

AGENDA

March 1, 2011
4:00 p.m.
City Commission Chambers

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

as Local Planning Agency

1. **CALL TO ORDER:** Planning & Zoning Board/Special Magistrate as the Local Planning Agency.

Approval of Minutes from the February 1, 2011 Planning & Zoning Board Meeting

2. **OLD BUSINESS:**
 - a. None

3. **NEW BUSINESS: PUBLIC HEARINGS**

- a. CP1102-01 Evaluation and Appraisal Report (EAR) of the Local Comprehensive Plan

4. **FORUM:**

5. **ADJOURNMENT:**

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

CITY OF WILDWOOD

**Planning and Zoning Board/Special Magistrate
Acting as the Local Planning Agency**

Case No: CP 1102-01

Evaluation and Appraisal Report of the Local Comprehensive Plan

Section 163.3191(1), Florida Statutes requires local governments to assess the progress of implementing the local comprehensive plan every seven (7) years. The local comprehensive plan is to be reviewed and amended as necessary to respond to changes in growth management polices, changing conditions within the community and to identify major issues regarding the community's achievements of its goals.

The City Commission adopted the 2035 Comprehensive Plan in March of 2010. On April 12, 2010, the Department of Community (DCA) issued its notice of intent to find the 2035 Comprehensive Plan "in compliance" with Chapter 163, Part II, Florida Statutes.

Because the City finds itself in the infant stage of the planning timeframe covered by the 2035 Comprehensive Plan, it is premature for the City to fully assess many of the potential successes and failures of the plan at this time. Nevertheless, the EAR process is a statutory requirement that all local governments must complete.

The report adheres to the applicable statutory analyses outlined in Section 163.3191, Florida Statutes.

Staff recommends the proposed EAR be transmitted to the City Commission and then to the Department of Community Affairs and commenting agencies pursuant to Section 163.3191(5), Florida Statutes.

This course of action will provide DCA and the commenting agencies opportunity to comment on the EAR prior to adoption by the City Commission. Additionally, this will allow for modification of the report prior to adoption should said agencies provide comments.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice has been posted on the windows in the front and back of City Hall, placed on the City's website and Facebook page, and on the bulletin board at the Wildwood Post Office. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on February 19, 2011.

DATED: February 22, 2011

Jason McHugh
Development Services Coordinator

City of Wildwood

Evaluation and Appraisal Report



Prepared By:

**City of Wildwood
Development Services Department**

March 1, 2011

**City of Wildwood
Evaluation and Appraisal Report
City of Wildwood, Florida**

PREFACE

Key Officials

City Commissioners:

Ed Wolf.....Mayor

Ronald B. Allen..... Mayor Pro Tem

Pamala Harris-Bivins.....Commissioner

Robby Strickland.....Commissioner

Don C. Clark.....Commissioner

Local Planning Agency (Special Magistrate).....Archie Lowry, Jr.

Staff:

City Manager.....Robert Smith

City Attorney.....Jerri A. Blair

City Clerk.....Joseph Jacobs

Development Services Director.....Melanie Peavy

**City of Wildwood
Evaluation and Appraisal Report
City of Wildwood, Florida**

PREFACE

TABLE OF CONTENTS

Introduction.....Chapter 1

Analysis of Statutory Topics.....Chapter 2

Future Opportunities.....Chapter 3

5-Year Schedule of Capital Improvements.....Appendix

LIST OF TABLES

TABLE 1-1.....City’s EAR Process

TABLE 2-1.....Population Projections

TABLE 2-2.....Annexed Properties – Small Scale Comprehensive Plan Amendments (2010)

TABLE 2-3.....Non-Annexed Properties – Small Scale Comprehensive Plan Amendments (2010)

TABLE 2-4..... Future Land Use Amendment Activity (5/2010 to Present)

TABLE 3-1.....Vacant Land

LIST OF MAPS

MAP 1-1.....City Limits

MAP 2-1.....Annexed Properties

MAP 2-2.....Small Scale Land Use Amendments

Chapter 1: Introduction

The City of Wildwood, the largest municipality in Sumter County, is located in northeast portion of the County. The City contains several major transportation corridors that connect residents and businesses with other parts of the state (CSX Railroad “S” rail line, U.S. 301, SR 44, CR 470, and the Florida Turnpike). The City also serves as a regional supplier of potable water and sanitary sewer services. The extent of these utility services reaches the Coleman Federal Correctional Complex to the south, the SR 44/Interstate-75 interchange to the west, and north of CR 466.

The Sumter County Evaluation & Appraisal Report (August 2010) states Sumter County has experienced rapid growth within the last decade. In 2009, the Bureau of Economic and Business Research (BEBR) estimated the county population in excess of 95,000 residents. This represents a 55% increase from the 2002 population. This substantial growth can be attributed predominately to The Villages of Sumter County Development of Regional Impact (The Villages). The Villages, an adult retirement community in unincorporated Sumter County, is located adjacent to the City to the east. During the last decade, the County witnessed significant growth within The Villages (building permits within The Villages peaked at nearly 5,000 per year).

With the rapid growth of The Villages and infrastructure capable of serving development, the City began feeling the impending growth pressures. The City embraced the challenges associated with growth and decided to take a proactive approach in shaping its future. In 2004, the City initiated the growth process by annexing large tracts of land. Since that time, the City has grown in land area from slightly over 3,000 acres in 2004 to approximately 26,861 acres today (see Map 1-1). Embracing the challenge required a well-thought comprehensive plan to guide development in achieving economic and social prosperity within the community. In early 2007, the City, in partnership with community residents, city leaders, and the development community began the process of rewriting the City’s comprehensive plan.

After a one (1) year preparation process and a two (2) year negotiation process with the Department of Community Affairs, the City and the Department executed a stipulated settlement agreement on the comprehensive plan amendments associated with the new comprehensive plan. The City Commission adopted the 2035 Comprehensive Plan in March of 2010. On April 12, 2010, the Department of Community issued its notice of intent to find the 2035 Comprehensive Plan “in compliance” with Chapter 163, Part II, Florida Statutes.

Planning Initiative: Public Participation During the Creation of the 2035 Comprehensive Plan: Identification of Local Issues

In order to better manage the projected growth for the area and to lay the groundwork for the new 2035 Comprehensive Plan, the City initiated a visioning process in 2007 which comprised a series of workshops with adjacent local governments, applicable government agencies, local property owners, and City residents and businesses to discuss their visions for the future of the City. The visioning workshops also provided a public forum for the City to inventory the community’s successes, and areas where improvements were needed. The City also wished to address the future needs of Sumter County and set the stage for a coordinated planning approach with Sumter County.

The visioning workshops took place between March and May 2007. The first series of workshops reviewed local values, how the City should grow, the need for physical infrastructure, its costs and

possible funding options. The second series of workshops built on this work, to identify future areas for development, future road improvements, locations for schools, parks, and other public facilities. The third series of workshops comprised a feedback session to enable the participants of all workshops the opportunity to observe inputs from all groups. The workshops were well supported, and there was consensus that the City should start planning for the future while encouraging urban, mixed use development and concepts.

As a result of the visioning process, the City was able to:

- identify future growth areas for the City and start planning for infrastructure development
- initiate coordination with Sumter County on the future development of the Interlocal Service Boundary Agreement/Joint Planning Area to cover issues such as annexation, land use, and provision of public facilities and services
- identify and inventory the employment opportunities created by the Coleman Federal Prison, large industrial employers, and commercial development at The Villages
- assess socioeconomic data and create economic development strategies
- adopt architectural design standards for new development
- lay the groundwork for the new Comprehensive Plan

A long term planning approach enables City leaders to better plan for the needs of future residents, especially in terms of water, sewer and community facilities where long term financing is required. The visioning workshops strongly supported the notion that the City of Wildwood will continue to expand its role as a key urbanizing area within Sumter County. The 2035 Comprehensive Plan incorporates the vision of the City of Wildwood as a future major urban and economic area within Sumter County.

The Evaluation and Appraisal Report (EAR) Process

Section 163.3191(1), Florida Statutes requires local governments to assess the progress of implementing the local comprehensive plan every seven (7) years. The local comprehensive plan is to be reviewed to respond to changes in growth management policies, changing conditions within the community and to identify major issues regarding the community’s achievements of its goals.

The City is currently in the process of rewriting its Land Development Regulations to implement the goals, objectives and policies contained within the 2035 Comprehensive Plan. Less than one (1) year has passed since the effective date of the 2035 Comprehensive Plan. Because the City finds itself in the infant stage of the planning timeframe covered by the 2035 Comprehensive Plan, it is premature for the City to assess many of the potential successes and failures of the plan at this time. The City’s next EAR (scheduled for 3/1/2018) or future amendment cycles will provide the City with a more suited opportunity to address the successes and failures of the plan. Nevertheless, the EAR process is a statutory requirement. The planning process undertaken by the City in preparation of this EAR is shown in TABLE 1-1.

TABLE 1-1: City’s EAR Process

STEP	DATE
Preparation of EAR	9/10 through 2/11
LPA Public Hearing (Recommendation to City Commission)	March 1, 2011
City Commission Hearing	March 14, 2011

Chapter 2: Statutory Analysis of Topics

Section 163.3191(2), Florida Statutes instructs local governments to present an evaluation and assessment of the local comprehensive plan on a number of topics. This Chapter provides an analysis of the applicable topics listed in the statute.

Population Growth and Changes in Land Area: F.S § 163.3191(2)(a)

As part the EAR process, every local government is required to evaluate the population projections within their adopted comprehensive plan. The evaluation is focused on determining if the projections from the adopted comprehensive plan are reasonable and have appropriately estimated the future population growth of the community.

The cornerstone of the 2035 Comprehensive Plan is the population projections within the City through the 2035 planning timeframe. During the settlement agreement negotiations of the plan, the Department of Community Affairs (DCA) accepted the City's population projections. In addition, DCA required the County and the City to enter into an agreement with DCA that requires the City and Sumter County to utilize the same population projections and to allocate 25% of the county's projected 2035 population to the City. In February, 2010 all three (3) parties executed the population agreement. TABLE 2-1 illustrates the population projections contained within the 2035 Comprehensive Plan. The City's 2009 population according to the Bureau of Business and Economic Research (BEBR) was estimated at 4,825. The interim estimated 2010 City population was 5,200 based on the latest information from BEBR. This equates an increase of 375 people.

TABLE 2-1: Projected Population

	2015	2020	2025	2030	2035
Sumter County Population	109,537	135,736	166,381	201,398	240,746
Wildwood %	15%	20%	25%	25%	25%
Wildwood Population	16,431	27,147	41,595	50,350	60,186

Source: City of Wildwood 2035 Comprehensive Plan

Population growth over the short term (5 years) may not reach the projected population due to the economic downturn and housing crisis. However, the City is anticipating rapid population growth once the economy rebounds. There are many residential developments waiting to break ground once the market can absorb new housing units. Nonetheless, the City will have the opportunity to amend the population projections through the planning timeframe as appropriate.

Since the 2035 Comprehensive Plan the City has annexed three (3) properties totaling 10.71 acres. The location of these three properties is depicted on Map 2-1. Each of these annexed properties was subject to a small scale comprehensive plan amendment. These properties are shown on TABLE 2-2.

TABLE 2-2: Annexed Properties – Small Scale Comprehensive Plan Amendments (2010)

Project (Parcel Number)	Acreage	Amendment Date	County FLUM Designation	City FLUM Designation
Quadvventure, LLC (G17=034)	6	10/25/10	Agricultural	Commercial
The Villages of Wildwood DRI (G08=060)	1.12	10/25/10	City – Recreation County – Mixed Use and Medium Density Residential	The Villages of Wildwood DRI
The Villages of Wildwood DRI (G08=020)	3.59	10/25/10	City – Recreation County – Mixed Use	The Villages of Wildwood DRI

Source: City of Wildwood Development Services Department

In addition to the three (3) properties above, the City processed four (4) additional small scale comprehensive plan amendments in late 2010. TABLE 2-3 lists the change in future land use for these four (4) properties. All seven (7) of the properties subjected to the small scale comprehensive plan amendment are depicted on Map 2-2.

TABLE 2-3: Non-Annexed Properties – Small Scale Comprehensive Plan Amendments (2010)

Parcel Number	Acreage	Amendment Date	Prior FLUM Designation	New FLUM Designation
D32=148	2.46	10/25/10	Commercial	Industrial
F12=032E	4.98	10/25/10	Industrial	Commercial
F12W00P1	2.39	10/25/10	Commercial	Industrial
G07=044	6.5	10/25/10	High Density Residential	Public Facilities

Source: City of Wildwood Development Services Department

TABLE 2-4 summarizes the changes in future land use within the City as a result of these seven (7) amendments.

TABLE 2-4: Future Land Use Amendment Activity (5/2010 to Present)

FLUM Designation	Increase in Acreage	Decrease in Acreage	Net Change in Acreage
Commercial	13.37	2.46	10.91
Industrial	2.46	7.37	(4.91)
Public Facilities	6.5	0	6.5
Recreation	0	1	(1)
The Villages of Wildwood DRI	4.71	0	4.71
High Density Residential	0	6.5	(6.5)

Source: City of Wildwood Development Services Department

Vacant Land and Developable Land: F.S § 163.3191(2)(b)

The 2035 Comprehensive Plan analyzed the amount of vacant land within the municipal limits of the City of Wildwood, shown on TABLE 3-1. The majority of the vacant, developable land is associated with the annexations that occurred prior to the adoption of the 2035 Comprehensive Plan.

TABLE 3-1: Vacant Land

Future Land Use Map Designation	Vacant Land (Acres)
Conservation	4,810
Agriculture - 5	6,321
Agriculture - 10	191
Recreation	5
Low Density Residential	1,291
Low Medium Density Residential	722
Medium Density Residential	116
Medium High Density Residential	46
High Density Residential	4
Residential/Institutional/Office	25
Residential Mixed Use	54
Villages of Wildwood DRI	337
Wildwood Springs DRI	1,047
Landstone Communities DRI	4,166
Commercial Center Mixed Use	497
Employment Center Neighborhood Mixed Use	2
Central Mixed Use	610
Business Park Mixed Use	1,316
Oxford Neighborhood Commercial	75
Oxford Neighborhood Mixed Use	772
Oxford Residential Mixed Use	139
South Wildwood Neighborhood Mixed Use	527
Mobile Home Park	45
Commercial	627
Public Facilities	139
Industrial	815
Total	24,699

Source: City of Wildwood 2035 Comprehensive Plan

The City anticipates the amount of vacant, developable land to decrease through the planning timeframe. Aside from the Agricultural and Conservation designations, it is anticipated that the majority of the acreage will be developed for urban uses consistent with the requirements of the land use designation.

Financial Feasibility of Providing Infrastructure: F.S § 163.3191(2)(c)

The 2035 Comprehensive Plan demonstrates how the City will provide the necessary infrastructure and public facilities needed to serve the projected population. The City monitors the demand on potable water, sanitary sewer, recreation, transportation, solid waste, public schools and stormwater (drainage) in relation to maintaining the adopted level of service for each facility. The demand and capacity of these systems will be reported on and monitored on a yearly basis.

Pursuant to F.S § 163.3177(3)(b)(1) and Rule 9J-5.016(5), Florida Administrative Code, the City is required to amend its comprehensive plan annually to include all capital improvements scheduled for construction within the community during the next five (5) years. These improvements are contained within the 5-Year Schedule of Capital Improvements, a component of the Capital Improvements Element. The annual update requires the City to compare the actual level of service the facilities are operating at against the adopted level of service contained within the comprehensive plan. This analysis identifies existing deficiencies and forecasts where shortfalls may exist in the short term.

Since the adoption of the 2035 Comprehensive Plan the City adopted the annual update to the 5-Year Schedule of Capital Improvements on December 13, 2010. On February 14, 2011, the Department of Community Affairs issued the notice of intent to find the amendment in compliance. The 5-Year Schedule of Capital Improvements is included in the Appendix of this report.

Location of Development: F.S § 163.3191(2)(d)

The location of existing development is unchanged since the 2035 Comprehensive Plan has been effective. No new development locations or projects have occurred within this short time frame.

Identification of Major Issues: F.S § 163.3191(2)(e)

The visioning sessions that piloted the creation the 2035 Comprehensive Plan identified the major issues within the community. The 2035 Comprehensive Plan was crafted in part to address the issues brought forth by the public during these workshops.

Changes in Agency Planning Policies: F.S § 163.3191(2)(f)

There have been no changes in the Withlacoochee Regional Planning Council's Strategic Plan since the adoption of the 2035 Comprehensive Plan. The same is true for the state comprehensive plan, Rule 9J-5, Florida Administrative Code, and Chapter 163, Florida Statutes.

Public Participation: F.S § 163.3191(2)(j)

Public input has been an important component in the City's planning initiatives. The City frequently solicits public participation in accordance with Section 14-26 of the City of Wildwood Code of Ordinances through various advertisement avenues, workshops and public hearings. Concurrently, the City seeks comments from other government agencies. Public participation during the comprehensive planning process was first initiated during the City's visioning process as previously described in Chapter 1.

Additional public comment was sought during the preparation of this report. The City informed the public about the process through the following means:

- *City Website* – Notice of the EAR process was placed on the City’s website.
- *City’s Facebook Page* – The City recently created a Facebook page as another avenue to attract attention to the happenings within the City and as another way to get the word out on important City functions, news, and other pertinent information.
- *Newspaper Advertisement* – Notice of the public hearing was placed in the legal section of the Daily Commercial
- *Public Postings* – Notice was posted at City hall and at the local post office

Coordination with Public Schools: F.S. § 163.3192(2)(k)

Over the last several years, the Sumter County School Board has witnessed stagnant growth of student population, due largely in part to the rapid growth of The Villages retirement community. No new school capacity projects have occurred during the timeframe of the approval of the City’s comprehensive plan and the preparation of this report. The City expects the student demand to begin to increase over the next few years as The Villages approaches buildout and growth expands into the City with the proposed large developments of the Landstone, Wildwood Springs, and Southern Oaks Developments of Regional Impact. As the student population increases, coordination with the School Board and the City will be critical to ensure adequate facilities.

All local governments are required to coordinate land planning efforts within their comprehensive plans with the school planning efforts of local school districts. The 2035 Comprehensive Plan contains a Public Schools Facility Element (originally adopted in 2008) and Intergovernmental Coordination Element that provides for the coordination of the siting of new schools, implements school concurrency, and provides for coordination in the projection of population and future student growth. In addition, the City entered into an Interlocal Agreement with the Sumter School Board that implements the Public Schools Facilities Element.

During the preparation on the 2035 Comprehensive Plan, the City coordinated with School Board regarding population projections. The School Board is required to utilize the projections furnished by the Department of Education, however, Section 2.2 of the Interlocal Agreement contains language that allows the School Board to consider and coordinate consistent population projections in accordance with the City’s comprehensive plan.

The City continues to coordinate population projections consistent with the provisions stated within the Interlocal Agreement. Annually, the City is required to provide the School Board with a growth report which identifies and inventories developments within the City that will impact public schools. Additionally, proposed comprehensive plan amendments, rezonings, and development projects are provided to the School Board for their review and comment.

Water Supply Projects (Alternative and Traditional): F.S. § 163.3192(2)(l)

In 2002 and 2005, the Florida Legislature enacted legislation that significantly changed Chapters 163 and 373, F.S. to improve coordination of water supply and land use planning. The 2035 Comprehensive Plan accomplishes the following:

- Develops water supply planning documentation for the building of potable water facilities necessary to serve existing and new development and for which the local government is responsible. The plan identifies the sources of water and considers supply alternatives described in the SWFWMD's District Water Supply Plan.
- Provides a summary of the City's existing water, conservation, reuse and irrigation programs.
- Coordinates with the SWFWMD to implement solutions for development of an alternative water supply to supplement groundwater resources consistent with the SWFWMD Regional Water Supply Plan.

The City was granted a Water Use Permit (WUP) in 2007 that allows an annual average groundwater withdrawal of 4.98 million gallons per day. The WUP requires the City to investigate one (1) or more alternative water supply projects that are economically, environmentally and technically feasible. The City has been participating in the Withlacoochee Regional Water Supply Authority (WRWSA) and has partnered with the SWFWMD to investigate Lower Floridan water supply sources. As such the WRWSA completed a feasibility study in November 2007 and the City submitted this document as part of their February 2008 WUP compliance efforts associated with alternative water supply. The investigation of the Lower Floridan water supply source is being pursued as part of the City's future water supply project (Champagne Farms Water Treatment Plant).

From an overall water supply planning and management perspective, the City has the challenge of minimizing the quantity of groundwater and potable water use for irrigation. This will be accomplished through the continued development of surface water and stormwater irrigation, the continued implementation of conservation initiatives, continued development of alternative resources, and/or the implementation of mitigation or other means of offsetting groundwater withdrawal impacts such as providing for additional recharge.

The City intends to meet the above challenge by utilizing an integrated water resources planning approach by taking advantage of lower quality alternate water resources for non-potable uses, and by partnering with neighboring utilities to implement projects that will benefit the region rather than just the City of Wildwood. By utilizing this approach, the City not only meets the SWFWMD long-term plans, but also meets the requirements of new regulations.

The integrated water resources planning approach for the City of Wildwood includes the following:

- The investigation of lower Floridan aquifer supplies
- Partnering with the SWFWMD to investigate lower Floridan aquifer supplies
- Continued use of reclaimed water for irrigation purposes
- Research and possible development of stormwater and or surface water irrigation resources
- Continued implementation of conservation initiatives such as water restrictions, requiring reclaimed water distribution systems be installed in all new developments, and Florida native and/or drought tolerant landscaping requirements via Comprehensive Plan goal and policy language modification and subsequent ordinance adoption
- Further development of partnerships with neighboring utilities to develop and/or utilize alternative resources similar to the 2006/2007 agreement between the City and the Villages
- Annually evaluating the effectiveness of the adopted water conservation rates
- Developing groundwater sources further west in an effort to shift the withdrawals away from areas that have already been highly developed and or could impact to surface water bodies

- Continued participation in the Withlacoochee Regional Water Supply Authority in researching the development of potential alternative water supplies
- Working to locate facilities such that the withdrawals are spread apart in an effort to minimize potential impacts

The City's current WUP expires in 2013 at which time the City will be required to update the permit. The Southwest Florida Water Management District's update to their Regional Water Supply Plan will cover the entire District, meaning all 98 local governments in the District will be required to include a Water Supply Facilities Work Plans in their comprehensive plans. That being said, the City is in the process of creating the 10 Year Water Supply Facility Plan. This plan will be incorporated into the City's 2035 Comprehensive Plan.

Assessment of Common Methodology for Measuring Transportation Impacts and Monitoring
Concurrency F.S. § 163.3192(2)(p)

As previously stated the City contains several major regional roadways that provide connections to adjacent counties and to other regions. Some of these roadways (US 301, the Florida Turnpike, and SR 44) are designated as part of the State's Strategic Intermodal System (SIS). Because these roadways are part of the SIS, the level of service standards for these facilities are established by State Statute and Rule.

Adopted level of service standards for other roadways within the City are "D" for all roadways. In 2008, the City entered into an interlocal agreement with the Lake-Sumter Metropolitan Planning Organization (MPO) that established the MPO as the designated agency to review traffic impact studies on behalf of the City. This relationship provides for a true regional perspective in the review of traffic impacts on roadways. The MPO provides these review services to not only the City but also to Sumter County, the other cities within the county, and to Lake County and its cities. In addition, the MPO maintains working relationships with the adjacent transportation planning organizations. The City's use of the MPO provides a comprehensive approach to maintaining level of service on roadway facilities within the region as well as assuring coordination between the City, the regional local governments, FDOT and with our regional partners.

The MPO's 2035 Long Range Transportation Plan (LRTP) was developed in part, to be consistent with local comprehensive plans. City staff coordinated with MPO staff in developing the model data include in the LRTP ensuring the consistency between the two plans. Further, the use of the MPO as the clearinghouse for concurrency issues provides a vast opportunity to establish a true regional framework for addressing transportation needs. A regional transportation framework is better able to support a multi-modal and interconnected transportation system than transportation planning that is limited to a single local area. Opportunities will be identified for enhancing the transportation system in a manner that is not singularly focused on road widening but focused on a multi-modal and interconnected transportation system throughout the region and state.

Achievement of Plan Objectives: F.S. § 163.3192(2)(g)
Assessment of Success and Shortcomings in Implementation: F.S. § 163.3192(2)(h)
Actions Needed to Address Major Issues: F.S. § 163.3192(2)(i)

Due to the diminutive time that has lapsed since the 2035 Comprehensive Plan has been effective, assessing the successes and shortcomings of these topics is premature due to lack of time for implementation of the goals and objectives of the plan.

Chapter 3: Future Opportunities

The 2035 Comprehensive is a living document that requires appropriate updates to be successful as changes occur throughout the community. An immediate opportunity exists to update the 2035 Comprehensive Plan to incorporate a joint planning area with Sumter County. The City and Sumter County entered into an Interlocal Service Boundary and Joint Planning Agreement pursuant to Chapter 171, Part II, Florida Statutes. The City adopted the agreement by ordinance (Ordinance No. O2009-10) on April 13, 2009. The next step of this agreement is for the City and Sumter County to amend their local comprehensive plans to include the Joint Planning Area. Both comprehensive plans will be amended pursuant to Chapter 163, Part II, Florida Statutes to include coordination mechanisms on annexation, land use, and provision of services. The City and the County are nearly complete in finalizing the necessary data and analysis to bring to the respective boards for action. The City anticipates transmittal of the amendment to the Department of Community Affairs in late spring, early summer.

Planning to assure the availability of potable water to serve the City's existing and future populations is critical. The update to the Withlacoochee Regional Water Supply Authority's Regional Water Supply Plan and the inclusion of Sumter County within the plan provides an opportunity for the City to develop a 10-Year Water Supply Facilities Plan, fine tuning the alternative water supply plan, and enhancing water conservation through the increased use of reclaimed water and decreased potable water demand. During the next few years, the City will undergo significant planning for water supply as a result of the mandated 10-Year Water Supply Facilities Plan and with the expiration of its Water Use Permit in 2013.

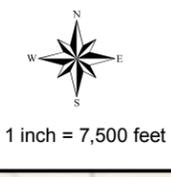
The findings within this report do not warrant any amendments to the 2035 Comprehensive Plan at this time. The next schedule EAR cycle for the City is March 1, 2018 at which point six (6) years will have passed since the 2035 Comprehensive Plan became effective. That EAR cycle will provide an excellent opportunity to evaluate the intended goals and objectives of the 2035 Comprehensive Plan.

Maps

Wildwood, Florida

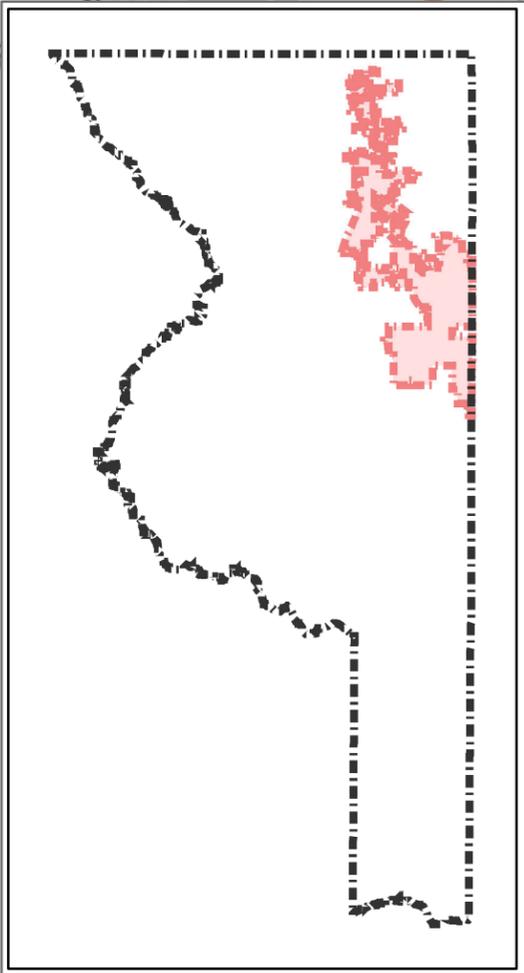
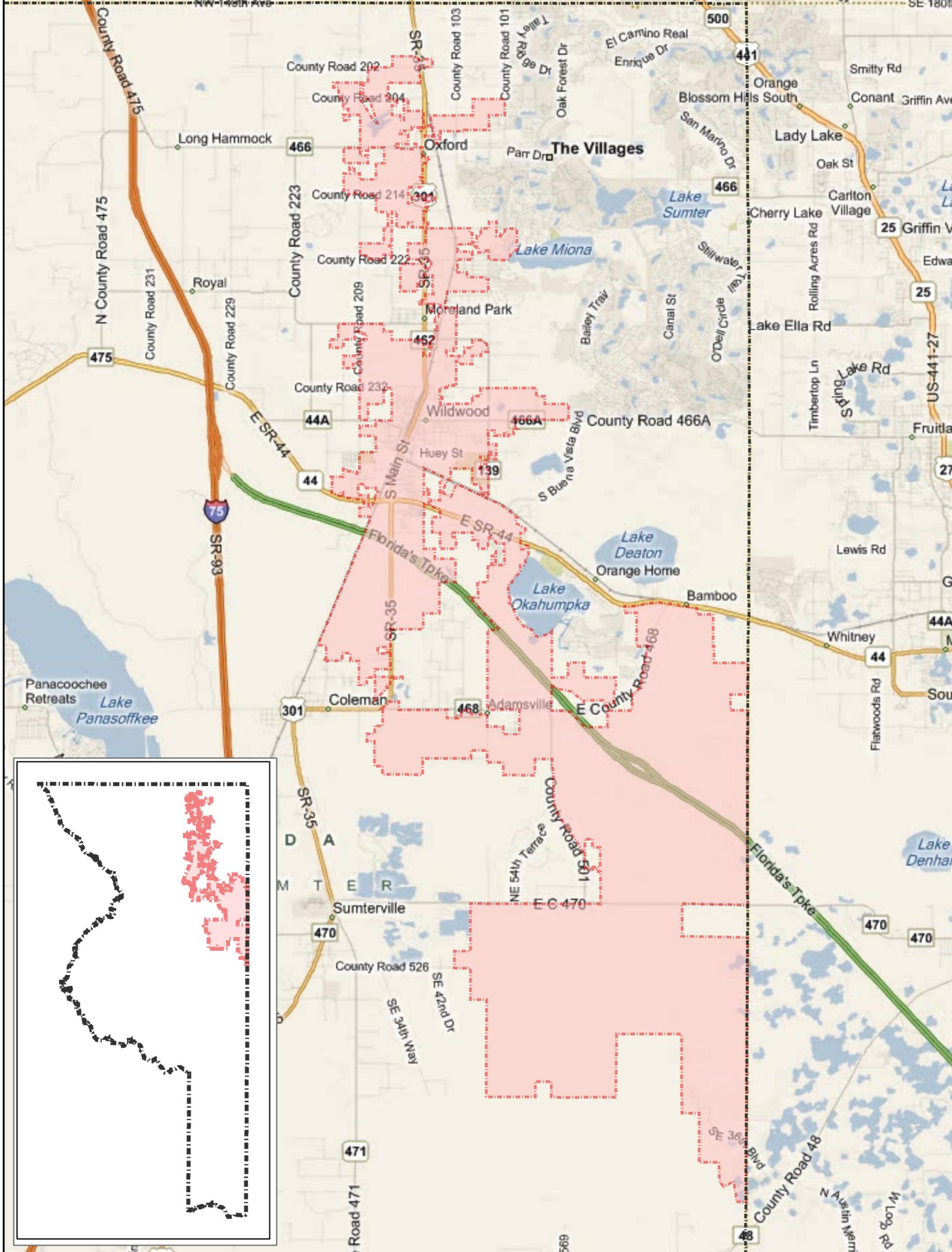
Evaluation and Appraisal Report

Map 1-1: City Limits



Legend

- Sumter County Boundary
- 2010 - Wildwood City Boundary (26,861 Ac +/-)



Wildwood, Florida

Evaluation and Appraisal Report

Map 2-1: Annexed Properties



1 inch = 500 feet

Legend

- Wildwood City Boundary
- Annexed Properties

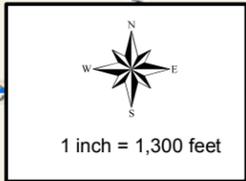


Parcel Number	Acreeage	Previous FLUM Designation	Current FLUM Designation
G17=034	6	Sumter County Agricultural	Commercial
G08=060	1.12	Recreation/Sumter County Mixed Use/Medium Density Residential	The Villages of Wildwood DRI
G08=020	3.59	Sumter County Mixed Use/Recreation	The Villages of Wildwood DRI
Total	10.71		

Wildwood, Florida

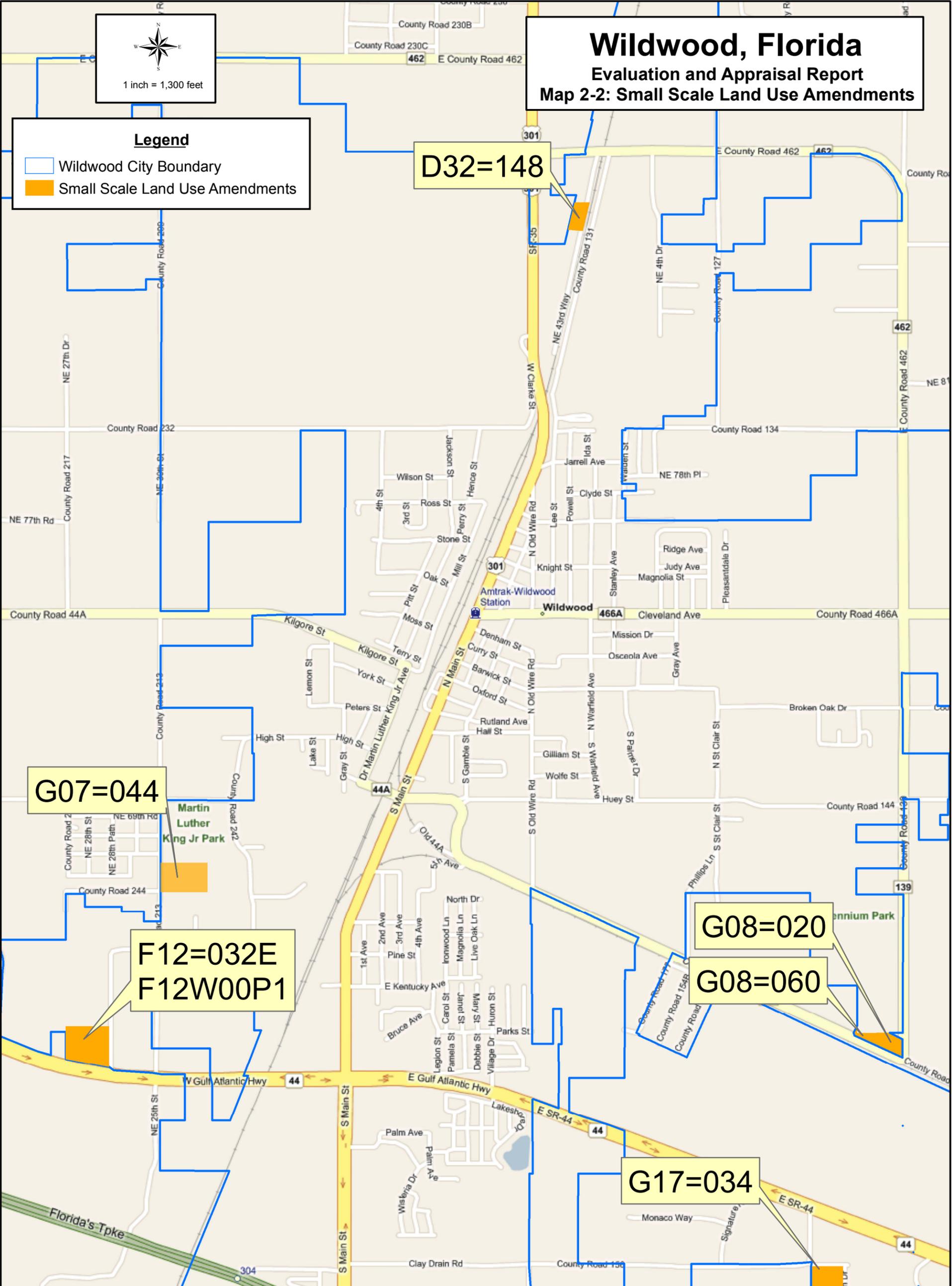
Evaluation and Appraisal Report

Map 2-2: Small Scale Land Use Amendments



Legend

- Wildwood City Boundary
- Small Scale Land Use Amendments



<u>Parcel Number</u>	<u>Acreage</u>	<u>Previous FLUM Designation</u>	<u>Current FLUM Designation</u>
D32=148	2.46	Commercial	Industrial
F12=032E	4.98	Industrial	Commercial
F12W00P1	2.39	Industrial	Commercial
G07=044	6.5	High Density Residential	Public Facilities
G17=034	6	Sumter County Agricultural	Commercial
G08=060	1.12	Recreation/Sumter County Mixed Use/Medium Density Residential	The Villages of Wildwood DRI
G08=020	3.59	Sumter County Mixed Use/Recreation	The Villages of Wildwood DRI

Appendix

5-Year Schedule of Capital Improvements

City of Wildwood
5 - Year Schedule of Capital Improvements

Transportation						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants			\$43,304			
All Other Revenues						
Revenues Total:		\$0	\$43,304	\$0	\$0	\$0
Expenditures/ Projects:						
CR 232 Resurfacing from CR 209 to West of US 301			\$43,304			
Expenditures Total		\$0	\$43,304	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Sumter County Projects						
County Funded Projects:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
CR 468 widen to 4 lanes from SR 44 to FTP	PE		\$507,000			
	ROW	\$2,006,000				
CR 468 PD&E Study from US 301 to FTP	PD&E	\$150,000				
CR 466A widen from Powell Road to US 301 (Phase III)	PE	\$500,000				
	ROW					\$2,068,438
CR 466 PD&E Study add lanes from CR 245 to US 301	PD&E	\$80,000				
CR 462 PD&E Study from US 301 to CR 466A	PD&E	\$80,000				
CR 468/FTP Interchange	CON	\$2,000,000		\$2,500,000	\$10,200,000	
Total		\$4,816,000	\$507,000	\$2,500,000	\$10,200,000	\$2,068,438
FDOT Projects						
FDOT Funded Projects:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
US 301 widen to 4 lanes from N of CR 232 to N of NE 110th Rd.	PD	\$5,000				
	ROW	\$9,570,400				
	CON	\$16,449,559		\$123,424		
US 301 widen to 4 lanes from N of CR 204 to Marion Co. line	ROW	\$3,463,025				
	CON	\$9,729,520				
	AD	\$1,838,631	\$1,371,870	\$1,371,870	\$1,371,870	\$1,371,870
US 301 - CSX Improvement (Overpass)	CON	\$525,917				
SR 44 - CSX Improvement (Overpass)	CON	\$2,714,870				
CR 466 Resurfacing from CR 475 to CR 466	CON					\$1,612,903
Total		\$44,296,922	\$1,371,870	\$1,495,294	\$1,371,870	\$2,984,773
Potable Water						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees			\$456,340		\$2,287,000	
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$456,340	\$0	\$2,287,000	\$0
Expenditures/ Projects:						
Water line extension Prison WTP to CR 470			\$243,340			
Champagne Farms Water Treatment Plant and Transmission System	DES		\$213,000			
	CON				\$2,287,000	
Expenditures Total		\$0	\$456,340	\$0	\$2,287,000	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

City of Wildwood
5 - Year Schedule of Capital Improvements

Sanitary Sewer and Reuse Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
TIE and Connection Fees			\$928,800		\$500,000	
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$928,800	\$0	\$500,000	\$0
Expenditures/ Projects:						
Sewer line extension from Coleman Federal Prison to CR 501/ CR 470			\$294,000			
Sewer line extension from CR 468 LS to S. Main St.			\$634,800			
South Wildwood Wastewater Treatment Plant	DES				\$500,000	
Expenditures Total		\$0	\$928,800	\$0	\$500,000	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Drainage (Stormwater) Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants			\$658,859			
All Other Revenues						
Revenues Total:		\$0	\$658,859	\$0	\$0	\$0
Expenditures/ Projects:						
Osceola Ave Drainage Improvement			\$408,859			
CR 232 Drainage Improvements			\$250,000			
Expenditures Total		\$0	\$658,859	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0
Recreation Projects						
City Projects						
City Revenue Source:	Phase	Fiscal Year				
		2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
General/Special/Debt						
New Debt Borrowing/Bonds						
Developer Contributions						
Grants						
All Other Revenues						
Revenues Total:		\$0	\$0	\$0	\$0	\$0
Expenditures/ Projects:						
Expenditures Total		\$0	\$0	\$0	\$0	\$0
ANNUAL BALANCE		\$0	\$0	\$0	\$0	\$0

**City of Wildwood
Planning and Zoning Board/Special Magistrate
February 1, 2011**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, February 1, 2011 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, FL.

Present: Special Magistrate Archie O. Lowry, Jr.; Jason McHugh, Development Services Coordinator; Melanie Peavy, Development Services Director; Shelley Martin, Development Technician.

The Planning and Zoning Board/Special Magistrate meeting was called to order at 4:00 p.m. by Special Magistrate Archie O. Lowry.

Jason McHugh, Melanie Peavy, Shelley Martin, were sworn in.

Minutes were approved and signed from the November 9, 2010 Planning & Zoning Board Meeting.

RZ1007-02 Quadventure PUD

Jason McHugh: Explained that there has been a modification to the staff report that was sent out earlier last week. It's in relation to the comments received from Sumter County late yesterday afternoon for the record. Explained the project is located at the SE corner of the intersection of CR 179 and SR 44 and is contiguous to the Brownwood development. Read staff report into record requesting approval for a zoning map amendment from Sumter County Rural Residential to City of Wildwood Planned Unit Development. Ordinance 02011-01. The project is compliant with all applicable goals, objectives and policies of the comprehensive plan.

Special Magistrate & Jason McHugh: Discussed the transportation elements of the project which requires the city to promote alternative forms of transportation to reduce motor vehicle travel. SR 44 has been designated by Lake Sumter Metropolitan Transportation Organization as well as the City as a future transit corridor. Maybe bus service or bus rapid transit depending on how Sumter County and the MPO develop the transit plan.

Special Magistrate: Asked why the transit system does not provide an apron for buses to get off the main drag way to pick up people as opposed to stopping in one lane.

Jason McHugh: Explained the City is not involved in transit and that Sumter County is the transit service provider per the agreement with the county. Explained prior to site plan approval, the applicant or developer will have to sign an agreement with Sumter County or the Lake Sumter MPO to discuss the different stipulations that may happen with transit. Explained in this particular case it will be on site and could be incorporated off the right of way. It will all depend on the agreement with Sumter County.

Special Magistrate: Expressed his concern on the foresight to understand that you probably shouldn't be stopping on a major road and stop the traffic behind it. It makes common sense to build a little corridor so the bus gets out of the way, traffic can keep going and not clog up.

Jason McHugh: "Staff believes the SR 44 corridor is appropriate for the type and scale of the development proposed by the applicant. Staff received comments from the Sumter County Planning Department which the following comments were made in reference to this project."

1) Should the developer utilize CR 179 to access the site (showed road on map to the west) if the applicant chooses to use that roadway for access the traffic analysis conducted during site plan stage shall address the impacts to the road segment.

Special Magistrate: "If the developer utilizes CR 179 as an access to the site, how else would you be able to access the site? The road by the Speckled Butter Bean goes thru the industrial complex?"

Jason McHugh: Showed the main access for ingress and egress. Explained the project would have a new road and may not be using the existing roads that are there now. The new road will not line up with Buena Vista and Powell Road.

2.) Recommend additional language on page 8 concerning impact fee obligations. City staff feels the existing language is adequate.

3.) County believes the developer should be responsible for constructing the required transit stop rather the developer simply setting aside property to accommodate the stop. Staff modified the language in section 2(D) (4) (d) of Ordinance 02011-01 to read as follows:

"The project shall provide accommodation for the placement of a transit stop within the project boundary along SR44. Placement and construction of the transit stop shall be subject to a future agreement between the developer and the transit service provider, Sumter County and or Lake Sumter MPO, prior to site plan approval".

Therefore, staff suggests approval of the Ordinance #02011-01 with the amended language in section 2 (D) (4) (d) to be forwarded to the city commission for final approval.

Special Magistrate: This project will fall under a PUD which holds mixed use residential and commercial?

Jason McHugh: To include Institutional uses also.

Greg Beliveau from LPG was sworn:

Greg walked up to the conceptual plan and explained only a portion of the property was recently annexed into the city and is included with our comprehensive plan. Working with City of Wildwood staff is how they came up with the design of this project. Discussed mass transit and bus driver's opinion on the safety of the riders and bus drivers. It's subject to the provider, which is Sumter County and the MPO.

Special Magistrate: "Is your client ready to proceed forward with the development if this project is approved?"

Greg Beliveau: The client is marketing heavily to follow thru and hopes to possibly get some business from the Brownwood DRI.

Special Magistrate: Asked Jason McHugh to please rise, commented on how great the new wording on page 8 of the ordinance part (K) concerning enforcement of rules and regulations. Also on the expiration on the Planned Unit Development on page 9 and 10 states actual construction must begin within the project within 24 months. What is considered actual construction? Is that the building permit or dirt being moved?

Melanie Peavy: Stated the expiration of the Planned Unit Developments is extendable, due to market conditions. The developers can petition the commission for an extension every 6 months if needed.

Special Magistrate: "Based upon the testimony and information presented to me, I recommend **approval** to the City Commissioners for this project."

CU 1012-01 Ed Lynum and Andrew Brown

Jason McHugh read staff report into the record. Applicant is requesting a conditional use permit to allow a doublewide mobile home in an area zoned commercial for security purposes. The property is located on Kilgore Street. Staff recommends approval contingent on the following:

1. Approval, exemption or permitting of the project by all agencies of competent jurisdiction.
2. A conditional use that is not initiated within 1 year of being granted shall not be established without a new application and public hearing in accordance with the procedure for such. A conditional use that is abandoned for a period of six months or more shall not be re-established without a new application and public hearing in accordance with the procedures for such;
3. The conditional use should be permitted for 1 year, the applicant should re-apply and a new public hearing should be held in accordance with the Land Development Regulations; and;
4. A concurrency determination application has been submitted to the Development Services Department. It has been determined that water and wastewater services are available to the property. Should the conditional use be granted, applicant shall be required to connect to city services and pay applicable tie and connection fees. The applicant will further be required to purchase a separate meter for the mobile home. Wastewater connection will require the installation of an E-1 lift station.

Special Magistrate: "Has this property come before me on the same request?"

Jason McHugh: "Yes, but it was never initiated. They had to re-apply."

Andrew Brown and Ed Lynum were sworn in.

Special Magistrate: Stated he had approved this case last year and asked if Mr. Lynum was going to follow thru with it this time.

Ed Lynum: Explained his health has been bad and would like Mr. Brown to have use of the mobile home for security reasons.

Special Magistrate: Asked if the property has had trouble with vandalism since last year. Are you building something or is it already there?

Andrew Brown: Stated the storage buildings are already there and there has been some damage and some vandalism and the police stated they would keep more activity riding thru.

Jason McHugh: Showed photos of the property and the trailer already being on site for the record.

Special Magistrate: Asked if the City has reviewed the unit that has been placed on the property.

Melanie Peavy: Stated she did a site visit and took the pictures, but can not issue any type of building permits until the conditional use is approved. Stated she is bringing it to the Board's attention that the mobile home is on the property. Explained they will be required to have a licensed contractor come in to inspect the home to make sure that it is adequate before building permits can be issued.

Special Magistrate "Based upon the testimony and information presented, I recommend **approval** for the conditional use under the conditions set forth by staff. However upon granting the conditional use if the permits are not pulled within 90 days the conditional use will be automatically revoked. Then move with code enforcement to have the trailer or unit off the property."

With no further business to discuss, the Planning and Zoning Board/Special Magistrate meeting for the City of Wildwood was adjourned at 4:30 p.m.

Date

Archie O. Lowry, Jr., Special Magistrate
City of Wildwood, Florida