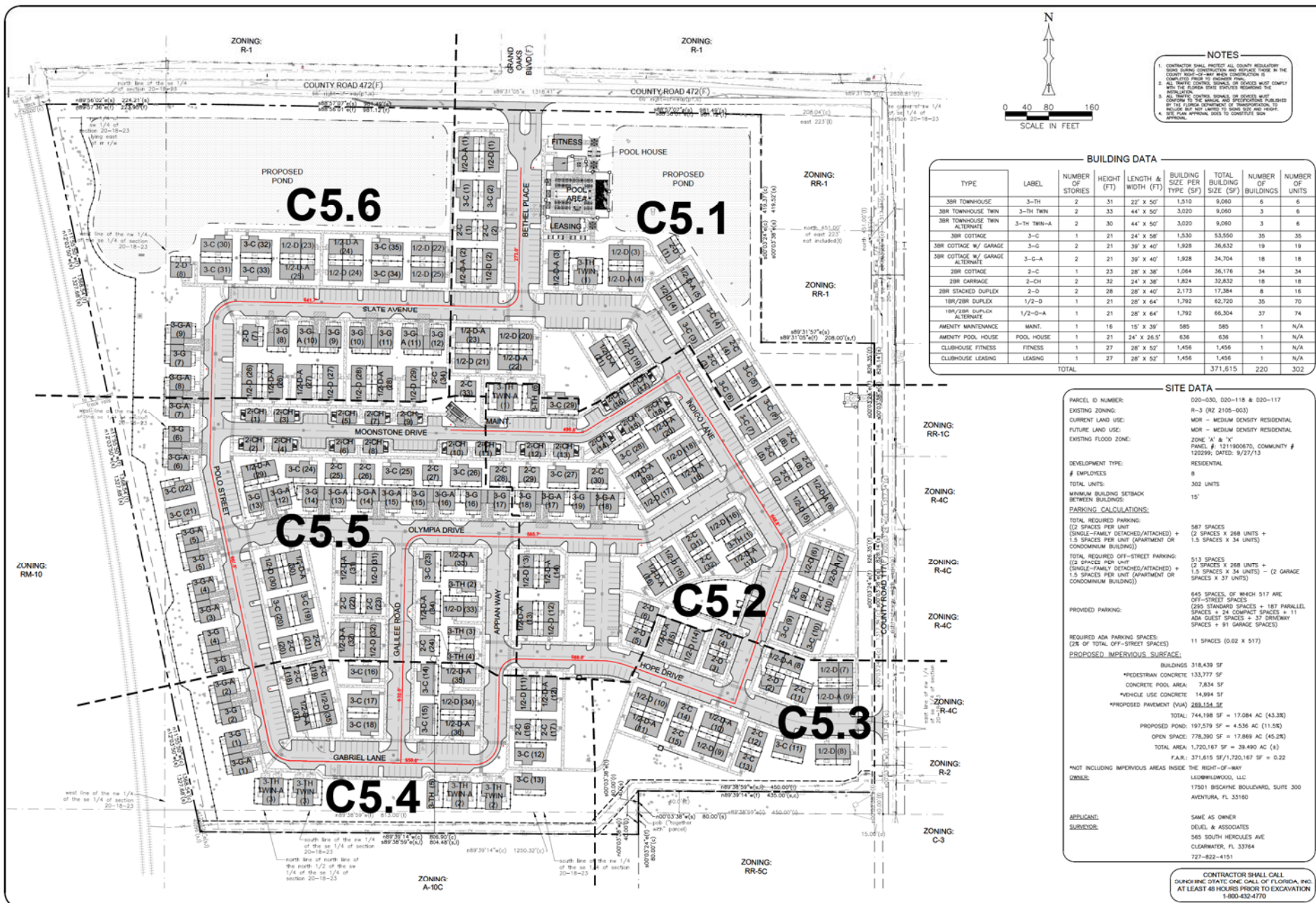
SP 2111-005 meets the criteria set forth in the Land Development Regulations and Design District Standards.



08/28/2023
Amanda Bush
Planner II, Development Services



6 UNIMATED DRIVE/CLIENTS/ADJACENT QUALITY DEVELOPMENT/1.22.026.00 - THE COTTAGES AT WILDMOOD/SHANNON/C5-05A SITE PLAN/ENG - 7/17/2023 4:02 PM



- NOTES**
1. CONTRACTOR SHALL PROVIDE ALL NECESSARY REGULATORY, ENGINEERING, AND SURVEYING DATA TO THE COUNTY OF FLORIDA FOR REVIEW AND APPROVAL.
 2. ALL NEWLY CONSTRUCTED BUILDINGS OR EXISTING BUILDINGS WITH CHANGES TO THE EXISTING FLOOR PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY OF FLORIDA.
 3. ALL NEWLY CONSTRUCTED BUILDINGS OR EXISTING BUILDINGS WITH CHANGES TO THE EXISTING FLOOR PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY OF FLORIDA.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY OF FLORIDA.

BUILDING DATA

TYPE	LABEL	NUMBER OF STORIES	HEIGHT (FT)	LENGTH & WIDTH (FT)	BUILDING SIZE PER TYPE (SF)	TOTAL BUILDING SIZE (SF)	NUMBER OF BUILDINGS	NUMBER OF UNITS
3BR TOWNHOUSE	3-TH	2	21	22' x 50'	1,510	9,060	6	6
3BR TOWNHOUSE TWIN	3-TH TWIN	2	33	44' x 50'	3,020	9,060	3	6
3BR TOWNHOUSE TWIN ALTERNATE	3-TH TWIN-A	2	30	44' x 50'	3,020	9,060	3	6
3BR COTTAGE	3-C	1	21	24' x 58'	1,530	53,550	35	35
3BR COTTAGE w/ GARAGE ALTERNATE	3-G-A	2	21	39' x 40'	1,928	36,832	19	19
2BR COTTAGE	2-C	1	23	28' x 38'	1,084	36,176	34	34
2BR CARRIAGE	2-CH	2	32	24' x 38'	1,824	32,832	18	18
2BR STACKED DUPLEX	2-D	2	28	28' x 40'	2,173	17,384	8	16
1BR/2BR DUPLEX	1/2-D	1	21	28' x 64'	1,792	62,720	35	70
1BR/2BR DUPLEX ALTERNATE	1/2-D-A	1	21	28' x 64'	1,792	66,304	37	74
AMENITY MAINTENANCE	MAINT.	1	16	15' x 39'	585	585	1	N/A
AMENITY POOL HOUSE	POOL HOUSE	1	21	24' x 26.5'	636	636	1	N/A
CLUBHOUSE FITNESS	FITNESS	1	27	28' x 52'	1,456	1,456	1	N/A
CLUBHOUSE LEASING	LEASING	1	27	28' x 52'	1,456	1,456	1	N/A
TOTAL						371,615	220	302

SITE DATA

PARCEL ID NUMBER: 020-030, 020-118 & 020-117
EXISTING ZONING: R-3 (RZ 2105-003)
CURRENT LAND USE: MOR - MEDIUM DENSITY RESIDENTIAL
FUTURE LAND USE: MOR - MEDIUM DENSITY RESIDENTIAL
EXISTING FLOOD ZONE: ZONE 'A' & 'X'
FLOOD PANEL: # 121100070, COMMUNITY # 120299, DATED: 9/27/13
RESIDENTIAL

DEVELOPMENT TYPE: 8
TOTAL UNITS: 302 UNITS
MINIMUM BUILDING SETBACK BETWEEN BUILDINGS: 15'

PARKING CALCULATIONS:

TOTAL REQUIRED PARKING: (2 SPACES PER UNIT) 567 SPACES
(SINGLE-FAMILY DETACHED/ATTACHED) + 1.5 SPACES PER UNIT (APARTMENT OR CONDOMINIUM BUILDING) 567 SPACES
(2 SPACES X 268 UNITS) + 1.5 SPACES X 34 UNITS

TOTAL REQUIRED OFF-STREET PARKING: (2 SPACES PER UNIT) 513 SPACES
(SINGLE-FAMILY DETACHED/ATTACHED) + 1.5 SPACES PER UNIT (APARTMENT OR CONDOMINIUM BUILDING) 513 SPACES
(2 SPACES X 268 UNITS) + 1.5 SPACES X 34 UNITS - (2 GARAGE SPACES X 37 UNITS)

645 SPACES, OF WHICH 517 ARE OFF-STREET SPACES
(265 STANDARD SPACES + 187 PARALLEL SPACES + 24 COMPACT SPACES + 11 ADA GUEST SPACES + 37 DRIVEWAY SPACES + 91 GARAGE SPACES)

PROVIDED PARKING: 11 SPACES (0.02 X 517)

PROPOSED IMPERVIOUS SURFACE:

BUILDINGS 318,439 SF
*PEDESTRIAN CONCRETE 133,777 SF
CONCRETE POOL AREA: 7,834 SF
*MOBILE USE CONCRETE 14,994 SF
*PROPOSED PAVEMENT (WV) 268,158 SF
TOTAL 744,198 SF = 17,084 AC (43.38)

PROPOSED POOL: 187,579 SF = 4.336 AC (11.58)
OPEN SPACE: 778,390 SF = 17,869 AC (45.28)
TOTAL AREA: 1,720,167 SF = 39.490 AC (4)

F.A.R.: 371.615 SF/1,720,167 SF = 0.22

*NOT INCLUDING IMPERVIOUS AREAS INSIDE THE RIGHT-OF-WAY

OWNER: LEO AT WILDMOOD
17501 BISCAIEN BLVD., SUITE 300, AVENTURA, FL 33160

APPLICANT: SAME AS OWNER
SURVEYOR: DAVIS & ASSOCIATES
565 SOUTH MERIDIAN AVE
CLEARWATER, FL 33764
727-822-4151

CONTRACTOR SHALL CALL
SURVEYING STAKE ONE CALL OF FLORIDA, INC.
AT LEAST 48 HOURS PRIOR TO EXCAVATION
1-800-432-4770

REVISIONS

NO.	DATE	DESCRIPTION
1	7/17/2023	ISSUED

FOR
LEO AT WILDMOOD
ADVENER OAKLEY DEVELOPMENT, LLC
17501 BISCAIEN BLVD., SUITE 300, AVENTURA, FL 33160

OVERALL SITE PLAN

SHEET NUMBER
C5.0
S.T.R.
23-18-20

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2303-014 TDSE Building

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

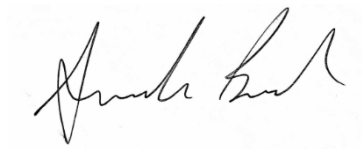
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

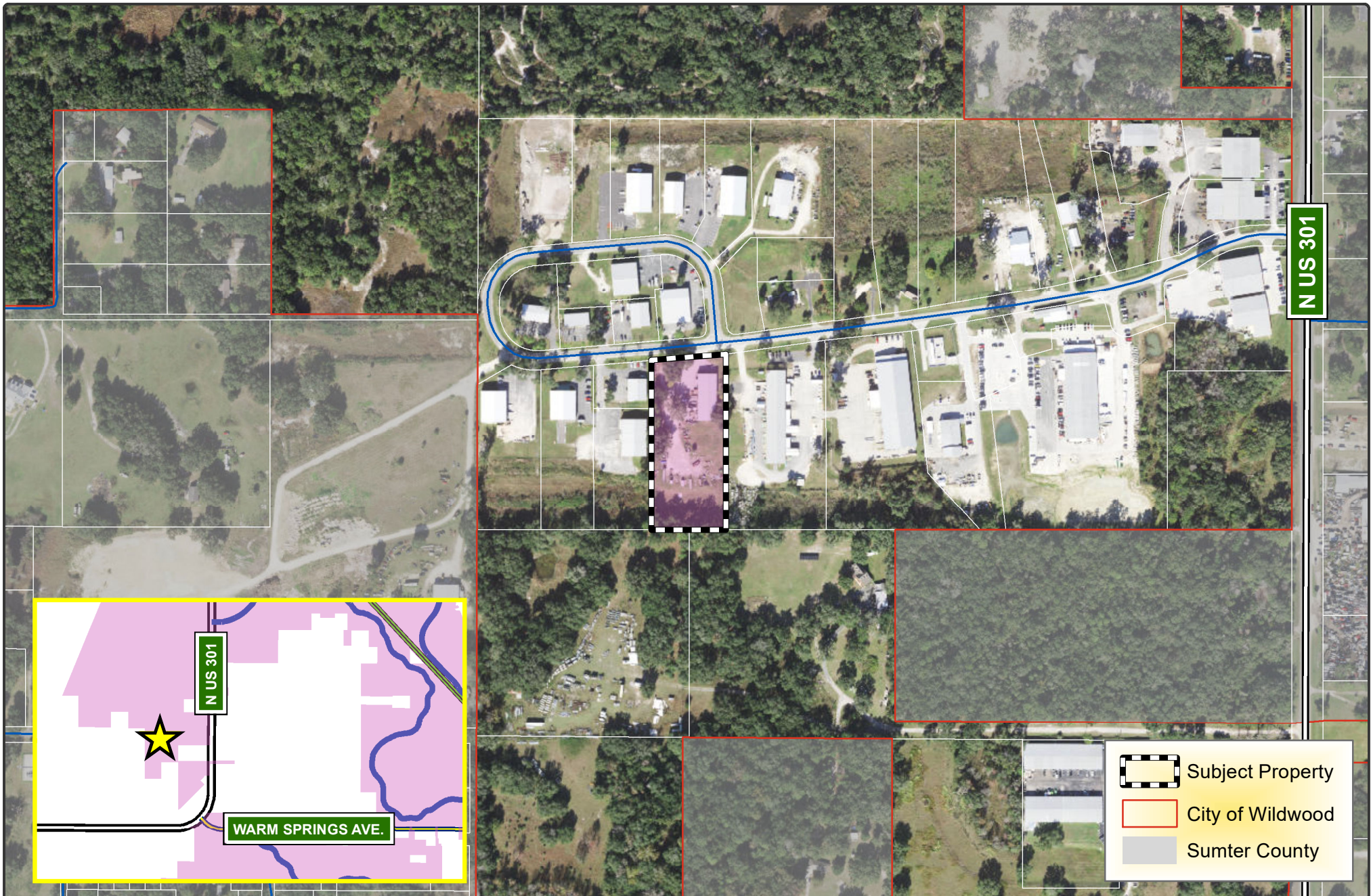
Case Number	SP 2303-014 TDSE Building
Applicant/Owner(s)	HT Land Co., LLC
Acreage	3.0 +/-
Property Location	The property location is generally located approximately 0.35 miles west of N US 301 and approximately 0.5 miles north of CR 521.
Parcel(s)	G30E009

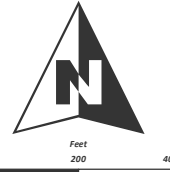
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 8,400 sq ft industrial showroom building.

SP 2303-014 meets the criteria set forth within the Land Development Regulations and Design District Standards.



08/28/2023
Amanda Bush
Planner, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 200 400	SP 2303-014 TDSE BUILDING PARCEL G30E009	MAP 1B LOCATION MAP MAY 2023
--	---	---	--	--

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2304-005 Trailwinds Village - Shoppes III

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

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

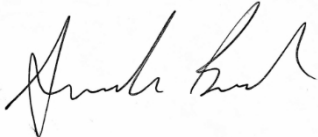
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2304-005 Trailwinds Villages - Shoppes III
Applicant/Owner(s)	Word Family, LLC
Acreage	2.36 +/-
Property Location	The subject property is generally located on the northwest corner of C 466A and Seven Mile Dr.
Parcel(s)	G04LCO-001

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,719 sq ft retail building and a 5,000 sq ft restaurant building consisting of 187 seats.

SP 2304-005 meets the criteria set forth in the Trailwinds Planned Development, Land Development Regulations, and Design District Standards.



08/28/2023
Amanda Bush
Planner, Development Services



WILDWOOD FLORIDA

City of Wildwood

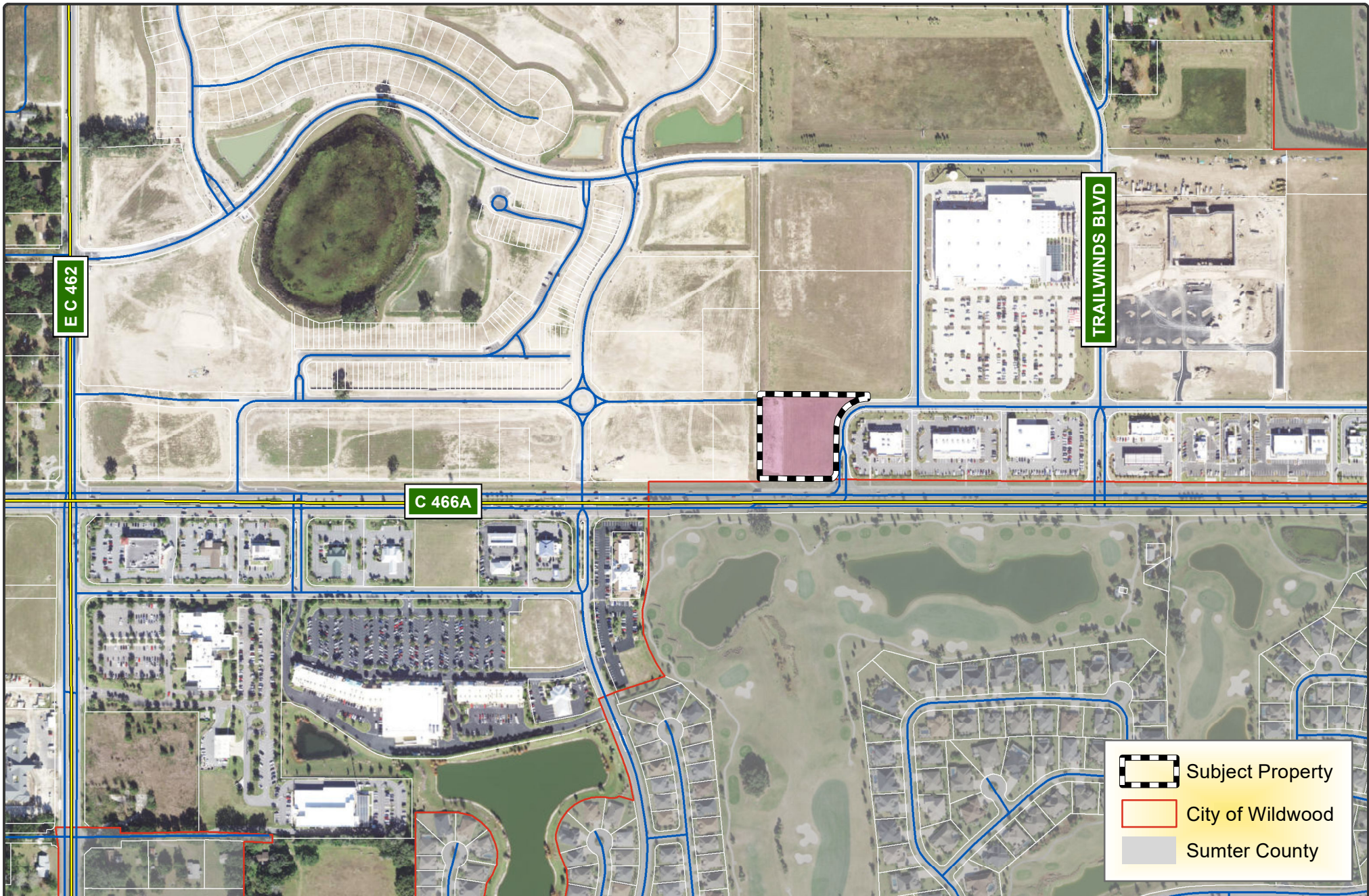
Project #: SP 2304-005 Trailwinds Village – Shoppes III

Representative: JBrown Professional Group, LLC

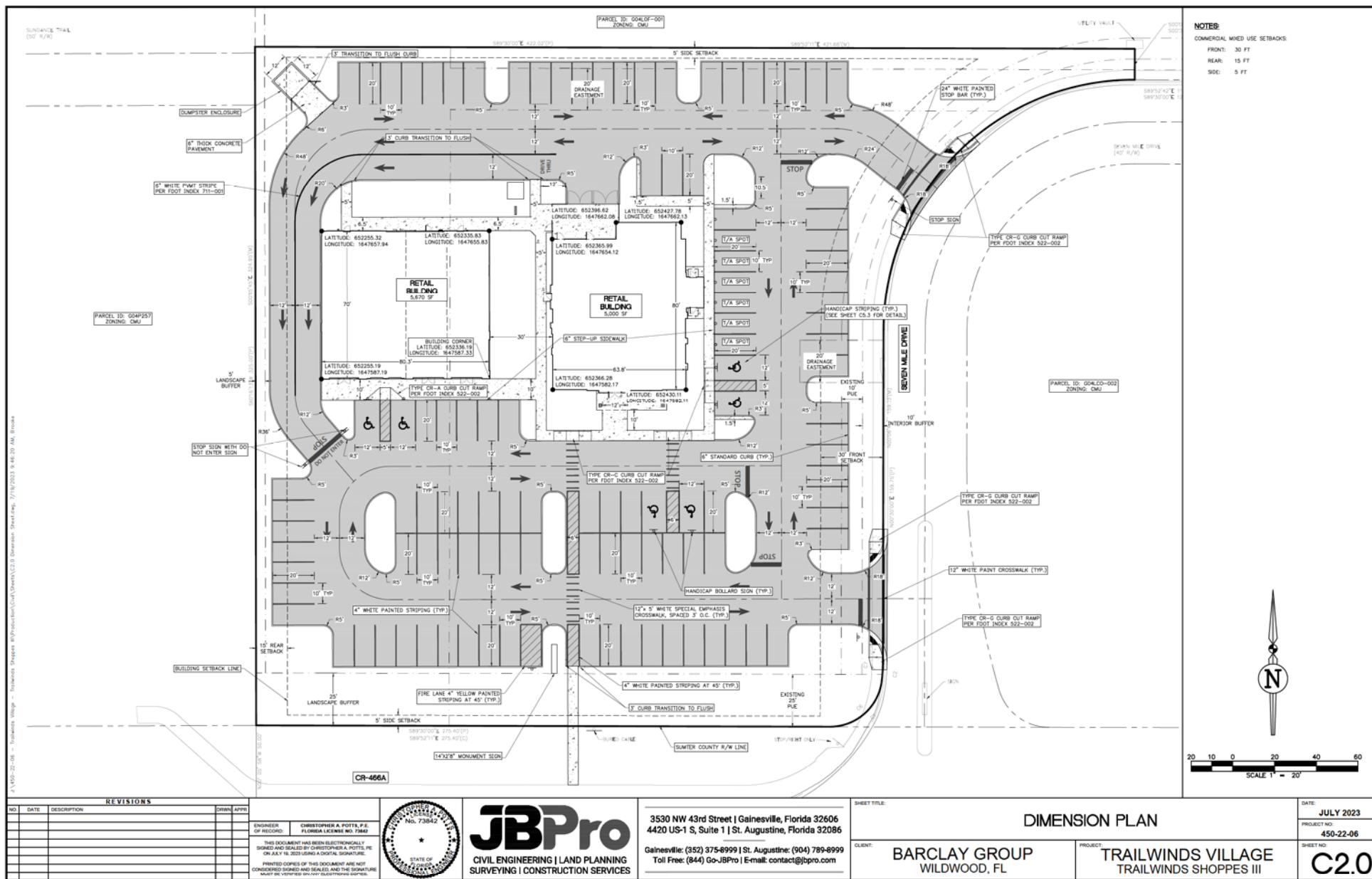
*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted. *****

CITY ATTORNEY/ UTILITY DEPARTMENT

1. Please move cleanout into the existing easement clear of the paved driveway as discussed at the PRC meeting on August 8th.



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	SP 2304-005 TRAILWINDS VILLAGE - SHOPPES III PARCEL G04LCO-001	MAP 1B LOCATION MAP MAY 2023
--	---	---	--	--



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

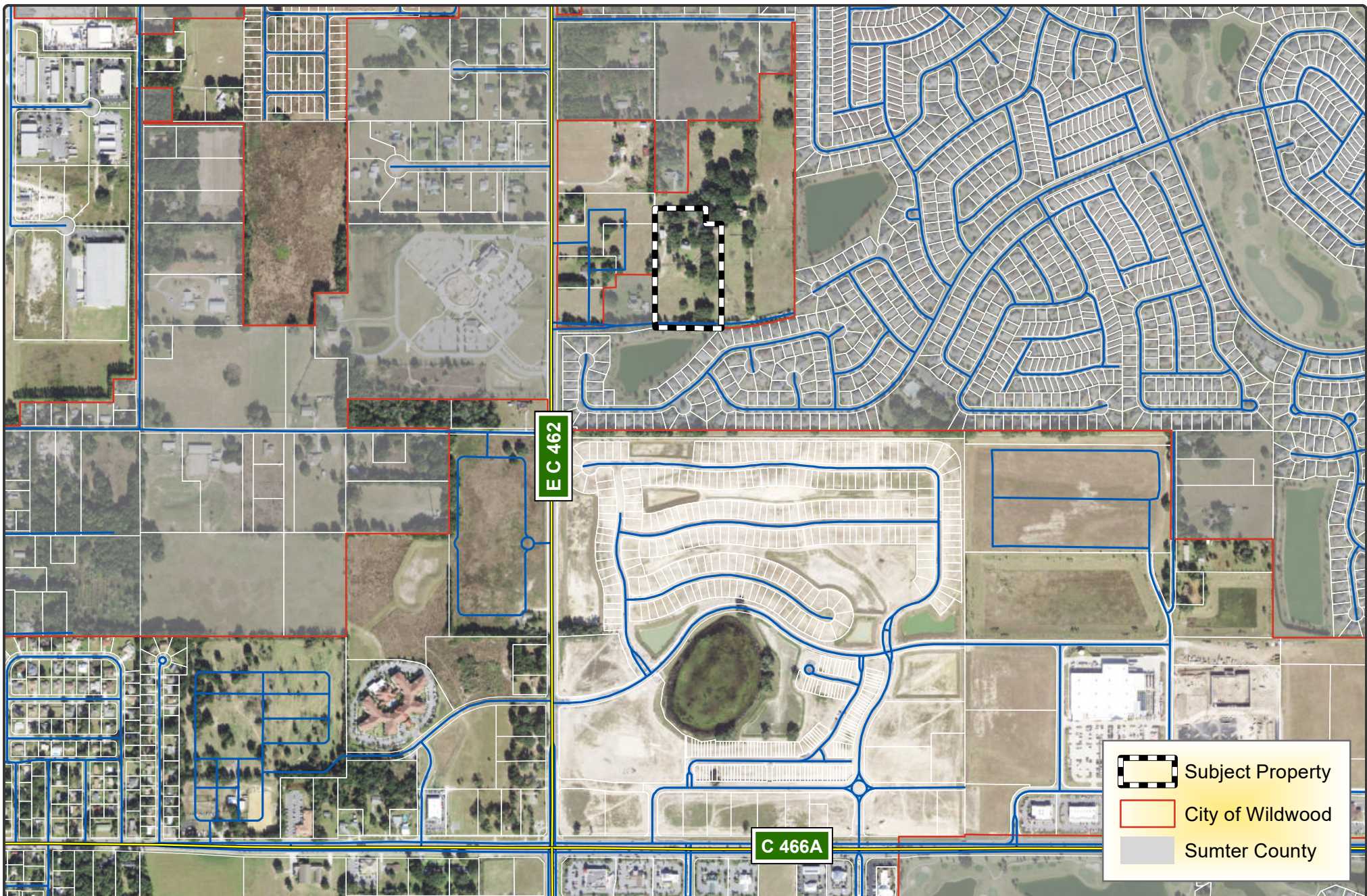
Case Number	PLAT 2212-005 Wildwood Landings Phase 2 Improvement Plan
Applicant(s)	Resibuilt Homes LLC
Owner(s)	Wildwood Landing II (FL) Owner IV LLC
Acreage	7.37 +/-
Property Location	The subject property is generally located approximately 0.13 miles east of E C 462 and approximately 0.23 miles south of CR 132.
Parcel(s)	D33-045

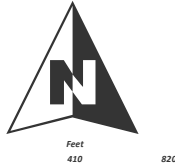
The applicant is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for the Wildwood Landing Phase 2 Subdivision consisting of 33 single-family residential lots.

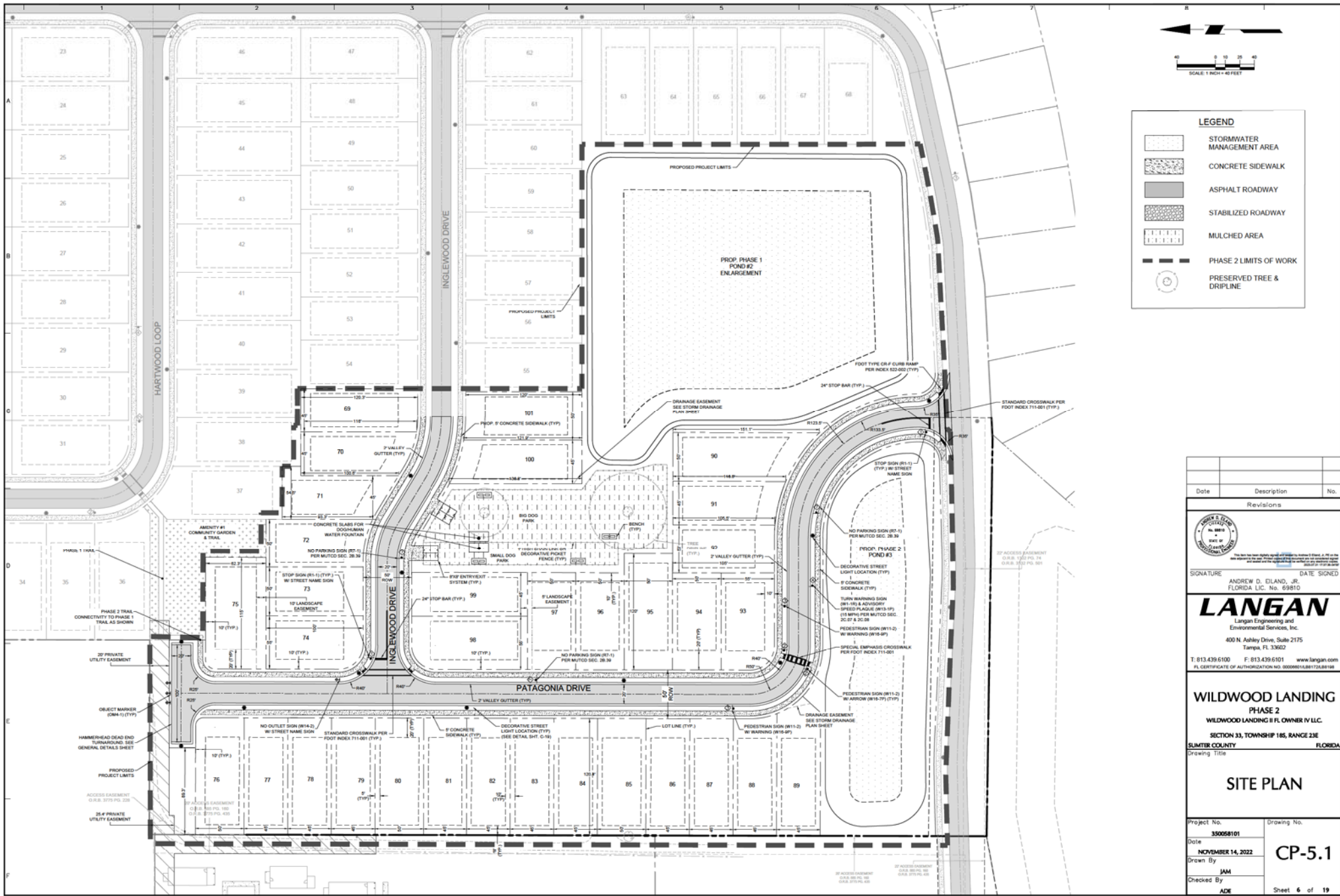
PLAT 2212-005 meets the criteria set forth in F.S. 177, the Land Development Regulations, and the Design District Standards.



08/28/2023
Amanda Bush
Planner, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 410 820	PLAT 2212-005 WILDWOOD LANDING PH 2 IMPROVEMENT PLAN PARCEL D33-045	MAP 1B LOCATION MAP FEBRUARY 2023
--	--	---	---	---



LEGEND

- STORMWATER MANAGEMENT AREA
- CONCRETE SIDEWALK
- ASPHALT ROADWAY
- STABILIZED ROADWAY
- MULCHED AREA
- PHASE 2 LIMITS OF WORK
- PRESERVED TREE & DRIPLINE

Date	Description	No.
Revisions		

SIGNATURE: ANDREW D. ELAND, JR. DATE SIGNED: _____
 FLORIDA LIC. No. 68610

LANGAN
 Langan Engineering and Environmental Services, Inc.
 400 N. Ashley Drive, Suite 2175
 Tampa, FL 33602
 T: 813.439.6100 F: 813.439.6101 www.langan.com
 FL CERTIFICATE OF AUTHORIZATION NO. 00000001/0001/00000000

WILDWOOD LANDING
 PHASE 2
 WILDWOOD LANDING II FL OWNER IV LLC.
 SECTION 33, TOWNSHIP 18S, RANGE 23E
 SUMTER COUNTY FLORIDA
 Drawing Title

SITE PLAN

Project No. 350058101	Drawing No. CP-5.1
Date NOVEMBER 14, 2022	
Drawn By JAM	
Checked By ADE	

Sheet 6 of 19

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

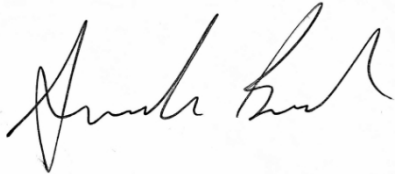
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

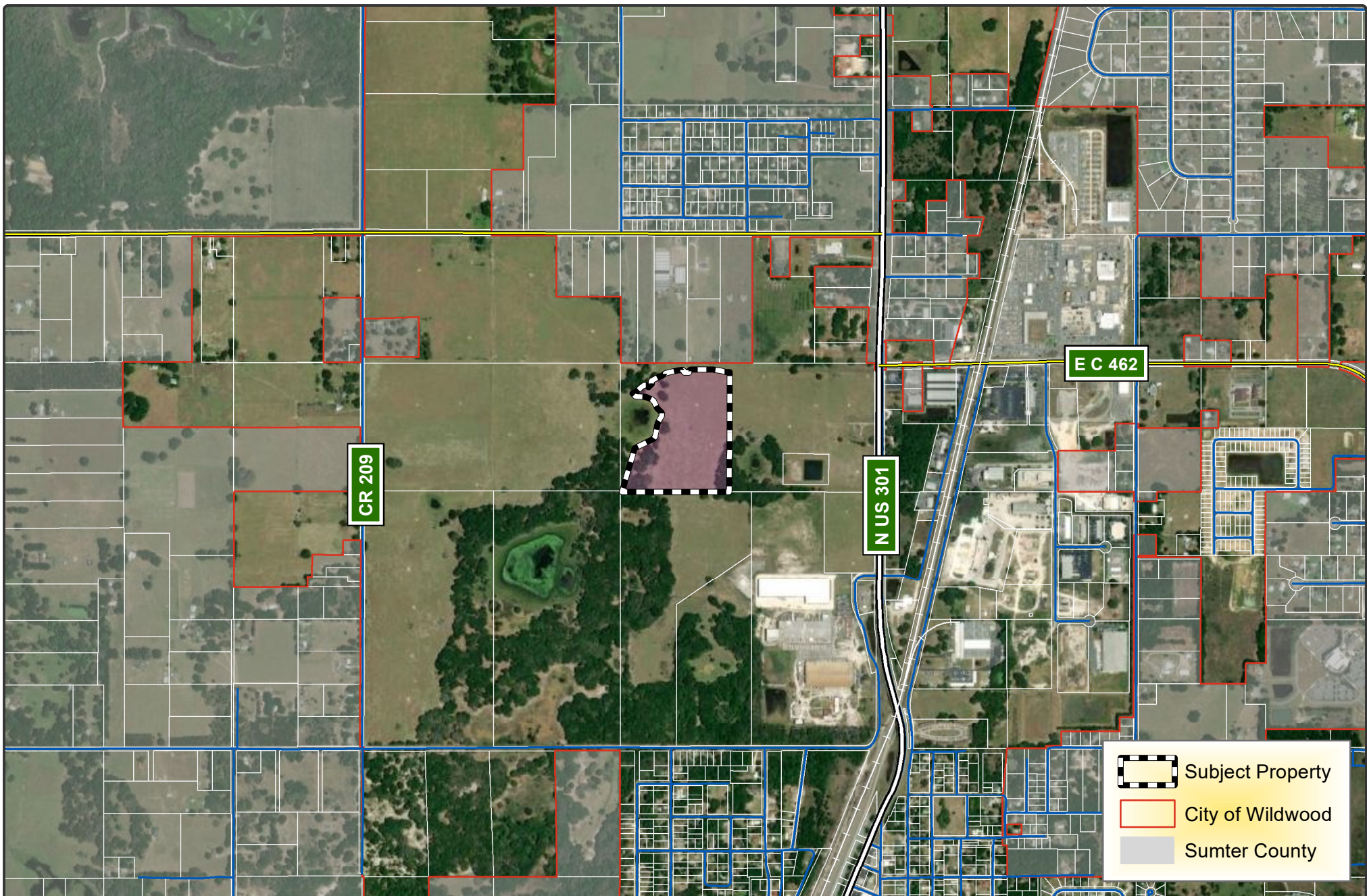
Case Number	PLAT 2305-005 Twisted Oaks Townhomes Improvement Plan
Applicant/Owner(s)	KL Twisted Oaks, LLC
Acreage	25.202 +/-
Property Location	The subject property is generally located approximately 0.29 miles west of N US 301, approximately 0.29 miles south of E C 462, and approximately 0.5 miles north of W Clarke St.
Parcel(s)	A portion of D31-007

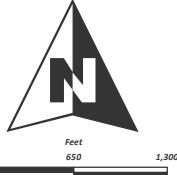
The applicant is seeking a favorable recommendation for an improvement plan from the Planning and Zoning Board/Special Magistrate for 248 multi-family residential lots within the Twisted Oaks Subdivision.

PLAT 2305-005 meets the criteria set forth in the F.S 177, the Twisted Oaks Planned Development, the Land Development Regulations, and Design District Standards.



08/28/2023
Amanda Bush
Planner II, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		PLAT 2305-005 TWISTED OAKS TOWNHOMES IMPROVEMENT PLAN PORTION OF PARCEL D31-007	MAP 1B LOCATION MAP JULY 2023
--	---	---	---	--

