

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA
WORKSHOP/SPECIAL CALLED MEETING
JANUARY 18, 2012 – 6:00 P.M.
CITY HALL COMMISSION CHAMBER

The City Commission of the City of Wildwood Florida met in Special Session, January 18, 2012 at 6:00 p.m.

Present were: Mayor Wolf, Commissioners Bivins, Clark, Allen and Strickland. Also present were: Interim City Manager Jacobs, City Attorney Blair, Assistant City Clerk Roberts, Police Chief Reeser, Development Services Director Peavy, Development Services Coordinator McHugh, Senior Planner Grimm, IT Tech McDade, Human Resource Coordinator Cox and AVT Law.

The meeting was called to Order by Mayor Wolf.

1. TIMED ITEMS AND PUBLIC HEARINGS

None at this time.

2. REPORTS AND PUBLIC INPUT

- SPECIAL PRESENTATION: Melanie Peavy to discuss staff initiated changes to the Comprehensive Plan and brief presentations and worksheet discussion on additional issues

DSD Peavy noted this workshop was for staff and the Commission and no public comments would be taken at this time.

Referred to Agenda Packet for review: Over the years staff has found some requirements in the Future Land Use element of the Comprehensive Plan too restrictive on development. Staff is preparing a large scale Comprehensive Plan amendment which lessens these restrictions. There are also a number of changes elsewhere in the Comp Plan that are occurring as a result the Community Planning Act and the amendment will be brought the Commission for approval sometime in March. In the Future Land Use element, staff is looking to encourage rather than require some of the policies that were forced upon the City in the original approvals from DCA. Staff will eliminate the Transportation Concurrency and School Concurrency within the Comp Plan and then the other changes are just to support those.

Mayor Wolf – in the Future Land Use element – eliminate 30% of reduction of developer's maximum development potential. What do they require? DSD Peavy – City tried to represent to DCA that the full property would never be developed, that only a percentage would be developed once the open space and such were taken away. The City was forced to put it in policy which means with every development, small and large, we immediately have to take 30% off the developable area of each property. We would like that to go away. The 30% is not calculated as part of the allowable density or intensity of the project. A 10 acre parcel would be reduced by three acres. You density would be applied to the remaining seven acres. Don't believe there will be a problem with DCA, due to the changes that have occurred with DCA. A lot of these items were forced to be required instead of encouraged, and where that terminology is changed we

can fix a lot of things. This reduction does not take away the requirement for open space or recreation amenities.

Noted that mixed use centers are being amended. These are areas near intersections. The neighborhood center at 209 and 466 will be eliminated. The one at 468 will be moved.

The next three issues require Commission direction. They are interconnectivity, sidewalks, and mix of housing types. Mike Woods of the LSMPO is present to speak regarding the sidewalk issue and the reason the policy requiring them should be kept.

1. Sidewalks -

Mike Woods, LSMPO presented a review of the long range transportation plan to 2035. Documents in agenda file. Wildwood is in the middle of the future efforts to provide multimodal corridors in the future transit initiative for Sumter County. One thing that makes transit work is good neighborhood connections through bike paths, sidewalks, and other ways for people to access transit. LSMPO is currently waiting for the urbanized area and boundary maps. We expect all of Wildwood to be encompassed in the urbanized area. Will probably do the first transit development plan next year in Sumter County with transit activities probably in the Villages and Wildwood. At this time Sumter County even buses students within a two mile radius with the School board paying the expense with no funds from the State. Trying to work with the School boards in the future to address that Sumter County may not be able to bus those students much longer due to low funds. Have been working with City staff and the police department to come up with a sidewalk needs gap plan. There is already a big need for retrofitting some City roads and County roads with sidewalks for the students to walk safely to and from school. Having a developer put sidewalks in at the beginning of a project is probably the cheapest way to do it. Retrofitting projects are expensive with the cost of securing right-of-way and funding has to be secured. Having sidewalks included in the project when it comes before the Commission for approval is the best, cheapest way to implement a sidewalk program. Providing transportation options help families to reduce the cost of transportation so that more moneys can be put into the community.

DSD Peavy - current regulations require 5 foot sidewalks with current enforcement through the design standards. Noted continuous complaints from Parkwood residents that they have no sidewalks. Because of discussion with developers about the cost to install sidewalks, an example of costs were provided. Research of Bison development and cost to install sidewalks indicates the cost to be less than 1%, with sidewalks on both sides. Noted that the City has to think about the new Land Uses and what is required. Noted that a variance has always been an option, but there must be uniqueness to the property and the cost for application is \$500. Noted that any existing platted property or projects that have nine or fewer lots are not required to meet the sidewalk requirements. 5 acre ranchettes would have to go through Land Use amendment. Her research does not indicate that the cost of sidewalks would make a development unfeasible. The City does not bear the cost of constructing or maintaining the sidewalks. Maintains only those

sidewalks in the City right-of-way. Staff recommends that the sidewalk requirements be retained.

Motion by Commissioner Strickland, second by Commissioner Bivins to leave the current sidewalk requirements in place as recommended by staff. Motion carried by unanimous vote.

2. Interconnectivity

DSD reviewed the history of roadway patterns. Noted that until adjoining property develops, interconnectivity will not be needed. A "stub out" or vacant area would be placed where the interconnectivity is planned for when the adjoining property develops. Interconnectivity is important because it provides more options for access, shortens trip lengths, and removes some of the burden on the existing roads, safer systems. Noted that without interconnectivity existing roads will have to be widened or improved at a cost to the City or County or the City would have to tell the development they cannot go forward. Reminded the Commission that the City has no road impact fee nor does the City share in the County's impact fee. She noted there are no limits such as ten acres or less you don't have to connect, it all depends on the traffic, where you are going to go and what impacts you are going to make to the existing road system.

Noted this does not mean that every parcel has to connect to every other parcel. Staff recommends that interconnectivity remain in the requirements.

Mayor Wolf expressed concern that some smaller parcels would be destroyed by a road taking part of it for a larger parcel to access larger road.

DSC McHugh noted that interconnectivity happens only as property develops. Noted that all projects will come before the Commission for approval or disapproval.

CA Blair asked if criteria is laid out in the regulations being worked on to say when interconnectivity is appropriate. DSD Peavy – no, based on a traffic analysis for a development and review by LSMPO and staff, the decision is made. DSC McHugh noted that having interconnectivity puts the burden on the developer to provide the interconnectivity.

CA Blair expressed concern that requiring interconnectivity someone could claim inverse condemnation. Inverse condemnation is something that happens because the City's regulations results in the land not able to be used the way the owner wants it to be for a meaningful purpose. Needs to have language that spells out the appropriateness of interconnectivity and clarification with specific criteria. Mayor Wolf suggested there be triggers to determine that four exits are needed on a development, such as size of property, certain density, certain use, etc. DSD Peavy – without a specific definition of interconnectivity requirements it would be up to the Commission to decide whether or not staff recommendation on the interconnectivity issue is what the commission agrees with or not. Mayor Wolf asked if the Commission would have to approve or disapprove every interconnectivity. DSD Peavy – yes.

Motion by Commissioner Clark, second by Commissioner Allen for staff to work with the City Attorney to draft and develop standard criteria and procedures. Motion carried by unanimous vote.

3. Mixture of Housing Types

The existing requirements is for any residential development of 20 units or more to contain a mixture of two housing types. This may limit single family detached subdivisions and may not be conducive to meeting the market demands. Current enforcement is through the comprehensive plan. Staff is preparing a Comp Plan amendment that only larger developments would be required to meet this. Staff is recommending anything over 500 units and limiting the requirements of the single family detached projects.

Motion by Commissioner Clark, second by Commissioner Allen to approve recommendation of staff amending the Comp Plan and setting the threshold to 500 units. Motion carried. Yea – Allen, Bivins, Clark, Wolf. Nay – Strickland.

- a. City Manager – None at this time
- b. City Attorney– None at this time
- c. City Clerk– None at this time
- d. Commission Members– None at this time
- e. Public Forum (10 minute time limit)– None at this time
- f. Notes, Reports, and items for the file as attached – None at this time

3. NEW BUSINESS – ACTION REQUIRED

- a. MINUTES - None at this time
- b. ORDINANCES FIRST READING ONLY (READ ONLY – NO VOTE) - None at this time
- c. RESOLUTIONS FOR APPROVAL: - none at this time
- d. APPOINTMENTS -None at this time
- e. CONTRACTS AND AGREEMENTS - None at this time
- f. FINANCIAL - None at this time
- g. GENERAL ITEMS FOR CONSIDERATION

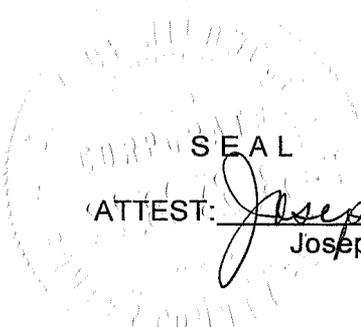
4. ADJOURN

Upon a motion by Commissioner Allen, second by Commissioner Bivins the meeting was adjourned.

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ATTEST:

SEAL


Joseph Jacobs
Joseph Jacobs, City Clerk


Ed Wolf, Mayor