



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
April 2, 2024 2:00 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. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Board as Local Planning Agency/Special Magistrate
- Regular Meeting March 05, 2024, at 2:00 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **CP 2310-001 Wildwood III
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A
LARGE-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED**

COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G06-007, G06-012, G06-012A, & G06-204

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Residential Mixed Use (City) to Medium Density Residential (City) for the parcels listed above on 55.73 acres MOL. This request is accompanied by rezoning request RZ 2312-002 (O2024-11) with a planned development overlay, PD 2312-001.

2. CP 2312-001 Boulder Square

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels F01A008, F01-101, G06-185, G06-186, & G06-187

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (County), Commercial (City), and Neighborhood Commercial (City) to Low Density Residential (City) for the parcels listed above on 83.97 acres MOL. This request is accompanied by rezoning request RZ 2024-13.

3. CP 2402-002 Matteo Oaks

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

C36-102

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for the parcel listed above on 19.89 acres MOL. This request is accompanied by rezoning request RZ 2402-002. **Staff recommends a favorable recommendation for Ordinance Number OO2024-16 to be forwarded to the City Commission for further action.**

4. **CP 2402-004 Perez Home Site**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

D19-047

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Rural Residential (City) for the parcel listed above on 4.57 MOL. The request is accompanied by rezoning request RZ 2402-004. **Staff recommends a favorable recommendation of Ordinance O2024-14 to be forwarded to the City Commission for further action.**

V. **ADJOURNMENT**

April 2, 2024 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 5, 2024 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Strickland	Development Services Director	Present
Amanda Bondi	Planner	Present
Cassandra Smith	Assistant City Manager/CFO	Present

Special Magistrate Holt brought the meeting to order and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Board as Local Planning Agency/Special Magistrate
-Regular Meeting February 06, 2024, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the February 6, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2305-003 Lien Nails, LLC

Special Magistrate Holt read aloud the title of CP 2305-003 Lien Nails, LLC. The item was presented by Development Services Director Melanie Strickland. The applicant, Ryan Solscite of LPG Urban & Regional Planner, LLC, sought a favorable recommendation from the City of Wildwood Local Planning Agency/Planning and Zoning Board for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential (City) to Public Facilities (City) for parcel D32-173 on 9.92 acres MOL. Holt commented that Sumter County would likely require the installation of a right turn lane to

mitigate traffic. Kelly Turner of LPG was present as the applicant's representative and available for questions. No further comments were offered or received.

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

2. CP 2402-001 Evolve at Wildwood

Special Magistrate Holt read aloud the title of CP 2402-001 Evolve at Wildwood. The item was presented by Development Services Director Melanie Strickland. The applicant, Evolve Companies, LLC, sought approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for parcel D17-065 on 0.553 acres MOL. James Wade was present on behalf of the applicant. Wade stated that John McDonald, also on behalf of the applicant, was available via phone, and they would be happy to answer any questions. No comments were offered or received.

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

V. ADJOURNMENT

The meeting adjourned at 2:10 p.m.

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

PLANNING & ZONING BOARD AS LOCAL
PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

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

EXECUTIVE SUMMARY

SUBJECT: CP 2310-001 Wildwood III

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2310-001 Wildwood III
Ordinance Number	O2024-10
Applicant(s)	M&S Dev, LLC
Owner(s)	Cedar Creek Equity Investments, LLC & Sunscape Farms, LLC
Property Location	The subject property is generally located at the southeast corner of C 44A and CR 213.
Parcel(s)	G06-007, G06-012, G06-012A, & G06-204
Date	March 21, 2024

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Residential Mixed Use (City) to Medium Density Residential (City) for the parcels listed above on 55.73 acres MOL. This request is accompanied by rezoning request RZ 2312-002 (O2024-11) with a planned development overlay, PD 2312-001.

ANALYSIS: The applicant is proposing to construct a residential development and is requesting Medium Density Residential (MDR) land use which allows a maximum of 9 dwelling units per acre. This is a decrease from the current land use of Residential Mixed Use (RMU) which allows a maximum of 10 units per acre. This density request would result in a maximum of 501 dwelling units on the proposed property. According to the proposed Planned Development agreement, the residential development shall not exceed a total of 350 dwelling units. This will allow for an innovative community design that preserves wetland/flood zone areas as much as possible.

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

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

The applicant intends to construct a residential development on the subject property, with the maximum potential with the PD overlay, as stated within the Transportation Impact Analysis (TIA), of 350 dwelling units on 55.73 acres MOL. Justification has been presented to the city to support the proposed development, with land use of MDR in accordance with policy 1.2.1, the City shall encourage growth and development in areas where public infrastructure and utilities are already present. Policy 1.2.8 states that the city shall encourage all new development projects to abide by principles of sustainable land development patterns, contributing to a mix of land uses that is compatible with existing communities and supported by community infrastructure, service, and utilities, which advances the creation of a diverse housing inventory. This proposed development preserves open space and natural land, which is in line with Policy 1.3.4.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the goals, objectives and policies of the 2050 Comprehensive Plan. Future Land Use (FLU) Policy 1.1.1 states that MDR land use is intended to accommodate multifamily residential homes at a moderate density of up to 9 units per acre. Housing Policy 3.1.5 states “the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single family homes, cluster development, multi-family homes, and innovative housing types.”

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The proposed land use of Medium Density Residential (MDR) transitions well with the existing mix of land use designations of Rural Residential (County), Agricultural (County), Residential Mixed Used-RMU (City), and Commercial (City). This is in line with Policy 1.2.8. The City shall encourage all new development by following principles to cultivate a more sustainable land development pattern by contributing to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services, and utilities.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. An environmental assessment was conducted by Meryman Environmental, Inc in June 2023. The project site consists of un-maintained, heavily forested upland and wetland habitats. The applicant will be preserving most of the wetlands/flood zone areas with minimal impacts, but for any proposed development that does impact these wetlands/flood zones, it will need to be accounted for in the ERP and permissible by SWFWMD. There were “potentially occupied” gopher tortoise burrows that were observed on the subject property. A 100% gopher tortoise survey should be done before construction and if any gopher tortoises are found, it will be necessary to apply for a gopher relocation permit with FFWCC. There were no other environmental concerns observed on site, other than large trees, excessive

trash, vehicle parts, and unknown pipes. Tree mitigation requirements will be met at the improvement/site plan stage of the development in accordance with the land development regulation (LDR) 6.10.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: A traffic impact analysis (TIA) was conducted by Walsh Traffic Engineering, LLC and was accepted by Sumter County's Public Works Department. The proposed development is expected to generate a total of 2,617 daily trips, 176 AM peak hour trips and 206 PM peak hour trips. Access to the subject property is proposed from C 44A and CR 213. C 44A is a two-lane major urban collector, with this portion associated with the development maintained by the City of Wildwood. CR 213 is a two-lane minor local road maintained by Sumter County. The TIA outlines that all roadway segments currently operate at an acceptable level of service (LOS) and will continue to operate at an acceptable LOS at the buildout of the development in 2026. The TIA also shows that the intersections currently operate acceptably and are projected to continue to operate acceptably at buildout of the development. With the proposed driveways on CR 213 and C 44A, they are to operate acceptably under one-way stop control with a single exiting lane (one shared left-turn/right-turn lane). Left and right turn in lanes are not warranted on CR 213 nor C 44A at either project entrance. This is in line with Policy 2.3.3 in that the City shall rely on the Level of Service (LOS) Standards to ensure that acceptable traffic conditions are maintained.

Water & Sewer: City water and sewer are available to the subject property from C 44A and CR 213 with an 8" water line and from CR 213 with a 16" force main.

With utilities being available, this is in line with Policy 1.2.1. "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present." The applicant/owner will work with the City's utility department at the improvement/site plan stage to connect to City water and sewer to be in line with Policy 4.1.2. Policy 4.1.2 states that "the replacement, expansion, or increase in capacity of facilities shall be consistent with the adopted LOS standards." There is capacity for this development.

Schools: The proposed project is expected to generate 63 school-year-aged children for the Sumter County School District. The school district has advised there is sufficient capacity available.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Land to the east of the subject property is currently designated as residential mixed-use and commercial (City). Land to the north of the subject property is currently designated as commercial (City) and rural residential and agriculture (County). Land to the west of the subject property is currently designated agricultural (County) and the land to the south is currently designated rural residential (County). The Medium Density Residential future land

use designation allows a maximum of 9 dwelling units per acre, which is comparable to existing density in the neighboring area while providing diverse housing.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed project occurs in an area that contains single-family detached units and mobile homes along with commercial and vacant land. This property is approximately 2,000 feet from the S Main Street which will support residential housing for the commercial developments and economic growth within the downtown area without contributing to urban sprawl.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not an isolated or strip development. The proposed residential development is at the southeast corner of C 44A and CR 213 approximately 2,000 feet west of S Main Street. Other projects in the vicinity of the subject property are approved for both residential and commercial development. The residential nature of the proposed project is in character with the surrounding area.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject property contains wetland/flood zone areas classified as Flood Zone A on the FEMA maps. There will be minimal impact to the wetlands/flood zones. Minimal impacts are for the C 44A entrance and within the northern stormwater retention area. These impacts will be monitored at the improvement/site plan stage where it will be accounted for in the ERP and permissible by SWFWMD. The rest of the wetland/flood zone area will be preserved as open space.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have adjacent agricultural areas. Although some of the surrounding areas have a future land use of agricultural (County), these parcels fall within the Joint Planning Area (JPA) where the proposed future land uses could be commercial and residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services.

City water and sewer services are available at the subject property and will be utilized for this project. The types of dwelling units the project will propose are undetermined at this time. Assuming the project will have at least 1 ERU per dwelling unit, the project could need a total of 350 ERUs which would decrease the water use by 62,100 gpd and the wastewater use by 87,500 gpd from the current land use allowed. ERUs/gpd calculations for amenities and irrigation will be needed should potable water be used. Per the City's 2019 Utility Master Plan, the City's water treatment consolidated system has a capacity of 6.72 MGD and the wastewater facility has an available capacity of 2.25 MGD. The developer has also submitted a developer's agreement that is currently under review with the City. There is capacity for this development.

(VII) Fails to maximize use of future public facilities and services.

Any future City public facilities and services located in this area will be available for this proposed development.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The start of the shopping areas area located within 0.48 miles of the subject property in the downtown area. General government, fire, emergency response, health care facilities and educational facilities are within 0.64 miles from the subject property. The law enforcement is within 1.6 miles of the subject property. There's a public park within 0.26 miles of the subject property.

(IX) Fails to provide a clear separation between rural and urban uses.

The subject property is in a suburbanizing area of the City where large tracts of land are starting to transition into more dense residential subdivisions. Land north of C 44A still has large parcels that have remained undeveloped and can be considered rural as some of those are still under Sumter County jurisdiction.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Development is beginning to occur in this area of the city. Other developments are expected as city utilities are available to the neighboring parcels.

(XI) Fails to encourage a functional mix of uses.

While the proposed development is for single family dwelling units, commercial developments are located within 0.48 miles of the subject property and industrial developments are located within 0.6 miles. There's a public park and church located within 0.26 miles of the subject property.

(XII) Results in poor accessibility among linked or related land uses.

The accepted TIA shows access to the subject property from C 44A/Kilgore Street, City of Wildwood maintained road and CR 213, a Sumter County maintained road. The applicant will work with both municipalities to ensure proper permits for the ingress/egress access.

(XIII) Results in the loss of significant amounts of functional open space.

The proposed development will need to follow the City's Design District Standards for a residential development containing 350 dwelling units and providing 25% open space. Functional open space will not be reduced.

Per F.S. Chapter 163.3177(6)(a)9b the future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact

on and protects natural resources and ecosystems.

The wetland/flood zone areas located on the subject property will be preserved by the developer and will be monitored at the improvement/site plan stage. Gopher tortoise burrows were identified on the site and the Florida Fish and Wildlife Conservation Commission (FFWCC) should be consulted for relocation before any development begins should gopher tortoises be present. Tree mitigation requirements will be met at the improvement/site plan stage of the development in accordance with the land development regulation 6.10.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

City water and sewer are available to the subject property as outlined above.

(IV) Promotes conservation of water and energy.

The proposed project will promote the conservation of water and energy. The City's Comprehensive Plan and Design District Standards contains policies and standards that promote energy conservation.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The proposed project will need to provide 25% open space to comply with the City's Design District Standards and have a maximum of 0.3 floor area ratio (FAR) as indicated within the City's 2050 Comprehensive Plan. The project will need to include four onsite amenities to provide recreational needs.

CONCLUSIONS:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a and responses are noted above. The proposed amendment discourages urban sprawl as four of the criteria listed in F.S. Chapter 163.3177(6)(a)9b are met.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-10

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

G06-007, G06-012, G06-012A, & G06-204
Cedar Creek Equity Investments, LLC & Sunscape Farms, LLC
55.73 +/-

LEGAL DESCRIPTION:

PARCEL A

THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS COUNTY ROAD RIGHT OF WAY.

PARCEL B

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44, LESS: FROM THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN N 89°59'55" W ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 661.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING CONTINUE N 89°59'55" W FOR 210 FEET, THENCE RUN S 00°07'07" W FOR 512.03 FEET, THENCE RUN S 89°59'55" E FOR 210 FEET, THENCE RUN N 00°07'07" E FOR 512.03 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY FOR OLD STATE ROAD NO. 44.

PARCEL A AND PARCEL B NOW DESCRIBED AS FOLLOWS:

PARCEL 1:

THE NORTH 420 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LYING SOUTH OF OLD STATE ROAD NO. 44. LESS COUNTY ROAD RIGHT OF WAY.

PARCEL 2:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213 AND THE POINT OF BEGINNING; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 FEET; THENCE S 00°28'53" E A DISTANCE OF 300.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 100.00 FEET; THENCE S 00°28'53" E A DISTANCE OF 206.49 FEET; THENCE S 89°27'01" W A DISTANCE OF 565.00 FEET TO THE SAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 506.21 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNT, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET; THENCE N 89°25'19" E DISTANCE OF 451.27 FEET; THENCE S 00°27'32" E A DISTANCE OF 192.03 FEET; THENCE N 89°25'19" E A DISTANCE OF 210.00 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 00°27'32" E ALONG SAID EAST LINE A DISTANCE OF 815.15 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 6; THENCE S 89°27'01" W ALONG SAID SOUTH LINE A DISTANCE OF 1958.41 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE; THENCE N 00°28'53" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 399.98 FEET; THENCE

N 89°27'01" E A DISTANCE OF 565.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 206.49 FEET; THENCE S 89°25'19" W A DISTANCE OF 100.00 FEET; THENCE N 00°28'53" W A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 29 SOUTH RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE S 00°28'53" E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 420.00 FEET; THENCE N 89°25'19" E A DISTANCE OF 25.00 FEET TO THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 213; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 465.00 FEET; THENCE CONTINUE N 89°25'19" E A DISTANCE OF 832.51 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE N 00°27'59" W ALONG SAID EAST LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°27'59" ALONG SAID EAST LINE A DISTANCE OF 292.04 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44A (BEING 30.00 FEET FROM, WHEN MEASURED AT RIGHT ANGLES, TO THE CENTERLINE OF PAVEMENT), ALSO BEING A POINT ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1879.86 FEET A CHORD DISTANCE OF 455.14 FEET AND A CHORD BEARING OF S 83°00'48" E, THENCE SOUTHEASTERLY ALONG THE ARC OF A SAID CURVE AND ALONG THE SOUTH RIGHT OF WAY LINE A DISTANCE OF 456.23 FEET THROUGH A CENTRAL ANGLE OF 13°54'22"; THENCE LEAVING SAID CURVE RUN S 00°27'32" E A DISTANCE OF 232.13 FEET; THENCE S 89°25'19" W A DISTANCE OF 451.27 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Residential Mixed Use (City) to Medium Density Residential (City)

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way affect 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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

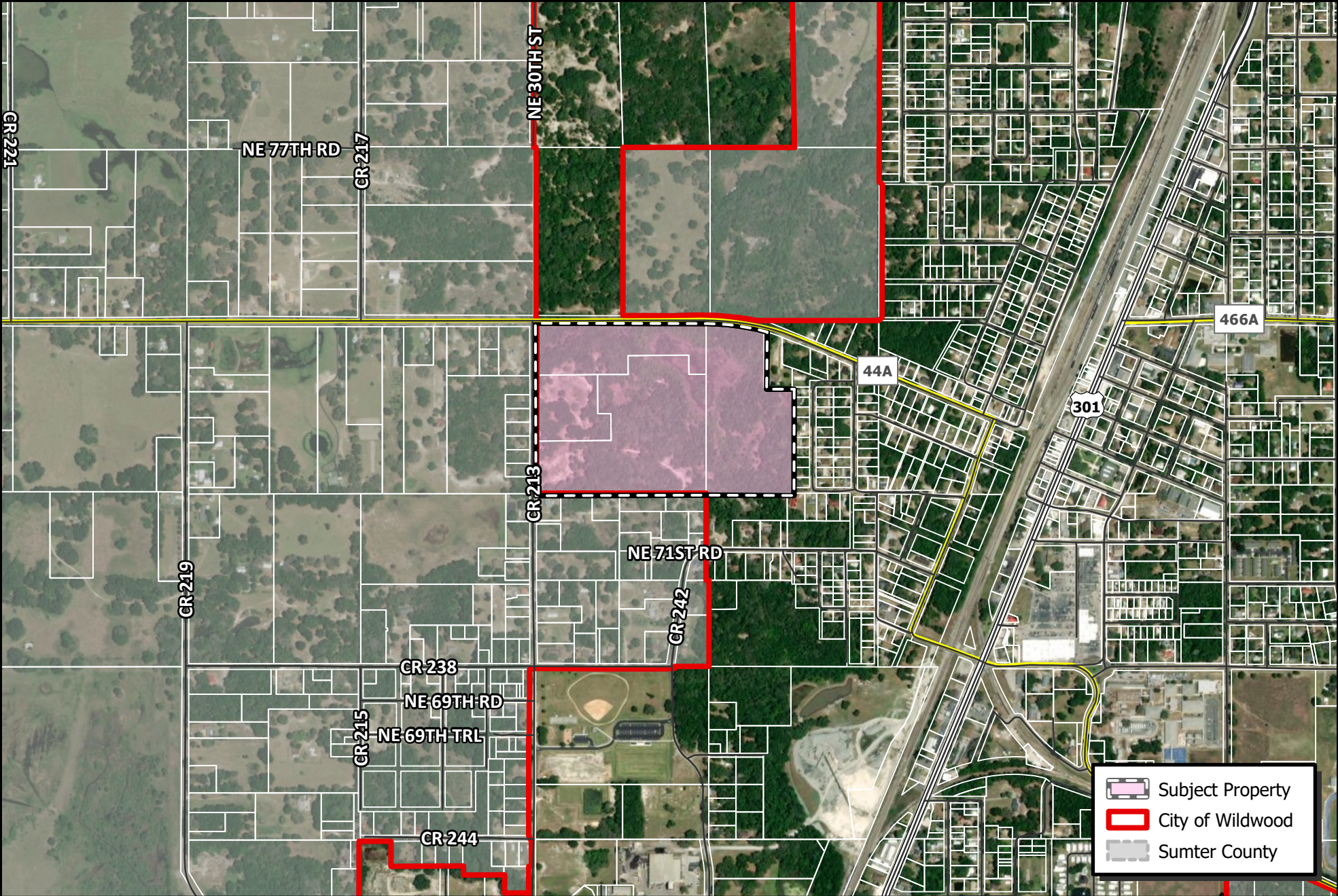
ATTEST: _____
Jessica Barnes, City Clerk

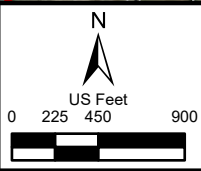
First Reading: _____

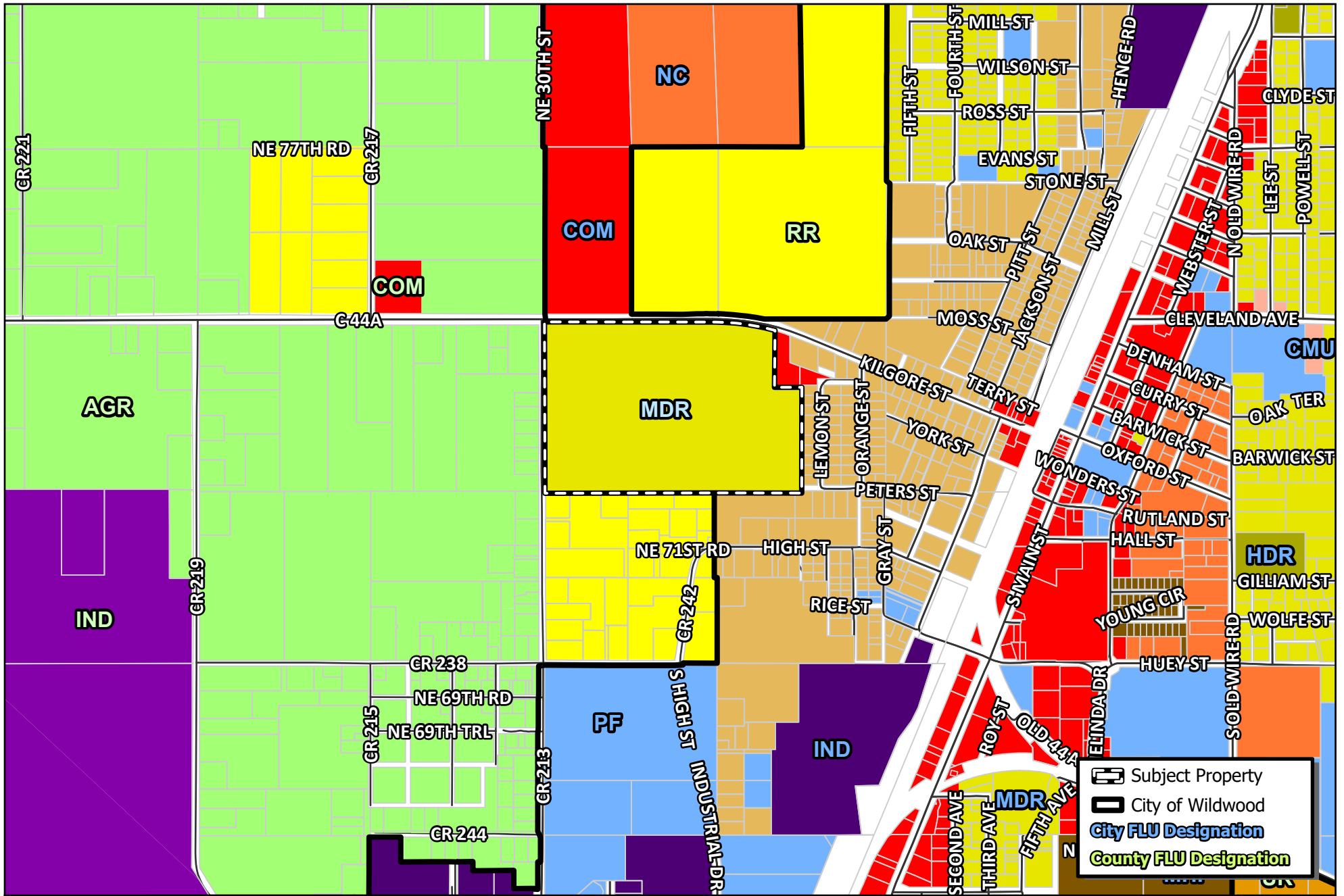
Second Reading: _____

Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 225 450 900	CP 2310-001	MAP 1B
			WILDWOOD III	LOCATION
			PARCELS G06-007, G06-012, G06-012A & G06-204	MAP
				FEB 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 225 450 900	CP 2310-001 WILDWOOD III PARCELS G06-007, G06-012, G06-012A & G06-204	MAP 2B PROPOSED LAND USE FEB 2024
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Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-10

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

EXECUTIVE SUMMARY

SUBJECT: CP 2312-001 Boulder Square

REQUESTED ACTION:

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2312-001 Boulder Square
Ordinance Number	O2024-12
Owner(s)	Ronnie Bailey Jr, Stephanie Bailey, Ronnie Bailey Sr, Paul Pumphrey, Sandra Pumphrey, & PDF Twisted Sisters, LLC
Applicant(s)	PDF Twisted Sister, LLC
Property Location	The subject property is generally located between C 44A and W Clarke St, with portions along CR 217, and approximately 0.64 miles west of N Main St/US 301.
Parcel(s)	F01A008, F01-101, G06-185, G06-186, & G06-187
Date	March 21, 2024

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Large-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agricultural (County), Commercial (City), and Neighborhood Commercial (City) to Low Density Residential (City) for the parcels listed above on 83.97 acres MOL. This request is accompanied by rezoning request RZ 2024-13.

ANALYSIS: The applicant is proposing to construct a residential subdivision consisting of single-family detached and attached dwelling units. The land use request would result in a maximum of 336 dwelling units on 83.97 acres, MOL with the applicant proposing 312 dwelling units as stated within the Transportation Impact Analysis (TIA). Residential housing development at the subject property will provide housing close to workplace locations for residents.

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

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

The applicant intends to construct a residential development on the subject property, with the maximum potential of 336 dwelling units on 83.97 acres MOL. Justification has been presented to the city to support the proposed development, with a land use of Low-Density Residential in accordance with Policy 1.2.1, “the City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.” Policy 1.2.8 states that the city shall encourage all new development projects to abide by principles of sustainable land development patterns contributing to a mix of land uses that are compatible with existing communities and supported by community infrastructure, service, and utilities which advances the creation of a diverse housing inventory.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the goals, objectives and policies of the 2050 Comprehensive Plan. Future Land Use (FLU) Policy 1.1.1 states that Low Density Residential land use is intended to accommodate single-family residential homes at a low density of up to 4 units per acre. Housing Policy 3.1.5 states “the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single family homes, cluster development, multifamily homes, and innovative housing types.” This development is also consistent with Policy 1.2.1., “the City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.”

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The proposed land use of low-density residential transitions well with the existing mix of land use designations of Rural Residential (County), Agricultural (County), Public Facilities (City), and Residential Mixed Used-RMU (City). This is in line with Policy 1.2.8. The City shall encourage all new development by following principles to cultivate a more sustainable land development pattern by contributing to a mix of land uses which is compatible with existing communities and supported by community infrastructure, services, and utilities. Parcels F01A008 and F01-101 were annexed into the City of Wildwood on January 8, 2024, and are consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.”

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Two environmental assessments were conducted by Bio-Tech Consulting Inc in July 2023 for parcel G06-187 and in September 2023 for the additional parcels. The project site consists of the following four FLUCFCS classifications: Residential Low Density (110), Upland Hardwood Forests (420), Hardwood-Conifer Mixed (434), and Reservoirs less than 10 acres (534). For any proposed development that impacts the wetlands/flood zone areas, this will need to be accounted for in the ERP and permittable by SWFWMD. There were “potentially occupied” gopher tortoise burrows that were observed on the subject property. A 100%

gopher tortoise survey should be done before construction and if any gopher tortoises are found, it will be necessary to apply for a gopher relocation permit with FFWCC. The individual assessments also showed no evidence of eastern indigo snakes found on the properties, so the development would “not likely to adversely affect”, but this determination should be reevaluated at the improvement/site plan stage due to the combination of lands. Tree mitigation requirements will be met at the improvement/site plan stage of the development in accordance with the land development regulation 6.10.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: A traffic impact analysis (TIA) was conducted by Traffic & Mobility Consultants and was accepted by Sumter County’s Public Works Department. The proposed development is expected to generate a total of 2,728 daily trips, 194 AM peak hour trips and 258 PM peak hour trips. Access to the subject property is proposed from C 44A, CR 217, and W Clarke St. C 44A is a major urban collector roadway with portions maintained by Sumter County and the City of Wildwood, CR 217 is a minor local road maintained by Sumter County, and W Clarke St/CR 232 is a minor local road with portions maintained by the City of Wildwood and Sumter County. The TIA outlined turn lanes are not warranted at the project’s access driveways and most intersections will have to operate at an acceptable LOS during the project buildout in 2028 except for N US 301 and W Clarke St. The project trips will contribute 4% of the overall traffic at this intersection. It is recommended that the N US 301 and W Clarke St intersection is converted to a directional median. The directional median will restrict eastbound and westbound left-turn movements from the minor streets, to help avoid potential conflicts. N US 301 and W Clarke St are projected to operate at an acceptable LOS with mitigation improvements. This is consistent with Policy 2.3.3 in that the City shall rely on the Level of Service (LOS) Standards to ensure that acceptable traffic conditions are maintained. Alternatively, the developer is donating right-of-way in efforts to help the City extend CR 209 south from W Clarke Street/CR 232 to C 44A, creating a parallel corridor to N US 301. This is consistent with Policy 2.1.2 as the City has identified future right-of-way needs and acquired those rights-of-way.

Water & Sewer: City water and sewer are available to the subject property within a utility easement running through the development with a 12” water line and a 16” force main. With utilities being available, this is consistent with Policy 1.2.1. “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present.” The applicant/owner will work with the City’s utility department at the improvement/site plan stage to connect to City water and sewer to be in line with Policy 4.1.2. Policy 4.1.2 states that “the replacement, expansion, or increase in capacity of facilities shall be consistent with the adopted LOS standards.” There is capacity for this development.

Schools: The proposed project is expected to generate 107 school-year-aged children for the Sumter County School District. The school district has advised there is sufficient capacity available.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

Land to the east of the subject property is currently designated as Rural Residential (County) and Public Facilities (City). Land to the north of the subject property is designated as Residential Mixed-Use (City) and Agricultural (County). Land to the west of the subject property is designated Agricultural (County). Land to the south of the subject property is designated Agricultural (County) and Residential Mixed-Use (City). The low density residential future land use designation allows a maximum of 4 dwelling units per acre, which is comparable to the existing density in the neighboring area, while providing diverse housing.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.

The proposed project is in an area that includes vacant land with some single-family housing. The development to the north of this project, Twisted Oaks, is approved for 734 single-family detached, 248 single-family attached, and 270 proposed multifamily dwelling units as well as commercial lots along N US 301. This property is approximately 0.8 miles from N US 301, which will support residential housing for commercial developments and economic growth within the downtown area without contributing to urban sprawl.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not an isolated or strip development. The proposed residential development is between W Clarke ST/CR 232 and C 44A with a portion of the development along CR 217 approximately 0.8 miles west of N US 301. Other projects in the vicinity of the subject property are approved for both residential and commercial development. The residential nature of the proposed project is in character with the surrounding area.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject property contains wetland/flood zone areas classified as Flood Zone A on the FEMA maps. Impacts are proposed at the W Clarke St entrance and within the northern stormwater retention area. These impacts will be monitored at the improvement/site plan stage where it will be accounted for in the ERP and permittable by SWFWMD.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have adjacent agricultural areas. Although some of the surrounding areas have a future land use of Agricultural (County), these parcels fall within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services.

City water and sewer services are available to the subject property and will be utilized for this

project. The types of dwelling units will be single-family residential. The project will have 1 ERU per dwelling unit, having a total of 312 ERUs which would increase the water use from the current land uses allowed. ERUs/GPD will still be needed for amenities and irrigation should potable water be needed. Per the City's 2019 Utility Master Plan, the City's water treatment consolidated system has a capacity of 6.72 MGD and the wastewater facility has an available capacity of 2.25 MGD. There is capacity for this development.

(VII) Fails to maximize use of future public facilities and services.

Any future City public facilities and services located in this area will be available for this proposed development.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The start of the shopping areas are located within 0.7 miles of the subject property in the downtown area. General government, fire, emergency response, health care facilities and educational facilities are within 0.78 miles from the subject property. The law enforcement is within 1.12 miles of the subject property. There's a public park within 0.53 miles of the subject property.

(IX) Fails to provide a clear separation between rural and urban uses.

The subject property is in a suburbanizing area of the City where large tracts of land are starting to transition into more dense residential subdivisions. Land south and east of the subject property still has large parcels that have remained undeveloped and can be considered rural as some of those are still under Sumter County jurisdiction.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Development is beginning to occur in this area of the city. Other developments are expected as city utilities are available to the neighboring parcels.

(XI) Fails to encourage a functional mix of uses.

While the proposed development is for single family dwelling units, commercial developments are located within 0.7 miles of the subject property and industrial developments are located within 0.84 miles. There's a public park and church located within 0.53 miles of the subject property.

(XII) Results in poor accessibility among linked or related land uses.

The accepted TIA shows access to the subject property from C 44A, City of Wildwood maintained road, CR 232/W Clarke St, portions maintained by City of Wildwood and Sumter County, and CR 217, a Sumter County maintained road. The applicant will work with both municipalities to ensure proper permits for the ingress/egress access.

(XIII) Results in the loss of significant amounts of functional open space.

The proposed development will need to follow the City's Design District Standards for a residential development containing 312 dwelling units and providing 25% open space. Functional open space will not be reduced.

Per F.S. Chapter 163.3177(6)(a)9b the future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The wetland/flood zone areas located on the subject property will be mitigated by the developer at the improvement/site plan stage. Gopher tortoise burrows were identified on the site and the Florida Fish and Wildlife Conservation Commission (FFWCC) should be consulted for relocation before any development begins should gopher tortoises be present. No evidence showed of eastern indigo snakes being found on the properties, so the development would “not likely to adversely affect”, but this determination should be reevaluated at the improvement/site plan stage due to the combination of lands. Tree mitigation requirements will be met at the improvement/site plan stage of the development in accordance with the land development regulation 6.10.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

City water and sewer are available for the subject property as outlined above.

(IV) Promotes conservation of water and energy.

The proposed project will promote the conservation of water and energy. The City’s Comprehensive Plan and Design District Standards includes policies and standards that promote energy conservation.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

The proposed project will need to provide 25% open space to comply with the City’s Design District Standards and have a maximum of 0.3 floor area ratio (FAR) as indicated within the City’s 2050 Comprehensive Plan. The project will need to include three onsite amenities to provide recreational needs.

CONCLUSIONS:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood’s 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a and responses are noted above. The proposed amendment discourages urban sprawl as four of the criteria listed in F.S. Chapter 163.3177(6)(a)9b are met.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-12

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A LARGE-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

F01A008, F01-101, G06-185, G06-186, & G06-187
Ronnie Bailey Jr, Stephanie Bailey, Ronnie Bailey Sr, Paul Pumphrey, Sandra
Pumphrey, & PDF Twisted Sisters, LLC
83.97 +/-

LEGAL DESCRIPTION:

(PARCEL G06-187: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1416906A1, DATED AUGUST 29, 2023)

COMMENCE AT THE NORTHWEST CORNER OF THE S 1/2, OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE S 89°59'41" E ALONG THE NORTH LINE OF SAID S 1/2, OF THE NW 1/4, DISTANCE OF 16.59 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE S 89°59'41" E ALONG SAID NORTH LINE A DISTANCE OF 667.00 FEET, THENCE S 00°01'13" W, A DISTANCE OF 1326.62 FEET, TO THE SOUTH LINE OF SAID NW 1/4, THENCE N 89°59'21" W ALONG SAID SOUTH LINE A DISTANCE OF 666.99 FEET, THENCE N 00°01'12" E A DISTANCE OF 1326.56 FEET, TO THE POINT OF BEGINNING. SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTH-WEST CORNER OF THE S 1/2, OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE S 89°59'41" E ALONG THE NORTH LINE OF SAID S 1/2, OF THE NW 1/4, A DISTANCE OF 16.59 FEET, THENCE CONTINUE S 89°59'41" E ALONG SAID NORTH LINE A DISTANCE OF 667.00 FEET, THENCE S 00°01'13" W, A DISTANCE OF 1289.04 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE S 00°01'13" W A DISTANCE OF 37.58 FEET TO THE SOUTH LINE OF SAID NW 1/4, THENCE N 89°59'21" W ALONG SAID SOUTH LINE A DISTANCE OF 666.99 FEET, THENCE N

00°01'12" E A DISTANCE OF 35.09 FEET, THENCE N 89°47'48" E A DISTANCE OF 667.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO A WATER, SEWER, AND GREY WATER EASEMENT DESCRIBED IN OFFICIAL RECORD BOOK 490, PAGE 552, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS ROAD RIGHT-OF-WAY.

(PARCELS F01A008 & F01-101: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1435397, DATED JULY 28, 2023)

PARCEL 1

LOT 1, OF AN UNRECORDED SUBDIVISION IN SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST AND SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, FURTHER DESCRIBED AS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA; THENCE NORTH 89°44'08" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 1328.28 FEET, TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST; THENCE SOUTH 89°59'41" EAST A DISTANCE OF 16.59 FEET; THENCE SOUTH 00°01'12" WEST, A DISTANCE OF 430.00 FEET; THENCE SOUTH 89°44'20" WEST A DISTANCE OF 1345.34 FEET TO THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 00°04'56" EAST ALONG SAID WEST LINE A DISTANCE OF 430.00 FEET, TO THE POINT OF BEGINNING.

PARCEL 2

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE EAST 20 FEET OF LOTS 24, 25, 72, 73 AND 120 AND THE EAST 20 FEET OF WASHINGTON STREET AND PEMPERTON STREET, AVONDALE PARK SUBDIVISION, AS A PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

(PARCEL G06-186: AS FURNISHED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER: 1435399, DATED AUGUST 4, 2023)

LOT 4, DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH,

RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N89°59'59"E ALONG THE NORTH LINE OF SAID NW1/4, A DISTANCE OF 644.11 FEET, THENCE S01°41'43"E, A DISTANCE OF 1327.20 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID NW 1/4, THENCE N89°59'41"W ALONG SAID SOUTH LINE A DISTANCE OF 683.59 TO THE SW CORNER OF SAID N 1/2 OF THE NW 1/4, THENCE N00°00'34"E ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 1326.56 FEET TO THE POINT OF BEGINNING SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS:

BEGIN AT THE NW CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE N89°59'59"E ALONG SAID NORTH LINE A DISTANCE OF 644.11 FEET, THENCE S01°41'43"E A DISTANCE OF 29.87 FEET, THENCE S89°46.26"W A DISTANCE OF 645.00 FEET TO THE WEST LINE OF SAID NW 1/4, THENCE N00°00'34"E ALONG SAID WEST LINE A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING.

(PARCEL G06-185: AS FURNISHED BY STEWART TITLE GUARANTY COMPANY - COMMITMENT NUMBER: 23000050234, DATED AUGUST 8, 2023)

LOT 5

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE N 89° 59' 59" E ALONG THE NORTH LINE OF SAID NW 1/4, A DISTANCE OF 644.11 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE N 89° 59' 59" E ALONG SAID NORTH LINE A DISTANCE OF 657.86 FEET, THENCE S 02° 07' 57" E, A DISTANCE OF 1327.60 FEET, TO THE SOUTH LINE OF THE N 1/2 OF SAID NW 1/4, THENCE N 89 °59' 41" W ALONG SAID SOUTH LINE A DISTANCE OF 668.00 FEET, THENCE N 01° 41' 43" W A DISTANCE OF 1327.20 FEET, TO THE POINT OF BEGINNING SUBJECT TO A ROAD EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE N 89 °59' 59" E ALONG THE NORTH LINE OF SAID NW 1/4 A DISTANCE OF 644.11 FEET, TO THE POINT OF BEGINNING, THENCE CONTINUE N 89° 59' 59" E ALONG SAID NORTH LINE A DISTANCE OF 657.86 FEET, THENCE S 02° 07' 57"E A DISTANCE OF 27.28 FEET, THENCE S 89° 46' 26" W A DISTANCE OF 658.00 FEET, THENCE N 01° 41' 43" W A DISTANCE OF 29.87 FEET, TO THE POINT OF BEGINNING.

This property is to be reclassified from Agricultural (County), Commercial, and Neighborhood Commercial (City) to Low Density Residential (City).

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

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

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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 affect 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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

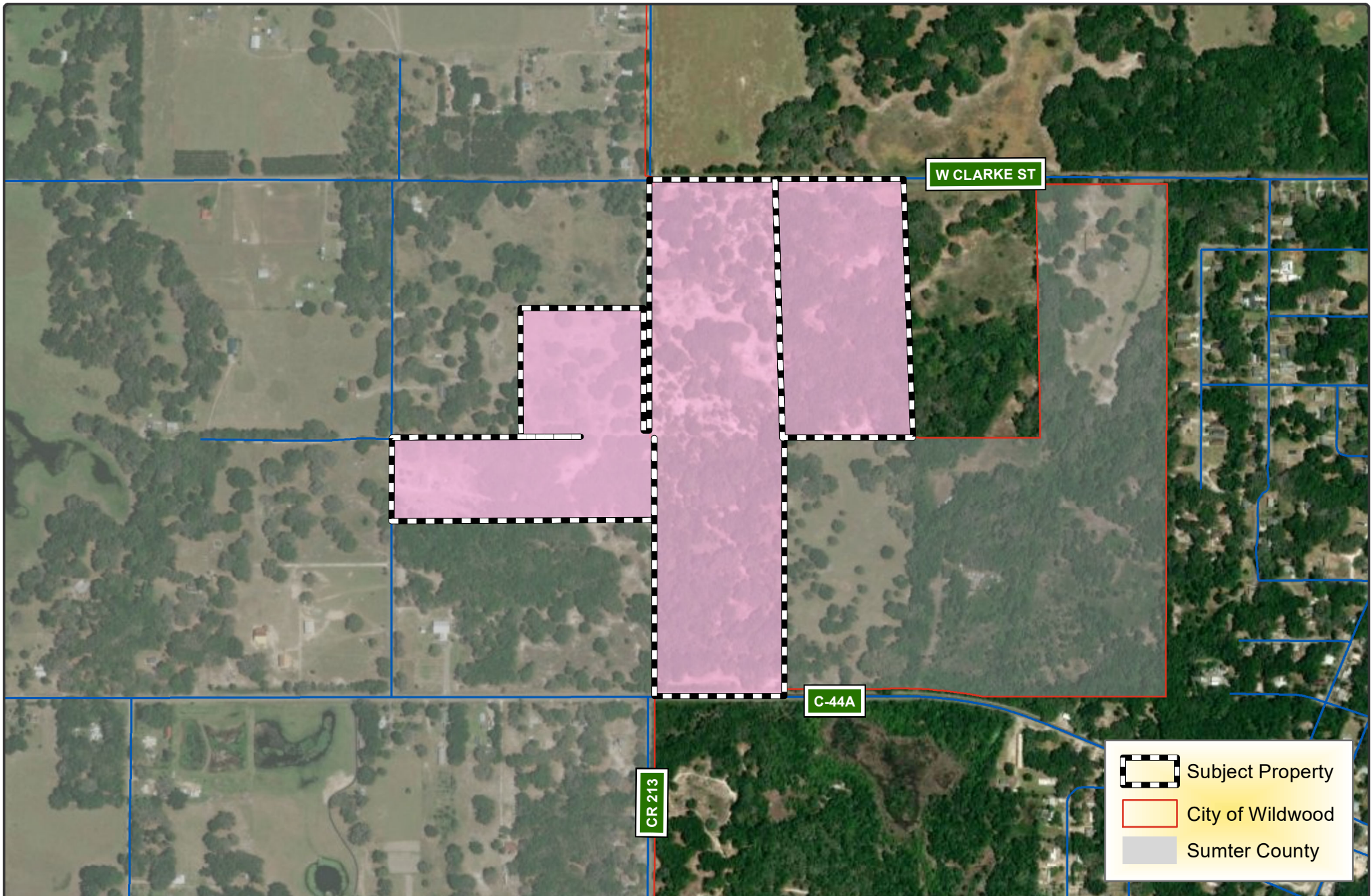
ATTEST: _____
Jessica Barnes, City Clerk

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 2312-001

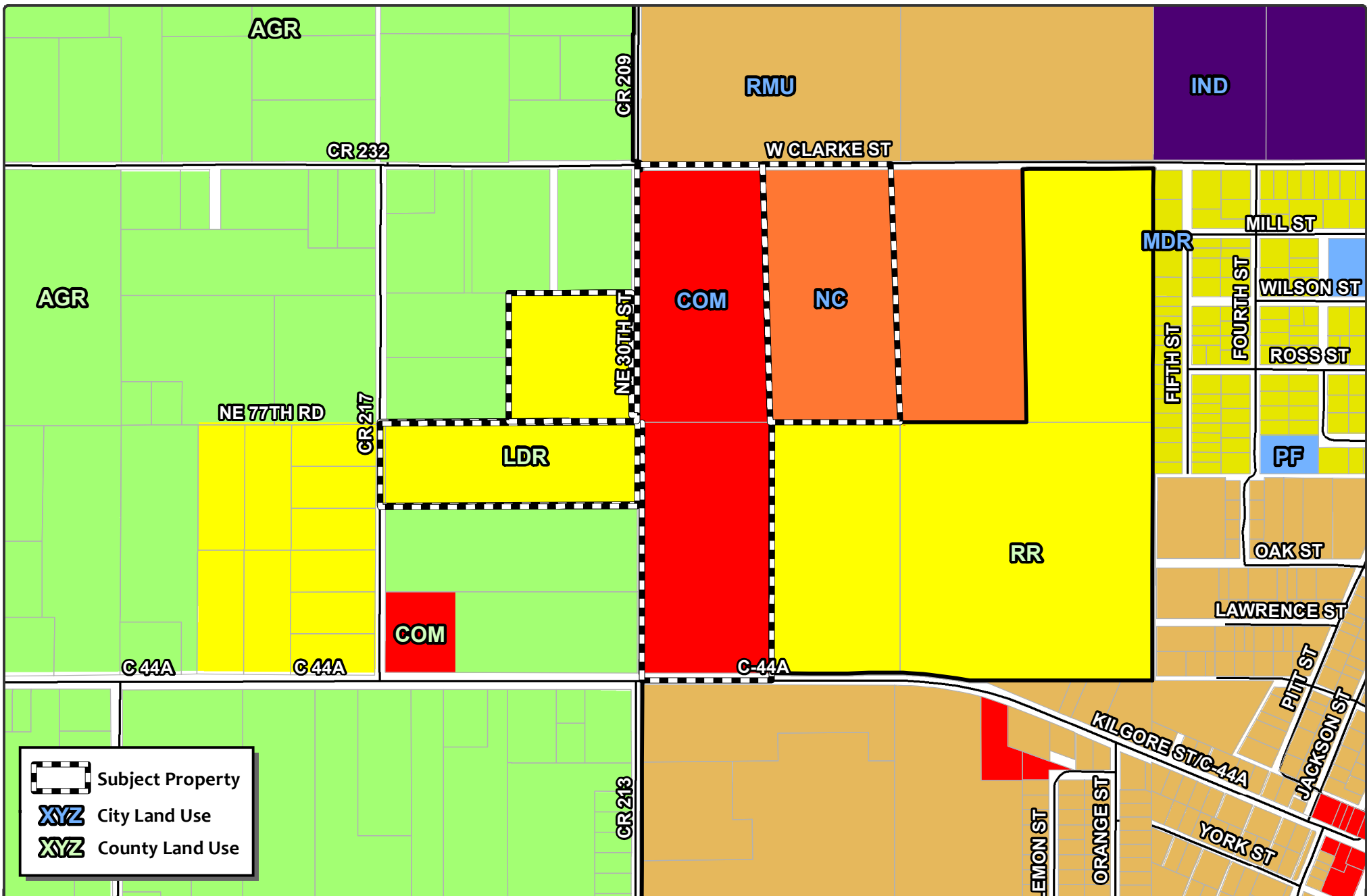
BOULDER SQUARE

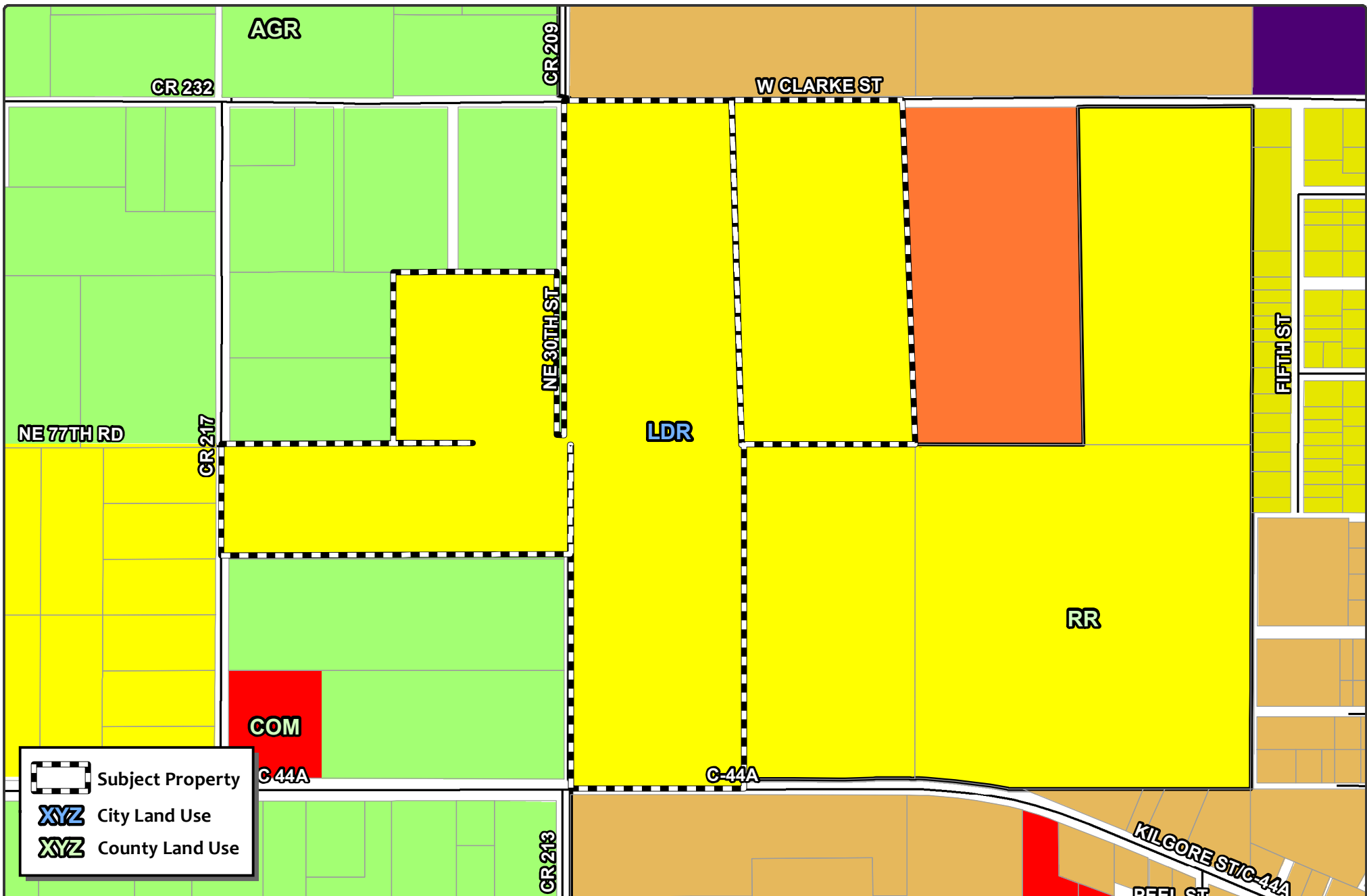
PARCELS F01-101, F01A008, G06-185, G06-186 & G06-187

MAP 1B

**LOCATION
MAP**

**DECEMBER
2023**





 Subject Property

 City Land Use

 County Land Use

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-12

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

EXECUTIVE SUMMARY

SUBJECT: CP 2402-002 Matteo Oaks

REQUESTED ACTION: Staff recommends a favorable recommendation for Ordinance Number OO2024-16 to be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2402-002 Matteo Oaks
Ordinance #	O2024-16
Applicant	Woodrow L. Clymer with Clymer Farner Barley
Owner	Jeremy Wayne Bernal
Property Location	Located at 8600 CR 209, Wildwood, FL 34785, approximately 0.35 miles south of the intersection of CR 209 and E C 462
Parcel Number	C36-102
Date	03/18/2024

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for the parcel listed above on 19.89 acres MOL. This request is accompanied by rezoning request RZ 2402-002.

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

ANALYSIS: The applicant is proposing to construct a residential development and is requesting Low Density Residential (MDR) land use which allows a maximum of 4 dwelling units per acre. This density request would result in a maximum of 180 dwelling units on the proposed property. According to the proposal, the residential development shall not exceed a total of 164 dwelling units. This will allow for the creation of a "patio home" community that will provide for the demand for workforce housing in the area.

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

The applicant intends to develop a single-family residential subdivision on the subject parcel consisting of

164 detached dwelling units. Justification has been presented to the city to support the proposed development, highlighting the demand for residential housing in the area, particularly for the workforce. This parcel will be combined with the property abutting to the south (C36-003), which consists of 25 acres of land and has already established the City's Low Density Residential Future Land Use Designation. The adjacent properties along CR 209 are annexed into the City and have a future land use of MDR (Medium Density Residential) and LDR (Low Density Residential), making the requested land use a good fit with the current adjacent uses. In accordance with Future Land Use Policy 1.2.1, "the City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present."

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Low Density Residential (LDR) Future Land Use designation allows for a maximum of 80 dwelling units on the subject property, plus 100 dwelling units on the southern parcel for a combined total of 180 dwelling units. The applicant is only proposing 164 dwelling units to properly accommodate open space and other amenity requirements. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of four (4) units per acre for the proposed FLU designation, placing the project within acceptable development standards. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The subject property is located along the CR 209 Corridor which has an existing mix of High Density Residential (HDR), Medium Density Residential (MDR), and Low Density residential (LDR). The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development and maximizing use of existing and future public facilities and services. The proposed development is seeking to include "patio homes" to maximize the use and density of the land.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. The proposed future land use map amendment will aid in the transitioning of multiple housing products in the area. As per Housing Policy 3.1.5, "the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single family homes, cluster development, multifamily homes, and innovative housing types."

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not an isolated or strip development. There are significant master plan projects approved and under construction in the vicinity of E C 462 and CR 209 as the city builds out.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. The subject property contains wetland/flood zone areas classified as Flood Zone A on the FEMA maps.

The subject property contains a portion of Special Flood Hazard Area classified as Flood Zone A on the FEMA map (12119C0068D effective 9/27/2013), part of which is intended to be used for a Retention Area on the proposed subdivision. Stormwater and drainage impacts will be monitored at the improvement plan stage where it will be accounted for under SWFWMD Permits.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities but rather as large tracts of residential dwelling units. Although some of the surrounding areas have a future land use of Agricultural (County), this parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services.

City water and sewer lines are already located on the east side of CR 209. The project will have 1 ERU per dwelling unit, requiring a total of 164 ERUs for the subdivision project. ERUs/GPD will still be needed for amenities and irrigation. Per the City's 2019 Utility Master Plan, there is capacity for this development at this time.

(VII) Fails to maximize use of future public facilities and services.

City water and sewer lines are already located on the east side of CR 209. As the area transitions from rural residential into low, medium and high residential densities, additional developments will be serviced as lines are extended.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed single family subdivision will be located roughly 0.35 miles from the E C 462 and CR 209 Intersection, and about one mile away from US Hwy 301, where diverse and various commercial sale and service establishments can be found. Law enforcement is within one mile of the subject property. Additionally, education, healthcare, fire, emergency response and general government are located within 2.5 miles of the subject parcel.

(IX) Fails to provide a clear separation between rural and urban uses.

Although some of the surrounding areas have a future land use of agricultural (County), these parcels fall within the Joint Planning Area (JPA) where the proposed future land uses could be commercial and residential should they be annexed into the City of Wildwood.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Parcel C36-102 was annexed into the City of Wildwood on February 12, 2024, and is consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” Development is beginning to physically materialize in this area of the city. Other developments are expected as city utilities are available to the neighboring parcels.

(XI) Fails to encourage a functional mix of uses.

The CR 209 Corridor features multiple residential subdivisions and master planned communities that are aimed to balance the provision of much needed housing while also including some elements of economic growth with business establishments in the near vicinity. The proposal does not constitute a mix-used development; however, the proximity to the Twisted Oaks Development could benefit the upcoming businesses within that community and nearby.

(XII) Results in poor accessibility among linked or related land uses

Access to the site will be provided via full-access driveway onto CR 209. An analysis of the study roadway segments and study intersections indicates that the study roadway segments currently operate within the adopted Level of Service standard and are projected to continue to do so upon buildout of the proposed development.

(XIII) Results in the loss of significant amounts of functional open space.

Each residential development is required to provide open space and amenities based on the proposed number of dwelling units. The applicant will be required to provide 20 percent of open space and at least three (3) on-site neighborhood amenities to comply with the City’s Design District Standards. The project will need to adhere not to exceed four dwelling units per acre with a 0.3 floor area ratio.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

It has been stated that the proposed amendment will not have an adverse effect on environmentally sensitive systems. An Environmental Narrative Report was conducted by Clymer Farner Barley in January of 2024. Based on field review, the consultant stated that no wetlands and/or surface waters were present within the project boundary. However, the parcel has a significant portion of Flood Zone A along its western boundary as per FEMA FIRM Map 12119C0068D effective September 27, 2013, which will require that the developer establishes the Base Flood Elevation that will determine the finished floor and elevation for any habitable structures constructed within the special flood hazard areas. In addition, approximately nine potentially occupied gopher tortoise burrows were observed, which requires a Florida Fish and Wildlife Conservation Commission permit to relocate these protected species to a designated sanctuary. A 100% gopher tortoise survey should be done before construction and if any gopher tortoises are found, it will be necessary to apply for a gopher relocation permit with FFWCC.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Two full-access points for the property are proposed at CR 209, which is maintained by the City of Wildwood. The proposed Future Land Use change to LDR and proposed development is estimated to add 1,591 daily trips, 149 A.M. & 157 P.M. peak hour trips. A full Traffic Impact Analysis has been conducted for maximum density and was accepted by Sumter County. An analysis of the study roadway segments indicates that the study roadway segments currently operate within the adopted Level of Service standard and are projected to continue to do so upon buildout of the proposed development. An analysis of the study intersections indicates that generally the study intersections currently operate

adequately within their adopted Level of Service standard and are projected to continue to do so upon buildout of the proposed development. Based on the analysis, a northbound left turn lane is not warranted at the CR 209 and Project Access driveway intersection.

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 for the subject property. The applicant/owner will work with City utilities at the site plan stage and will have to provide utility easements as required.

Schools: The residential development is proposed to add 54 students to Wildwood Schools (17 High School Students, 12 Middle School Students, and 25 Elementary School Students). The school district advises that capacity is available.

CONCLUSION:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a. **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-16** be forwarded to the City Commission for further action.

DATED: 3/25/2024

A handwritten signature in black ink, appearing to read 'Wendy Then', is written over a light gray grid background.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-16

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel C36-102
JEREMY Wayne Bernal
19.89 +/-

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 209 ACROSS THE EAST SIDE THEREOF.

This property is to be reclassified from Agriculture (Sumter County) to Low Density Residential (City).

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding

shall in no way effect the validity of the remaining portions of said Ordinance.

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

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

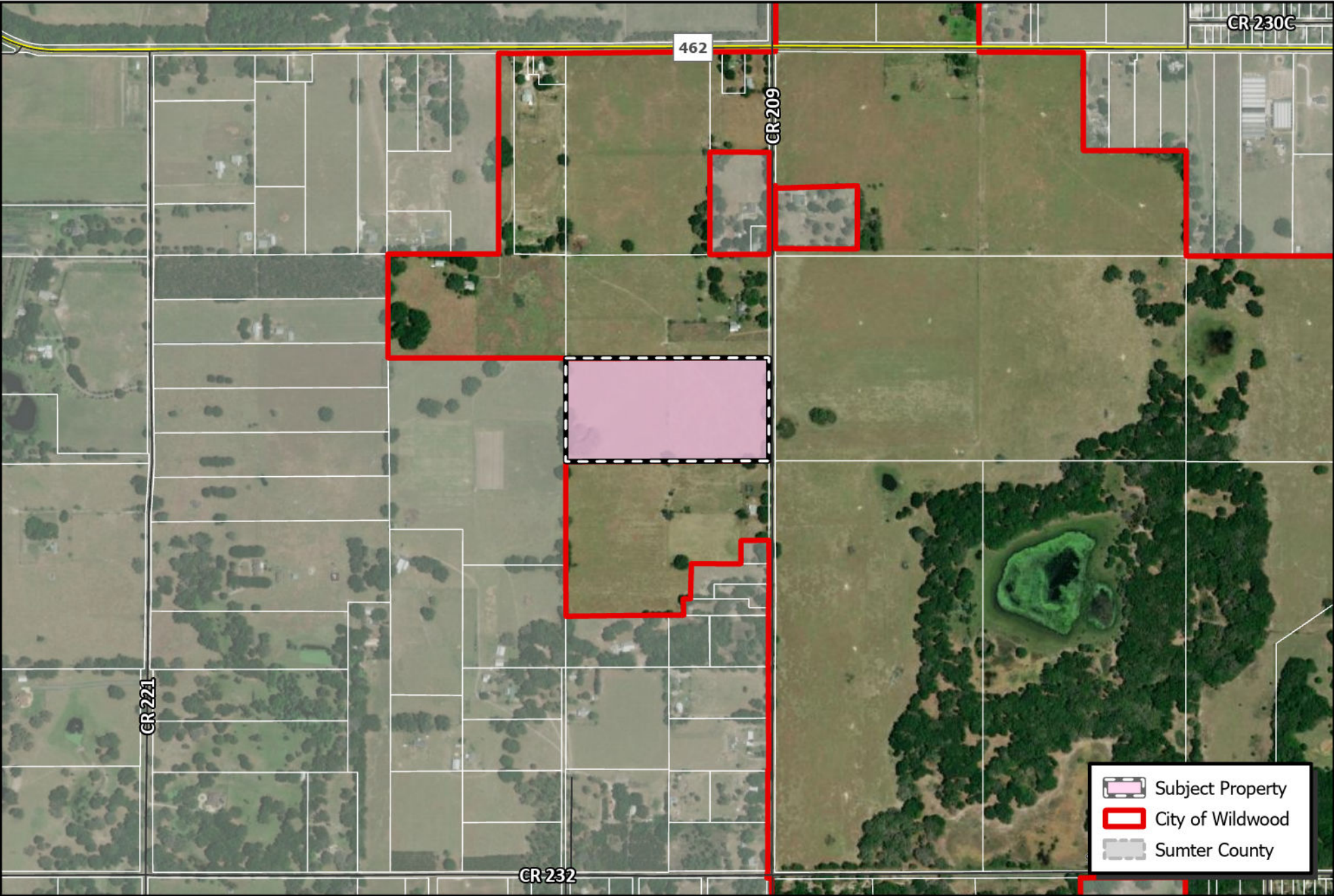
ATTEST: _____
Jessica Barnes, City Clerk

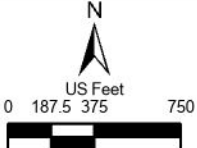
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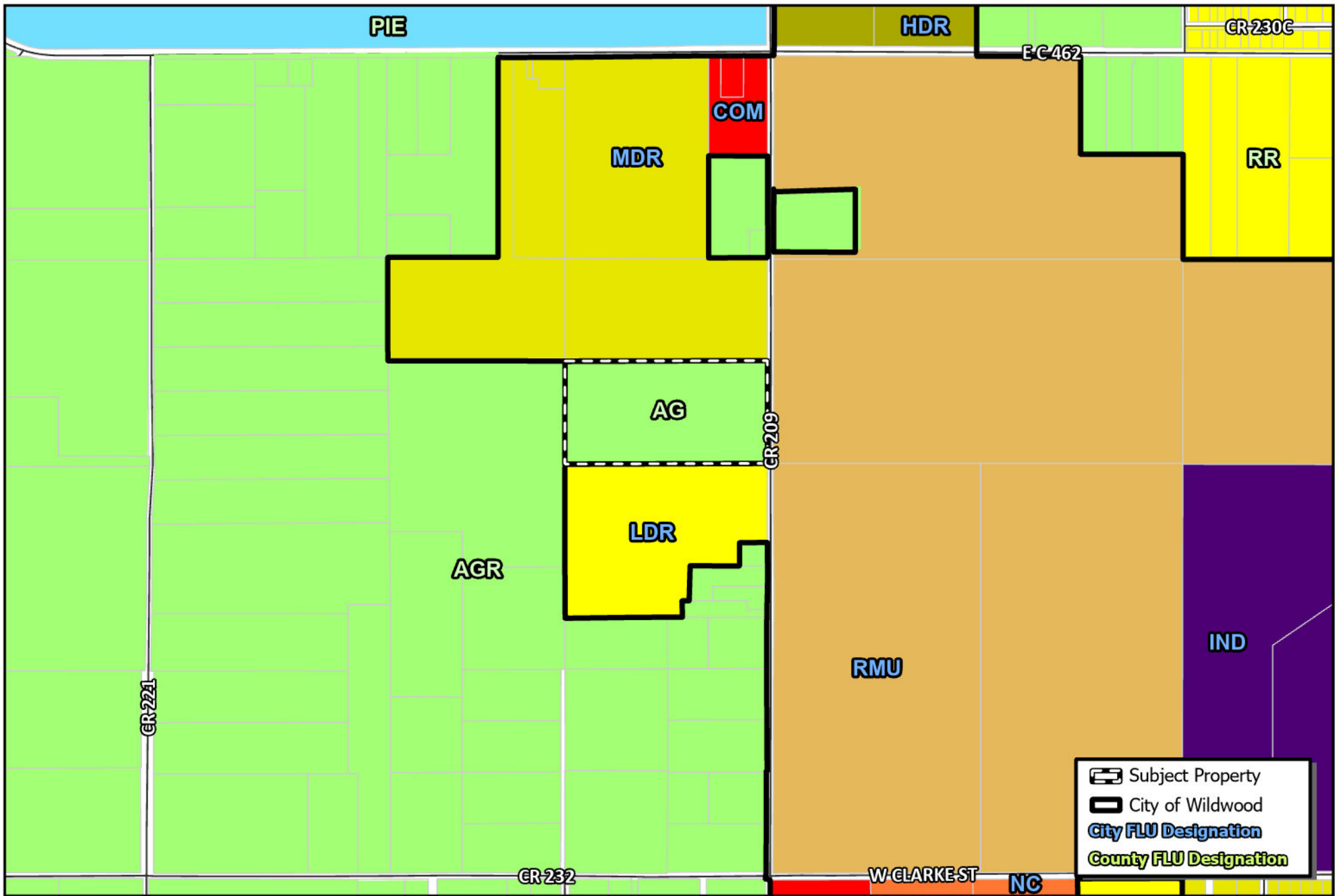
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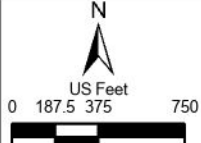
Approved as to form:

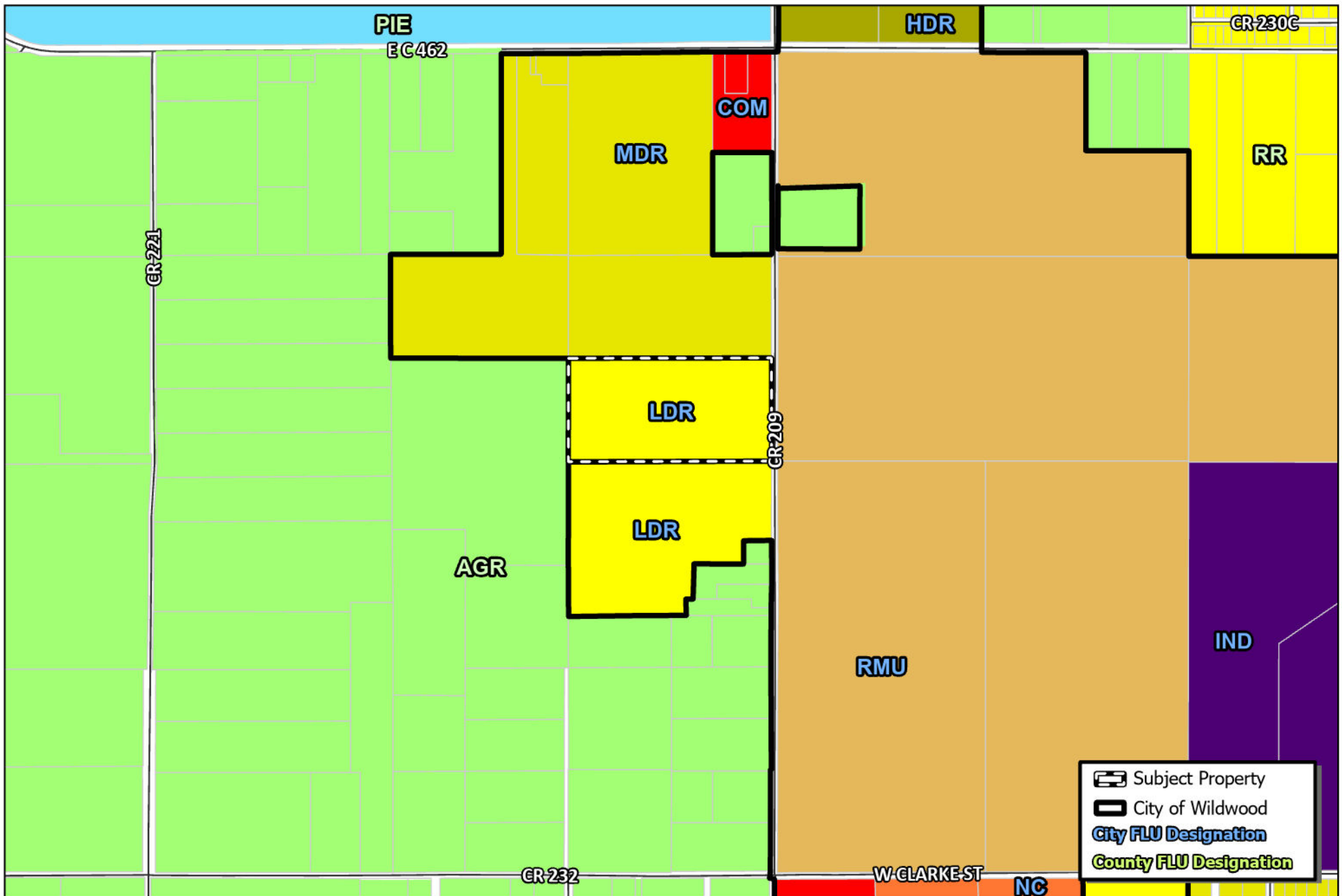
City Attorney

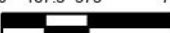


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 187.5 375 750	CP 2402-002	MAP 1B
			MATTEO OAKS	LOCATION MAP
			PARCEL C36-102	FEB 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 187.5 375 750	CP 2402-002	MAP 2A
		MATTEO OAKS	EXISTING LAND USE
		PARCEL C36-102	FEB 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 187.5 375 750 	CP 2402-002 MATTEO OAKS PARCEL C36-102	MAP 2B PROPOSED LAND USE FEB 2024
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Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-16

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

EXECUTIVE SUMMARY

SUBJECT: CP 2402-004 Perez Home Site

REQUESTED ACTION: Staff recommends a favorable recommendation of Ordinance O2024-14 to be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2402-004 Perez Home Site
Ordinance #	O2024-14
Applicant	Richard Ortengren
Owner	Tomas Perez
Property Location	Located at the northeast intersection of CR 209 and CR 222
Parcel Number	D19-047
Date	02/27/2024

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Rural Residential (City) for the parcel listed above on 4.57 acres MOL. This request is accompanied by rezoning request RZ 2402-004.

ANALYSIS: The applicant seeks to develop the property by building up to two homes on the site. The applicant has expressed their intention to do a lot split and potentially build at home on each lot.

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

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

At this time, the applicant intends to construct a single family home on the parcel. Down the

line, the applicant would likely be submitting a Lot Split application to create two lots and be able to build another home on the additional lot. Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Rural Residential (RR) Future Land Use designation accommodates single-family residential at very low densities. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of one (1) unit per acre for the proposed FLU designation, placing the project within acceptable development standards. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The subject property is located along the CR 209 Corridor which has an existing mix of High Density Residential (HDR), Medium Density Residential (MDR), and Low Density residential (LDR).

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. The proposed future land use map amendment will aid in the transitioning of multiple housing products in the area. As per Housing Policy 3.1.5, "the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single family homes, cluster development, multifamily homes, and innovative housing types."

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not an isolated or strip development. There are significant master plan projects approved and under construction in the vicinity of CR 209 as the city builds out.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject property contains wetland/flood zone areas classified as Flood Zone A on the FEMA maps.

The subject property does not contain Wetland/flood zone areas classified as Flood Zone A on the FEMA maps.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities but rather as large tracts of residential dwelling units. Although some of the surrounding areas have a future land use of Agricultural (County), this parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services.

City sewer lines are already located on the east side of CR 209. No additional requirements are needed based on the nature and scale of the proposal.

(VII) Fails to maximize use of future public facilities and services.

City sewer lines are already located on the east side of CR 209. Once water lines become available, the applicant will be required to connect to city's utilities based on the established connection matrix.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

As per the JPA agreement between Sumter County and the City of Wildwood, this parcel must be annexed into the City to be developed.

(IX) Fails to provide a clear separation between rural and urban uses.

Although some of the surrounding areas have a future land use of agricultural (County), these parcels fall within the Joint Planning Area (JPA) where the proposed future land uses could be commercial and residential should they be annexed into the City of Wildwood. Just to the east,

the Future Land Use is MDR (Medium Density Residential)

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Parcel D19-047 was annexed into the City of Wildwood on March 25, 2024, and is consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” Development is beginning to physically materialize in this area of the city. Other developments are expected as city utilities are available to the neighboring parcels.

(XI) Fails to encourage a functional mix of uses.

The CR 209 Corridor offers multiple residential subdivisions. The proposal does not constitute a mix-used development; however, proximity to Hwy 301 just one mile east of the subject parcel indicates nearby businesses from the proposed single family residence.

(XII) Results in poor accessibility among linked or related land uses

Access to the site can be provided either via CR 209 or CR 222 since this is a corner lot.

(XIII) Results in the loss of significant amounts of functional open space.

The proposal will have to adhere to the impervious surface requirements of the Rural Residential Future Land Use Designation (up to 1 dwelling unit per acre and 0.2 Floor Area Ratio).

Should the applicant decide to proceed with the Lot Split application, the applicant can only develop up to one principal residence structure in each parcel. Although some of the surrounding areas have a future land use of Agricultural (County), this parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

The subject property is located along the CR 209 Corridor which has an existing mix of Medium Density residential (MDR) designations along the east and north of the subject parcel.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

No wetlands and/or surface waters are present within the project boundary. In addition, the property is completely cleared except for a few specimen trees bordering the CR 222 public right-of-way. About 65 percent of the subject parcel features Tavares fine sand (53); which has 0 to 5 percent sloping and is moderately well drained. The other 35 percent of the parcel exhibits Arredondo fine sand (66); which has 0 to 5 percent sloping and is well drained. Due to the scale and nature of the proposed development, an environmental assessment was not required.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the

system or facility.

Transportation: Access to the property would likely be accommodated along CR 209.

Potable Water & Sewer: There is a 12-inch sanitary sewer force main currently available on the east side of CR 209 along the subject property; however, the closest water line is a 16-inch water main located at the intersection of CR 209 and CR 462, which is 5,280 linear feet south of the subject parcel. For the construction of one or two single family residences, the City would allow the applicant a well for potable water and a septic tank for waste disposal since connection to water is not feasible at this time.

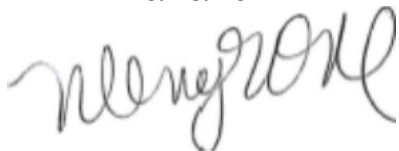
Schools: With the proposal of up to two dwelling units on this parcel, the expected number of Sumter County Generated Students is one (1) student. Breakdown is as follows:

School	Rate	Students Generated
High	0.102	0.204
Middle	0.074	0.148
Elementary	0.152	0.304
Total	0.328	0.656

CONCLUSION:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a. **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-14** be forwarded to the City Commission for further action.

DATED: 3/25/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-14

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA,
PROPOSING A SMALL-SCALE FUTURE LAND USE MAP
AMENDMENT TO THE ADOPTED COMPREHENSIVE
PLAN AND FUTURE LAND USE MAP IN ACCORDANCE
WITH THE COMMUNITY PLANNING ACT OF 2011, AS
AMENDED; PROVIDING FOR CODIFICATION; PROVIDING
FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel D19-047
Tomas Perez
4.57 +/-

LEGAL DESCRIPTION:

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 AND the West 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 AND the West 1/2 of the East 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 19, Township 18 South, Range 23 East, Sumter County, Florida, LESS the North 1009 feet and LESS the East 460 feet.

This property is to be reclassified from Agriculture (Sumter County) to Rural Residential (City)

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

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

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

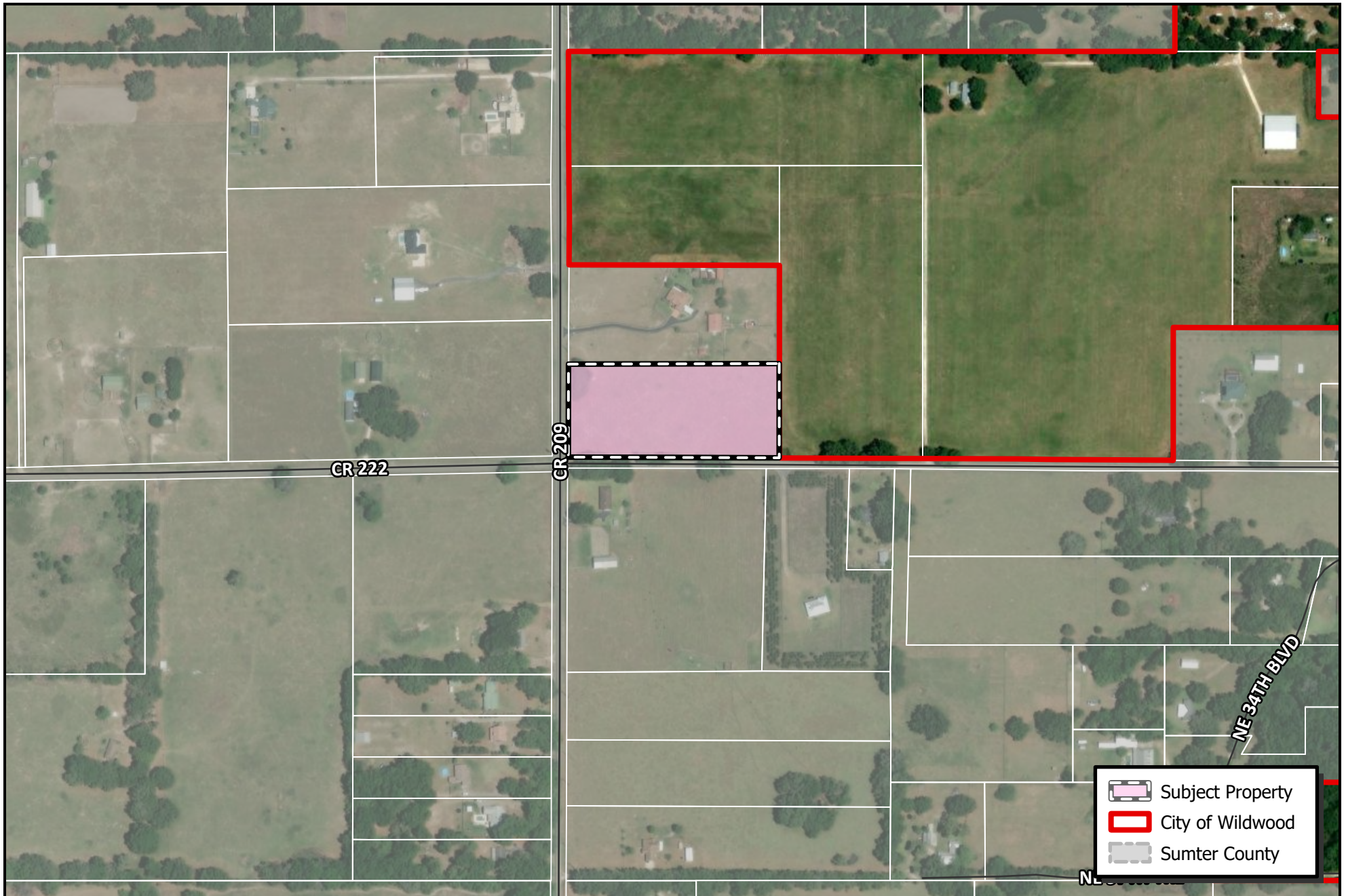
First Reading: _____

Second Reading: _____

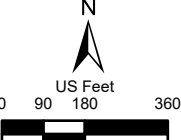
Approved as to form:

City Attorney

EXHIBIT A



Subject Property
 City of Wildwood
 Sumter County

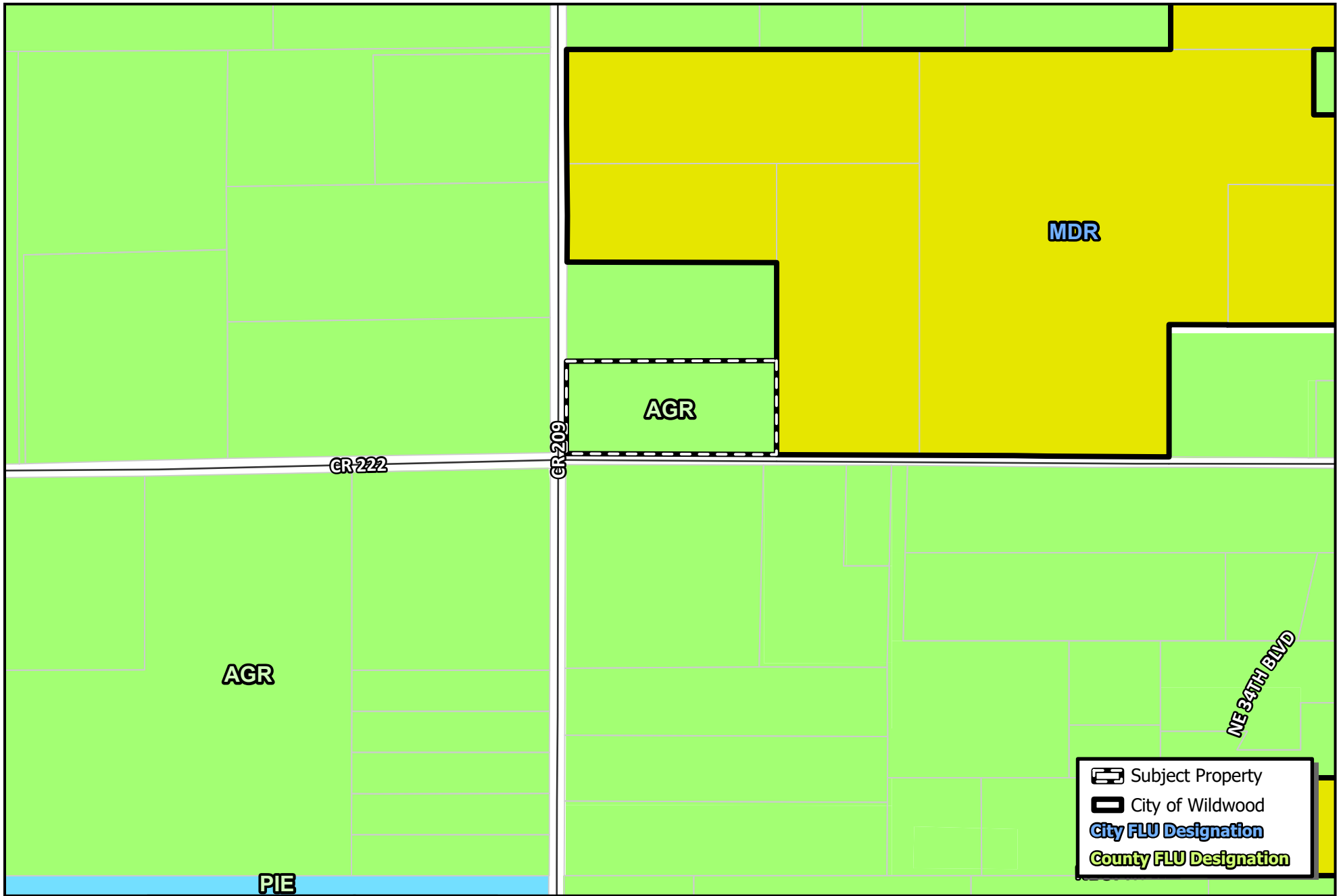
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2402-004 PEREZ HOME SITE PARCEL D19-047	MAP 1B
				LOCATION MAP
				FEB 2024

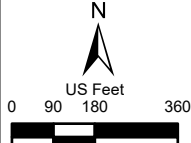
Statement of Exemption from Business Impact Estimate

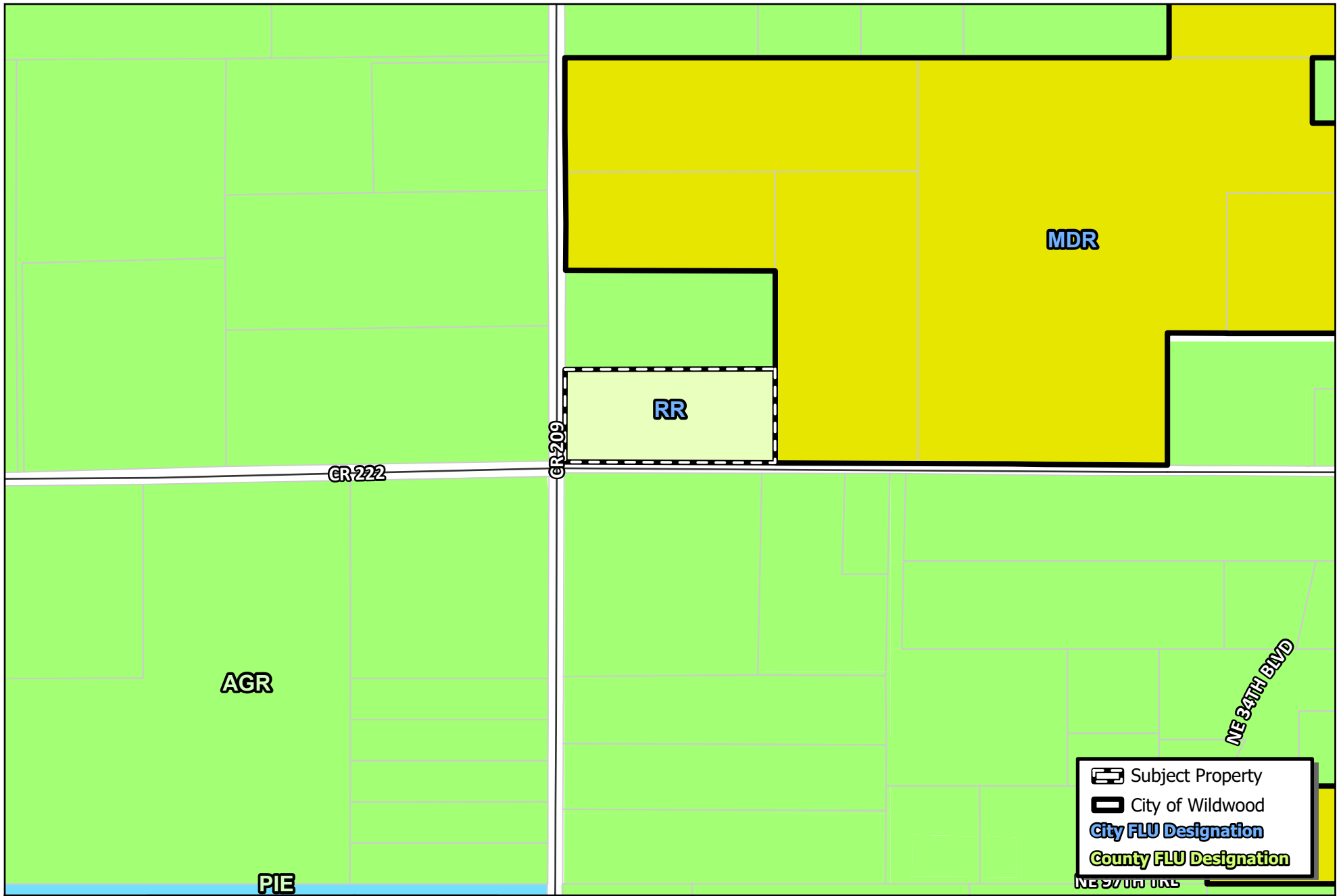
Proposed ordinance's title/reference: O2024-14

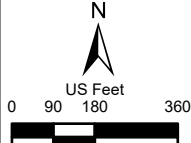
A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 90 180 360	CP 2402-004 PEREZ HOME SITE PARCEL D19-047	MAP 2A
			EXISTING LAND USE
			FEB 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 90 180 360	CP 2402-004 PEREZ HOME SITE PARCEL D19-047	MAP 2B
			PROPOSED LAND USE
			MAR 2024