

**ORDINANCE NUMBER O2010-02**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; AMENDING ORDINANCE 615 AND THE PROPOSED TEXT AMENDMENTS CONTAINED THEREIN TO THE CITY'S COMPREHENSIVE PLAN INCLUDING THE FUTURE LAND USE ELEMENT, TRANSPORTATION ELEMENT, HOUSING ELEMENT, PUBLIC FACILITIES ELEMENT, CONSERVATION ELEMENT, RECREATION AND OPEN SPACE ELEMENT, INTERGOVERNMENTAL COORDINATION ELEMENT, CAPITAL IMPROVEMENTS ELEMENT, ECONOMIC DEVELOPMENT ELEMENT, PUBLIC SCHOOL FACILITY ELEMENT; NEW MAP SERIES AND NEW 2035 FUTURE LAND USE MAP OF THE ADOPTED LOCAL COMPREHENSIVE PLAN; PROVIDING SUCH AMENDMENTS ARE FOR THE PURPOSE OF FULFILLING THE REQUIREMENTS OF THE COMPLIANCE AGREEMENT ENTERED INTO BY THE CITY OF WILDWOOD, THE STATE OF FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, LANDSTONE-WRIGHT, LLC AND WILDWOOD SPRINGS, LLC AND IN ACCORDANCE WITH THE GROWTH MANAGEMENT ACT OF 1985, AS AMENDED; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE

BE IT ORDAINED by the City Commission of the City of Wildwood, Florida:

SECTION 1. The text amendments which were included in Ordinance 615 to the future land use element, transportation element, housing element, public facilities element, conservation element, recreation and open space element, intergovernmental coordination element, capital improvements element, economic development element, public schools facility element, new map series and new 2035 future land use map of the future land use element of the City of Wildwood Comprehensive Plan are amended as shown in the attached Exhibits "1" through "12." The amendments to each element are attached hereto and incorporated herein by reference. In each element, cross throughs (-) denote deletions and underlines ( ) denote additions.

SECTION 2. With the recommendation of the City Commission, the amendments are hereby transmitted by the City Commission to the Florida Department of Community Affairs for appropriate review and approval, pursuant to Section 163.3184(16), Florida Statutes.

SECTION 3. It is the intention of the City Commission of the City of Wildwood that the provisions of attachments 1 through 12 this Ordinance shall become the City of Wildwood Comprehensive Plan and that the deletions and additions be made upon final adoption of this ordinance.

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

SECTION 5. This ordinance shall take effect upon its final reading by the City Commission of the City of Wildwood.

PASSED AND ORDAINED this 8<sup>th</sup> day of March, 2010, by the City Commission of the City of Wildwood, Florida.



CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA

ATTEST: Joseph Jacobs  
Joseph Jacobs, City Clerk

Ed Wolf  
Ed Wolf, Mayor

First Reading: February 22, 2010  
Second Reading: March 8, 2010

Approved as to form:  
Jerril A. Blair  
Jerril A. Blair, City Attorney

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# Future Land Use Element

## Chapter 1

### FUTURE LAND USE ELEMENT

#### Goals, Objectives, Policies

Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to tie Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.

GOAL 1: The City of Wildwood shall implement Smart Growth through comprehensive, policies, regulations, capital projects and incentives for effective management of the land use pattern in the City to enhance the quality of life for its citizens, promote economic vitality, and accommodate population and development in an environmentally acceptable manner.

**OBJECTIVE 1.1** The City shall maintain regulations for land use categories and the Future Land Use Map Series in order to manage the allocation of Future Land use through the year 2035.

**Policy 1.1.1** The City shall designate land use on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data Inventory & Analysis). The City shall allocate sufficient land above identified needs to avoid economic impacts with a controlled supply of land places on land values and market potential. ~~The amount of land allocated for residential development shall not exceed an allocation ratio of 1.77.~~

**Policy 1.1.2** The Future Land Use Map Series shall designate areas for the uses listed in Table I-1 and shall not exceed the maximum density and intensity contained in the Table.

**Table I-1**

Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and Intensities
Residential/ Institutional/ Office	Single family: 4/ac Other: 15/ac	<del>Desired mix</del> Mix 50% residential, 25% institutional, 25% office.	Medical offices and laboratories, offices, group living facilities, schools, public facilities and community centers. Max ISR 80%. Max FAR 0.60.
Residential Mixed Use	5/ac		Max 25,000 sq. ft. neighborhood commercial per project.
Mobile Home Parks	10/ac		
Low Density Residential	4/ac		
Low Medium Density Residential	6/ac		
Medium Density Residential	9/ac		
Medium High Density Residential	12/ac		
High Density Residential	15/ac		

Oxford Neighborhood Mixed Use	5-7/developable acre	Minimum of 3 of the 4 use categories listed. Minimum 25% Parks and Open Space. PUD zoning. Minimum & maximum percentages apply to each use category.	Commercial, government, civic, institutional & recreational. Max ISR 60%. Max FAR 0.30/developable acre.
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Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and Intensities
Oxford Residential Mixed Use	Min 5/developable acre Max 10/developable acre 5-10/ acre	Permitted density dependant on proximity to employment or neighborhood mixed-Mixed use Use center.Centers.	Support commercial may be permitted on first floor up to a maximum of 10% of developable acreage. No stand alone commercial/office buildings permitted.
Oxford Neighborhood Commercial	4/developable acre	PD Zoning	Retail sales/service, office, civic & institutional uses. Max ISR 60%. Max FAR 0.30.
Central Mixed Use	10- 14/developable acre	Minimum of 4 of the 5 use categories listed-Minimum 15% Parks and Open Space. PUD zoning. Minimum & maximum percentages apply to each use category.	Commercial, recreation & tourism, government, civic and institutional. Max ISR 80%. Max FAR 0.50/developable acre.
High Density Residential Mixed Use	Min 8/developable acre Max 15/developable acre 8-15/ acre	PD Zoning	Max ISR 80%.
Downtown Commercial	10- 15/developable acre	Building square footage and acreage devoted to residential uses shall not exceed 30% of the gross building square footage and acreage of the project.	Max ISR 90%. Max FAR 3.0.
Commercial Center Mixed Use	7-10/developable acre	Minimum of 3 of the 4 use categories listed-Minimum 25% Parks and Open Space. PUD zoning. Minimum & maximum percentages apply to each use category.	Commercial sales/office, business park, government, civic, institutional & recreational. Max ISR 70%. Max FAR 0.75/developable acre.
Business Park Mixed Use	3-6/developable acre	Minimum of 3 of the 4 use categories listed. Minimum 25% Parks and Open Space. PUD zoning. Minimum & maximum percentages apply to each use category.	Commercial sales/office, business park, government, civic, institutional & recreational. Max ISR 70%. Max FAR 0.75/developable acre.
Employment Center Neighborhood Mixed Use	5-7/developable acre	Minimum of 3 of the 4 use categories listed-Minimum 25% Parks and Open Space. PUD zoning. Minimum & maximum percentages apply to each use category.	Commercial sales/office, business park, government, civic, institutional & recreational. Max ISR 60%. Max FAR 0.50/developable acre.
South Wildwood Estate Residential Mixed Use	2-3/developable acre	Minimum of 3 of the 4 use categories listed-Minimum 40% Parks and Open Space. PUD zoning. Minimum & maximum percentages apply to each use category.	Commercial sales/office, recreation, conservation & open space. Max ISR 50%. Max FAR 0.25.
South Wildwood Neighborhood Mixed Use	3-4/developable acre	Minimum of 3 of the 4 use categories listed-Minimum 40% Parks and Open Space. PUD zoning. Minimum & maximum percentages apply to each use category.	Commercial sales/office, government, civic, institutional & recreational. Max ISR 50%. Max FAR 0.3/developable acre.
General Commercial			Retail, offices and services. Max ISR 75%. Max FAR 0.25
Industrial			Manufacturing, mining, processing, concrete or asphalt plants, warehousing, and other industrial activities. Max ISR 70%. Max FAR 0.25.
Agriculture-5	1/ per 5 acres		Aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Max FAR 0.20.
Agriculture -10	1/ per 10 acres	Projects may achieve 1 per 5 acres provided qualifying criteria are met.	Aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Max FAR 0.20.
Conservation			Conservation and passive recreation. Max ISR 5%.

Land Use Designation	Permitted Residential Density	Special Requirements	Non-Residential Allowable Uses and Intensities
Recreational			Publicly-owned recreation areas and facilities, including tourist attractions, race tracks, golf courses. Max ISR 20%.
Public Facilities			Public or private schools, universities, colleges, churches and other places of worship, hospitals and public health facilities, Adult Congregate Living Facilities (ACLF's), cemeteries, community and civic centers, libraries, city offices, police and fire stations, water pump stations, wastewater treatment plants, systems of facilities for public transportation, and other facilities used to deliver public services. Max FAR 0.60.

**Policy 1.1.3** The City shall regulate land use activities within land use categories shown on the Future Land Use Map through the maintenance of zoning districts. The density and intensity of land use activities established for each zoning district shall be consistent with the density and intensity qualitative standards as set forth on the Future Land Use Map for the associated land use district.

#### Historic Mixed Use Designations

**Policy 1.1.4 Residential/Institutional/ Office Land Use** This category includes land used for a mix of residential dwellings, medical offices and laboratories, business and professional offices, group living facilities, schools, public facilities and community centers. The maximum density for single family residential is 4 units per acre. Duplexes, triplexes, townhomes and multi-family residential developments are permitted up to 15 units per acre. The maximum Floor Area Ratio for office and institutional uses is 0.60, with a Maximum Impervious Surface Ratio of 80%. The residential/institutional/office designation is intended to provide for a mix of uses within a development site or within a multiple parcel area. The ~~desired~~required mix shall be 50% Residential, 25% Institutional and 25% Office for the entire district. Parks and recreational uses are also permitted. Property with this FLU designation is most likely found within the downtown area.

**Policy 1.1.5 Residential Mixed Use** This category includes land used for a mix of residential dwellings and low intensity neighborhood commercial uses up to 5 units per gross acre and up to 25,000 square feet of neighborhood commercial for the entire project. Parks and recreational uses are allowable as set forth by the Land Development Regulations. Also included in this category are Planned ~~Unit~~-Developments (PUDs) which support residential, commercial, recreation and open space.

## **Residential Designations**

**Policy 1.1.6 Low Density Residential** This category includes land used for residential purposes up to 4 units per acre. Other permitted uses include parks, agricultural and recreational uses.

**Policy 1.1.7 Low Medium Density Residential** This category includes a mix of residential land uses up to 6 units per acre.

**Policy 1.1.8 Medium Density Residential** This category includes a mix of residential land uses up to 9 units per acre.

**Policy 1.1.9 Medium High Density Residential** This category includes a mix of residential land uses up to 12 units per acre.

**Policy 1.1.10 High Density Residential** This category includes a mix of residential land uses up to 15 units per acre.

**Policy 1.1.11 Mobile Home Parks** This category allows mobile home parks up to 10 units per gross acre.

## **Commercial Designations**

**Policy 1.1.12 General Commercial** This category includes land used for a variety of highway retail uses, offices, and the provision of services. Sites will primarily be located on SR 44, CR 466A, and U.S. 301. The maximum intensity standard for this land use category is limited to 75% impervious surface ratio and 0.25 FAR.

## **Other Land Use Designations**

**Policy 1.1.13 Industrial** This category includes land used for a manufacturing, mining, processing, concrete or asphalt plants, warehousing, and other industrial activities. The maximum intensity standard for this land use category is limited of 70% impervious surface ratio and 0.25 FAR.

**Policy 1.1.14 Agriculture-5** This category includes land primarily used for production of foods and animals. These uses include aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Single family residential uses are allowable in this category up to 1 unit per 5 acres. Non-residential uses allowable include parks and recreational uses, barns, sheds, poultry houses, stables, livestock houses, and other similar uses. Commercial uses that directly support agricultural activities may be allowed as conditional uses set forth in section 3.6 of the Land Development Regulations. Maximum FAR for non-residential uses is 0.20.

Policy 1.1.15 Agriculture- 10. This category includes land primarily used for production of foods and animals. These uses include aquaculture, horticulture, floriculture, viticulture, dairies, land used for animal grazing, and any and all forms of farm products and farm production. Single family residential uses are allowable in this category up to 1 unit per 10 acres. Non-residential uses allowable include parks and recreational uses, barns, sheds, poultry houses, stables, livestock houses, and other similar uses. Commercial uses that directly support agricultural activities may be allowed as conditional uses set forth in the Land Development Regulations. Maximum FAR for non-residential uses is 0.20. All future properties that seek an agricultural land use designation shall be given this Future Land Use Map designation.

Policy 1.1.16 Lands designated as Agriculture-10 on the Future Land Use Map may achieve a density of 1 unit per 5 acres provided the proposed development achieves seventy (70) points out of a possible one hundred ten (110) points. Regardless of the extent of the property ownership boundaries, only that land area located within 2 miles of the Mixed Use Center may be eligible for the density increase.

A. Points shall be awarded for a development's:

1. Proximity to the edge of a Mixed Use Center as designated on Map 1-9:
  - o 0--0.5 mile = 50 points
  - o 0.5--1.0 mile = 40 points
  - o 1.0--1.5 miles = 30 points
  - o 1.5--2.0 miles = 20 points
  - o Greater than 2.0 miles = 0 points
2. Proximity to a fire station:
  - o 0--3 miles = 10 points
  - o 3--6 miles = 5 points
3. Proximity to the nearest emergency medical services (ambulance) station:
  - o 0--3 miles = 10 points
  - o 3 - 6 miles = 5 points
4. Vehicular access to federal, state or county arterial or collector roads (as designated on Map 2-2 of the Transportation Element Map Series) which meet or exceed the adopted levels of service, provided the development fronts on and provides access directly onto an arterial or collector:
  - o Where development has access to arterial road--10 points
  - o Where development has access to collector road-- 5 points
5. Provision of City central water and sewer services:
  - o Development served by central water--10 points.
  - o Development served by central sewer--10 points.
6. Proximity to public schools, as follows: Developments within two (2) miles of a public school shall be awarded ten
  - o Within two (2) miles --10 points

B. The awarding of points for subsections a.1. through a.6. shall be subject to the following restrictions:

1. Points shall be awarded for only one item in each category, except water and sewer which may receive points for both services.
2. The awarding of points for proximity to schools and roads shall only occur if the facility meets the Level of Service standard, or there are capital improvements planned within the five year schedule of capital improvements.
3. Distance shall be measured along the shortest driving distance on publicly maintained roads from the nearest point on the subject development tract to the applicable criteria.

**Policy 1.1.15-17 Conservation** Land contained in this category includes land that is deemed undevelopable or to be protected from future development. Areas in this category may include wetlands, lakes, areas within the 100-year flood, or land acquired for the purposes of conserving, preserving, or managing environmentally sensitive lands. Permitted land uses include conservation and passive recreation. Maximum ISR 0.05.

**Policy 1.1.16-18 Recreational** This category includes privately and publicly-owned recreation areas and recreational facilities including tourist attractions, race tracks, golf courses, and other land used for recreational purposes. Maximum ISR 0.20.

**Policy 1.1.17-19 Public Facilities** This category is intended for uses which serve a public purpose such as public or private schools, universities, colleges, churches and other places of worship, hospitals and public health facilities, Adult Congregate Living Facilities (ACLF's), cemeteries, community and civic centers, libraries, city offices, police and fire stations, water pump stations, wastewater treatment plants, systems of facilities for public transportation, and other facilities used to deliver public services. The maximum Floor Area Ratio is 0.60.

### **Oxford Sub-District**

**OBJECTIVE 1.2** To allow a mixture of uses which complement existing development and create integrated pedestrian friendly communities and neighborhoods within the corridors of U.S. 301 and CR 466 and within the Oxford Sub-District. ~~This sub-district comprises approximately 2,786 acres and is located at the northernmost extent of the City. The purpose of this sub-district is to allow a mixture of uses which complement existing development within the corridors of U.S. 301 and CR 466 and to develop mixed use centers consistent with the City's plan.~~

~~This sub-district will provide for transitional densities between the Central Sub-District and The Villages including associated major employment centers, and the unincorporated areas to the north and west. Development at a medium density and intensity in these locations, together with the promotion of mixed use development, will create a more attractive economic and business climate, and provide housing opportunities for workers in the nearby commercial development of The Villages Development of Regional Impact.~~

~~Within this area, many of the parcels are small. Assembly of properties (or joint ventures between property owners) will be encouraged where appropriate in order to facilitate mixed use developments.~~

**Policy 1.2.1** The City hereby creates the Oxford Sub-District as delineated on Map 1-8. The following mixed use FLUM designations shall be permitted within the Oxford Sub-District:

- a.      Oxford Neighborhood Mixed Use
- b.      Oxford Residential Mixed Use
- c.      Oxford Neighborhood Commercial

**Policy 1.2.2 Oxford Sub District General Development Standards**

- a. ~~Land subject to a mixed use designation will have a Planned Unit Development zoning. Developers are required to design and submit both a conceptual development plan and development guide which includes standards and design regulations that govern such elements as transportation systems, site access and circulation, on street and shared parking, landscaping and buffering, lighting, signage, stormwater and building and site design. The selection and placement of uses and the massing of structures within this area must be designed to complement and enhance each other and the surrounding community. Land subject to a mixed use designation shall be required to obtain a Planned Development zoning. A conceptual development plan and development standards shall be incorporated into the PD.~~
- b. ~~Mixed use developments shall require an energy efficient, environmentally friendly mix of residential, commercial, office and light industrial uses. All mixed use developments must contain water and energy conservation measures. Developments must contain a pedestrian/bicycle friendly street network to promote easy walkable/cycling access to facilities and services as indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series. The PD shall incorporate the following principles to guide development to create walkable, pedestrian friendly neighborhoods and communities:~~
  - 1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. Development sites containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use projects shall contain average residential densities of 6 units per acre within a

- ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.
2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
  3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.
- c. ~~Developments shall incorporate the following design guidelines: Utilize building mass, placement, orientation and setbacks to allow spatial definition along pedestrian oriented streets; create pedestrian, bicycling and open space systems using gathering spaces, landscaping, statuary, seating, light and water features; create linkages to adjacent land uses; parking calculation shall be based on density/intensity, use, and proximity to other land uses; create walking/bike paths and public/private transit areas; create an interconnected circulation system providing on street parking with convenient access to future Bus Rapid Transit stops identified on Map 2-7 and off site pedestrian and bicycle systems identified on Map 2-6 of the Transportation Map Series.~~ All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy demands shall be stated in the PD. Development will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.
- d. ~~All commercial and residential development shall meet the City's architectural design standards contained within the City's Land Development Regulations. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan as indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.~~
- e. ~~A variety of common open spaces shall be provided included greenways, parks, plazas and buffers. All developments shall provide for infrastructure and open space interconnectivity with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas or right-of-way which make interconnection detrimental to the public well being. For development located along an arterial or collector road, the number and type of access points~~

shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

- f. ~~Residential uses may consist of multi family, single family homes, attached single family townhomes, apartments, and flats above commercial premises. They may include live/work accommodations. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen. All residential developments shall consist of a mix of housing types, and will include two or more of the following types: single family, apartments, townhouses, duplexes, quadruplexes, and housing vertically mixed with nonresidential uses such as commercial and office. Projects consisting of substantial amounts of low density, single family development will not be approved. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.~~
- g. ~~For projects located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.~~
- h. ~~Density bonuses may be achieved for providing affordable housing and Green Development in accordance with Policy 1.10.8 and Policy 1.10.9.~~

**Policy 1.2.3 Oxford Neighborhood Mixed Use** shall be provided on areas designated on the Future Land Use Map and shall be permitted for developments located no further than one mile from an Employment or Neighborhood Mixed Use Center. The mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium densities/intensities of development have been identified as being appropriate to meet the growing needs of the local area. Development in this category shall be limited to the following four use categories:

A. Residential

Single Family Detached, Townhomes/Villas, Apartments/Condominiums (all residential uses may be for sale or rental)

B. Commercial Sales

Retail sales and service, Restaurants

C. Commercial Office

Office facilities, Medical facilities

D. Government, Civic, Institutional or Recreational

Performance Standards

~~Minimum of 3 of the 4 use categories listed above.~~

Maximum Impervious Surface Ratio (ISR): 60%

Maximum Floor Area Ratio (FAR) for non-residential uses<sup>±</sup>: 0.30

Residential Density<sup>±</sup>: Minimum 5 units per acre. Maximum 7 units per acre.

Minimum 25% Parks and Open Space

<sup>±</sup>Developable acreage calculated per Policy 1.6.2 of the FLUE

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 35% of Developable Acreage	Maximum 60% of Developable Acreage
Category B Uses	Minimum 20% of Developable Acreage	Maximum 40% of Developable Acreage
Category C Uses	Minimum 10% of Developable Acreage	Maximum 40% of Developable Acreage. Commercial uses may also be permitted above the first floor.
Category D Uses	Minimum 5% of Developable Acreage	Maximum 10% of Developable Acreage

- ~~1. Developments shall provide open space which may be in the form of recreational facilities, informal parks/landscaped areas or formal plazas or other forms identified in the Residential Design Standards of the Land Development Regulations. All developments shall contain an element of useable public space to allow for social interaction.~~
- ~~2. Development shall be designed to ensure compatibility with, and contribute to, the character of the street and neighborhood.~~
- ~~3. Commercial uses may also be permitted above the first floor.~~
- ~~4. Retail uses shall be located to encourage pedestrian activity.~~
- ~~5. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, and amenity, parking and service facilities.~~
- ~~6. The commercial component of the project shall be interconnected with the residential component of the project by streets, sidewalks, or other pedestrian pathways, and bicycle lanes, unless precluded by the existence of wetlands or other environmentally sensitive habitats. In such instances, no less than one interconnection shall be provided.~~
- ~~7. No more than 50% of the total built square footage shall be devoted to single-story buildings.~~
- ~~8. A common architectural theme, which has shared parking and cross-access agreements, will be developed.~~
- ~~9. The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 25% of the commercial square footage shall be within mixed-use buildings.~~

~~The commercial element is intended to provide for the day-to-day needs of the immediate neighborhood and should be within walking distance of the supporting neighborhood. Commercial development in this land use district is intended to accommodate businesses up to 50,000 sq. ft. in size.~~

Policy 1.2.4 Development Standards within Oxford Neighborhood Mixed Use Projects subject to an Oxford Neighborhood Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.2.2:

- a. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, recreational amenities, and parking facilities.
- b. No more than 50% of the total built square footage shall be devoted to single story buildings.
- c. The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 25% of the commercial square footage shall be within mixed use buildings.
- d. Residential development shall contain a diversity of housing types and lot sizes.
- e. The commercial element is intended to provide for the day-to-day needs of the immediate neighborhood and shall be within walking distance from the neighborhoods. Commercial development in this land use district is intended to accommodate businesses up to 50,000 sq. ft. in size.

**Policy 1.2.4-5 Oxford Residential Mixed Use** shall be provided on areas designated on the Future Land Use Map. The intent of this district is to provide a mix of residential development in the 5 to 10 units per acre range, depending on location within this sub-district and to allow for the provision of support commercial and office services. Development located furthest from Employment and Neighborhood Mixed Use Centers identified on Maps 1-9 of the Future Land Use Map Series will provide transitional densities between the mixed use centers. Residential development in these areas will be in the range of 5 units per acre. Up to 7 units per acre may be achieved provided the development is within one-half mile of an Employment or Neighborhood Mixed Use Center. Up to 10 units per acre may be achieved provided the development is within walking distance, defined as a ¼ mile radius, of a Mixed Use Center. ~~The residential mixed use developments shall incorporate the following concepts:~~

- a. ~~A mix of housing types should support a broad range of family sizes and incomes and encourage the provision of affordable housing.~~
- b. ~~A compact design that links includes interconnected streets balanced to meet the needs of all uses, including pedestrians, cyclists and motor vehicles, with the provision of sidewalks and the provision of adequate lighting for safe walking.~~
- e. ~~Pedestrian pathways, bicycle paths and street connections shall be provided with abutting properties where possible and practical to compliment the City's multi-modal transportation plan, as identified on Maps 2-6 and 2-7 of Transportation Element Map Series.~~

- d. ~~Residential uses may include townhomes, villas and apartments, for sale or rent. Single family homes will be discouraged. Live/work accommodation will be permitted, together with residential uses within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.~~
- e. ~~Development will generally not exceed 35 feet in height. However, building heights above 35 feet may be allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the County.~~
- f. ~~Developments shall provide open space which may be in the form of recreational facilities, informal parks/landscaped areas or formal plazas or other forms identified in the Residential Design Standards of the Land Development Regulations. All developments shall contain an element of useable public space to allow for social interaction.~~
- g. ~~Minimum residential density shall be 5 units per developable acre\*.~~
- h. ~~Maximum residential density shall be 10 units per developable acre\*.~~
- i. ~~Support commercial and office uses may be located on the first floor of a structure. However, no stand alone commercial or office building shall be permitted. Commercial and office uses shall not exceed 10% of the total developable acreage\*.~~

\* Developable acreage calculated per Policy 1.6.2 of the FLUE

Policy 1.2.6 Development Standards within Oxford Residential Mixed Use Projects subject to an Oxford Residential Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.2.2:

- a. Residential development shall contain a diversity of housing types and lot sizes. The mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.
- b. Minimum residential density shall be 5 units per acre.
- c. Maximum residential density shall be 10 units per acre.
- d. Support commercial and office uses are allowed on the ground floor of a structure. However, no stand alone commercial or office building shall be permitted.
- e. Commercial and office uses shall not exceed 10% of the total acreage.

**Policy 1.2.~~5~~<sup>7</sup> Oxford Neighborhood Commercial** shall be provided on areas designated on the Future Land Use Map. This category is intended to provide for retail, office and personal service uses to serve the day-to-day needs of the immediate neighborhood and surrounding neighborhoods and shall be within walking distance of the

supporting neighborhoods. ~~Commercial development will be focused within and adjacent to Mixed Use centers. Located in close proximity to primary transportation thoroughfares, commercial development in this land use district is intended to accommodate businesses up to 50,000 sq. ft. in size.~~

~~Recommended~~ Permitted uses include:

- Retail sales and services
- Offices
- Civic and institutional uses
- Residential support uses

Maximum Impervious Surface Ratio: 60%

Maximum FAR: 0.30

Maximum Density<sup>±</sup>: 4 units per developable acre

<sup>±</sup> Developable acreage calculated per Policy 1.6.2 of the FLUE

Developments shall incorporate the following concepts:

- a. ~~Where commercial development is located along primary roadways, road frontage and access should be restricted so as not to promote strip commercial development. The number and type of access points to arterial and collector roadways shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway. All projects shall provide street, pedestrian pathway and bicycle lane connections with abutting properties, where possible and practicable as required in the City's Residential and Commercial Design Standards in the Land Development Regulations. Parking facilities are required to be located in the rear of buildings with the buildings oriented closer to the major highway to promote traditional urban development. For mixed use buildings, commercial uses are permitted on the first two stories only. Integration of residential and office or retail uses in the same building is encouraged.~~
- b. ~~Development will generally not exceed 35 feet in height. However, building heights above 35 feet may be allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the County.~~

Policy 1.2.8 Development Standards within Oxford Neighborhood Commercial Projects subject to an Oxford Neighborhood Commercial designation shall adhere to the following standards in addition to those outlined in Policy 1.2.2:

- a. Where commercial development is located along primary roadways, road frontage and access shall be restricted so as not to promote strip commercial development.
- b. For mixed use buildings, commercial uses are permitted on the first two stories only. Integration of residential and office or retail uses in the same building is encouraged.

This district is intended to provide for the day-to-day needs of surrounding neighborhoods and shall be within walking distance from those neighborhoods. Commercial development in this land use district is intended to accommodate businesses up to 50,000 sq. ft. in size.

### **Central Sub-District**

**OBJECTIVE 1.3** The City shall target land areas and craft land uses which promote infill and urban renewal to create a vibrant City center of the City of Wildwood within the Central Sub-District. This sub-district comprises 4,217 acres and is centered on the traditional city center, along US 301 and CR 466A. Existing development in this area is characterized by the downtown area with public buildings, facilities and parks, commercial development along US 301, established residential neighborhoods, the CSX railroad operation, and smaller parcels with many property owners. The area benefits from an existing system of sidewalks and pedestrian links between the commercial and residential areas, to the community parks and recreation facilities. The Wildwood Community Redevelopment Area is contained within this sub-district.

To encourage an environmentally friendly and energy efficient mix the Central Sub-District shall include a mix of residential, retail, commercial, medical, office, public and educational facilities, recreational and institutional development and redevelopment. Sustainable mixed use development in this area will focus on improvements to the Wildwood CRA, on creating a vibrant city center by ensuring that future development links to the Bus Rapid Transit System and Trail and Bicycle Network as indicated on Maps 2-6 and 2-7 of the Transportation Map Series.

New development and redevelopment will ensure adequate provisions for interconnected neighborhoods that feature easy walkable access to parks, facilities and services, a pedestrian friendly street network, and interior trail linkages that integrate the city center with existing and planned developments in other parts of the city and beyond. High density and intensity of development will be encouraged within this district in order to facilitate the establishment of a future public transit system.

New development will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.

The Central Sub District shall allow a combination of residential, commercial, office, research and development, hotels, civic, healthcare, public/institutional, education and parks and open space uses in order to encourage long term sustainable development. Mobile Home Parks and Industrial development shall be limited to existing developments.

The arrangement and design of streets within the Central Sub District shall promote a pedestrian and bicycle friendly environment with an emphasis on convenient access to residential neighborhoods, the downtown, neighborhood shopping, parks, schools and

~~civic uses as required in the Commercial and Residential Design Standards located in the Land Development Regulations. Projects within this sub-district shall maintain a minimum of 15% open space. The term "open space" shall include, but not be limited to: preserve areas, parks, both passive and active, plazas, pedestrian and cycling systems, and property designed buffers. New and redevelopment projects shall incorporate facilities for future transit provision consistent with the City's multi modal transportation plan.~~

~~As the traditional commercial center of the City, this sub-district contains a high percentage of non-residential uses. By developing new mixed use policies for this area, the City is seeking to increase the residential component, thereby bringing vitality to the center and increasing opportunities for residents to live closer to employment areas as well as existing community facilities.~~

**Policy 1.3.1** The City hereby creates the Central Sub-District as delineated on Map 1-8. The following mixed use FLUM designations shall be permitted within the Central Sub-District:

- a. Central Mixed Use
- b. High Density Residential Mixed Use
- c. Downtown Commercial

### **Policy 1.3.2 General Development Standards**

- a. ~~Land subject to a mixed use designation will be required to obtain a Planned Unit Development zoning. Developers are required to design and submit both a conceptual development plan and development guide which includes standards and design regulations that govern such elements as transportation systems, site access and circulation, on street and shared parking, landscaping and buffering, lighting, signage, stormwater and building and site design. The selection and placement of uses and the massing of structures within this area must be designed to complement and enhance each other and the surrounding community. Land subject to a mixed use designation shall be required to obtain a Planned Development zoning. A conceptual development plan and development standards shall be incorporated into the PD.~~
- b. ~~Mixed use developments shall require an energy efficient, environmentally friendly mix of residential, commercial, office and light industrial uses. All mixed use developments must contain water and energy conservation measures. Developments must contain a pedestrian/bicycle friendly street network to promote easy walkable/cycling access to facilities and services as indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series. The PD~~

shall incorporate the following principles to guide development in creating walkable, pedestrian friendly neighborhoods and communities:

1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. Development sites containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use projects shall contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.
  2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
  3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.
- c. Developments shall incorporate the following design guidelines: Utilize building mass, placement, orientation and setbacks to allow spatial definition along pedestrian oriented streets; create pedestrian, cycling and open space systems using gathering spaces, landscaping, statuary, seating, light and water features; create linkages to adjacent land uses; parking calculation shall be based on density/intensity, use, and proximity to other land uses; create walking/bike paths and public/private transit areas; create an interconnected circulation system providing on-street parking with convenient access to transit stops and off-site pedestrian and bicycle systems. All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy needs shall be stated in the PD. New development and redevelopment will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.
- d. All commercial and residential development shall meet the City's architectural design standards — The Central Sub District shall allow a combination of residential, commercial, office, research and development, hotels, civic,

healthcare, public/institutional, education and parks and Open space uses in order to encourage long-term economic development.

- e. A variety of common open spaces shall be provided which may include, parks, plazas, buffers, and galleries. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series
- f. Residential uses may consist of multi family uses, attached single family townhomes, apartments, and flats above commercial premises. They may include live/work accommodations. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen. All developments shall provide for infrastructure and open space interconnectivity with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas, or right-of-way which make interconnection detrimental to the public well being. For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.
- g. For projects located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway. All residential developments shall consist of a mix of housing types, and will include two or more of the following types: single family, apartments, townhouses, duplexes, quadruplexes, and housing vertically mixed with nonresidential uses such as commercial and office. Projects consisting of substantial amounts of low density, single family development will not be approved. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.
- h. Density bonuses may be achieved for providing affordable housing and Green Development in accordance with Policy 1.10.8 and Policy 1.10.9. Mobile Home Parks and Recreational Vehicle Parks developments shall be limited to existing developments. The creation of new, detached single family subdivisions will be discouraged. However, the City shall ensure new development does not place a hardship on existing neighborhoods.

**Policy 1.3.3 Central Mixed Use** shall be permitted in areas identified on the Future Land Use Map. This mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where high densities/intensities of development have been identified as being appropriate to meet the growing needs of the community. Development in this category shall be limited to the following five use categories:

A. Residential

Single Family Attached, Townhomes/Villas, Apartments/Condominiums

B. Commercial Sales

Retail Sales and Service, Restaurants

C. Commercial Office

Office Facilities, Medical Facilities

D. Recreation & Tourism

Hotels/Motels, Cultural and Entertainment Facilities, Tourist Facilities, Commercial Recreation Facilities

E. Government, Civic, Institutional and Recreational

Performance Standards

~~Minimum of 4 of the 5 use categories listed above.~~

Maximum Impervious Surface Ratio (ISR): 80%

Maximum Floor Area Ratio (FAR) for non-residential uses<sup>‡</sup>: 0.5

Residential Density<sup>‡</sup>: Minimum 10 units per acre. Maximum 14 units per acre.

Minimum 15% Parks and Open Space

<sup>‡</sup> Developable acreage calculated per Policy 1.6.2 of the FLUE

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 20% of Developable Acreage	Maximum 50% of Developable Acreage
Category B Uses	Minimum 15% of Developable Acreage	Maximum 50% of Developable Acreage. Commercial uses may also be permitted above the first floor.
Category C Uses	Minimum 25% of Developable Acreage	Maximum 50% of Developable Acreage. Commercial uses may also be permitted above the first floor.
Category D and Category E Uses	Minimum 5% of Developable Acreage	Maximum 10% of Developable Acreage

- ~~1. Developments shall provide open space which may be in the form of recreational facilities, informal parks/landscaped areas or formal plazas or other forms identified in the Residential Design Standards of the Land Development Regulations. All developments shall contain an element of useable public space to allow for social interaction.~~
- ~~2. Development shall be designed to ensure compatibility with, and contribute to, the character of the street and neighborhood.~~
- ~~3. Retail uses shall be located to encourage pedestrian activity.~~
- ~~4. Residential dwellings shall be permitted above or behind commercial or civic uses.~~
- ~~5. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, and amenity, parking and service facilities.~~
- ~~6. The commercial component of the project shall be interconnected with the residential component of the project by streets, sidewalks, or other pedestrian pathways, and bicycle lanes, unless precluded by the existence of wetlands or other environmentally sensitive habitats. In such instances, no less than one interconnection shall be provided.~~
- ~~7. No more than 25% of the total built square footage will be devoted to single story buildings.~~
- ~~8. A common architectural theme, which has shared parking and cross access agreements, will be developed.~~
- ~~9. The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 50% of the commercial square footage shall be within mixed use buildings.~~

Policy 1.3.4 Development Standards within Central Mixed Use Projects subject to a Central Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.3.2:

- a. No more than 25% of the total built square footage will be devoted to single story buildings.
- b. The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 50% of the commercial square footage shall be within mixed use buildings.
- c. Residential development shall contain a diversity of housing types and lot sizes. The mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.

**Policy 1.3.4—5 High Density Residential Mixed Use** shall be provided on areas designated on the Future Land Use Map. This category shall be characterized by a mix of residential housing types that are distributed on a connected street system where the majority of housing is within walking distance, defined as a ¼ mile radius, of an Employment or Neighborhood Mixed Use Center or is located within the Community Redevelopment Area. ~~The residential mixed use developments shall incorporate the following concepts:~~

- a. ~~A mix of housing types should support a broad range of family sizes and incomes and encourage the provision of affordable housing.~~
- b. ~~A compact design that links includes interconnected streets balanced to meet the needs of all uses, including pedestrians, cyclists and motor vehicles, with the provision of sidewalks and the provision of adequate lighting for safe walking.~~
- c. ~~Pedestrian pathways, bicycle paths and street connections shall be provided with abutting properties where possible and practical.~~
- d. ~~Residential uses may include townhomes, villas and apartments, for sale or rent. Live/work accommodation will be permitted, together with residential uses within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.~~
- e. ~~Development will generally not exceed 35 feet in height. However, building heights above 35 feet may be allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the County.~~
- f. ~~Minimum residential density shall be 8 units per developable acre<sup>±</sup>.~~
- g. ~~Maximum residential density shall be 15 units per developable acre<sup>±</sup>.~~
- h. ~~Maximum ISR 80%.~~

<sup>±</sup> Developable acreage calculated per Policy 1.6.2 of the FLUE

Policy 1.3.6 Development Standards High Density Residential Mixed Use Projects subject to a High Density Residential Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.3.2:

- a. Residential development shall contain a diversity of housing types and lot sizes. A mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.
- b. Minimum residential density shall be 8 units per acre.
- c. Maximum residential density shall be 15 units per acre.
- d. Maximum ISR 80%.

**Policy 1.3.5-7 Downtown Commercial** shall be provided on areas designated on the Future Land Use Map. This category is intended to provide for future development and redevelopment in the Downtown as defined in the Community Redevelopment Area. ~~Uses will include retail sales and offices, services, civic uses and residential at 2<sup>nd</sup> floor or above, or located in an attached building. Higher intensity development will generally be found in this land use designation which permits a 3.0 FAR. Development will generally not exceed 35 feet in height. However, building heights above 35 feet may be~~

~~allowable if approved by the City Commission. Any building above 35 feet will require assurance of adequate fire protection approved by the County.~~

~~The integration of commercial, office and residential uses in the same building is encouraged, but the building square footage and acreage devoted to residential uses shall not exceed 30% of the gross building square footage and acreage of the project. The Maximum Impervious Surface Ratio is 90%. Parking facilities are encouraged to be located in the rear of buildings with the buildings oriented closer to the major highway to promote traditional urban development. Maximum residential density shall be 15 units per developable acre.~~

Policy 1.3.8 Development Standards within Downtown Commercial Projects subject to a Downtown Commercial designation shall adhere to the following standards in addition to those outlined in Policy 1.3.2:

- a. Uses will include retail sales and offices, services, civic uses and residential at 2<sup>nd</sup> floor or above, or located in an attached building. No stand alone residential buildings shall be permitted.
- b. Maximum 3.0 FAR.
- c. Minimum residential density shall be 10 units per acre.
- d. Maximum residential density shall be 15 units per acre.
- e. Maximum Impervious Surface Ratio is 90%.
- f. The integration of commercial, office and residential uses in the same building is encouraged, but the building square footage and acreage devoted to residential uses shall not exceed 30% of the building square footage and acreage of the project.

### **Employment Center Sub-District**

**OBJECTIVE 1.4** The City shall target land areas and craft land uses geared toward the cultivation of economic development through job creation and economic stability while providing energy efficient and pedestrian friendly land use patterns within the Employment Center Sub-District.

~~This sub-district comprises approximately 6,310 acres and is located predominately south of SR 44 and north of the Florida Turnpike. The purpose of this sub-district is to provide land uses needed for employment generation in conformance with the future extension of Morse Boulevard and the construction of the CR 468/ Florida Turnpike Interechange.~~

~~This sub-district will provide commercial, office, business park, public facilities, and support residential uses to provide economic viability to Sumter County and the City of Wildwood. Three Employment Mixed Use Centers are located within this sub-district.~~

~~Development within this area will be linked with the surrounding developments by the future Bus Rapid Transit as demand develops and multi-modal trail network where applicable as identified on Maps 2-6 and Maps 2-7 of the Transportation Element Map Series.~~

**Policy 1.4.1** The City hereby creates the Employment Center Sub-District as delineated on Map 1-8. The following mixed use FLUM designations will be permitted within the Employment Center Sub-District:

- a. Commercial Center Mixed Use
- b. Business Park Mixed Use
- c. Employment Center Neighborhood Mixed Use
- d. The Villages of Wildwood – See Policy 1.7.3

**Policy 1.4.2 General Development Standards**

- a. Land subject to a mixed use designation will be required to obtain a Planned Unit Development zoning. Developers are required to design and submit both a conceptual development plan and development guide which includes standards and design regulations that govern such elements as transportation systems, site access and circulation, on street and shared parking, landscaping and buffering, lighting, signage, stormwater and building and site design. The selection and placement of uses and the massing of structures within this area must be designed to complement and enhance each other and the surrounding community. Land subject to a mixed use designation shall be required to obtain a Planned Development zoning. A conceptual development plan and development standards shall be incorporated into the PD.
- b. Mixed use developments shall require an energy efficient, environmentally friendly mix of residential, commercial, office and light industrial uses which shall incorporate applicable sustainable development principles as set forth by the United States Green Building Council (USGBC) the Florida Green Building Coalition (FGBC), or the Green Building Initiatives Green Globes program, or any other recognized Green Building system. All mixed use developments must contain water and energy conservation measures. Developments must contain a pedestrian/bicycle friendly street network to promote easy walkable/cycling access to facilities and services as indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series. The PD shall incorporate the following principles to guide development in creating walkable, pedestrian friendly neighborhoods and communities:
  - 1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. Development sites containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use projects shall contain average residential densities of 6 units per acre within a

¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.

2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking, landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

- c. ~~Developments shall incorporate the following design guidelines: Utilize building mass, placement, orientation and setbacks to allow spatial definition along pedestrian oriented streets; create pedestrian, cycling and open space systems using gathering spaces, landscaping, statuary, seating, light and water features; create linkages to adjacent land uses; parking calculation shall be based on density/intensity, use, and proximity to other land uses; create walking/bike paths and public/private transit areas; create an interconnected circulation system providing on street parking with convenient access to transit stops and off site pedestrian and bicycle systems.~~ All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy needs shall be stated in the PD. Development will be encouraged to utilize Green Building standards for residential, commercial, office, and civic structures.
- d. ~~All commercial and residential development shall meet the City's architectural design standards~~ All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.
- e. ~~A variety of common open spaces shall be provided including, parks, plazas, buffers, and galleries.~~ All developments shall provide for infrastructure and open space interconnectivity both internally and externally with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas or right-of-way which make interconnection detrimental to the public well being. For development located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

- f. ~~Residential uses may consist of multi-family uses, attached and detached single family townhomes, apartments, and flats above commercial premises. They may include live/work accommodations. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen. All residential developments shall consist of a mix of housing types, and will include two or more of the following types: single family, apartments, townhouses, duplexes, quadruplexes, and housing vertically mixed with nonresidential uses such as commercial and office. Projects consisting of substantial amounts of low density, single family development will not be approved. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.~~
- g. ~~For projects located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway. Nonresidential development in this land use district is intended to accommodate businesses up to 200,000 sq. ft. in size.~~
- h. ~~Density bonuses may be achieved for providing affordable housing and Green Development in accordance with Policy 1.10.8 and Policy 1.10.9.~~
- i. ~~The non-residential element is intended to provide for specific needs of the immediate neighborhood and should be within walking distance of the supporting neighborhood. Located adjacent to primary transportation thoroughfares, non residential development in this land use district is intended to accommodate businesses up to 200,000 sq. ft. in size.~~

**Policy 1.4.3 Commercial Center Mixed Use** shall be provided on areas designated on the Future Land Use Map. The intent of this category is offer an attractive mix of commercial, office, business park, civic and residential support uses to generate employment generation. Development in this category shall be limited to the following four use categories:

A. Commercial Sales

Retail sales and service, Restaurants

B. Commercial Office and Business Park

Office facilities, Medical facilities, Business Park, Light Industrial

C. Residential

Townhomes/Villas, Apartments/Condominiums, Multi family residential

D. Government, Civic, Institutional or Recreational

Performance Standards

~~Minimum of 3 of the 4 use categories listed above.~~

Maximum Impervious Surface Ratio (ISR): 70%

Maximum Floor Area Ratio (FAR) for non-residential uses\*: 0.75

Residential Density\*: Minimum 7 units per acre. Maximum 10 units per acre.

Minimum 25% Parks and Open Space

\* Developable acreage calculated per Policy 1.6.2 of the FLUE

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 10% of Developable Acreage	Maximum 30% of Developable Acreage
Category B Uses	Minimum 25% of Developable Acreage	Maximum 60% of Developable Acreage
Category C Uses	Minimum 20% of Developable Acreage	Maximum 30% of Developable Acreage. Commercial uses may also be permitted above the first floor.
Category D Uses	No Minimum <u>5%</u>	Maximum 30% of Developable Acreage

- ~~1. Developments shall provide open space which may be in the form of recreational facilities, informal parks/landscaped areas or formal plazas or other forms identified in the Residential Design Standards of the Land Development Regulations. All developments shall contain an element of useable public space to allow for social interaction.~~
- ~~2. Development shall be designed to ensure compatibility with, and contribute to, the character of the street and neighborhood.~~
- ~~3. Retail uses shall be located to encourage pedestrian activity.~~
- ~~4. Residential dwellings shall be permitted above commercial or civic uses or attached to a commercial or civic building.~~
- ~~5. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscape and open space areas, and amenity, parking and service facilities.~~

Policy 1.4.4 Development Standards within Commercial Center Mixed Use Projects subject to a Commercial Center Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.4.2:

- a. Residential dwellings shall be permitted above commercial, office or civic uses or attached to a commercial, office or civic building. Stand alone residential buildings are prohibited.

b. Adequate on-site facilities shall provided for residents including landscaped and open space areas, recreational amenities, and access to parking facilities.

**Policy 1.4.4-5 Business Park Mixed Use** shall be provided on areas designated on the Future Land Use Map. The intent of this category is offer an attractive mix of commercial, office, business park, civic and residential support uses to generate employment generation. Development in this category shall be limited to the following four use categories:

A. Residential

Single Family Detached, Townhomes/Villas, Apartments/Condominiums (all residential uses may be for sale or rental)

B. Commercial Sales

Retail sales and service, Restaurants

C. Commercial Office and Business Park

Office facilities, Medical facilities, Light Industrial

D. Government, Civic, Institutional or Recreational

Performance Standards

~~Minimum of 3 of the 4 use categories listed above.~~

Maximum Impervious Surface Ratio (ISR): 70%

Maximum Floor Area Ratio (FAR) for non-residential uses<sup>‡</sup>: 0.75

Residential Density<sup>‡</sup>: Minimum 3 units per acre. Maximum 6 units per acre.

Minimum 25% Parks and Open Space

<sup>‡</sup>Developable acreage calculated per Policy 1.6.2 of the FLUE

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 10% of Developable Acreage	Maximum 60% of Developable Acreage
Category B Uses	Minimum 5% of Developable Acreage	Maximum 55% of Developable Acreage
Category C Uses	Minimum 20% of Developable Acreage	Maximum 60% of Developable Acreage. Commercial uses may also be permitted above the first floor.
Category D Uses	No-Minimum <u>5%</u>	Maximum 30% of Developable Acreage

~~1. All developments shall contain an element of useable public space to allow for social interaction.~~

- ~~2. Development shall be designed to ensure compatibility with, and contribute to, the character of the street and neighborhood.~~
- ~~3. The primary use must compose no more than 60% of the project acreage.~~
- ~~4. Support uses must be utilized within each development.~~
- ~~5. Retail uses shall be located to encourage pedestrian activity.~~
- ~~6. Residential dwellings shall be permitted above commercial or civic uses.~~
- ~~7. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscape and open space areas, and amenity, parking and service facilities.~~
- ~~8. Compatibility of the proposed development with, and adequacy of buffering for, adjoining properties.~~
- ~~9. Mixed use developments shall require an energy efficient, environmentally friendly mix of residential, commercial, office and light industrial uses. Developments must contain a pedestrian/bicycle friendly street network to promote easy walkable/cycling access to facilities and services as indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.~~

~~The non-residential element is intended to provide for specific needs of the immediate neighborhood and should be within walking distance of the supporting neighborhood. Located adjacent to primary transportation thoroughfares, non residential development in this land use district is intended to accommodate businesses up to 200,000 sq. ft. in size.~~

Policy 1.4.6 Development Standards within Business Park Mixed Use Projects subject to a Business Park Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.4.2:

- a. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, recreational amenities, and parking facilities.
- b. Residential development shall contain a diversity of housing types and lot sizes. A mix of housing types should support a broad range of family sizes and incomes and encourage the provision of affordable housing.

**Policy 1.4.5-7 Employment Center Neighborhood Mixed Use** shall be provided on areas designated on the Future Land Use Map and shall be permitted for developments located no further than one mile from an Employment or Neighborhood Mixed Use Center. The mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium densities/intensities of development have been identified as being appropriate to meet the growing needs of the local area. Development in this category shall be limited to the following four use categories:

A. Residential

Single Family Detached, Townhomes/Villas, and Apartments/Condominiums (all residential uses may be for sale or rental)

B. Commercial Sales

Retail sales and service, Restaurants

C. Commercial Office

Office facilities, Medical facilities

D. Government, Civic, Institutional or Recreational

Performance Standards

Minimum of 3 of the 4 use categories listed above.

Maximum Impervious Surface Ratio (ISR): 60%

Maximum Floor Area Ratio (FAR) for non-residential uses<sup>‡</sup>: 0.50

Residential Density<sup>‡</sup>: Minimum 5 units per acre. Maximum 7 units per acre.

Minimum 25% Parks and Open Space

<sup>‡</sup> Developable acreage calculated per Policy 1.6.2 of the FLUE

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 35% of Developable Acreage	Maximum 60% of Developable Acreage
Category B Uses	Minimum 20% of Developable Acreage	Maximum 30% of Developable Acreage
Category C Uses	Minimum 15% of Developable Acreage	Maximum 25% of Developable Acreage. Commercial uses may also be permitted above the first floor.
Category D Uses	Minimum 5% of Developable Acreage	Maximum 10% of Developable Acreage

- ~~1. All developments shall contain an element of useable public space to allow for social interaction.~~
- ~~2. Development shall be designed to ensure compatibility with, and contribute to, the character of the street and neighborhood.~~
- ~~3. Commercial uses may also be permitted above the first floor.~~
- ~~4. Retail uses shall be located to encourage pedestrian activity.~~
- ~~5. Residential dwellings shall be permitted above or behind commercial or civic uses.~~
- ~~6. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscape and open space areas, and amenity, parking and service facilities.~~
- ~~7. The commercial component of the project shall be interconnected with the residential component of the project by streets, sidewalks, or other pedestrian pathways, and bicycle lanes, unless precluded by the existence of wetlands or other environmentally sensitive habitats. In such instances, no less than one interconnection shall be provided.~~
- ~~8. No more than 35% of the total built square footage will be devoted to single story buildings.~~
- ~~9. A common architectural theme, which has shared parking and cross access~~

agreements, will be developed.

~~10. The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 40% of the commercial square footage shall be within mixed use buildings.~~

Policy 1.4.8 Development Standards within Employment Center Neighborhood Mixed Use Projects subject to a Employment Center Neighborhood Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.4.2:

a. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, recreational amenities, and parking facilities.

b. No more than 50% of the total built square footage will be devoted to single story buildings.

c. The integration of commercial, office and residential uses in the same building is encouraged. A minimum of 25% of the commercial square footage shall be within mixed use buildings

Residential development shall contain a diversity of housing types and lot sizes. A mix of housing types should support a broad range of family sizes and incomes and encourage the provision of affordable housing.

#### **Wildwood South Sub-District**

~~**OBJECTIVE 1.5** This sub-district comprises approximately 13,539 acres and is located predominately south of the Florida Turnpike. The purpose of this sub-district is to provide residential uses with supporting commercial, civic and recreational uses to adequate housing opportunities to Sumter County and the City of Wildwood.~~

~~Development within this area will be physically linked with the Employment Centers and surrounding developments by the future Bus Rapid Transit as demand develops and multi-modal trail network where applicable as identified on Maps 2-6 and Maps 2-7 of the Transportation Element Map Series. The City shall guide development in creating integrated, energy efficient and pedestrian friendly communities within the Wildwood South Sub-District.~~

**Policy 1.5.1** The City hereby creates the Wildwood South Sub-District as delineated on Map 1-8. The following mixed use FLUM categories will be permitted within the Wildwood South Sub-District:

~~South Wildwood Estate Residential Mixed Use~~

~~a. South Wildwood Neighborhood Mixed Use  
Renaissance Trails DRI – See Policy 1.7.1~~

~~b. Wildwood Springs DRI – See Policy 1.7.2~~

~~c. Landstone DRI – See Policy 1.7.3~~

## Policy 1.5.2 General Development Standards

- a. ~~Land subject to a mixed use designation will be required to obtain a Planned Unit Development zoning. Developers are required to design and submit both a conceptual development plan and development guide which includes standards and design regulations that govern such elements as transportation systems, site access and circulation, on street and shared parking, landscaping and buffering, lighting, signage, stormwater and building and site design. The selection and placement of uses and the massing of structures within this area must be designed to complement and enhance each other and the surrounding community. Land subject to a mixed use designation shall be required to obtain a Planned Development zoning. A conceptual development plan and development standards shall be incorporated into the PD.~~
  
- b. ~~Mixed use developments shall require an energy efficient, environmentally friendly mix of residential, commercial, office and light industrial uses which shall incorporate applicable sustainable development principles as set forth by the United States Green Building Council (USGBC) the Florida Green Building Coalition (FGBC), or the Green Building Initiatives Green Globes program, or any other recognized Green Building system. All mixed use developments must contain water and energy conservation measures. Developments must contain a pedestrian/bicycle friendly street network to promote easy walkable/cycling access to facilities and services as indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series. The PD shall incorporate the following principles to guide development to create walkable, pedestrian friendly neighborhoods and communities:~~
  1. Higher densities and intensities shall be situated along transportation corridors designed to accommodate mass transit. Development sites containing any portion of a Mixed Use Center, as defined in Policy 1.10.10, shall provide transitioning densities and intensities outside of the boundaries of the Mixed Use Centers. This requirement will ensure higher densities and intensities are situated close to Mixed Use Centers while transitioning to lower densities throughout the remainder of the development site. Residential and mixed use projects shall contain average residential densities of 6 units per acre within a ¼ mile of transit routes designated on Map 2-7 of the Transportation Element Map Series.
  2. An open space system that compliments the development to include features such as public gathering spaces and plazas, landscaping, statuary, seating, light and water features, recreation amenities and areas, and natural open space.
  3. The development shall adhere to all City design standards contained within the Land Development Regulations in which building placement, orientation and setbacks allow spatial definition along pedestrian oriented streets. Parking,

landscaping, buffering, lighting and circulation shall be designed in a pedestrian friendly manner and encourage the use of multi-modal transportation.

- c. ~~Developments shall incorporate the following design guidelines: Utilize building mass, placement, orientation and setbacks to allow spatial definition along pedestrian oriented streets; create pedestrian, cycling and open space systems using gathering spaces, landscaping, statuary, seating, light and water features; create linkages to adjacent land uses; parking calculation shall be based on density/intensity, use, and proximity to other land uses; create walking/bike paths and public/private transit areas; create an interconnected circulation system providing on street parking with convenient access to transit stops and off-site pedestrian and bicycle systems. The PD shall require a mix of land uses creating areas of compact urban form which are based on the urban to rural transect planning philosophy. The integrated mixed of uses shall create a pedestrian and bicycle friendly environment that reduces the need for automobile travel and protects or enhances the natural environment. These uses shall include a mix of residential, commercial, office or light industrial, civic, and recreational uses. Sustainable development principles as set forth by the United States Green Building Council (USGBC) the Florida Green Building Coalition (FGBC), or the Green Building Initiatives Green Globes program, or any other recognized Green Building system shall be incorporated into the PD.~~
- d. ~~All commercial and residential development shall meet the City's architectural design standards~~ All PDs shall require water and energy conservation measures which shall include material choices for lighting, low flow or dual flush toilets, plumbing fixtures, Florida Friendly Landscaping, and Water and Energy Star appliances. Measures taken to reduce water and energy needs shall be stated in the PD.
- e. ~~A variety of common open spaces shall be provided such as, parks, plazas, buffers, and galleries. All developments shall contain a pedestrian/bicycle friendly street network to promote easy pedestrian and bicycle access to facilities and services. Developments are required to add to or accommodate the City's multi-modal transportation plan indicated on Maps 2-6 and 2-7 of the Transportation Element Map Series.~~
- gf. ~~Residential uses shall consist of detached single family homes, attached single family townhomes, multi family, apartments, and flats above commercial premises. They may include live/work accommodations. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen. All developments shall provide for infrastructure and open space interconnectivity with adjacent properties unless physical constraints are present such as wetlands, environmental preservation areas, or right-of-way which make interconnection detrimental to the public well~~

being. For developments located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway.

hg. ~~For projects located along an arterial or collector road, the number and type of access points shall be limited, as appropriate, so as to minimize disruption of traffic flow on the abutting arterial or collector roadway. All residential developments shall consist of a mix of housing types, and will include two or more of the following types: single family, apartments, townhouses, duplexes, quadruplexes, and housing vertically mixed with nonresidential uses such as commercial and office. Projects consisting of substantial amounts of low density, single family development will not be approved. The City will require a mixture of housing types and uses as a means to discourage urban sprawl, reduce greenhouse gases, and achieve energy efficient land use patterns. Residential uses may also include units within facilities such as nursing homes, congregate living facilities, care facilities and other similar establishments where the units within such establishment have their own kitchen.~~

i. ~~Density bonuses may be achieved for providing affordable housing and Green Development in accordance with Policy 1.10.8 and Policy 1.10.9.~~

~~Policy 1.5.3 South Wildwood Estate Residential Mixed Use shall be permitted in the areas identified on the Future Land Use Map. This designation is intended to provide for a mix of uses within a development site or within multiple parcels under common ownership at lower densities that focus on preservation of environmentally sensitive areas. Densities within this area shall range from the 2-3 units per acre range and shall provide for the allowance of commercial uses to support residential. Up to 3 units per acre may be achieved provided the development is within walking distance, defined as a 1/4 mile radius, of a Mixed Use Center as indicated on Map 1-9 of the Future Land Use Map series.~~

Development in this category shall be limited to the following four categories:

A. Residential

~~Single family both attached and detached. All other residential uses may be utilized only if the project is located within 1/4 mile of an Employment or Neighborhood Mixed Use Center.~~

B. Commercial Sales

~~Retail sales and service, Restaurants~~

C. Commercial Office

~~Office facilities, Medical facilities~~

D. Recreational, Conservation, and Open Space

Performance Standards

~~Minimum of 3 of the 4 use categories listed above provided one is a residential component and one is recreational and conservation component. Developments without residential components must utilize one of the other categories.~~

~~Maximum Impervious Surface Ratio (ISR): 50%~~

~~Maximum Floor Area Ratio (FAR) for non residential uses: 0.25~~

~~Residential Density\*: From 2 – 3 units per acre.~~

~~Minimum 40% Parks, Conservation and Open Space~~

~~\*Developable acreage calculated per Policy 1.6.2 of the FLUE~~

~~The balance of uses within a site will be determined based on the following criteria:~~

<del>Category A Uses</del>	<del>Minimum 45% of Developable Acreage</del>	<del>Maximum 70% of Developable Acreage</del>
<del>Category B Uses</del>	<del>Minimum 25% of Developable Acreage</del>	<del>Maximum 50% of Developable Acreage</del>
<del>Category C Uses</del>	<del>Minimum 5% of Developable Acreage</del>	<del>No maximum</del>

- ~~1. All developments shall contain an element of useable public space to allow for social interaction and shall contain a public/ civic focal point which may include parks, schools, community centers, or other similar features.~~
- ~~2. Development shall be cluster away from environmentally sensitive lands to ensure compatibility with, and contribute to, the environmental function of the area.~~
- ~~3. The primary use must compose no more than 70% of the project acreage.~~
- ~~4. Support uses must be utilized within each development.~~
- ~~5. Retail uses shall be located to encourage pedestrian activity.~~
- ~~6.1. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscape and open space areas, and amenity, parking and service facilities.~~

**Policy 1.5.4-3 South Wildwood Neighborhood Mixed Use** shall be provided on areas designated on the Future Land Use Map. The mixed use designation is intended to provide for a mix of uses within a development site or within a multiple parcel area where medium densities/intensities are appropriate to provide a transition between the higher densities to the north and the lower densities to south. The intent of this district is to allow the appropriate mix of uses that lead to the development of sustainable neighborhoods at the suburban scale. Development in this category shall be limited to the following four use categories:

**A. Residential**

Single Family Detached, Townhomes/Villas, Apartments/Condominiums (all residential uses may be for sale or rental)

**B. Commercial Sales**

Retail sales and service, Restaurants

C. Commercial Office

Office facilities, Medical facilities

D. Government, Civic, Institutional or Recreational

Performance Standards

~~Minimum of 3 of the 4 use categories listed above.~~

Maximum Impervious Surface Ratio (ISR): 50%

Maximum Floor Area Ratio (FAR) for non-residential uses<sup>‡</sup>: 0.3

Residential Density<sup>‡</sup>: Minimum 3 units per acre. Maximum 4 units per acre.

Minimum 40% Parks, Conservation and Open Space

~~<sup>‡</sup> Developable acreage calculated per Policy 1.6.2 of the FLUE~~

The balance of uses within a site will be determined based on the following criteria:

Category A Uses	Minimum 35% of Developable Acreage	Maximum 60% of Developable Acreage
Category B Uses	Minimum 20% of Developable Acreage	Maximum 30% of Developable Acreage
Category C Uses	Minimum 15% of Developable Acreage	Maximum 25% of Developable Acreage. Commercial uses may also be permitted above the first floor.
Category D Uses	Minimum 5% of Developable Acreage	Maximum 10% of Developable Acreage

- ~~1. All developments shall contain an element of useable public space to allow for social interaction and shall contain a public/ civic focal point which may include parks, schools, community centers, or other similar features to promote social interaction.~~
- ~~2. Development shall be designed to ensure compatibility with, and contribute to, the character of the street and neighborhood.~~
- ~~3. Retail uses shall be located to encourage pedestrian activity~~
- ~~4. Residential dwellings shall be permitted above or behind commercial or civic uses.~~
- ~~5. Residential development shall be integrated with other permitted uses, with adequate on-site facilities provided for residents including landscaped and open space areas, and amenity, parking and service facilities.~~
- ~~6. The commercial component of the project shall be interconnected with the residential component of the project by streets, sidewalks, or other pedestrian pathways, and bicycle lanes, unless precluded by the existence of wetlands or other environmentally sensitive habitats. In such instances, no less than one interconnection shall be provided.~~
- ~~7. No more than 35% of the total built square footage will be devoted to single story~~

buildings.

~~8. A common architectural theme, which has shared parking and cross access agreements, will be developed.~~

~~9. The integration of commercial, office and residential uses in the same building is encouraged.~~

Policy 1.5.4 Development Standards within South Wildwood Neighborhood Mixed Use Projects subject to a South Wildwood Neighborhood Mixed Use designation shall adhere to the following standards in addition to those outlined in Policy 1.5.2:

a. The South Wildwood Neighborhood Mixed Use designation shall contain neighborhood centers within each neighborhood. The centers shall provide for commercial, office, civic and recreational uses.

b. Individual and unique neighborhoods shall be developed. The neighborhoods shall be interconnected both pedestrian and vehicular to promote overall community connectivity.

c. Neighborhoods shall be organized and designed based on the urban to rural transect in which the higher housing densities and nonresidential intensities are located within the neighborhood centers or along CR 468 transitioning from less density and intensity in the perimeter of each neighborhood.

d. A mix of housing types shall support a broad range of family sizes and incomes and encourage the provision of affordable housing.

**OBJECTIVE 1.6** Maximum densities presented in the Comprehensive Plan do not take into account other factors that might limit the density. Other factors include, but are not limited to, any contradictory components of the Comprehensive Plan that will effectively reduce the usable acreage. Because these Elements contain language that mandates the exclusion of acreage for other requirements, they limit usable acreage available for development. Therefore, all site density and FAR calculations may exclude acreage that could not be utilized, in order to avoid conflicts with other Elements of this Comprehensive Plan.

**Policy 1.6.1** The City shall calculate the maximum development potential for all projects, excluding DRI sub-area policies, by applying a 30% reduction in the amount of developable lands available for development. Developable lands are defined as all lands not designated as Conservation on the Future Land Use Map. The City shall assume 70% of the maximum allowable density and intensity shall be reached and in no case shall a project exceed the 70% assessment. Comprehensive plan policies which reduce the useable acreage of a site include:

~~Future Land Use Element: 1.2.3-1.2.5, 1.3.3-1.3.5, 1.4.3-1.4.5, 1.5.3, 1.5.4, 1.6.2, 1.11.1, 1.14.1, 1.14.2, 1.16.3~~

~~Transportation Element: 1.4.2~~

~~Public Facilities Element: 1.1.1, 1.1.2~~

~~Conservation Element: 1.5.2, 1.6.3, 1.7.2, 1.8.1, 1.8.2, 1.9.1, 1.9.2, 1.12.1~~

~~Recreation and Open Space Element: 1.1.1~~

~~Due to the unique circumstances of each site, the final determination on usable acreage will be through specific site studies and site plans. Policies 1.6.2 and 1.11.1 specify restrictions on density transfer. In calculating potential site density for assessment purposes, the City will utilize a factor of 70% developable acreage on a project site.~~

**Policy 1.6.2** Net density shall be calculated by excluding right-of-way, wetlands, stormwater management areas, environmental preservation areas, and common areas. Environmental preservation areas such as wildlife habitat, kart features, conservation areas, springs and other environmentally sensitive lands shall only be excluded if the lands are designated on the Future Land Use Map as Conservation or are dedicated to the City or other public agency through a conservation easement. Common areas such as parks, buffers, and landscaped areas shall only be excluded if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, Florida Statutes. ~~The net developable acreage of a project site is calculated by excluding natural areas/wetlands which are either designated, or planned to be designated as, Conservation, land which is to be set aside within the development as open space (including buffers), and land within the development which will be public right of way, (including road and sidewalks).~~

**OBJECTIVE 1.7** ~~The City recognizes that there are advantages and benefits in planning over large areas and over longer time periods through a planned development projects presumed to be Developments of Regional Impact per Chapter 380, Florida Statutes. To provide measurable and predictable standards as well as flexibility in application of land use densities and intensities, the densities and intensities for each DRI shall be established by individual sub area policies contained within this objective. All residential developments shall consist of a mix of housing types, and will include two or more of the following types: single family, apartments, townhouses, duplexes, quadruplexes, and housing vertically mixed with nonresidential uses such as commercial and office.~~  
~~The City hereby creates the land use category of DRI. The areas included in this District shall be those governed by a DRI development. The DRI category shall guide development in order to create well planned new communities within the County's planning area using the Smart Growth principles and best management practices that create a mix of land uses; a range of housing opportunities and choices; walkable neighborhoods; foster distinctive, attractive communities with a strong sense of place; provide a variety of multi modal transportation choices; make development decisions predictable, fair and cost effective; encourage community collaboration in development decisions. To provide flexibility in application of land use densities and intensities, the densities and intensities for each DRI shall be established by individual sub policies. Specific development parameters for the residential dwelling units and non residential uses, mix of uses, location and any other specific sub policy requirements the City may deem necessary to ensure a well planned community for each DRI shall be included in the sub policy designating each DRI on the Future Land Use Map.~~

~~Policy 1.7.1 Renaissance Trails DRI~~ ~~The City of Wildwood, recognizing the uniqueness of the property annexed through the adoption of Ordinance No.545 has adopted and will enforce development standards on the Property to ensure the~~

~~discouragement of urban sprawl, coordination with public facilities, and the protection of the environmental function of this area. The Renaissance Trails Development of Regional Impact serves as the data and analysis for the Comprehensive Plan. The area identified on the FLUM as "Renaissance Trails DRI" is subject to the following:~~

- ~~a. Residential areas shall be located consistent with the areas designated on Map H. Residential densities within the pods may vary, but the project shall not contain more than 2,262 dwelling units as indicated on Map H. The project may contain a variety of lot sizes and housing types and shall be an adult only community. Net densities shall average 4 units per acre.~~
- ~~b. As indicated on Map H, the Renaissance Trails development shall contain areas designated for commercial and public facilities uses. The commercial area shall not contain more than 21,250 SF of neighborhood commercial uses described in Section 3.9 of the Land Development Regulations. The approximate 3 acre site shall be designated to the City of Wildwood to be used for the provision of public facilities. Uses within this area may include but shall not be limited to a City Hall Annex, well site, Utility Bill Pay center, Police Department substation, and other similar uses deemed appropriate by the City.~~
- ~~c. The total site will maintain a minimum of 40% open space on site. Open space shall be defined for this purpose as any portion of the Property which is open to the sky and which contains no impervious surfaces. Recreational uses including but not limited to the Community and Mini (neighborhood) parks as designated on Map H are included in the open space area. Pervious surfaces within the residential or commercial lots shall not qualify as open space.~~

~~The project shall contain multi-modal trail network with associated multi-modal transportation hubs along the main boulevard and shall have the ability to connect to adjacent properties. Other trail systems within the development shall be internally interconnected.~~

- ~~d. The Renaissance Trails project is being developed within the City of Leesburg in Lake County and the City of Wildwood in Sumter County. All development within the corporate limits of Wildwood, subject to Phase III of the development as stated within the Application for Development Approval and associated Sufficiency responses. The City of Wildwood shall provide urban services only for development within the City's corporate limits. All necessary improvements including infrastructure extensions shall be reflected within the City's Capital Improvements Plan within the appropriate timeframes. All transportation improvements are subject to the approved Monitoring and Modeling Plan.~~
- ~~e. The Renaissance Trails project shall be reviewed as a Planned Unit Development. The PUD zoning category for the DRI shall incorporate design standards to guide development and ensure consistency with the Development Order and with the Comprehensive Plan. Amendments to the PUD: Amendments to a DRI through~~

~~the Notice of Proposed Changes process pursuant to s. 380.06(19), FS, shall not require a plan amendment provided the change does not include the addition of land, a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by the City of Wildwood shall be reflected in the PUD Master Plan.~~

- ~~f. The Application for Development Approval, sufficiency responses and DRI Development Order for Renaissance Trails DRI provide the supporting data and analysis for the "Renaissance Trails DRI" land use designation on the FLUM.~~
- ~~g. The Renaissance Trails DRI Development Order ensures a consistency of the land use designation on the FLUM with the goals, objective, policies, and future conditions maps of the City's Comprehensive Plan.~~

~~Policy 1.7.2 The City of Wildwood, recognizing the uniqueness of the property annexed through the adoption of Ordinance No. 538 has adopted and will enforce development standards on the Property to ensure the discouragement of urban sprawl, coordination with public facilities, and the protection of the environmental function of this area.~~

~~The Wildwood Springs Development of Regional Impact serves as the data and analysis for the Comprehensive Plan. The area identified on the FLUM as "Wildwood Springs DRI" is subject to the following:~~

~~a. Residential areas shall be located within the areas designated as Mixed Use Commercial Area, Community Residential Area and Neighborhood Residential Area as identified on Map H. Residential densities within the areas may vary, but the project shall not contain more than 3,000 dwelling units and 225,000 square feet of commercial, unless permitted through an entitlement change allowed by the use of the Conversion Matrix in the adopted DRI Development Order or an NOPC/Development Order Amendment adopted by the City of Wildwood. The project may contain a variety of lot sizes and housing types.~~

~~1. Mixed Use Commercial Area: In order to promote an appropriate diversity of uses, the Mixed Use Commercial Area shall include a mix of commercial and residential building types. Residential dwelling units shall be located within a 10-minute walk of the majority of nonresidential uses. There shall not be less than 200 residential dwelling units in the Mixed Use Commercial Area. Buildings will be aligned and designed to front public and private streets and open space. They shall be oriented to foster interconnections for both pedestrian and vehicular traffic. Building organization and placement will be designed to create and emphasize focal point views of both natural and built features from internal and external roadways.~~

~~Uses within this area may contain residential, commercial, retail, office, and civic uses. The total non residential square footage within the Mixed Use Commercial Area shall not exceed 220,000 square feet, unless permitted through an entitlement change allowed by the use of the Conversion Matrix in the DRI Development Order or an NGPC/Development Order Amendment adopted by the City of Wildwood.~~

~~As identified on the Map H the Mixed Use Commercial Area includes approximately 72 acres and allows for residential densities of up to 20 units per acre~~

~~2. — Community Residential Area: In order to provide for locations for higher density and more efficient housing opportunities Community Residential Areas will be provided. These areas will allow for residential density of a common type and unit size to occur. Community Residential will embrace walkable pedestrian interconnection with adjacent neighborhoods and uses within the community. In Community Residential Areas where common type and unit size housing is not planned the more diverse principles established in Neighborhood Residential Area will be applied. Community Residential Areas shall include a Neighborhood Center as identified on the Map H and further defined below. Community Residential may also include opportunities for stand alone small retail/office and live work/home based business to occur generally in areas closer to entrances along CR 468 and at the eastern most entrance will include a Neighborhood Center as defined herein. Stand alone small retail/office will be counted toward the maximum 225,000 square foot allowed for the DRI.~~

~~As identified on the Map H the Community Residential Area includes approximately 248 acres and allows for residential densities that range generally from 6 units per acre up to 20 units per acre.~~

~~3. — Neighborhood Residential Area: In order to promote walkable and interesting definable neighborhoods the Neighborhood Residential Areas shall be sized and designed based on the principles of a 10 minute walk or bicycle ride to from the edge to the function center of the neighborhood to create smaller more defined neighborhoods within the overall Neighborhood Residential Area. Each neighborhood shall include a neighborhood park or open space as a focal point and shall have a diversity of housing types, density and sizes. Neighborhoods will generally be organized around the transect philosophy of greater density of housing in the functional center of neighborhoods transitioning to less density on the perimeter of each neighborhood where appropriate. Pedestrian connectivity will be provided between each adjoining neighborhood within the community and adjacent neighborhoods may be combined where larger centralized parks and open space areas are combined.~~

~~As identified on the Map H the Neighborhood Residential Area includes~~

~~approximately 463 acres and allows for residential densities that range generally from 4 units per acre to 12 units per acre and in select areas can be as high as 20 units per acre~~

~~b. — Neighborhood Center — The Map H depict a general location of a Neighborhood Center which is located within the Community Residential Area at the eastern entrance of the Wildwood Springs DRI. The Neighborhood Center area may include small scale commercial, civic and recreation uses. Its location promotes smaller scale neighborhood level commercial and civic uses with closer access to the eastern areas of the Wildwood Springs DRI. These small scale commercial, civic and recreation functions shall include a minimum of 5,000 square feet and a maximum of 20,000 square feet of nonresidential uses with direct pedestrian access to the adjacent Community Residential area.~~

~~e. — The total site will maintain a minimum of 25% open space. Open space shall be defined for this purpose as any portion of the Property which is open to the sky and which contains no impervious surfaces as further defined by the City of Wildwood land development code.~~

~~d. — The project shall contain a 150 foot buffer from the Fenny Springhead and a 50 foot buffer from the spring run as to ensure the quality of the spring. All other wetland buffers shall be consistent with requirements set forth by the Southwest Florida Water Management District.~~

~~e. — Development will be planned in a form appropriate to create a pedestrian scaled community with a defined sense of place. This will include performance standards to ensure connectivity between land uses such that neighborhoods are walkable and bikable.~~

~~f. — Local and residential streets, pedestrian paths, and bike paths shall be included within a system of connected routes within the community. Design standards should encourage pedestrian and bicycle use by being spatially defined by uses, existing vegetation, and by discouraging high-speed vehicular traffic.~~

~~g. — Buildings will have a primary orientation towards streets, parks and open space. Deep setbacks from the street are permitted but are seen as exceptions created by site conditions and constraints.~~

~~h. — Housing types shall include a diverse range of types and sizes to enable residents from a wide range of economic levels and age groups to live within the development. Housing types will be integrated to create diverse neighborhoods and will generally be organized around the transect philosophy of greater density of housing in the center of neighborhoods transitioning to less density on the perimeter of each neighborhood.~~

~~i. — Within the Community Residential Area, and Neighborhood Residential Area, neighborhoods shall have a neighborhood park or open space that will provide each residential area with a unique identity. These parks will be programmed based on~~

~~neighborhood needs, and may include formal and informal landscaped and preserved areas, and structured hardscape and programmed amenity elements. Neighborhood parks will be provided such that they are "walkable" for the majority of the residents in each neighborhood. Neighborhood parks will generally occur near the center of each individual neighborhood. Adjacent neighborhoods may be combined where larger centralized parks and open space areas are provided.~~

~~j. Individual Neighborhoods will be designed based around the 10 minute walk or bicycle ride and will be interconnected with pedestrian access between planned adjacent neighborhoods. Neighborhoods will provide connections such that proximate neighborhoods can be accessed by bicycle or pedestrian connections unless environmental site constraints exist.~~

~~k. The Wildwood Springs project shall be reviewed as a Planned Unit Development. The PUD zoning category for the DRI shall incorporate design standards to guide development and ensure consistency with the Development Order and with the Comprehensive Plan. Amendments to the PUD: Amendments to a DRI through the Notice of Proposed Change process pursuant to s. 380.06(19), FS, shall not require a plan amendment provided the change does not include the addition of land, a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by the City of Wildwood shall be reflected in the PUD Master Plan.~~

~~l. The Application for Development Approval, sufficiency responses and DRI Development Order for Wildwood Springs DRI provide the supporting data and analysis for the "Wildwood Springs DRI" land-use designation on the FLUM.~~

~~m. The Wildwood Springs DRI Development Order ensures a consistency of the land use designation on the FLUM with the goals, objective, policies, and future conditions maps of the City's Comprehensive Plan.~~

Policy 1.7.1 The City of Wildwood, recognizing the uniqueness of the property annexed through the adoption of Ordinance No. 538, adopts the following development standards for the Wildwood Springs DRI Property to ensure the discouragement of urban sprawl, coordination with public facilities, and the protection of the environmental function of this area. The 1,048 acre area identified on the FLUM as "Wildwood Springs DRI" is subject to the following:

a. Wildwood Springs DRI shall consist of a maximum of 3,700 residential dwelling units and 225,000 square feet of nonresidential uses. The Wildwood Springs DRI shall provide for a mix of residential and nonresidential uses; a mix of residential housing types including higher densities of housing; and shall preserve the natural features of the DRI Property. To accomplish this, Wildwood Springs DRI will consist of three distinct areas of development: Mixed Use Commercial Area, Community Residential Area and Neighborhood Residential Areas; and one area of Conservation Areas. To allow for the future potential that more intense development patterns are viable in the market, residential units in excess of the 3,000 units originally authorized in the Wildwood Springs DRI will be permitted provided appropriate modification of the DRI or use of the conversion matrix is completed. All residential units in excess of the 3,000 originally

authorized units are required to be located in the MUC or CR Areas and conform to the standards of each respective district.

1. Mixed Use Commercial Area (MUC): The MUC shall be located at the intersection of S.R. 301 and C.R. 468. The MUC shall provide pedestrian connection and vehicular access to U.S. 301 and C.R. 468. The MUC shall provide an area to accommodate a future transit stop along U.S. 301 or C.R. 468.

The MUC shall have a minimum of 40 acres and a maximum of 100 acres, and shall consist of a mix of residential dwelling units and a minimum of 75,000 square feet of nonresidential.

The minimum average residential density within the MUC shall be 10 units per net residential acre. Residential units within the MUC shall be located within a 10-minute walk of a nonresidential use.

Commercial, retail, office, institutional and civic uses that provide local neighborhood level services to the Wildwood Springs DRI and to the nearby Wildwood Area will be located in the nonresidential area.

2. Community Residential Area (CR): The CR will provide a location for higher residential density located on the northern side of the property adjacent to the C.R. 468 corridor with the exception of areas where key natural features targeted for preservation exist. The CR area will consist of residential neighborhoods and a Neighborhood Center and will include a minimum of 165 acres.

The minimum average residential density within the CR shall be 6 units per net residential acre.

The residential neighborhoods shall comply with the Neighborhood Standards. CR will provide for higher residential densities within walking distance of the C.R. 468 corridor that will help support transit. The CR Area shall provide a minimum of 3 pedestrian and vehicular connections to C.R. 468 and shall provide areas to accommodate future transit stops at each connection to C.R. 468, as requested by the transit provider.

The Neighborhood Center shall have a minimum area of two (2) acres and will be located at the eastern frontage entrance on C.R. 468. The Neighborhood Center area will provide for nonresidential uses consisting of small scale commercial, civic, institutional, or recreation uses for a minimum of 15,000 square feet. The Neighborhood Center shall have direct pedestrian access to the adjacent neighborhoods and shall include an area for a transit stop along C.R. 468.

3. Neighborhood Residential Area (NR): The NR shall promote walkable, unique and interesting neighborhoods. To promote overall community connectivity a coordinated pedestrian network will be provided between each adjoining neighborhood within the community. The NR area shall consist of integrated and connected neighborhoods that comply with the Neighborhood Standards set forth below. Adjacent neighborhoods may be combined where larger centralized parks, open space, or civic areas are provided.

The NR area will include a minimum of 300 acres and a maximum of 500 acres. The NR will have a maximum of 1,675 units. The minimum average residential density within the NR shall be 4 units per net residential acre.

4. Conservation Area: The Conservation Area shall consist of approximately 169 acres of wetlands, 100-year floodplain, and environmentally sensitive land. No development other than permitted impacts for access, passive recreation areas, permitted mitigation areas or other such permitted passive use areas shall occur in the Conservation Area.

c. Neighborhood Standards. Within the CR Area and the NR Area, neighborhoods shall have a neighborhood park, open space such as a central area made up of preservation land, stormwater ponds, or other such areas that can be used for passive recreation and enjoyment or civic area such as a central recreation facility, school, library or other such civic-focused built use that will provide each residential area with a unique identity. Neighborhood areas with CR and NR shall have a diversity of housing types, densities and sizes. Parks, open areas or civic areas will be designed based on neighborhood needs, and may include formal or informal landscaped and preserved areas, and structured hardscape and programmed amenity elements. Neighborhood parks will be placed near the functional center of each neighborhood to ensure that they are "walkable" for the residents in each neighborhood. Each neighborhood within the NR shall be sized and designed based on the principles of a 10 minute walk from the edge to the functional center of the neighborhood, and will be interconnected with pedestrian access between adjacent neighborhoods. Neighborhoods will be organized with a transect of greater density of housing in the functional center of neighborhoods transitioning to less density on the perimeter of each neighborhood. Adjustments will be made where necessary to preserve unique natural features and respond to special site constraints. Neighborhoods will be planned in a form appropriate to create a pedestrian scaled community with a defined sense of place. This will include performance standards to ensure coordinated pedestrian connectivity between land uses such that neighborhoods are interconnected, walkable and bikable.

d. Buildings will have a primary orientation towards streets, parks and open space. Buildings shall be oriented to foster interconnections for both pedestrian and vehicular traffic, and building organization and placement will be designed to create focal points and views of both natural and built features from internal and external roadways. Buildings will be aligned and designed to front public and private streets and open space.

e. There shall be a 150 foot buffer from the Fenny Springhead and a 50 foot buffer from the spring run to protect the spring. All other wetland buffers shall be consistent with requirements set forth by the Southwest Florida Water Management District.

f. The total site will maintain a minimum of 25% open space. Open space shall be defined consistent with the definition in the City of Wildwood comprehensive plan.

g. There shall be a minimum of six (6) vehicular and pedestrian connections: four (4) to C.R. 468; one (1) connection to the Eastern boundary; and one (1) connection to the south along C.R. 505. Additional connections will be provided as appropriate based on site constraints and compatibility of adjacent land uses.

h. Local and residential streets, pedestrian paths, and bike paths shall be included within a system of interconnected routes within the community. Design standards shall encourage pedestrian and bicycle linkages by being spatially defined by uses, existing vegetation, and by discouraging high speed vehicular traffic.

i. The Wildwood Springs DRI shall be reviewed as a Planned Unit Development. The PUD zoning category shall incorporate design standards to guide development and ensure consistency with the DRI Development Order and with the Comprehensive Plan. Changes to a DRI Development Order adopted by the City of Wildwood shall be reflected in the PUD Master Plan.

j. The Application for Development Approval, sufficiency responses and DRI Development Order for Wildwood Springs DRI provide the supporting data and analysis for the "Wildwood Springs DRI" land use designation on the FLUM.

k. The Wildwood Springs DRI Development Order shall be consistent with the Comprehensive Plan.

~~Policy 1.7.3 Landstone Communities DRI The City of Wildwood, recognizing the uniqueness of the property annexed through the adoption of Ordinance No. 503, has adopted and will enforce development standards on the Property to ensure the efficient use of land, coordination with public facilities, and the protection of the environmental function of this area.~~

~~The Landstone Communities DRI is a mixed use project, incorporating a variety of residential products and densities, offices, commercial/retail, industrial, public facilities and a large amount of park and open space land. The project will consist of compact development tracts interlaced with an expansive network of open space and interconnected with multi-modal trails. The open space areas will ensure the preservation of significant wetlands and adjacent uplands, providing for both habitat protection and appropriate community access.~~

~~The project will be fully integrated into the City's development plan, providing significant public facility benefits. The project will help meet the needs not only of its own residents, but also of the entire southern part of the City. These needs include right of way for CR 470, a regional transportation corridor and sites for community services comprised of a school, a fire station, a wastewater treatment plant, and a regional park.~~

~~The Landstone Communities Development of Regional Impact serves as the data and analysis for the Comprehensive Plan. The area identified on the FLUM as "Landstone DRI" is subject to the following:~~

- ~~a. The project shall contain a variety of housing types and lot sizes which may include but is not limited to single family, cluster homes, town homes, flats above commercial, and apartments. Compact Development shall be encouraged, as well as the clustering of uses to the extent feasible. The net density of each tract within the project shall be between 3.5 and 15 units per acre. No plat shall be approved at a net density of less than 2 dwelling units per acre. The overall project density shall not exceed 2 dwelling units per gross acre. Residential areas shall be designated on Map H of the DRI application, and may be modified through an NOPC process or as otherwise provided through the DRI process. A change in the development program for the residential areas approved through the conversion matrix or through a notice of proposed change involving simultaneous increases and decreases in land uses shall not require amendment of the Future Land Use Element. Residential areas may include all forms of residential usage as well as normal accessory uses to residential; recreation uses including but not limited to golf courses; schools; civic uses including but not limited to churches, community centers and clubhouses; and neighborhood commercial uses as further specified in this policy.~~
- ~~b. This development shall contain a mixed use area which shall be designated on Map H of the DRI application and may be modified through an NOPC process. Uses within this area may include but are not limited to commercial/ retail, office, hotel, warehouse/ industrial, schools, civic and residential to create an attractive and functional mix of uses. The initial allocation of non residential uses for the mixed use area is 450,000 square feet (as further defined within the ADA) and~~

~~250 hotel rooms. To encourage appropriate pedestrian-oriented village-scale design, the maximum FAR for any individual site is 2.0. To allow for flexibility to address market needs, the square footage of the non residential uses within this area is subject to the conversion matrix contained within the DRI Development Order. A change in the development program for the mixed use area approved through the conversion matrix or through a notice of proposed change involving simultaneous increases and decreases in land uses shall not require amendment of the Future Land Use Element provided the change in the development program does not include an increase in the total amount of land in the mixed use area.~~

~~e. Neighborhood commercial uses, intended primarily to serve surrounding neighborhoods, shall be allowed outside the mixed use area and within the residential land use areas, with a maximum initial total square footage of 40,000 square feet. If additional neighborhood commercial square footage is required, it may be approved through the conversion matrix or through a notice of proposed change involving simultaneous increases and decreases in land uses. The addition of square footage for neighborhood commercial uses shall not require amendment of the Future Land Use Element provided the total amount of neighborhood commercial use does not exceed 80,000 square feet and no individual neighborhood commercial area exceeds 40,000 square feet. Neighborhood commercial areas may include but are not limited to commercial/retail and office uses.~~

~~d. The total site will maintain a minimum of 25% open space on site. Open space shall be defined for this purpose as any portion of the Property which is open to the sky and which contains no impervious surfaces. Recreational uses are included in the open space area. Pervious surfaces within the residential or commercial lots do not qualify as open space.~~

~~e. The Landstone Communities DRI shall be reviewed as a Planned Unit Development. The PUD zoning category for the DRI shall incorporate appropriate design standards to guide development and ensure consistency with the Development Order and with this comprehensive plan. Specific policies shall be contained within the PUD zoning category to promote development of the Project as a sustainable development using the applicable principles set forth by the United States Green Building Council (USGBC), the Florida Green Building Coalition (FGBC) or the Green Building Initiatives Green Globes program, or any other recognized green building system.~~

~~f. Amendments to the Landstone Communities DRI through the Notice of Proposed Change process pursuant to s. 380.06(19), FS, shall not~~

~~require a PUD plan amendment provided the change does not include the addition of land or a new land use, and is otherwise consistent with the comprehensive plan. Changes to DRI Development Order adopted by the City of Wildwood shall be reflected in the PUD Master Plan.~~

~~g. The Application for Development Approval, sufficiency responses, and DRI Development Order for Landstone Communities DRI provides the supporting data and analysis for the "Landstone Communities DRI" land use designation on the FLUM.~~

~~h. The Landstone Communities DRI Development Order, including the conditions of approval, establishes the basis for consistency of the land use designation on the FLUM with the goals, objectives and policies of the City's Comprehensive Plan.~~

Policy 1.7.2 The Landstone Communities DRI. The City of Wildwood recognizes the uniqueness of the property known as The Landstone Communities DRI, which is designated as such on the City of Wildwood's Future Land Use Map. To ensure the discouragement of urban sprawl, coordination with public facilities and the protection of the environmental function of this area, the following development standards have been adopted and will be enforced on the property encompassed in The Landstone Communities DRI.

The Landstone Communities DRI is located adjacent to CR 470 along its northern boundary which has been designated by Sumter County as the "Jobs Corridor." The Landstone Communities DRI will be a master planned, mixed-use community incorporating a variety of residential products and densities, and a variety of non-residential uses, public facilities, and public uses, all as more particularly described below in this Policy. The Landstone Communities DRI will consist of compact development tracts interlaced with an extensive network of open space and interconnected with a comprehensively planned system of pedestrian greenways and multi-modal trails with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyle habits.

Residential uses will be located in the Neighborhood Mixed Use Center, the Neighborhood Commercial Center, and the Community and Residential Villages. Residential areas will contain a variety of housing types and lot sizes which shall include single family, detached and attached units, town homes, and apartments. Non-residential uses, excluding industrial, will be located in the Neighborhood Mixed Use Center and in the separate Neighborhood Commercial Center located to serve the southern portion of the Project.

Development Program.

The Landstone Communities DRI shall consist of a maximum of 8,025 residential units, a maximum of 802,500 square feet of non-residential uses (commercial/retail and/or office), 500,000 square feet of industrial/warehouse, a mining site, up to 250 hotel rooms, and a community serving facility, which may include (i) an 18 hole golf with clubhouse and associated uses and/or (ii) a spa/wellness facility. These uses shall be arranged in a Neighborhood Mixed Use Center, a Neighborhood Commercial Center, a Community/Institutional Center, Community and Residential Villages, and/or an Industrial/Warehousing Center, as set forth below.

Neighborhood Mixed Use Center.

The Neighborhood Mixed Use Center shall be located adjacent to CR 470. The Neighborhood Mixed Use Center shall consist of:

<u>Size</u>	<u>250 acres minimum</u>
<u>Commercial/Retail</u>	<u>300,000 sq ft minimum</u>
<u>Office</u>	<u>150,000 sq ft minimum</u>
<u>Hotel</u>	<u>up to 250 rooms</u>
<u>Residential</u>	<u>2,000 units minimum</u>

1. The minimum average residential net density in the Neighborhood Mixed Use Center shall be 10 units per residential acre. Net Density is defined in Policy 1.6.2. At least 50% of the residential uses in the Neighborhood Mixed Use Center shall be located within a 1/2 mile walking distance of non-residential uses to promote an attractive and functional mix of land uses and to achieve an energy efficient land use pattern.
2. Minimum intensity for non-residential development shall be .25 FAR.
3. Streetscape design guidelines shall be established to promote pedestrian activity and safety, and to facilitate multi-modal transportation within the Neighborhood Mixed Use Center.
4. At least one covered transit stop and bus pull-out shall be located in the Neighborhood Mixed Use Center and adjacent to CR 470.

Neighborhood Commercial Center.

The Neighborhood Commercial Center to serve the adjacent Residential Villages will be located in the southern portion of The Landstone Communities DRI adjacent to CR 501. The Neighborhood Commercial Center shall consist of:

<u>Size</u>	<u>10 acres minimum</u>
<u>Commercial/Retail</u>	<u>30,000 sq ft minimum</u>

1. Residential units at a minimum average net density of 6 units per residential acre may also be located in the Neighborhood Commercial Center to promote an attractive and functional mix of land uses and to achieve an energy efficient land use pattern.
2. The Neighborhood Commercial Center shall be designed to provide pedestrian and bicycle access to surrounding Villages to reduce automobile dependency. Streetscape design guidelines shall be established to promote pedestrian activity and safety, and to facilitate multi-modal transportation within the Neighborhood Mixed Use Center.
3. At least one covered transit stop and bus pull-out shall be located in the Neighborhood Commercial Center.

Jobs to Housing Balance.

To promote an appropriate jobs to housing mix and the timing of residential and non-residential uses during the development of The Landstone Communities DRI, the following schedule will be followed:

1. A minimum of 110,000 square feet of non-residential uses (either commercial/retail and/or office) within the Neighborhood Mixed Use Center shall be constructed before the 2,001st dwelling unit is completed.
2. A minimum of 225,000 square feet of non-residential uses (either commercial/retail and/or office) within the Neighborhood Mixed Use Center shall be constructed before the 3,476th residential unit is completed.
3. A minimum of 500,000 square feet of non-residential uses (either commercial/retail and/or office) shall be constructed before the 5,001st residential unit is completed. 30,000 square feet of the 500,000 square feet of non-residential uses (either commercial/retail and/or office) shall be constructed in the Neighborhood Commercial Center.

### Community/Institutional Center.

Community and Institutional uses will be located in a central location within The Landstone Communities DRI adjacent to CR 501 through the dedication to the City of a 75 acre site for a Regional Park and a 14 acre site for an elementary school. The Community/Institutional Center shall be designed to provide pedestrian and bicycle access to surrounding Villages to reduce automobile dependency. At least one covered transit stop and bus pull-out shall be located in the Community/Institutional Center.

### Community and Residential Villages.

In order to create defined, walkable neighborhoods, residential tracts or pods shall be organized into individual Villages. To ensure a balance of housing options, densities within the Villages shall only be achievable by containing a variety of housing types and lot sizes.

Development outside the Neighborhood Mixed Use Center shall be at a minimum average net density of 6 dwelling units per residential acre, of which 25% shall be attached units.

#### 1. Community Villages.

- a. Community Villages shall be developed at minimum average net densities of 6 to 25 units per residential acre.
- b. The first Community Village will commence development in the northern section of the Project along CR 470 and in close proximity to the Neighborhood Mixed Use Center.
- c. Each Community Village will consist of between 500 and 1,500 residential units with a variety of housing types.
- d. Seventy-five percent (75%) of all residential units in a Community Village shall be located within a one mile walking distance of the edge of the Neighborhood Mixed Use Center.

#### 2. Residential Villages.

Residential Villages shall be developed at minimum average net densities of 3 to 20 units per residential acre. A Village is defined as that portion of the Project which will consist of between 250 and 1,000 residential units with a variety of housing types and lot sizes.

3. Standards for All Villages.

- a. Each Village will contain a Village Center consisting of open space and/or active recreational facilities which shall serve as a focal point for that Village.
- b. Commercial/retail and office needs of the residents of the Residential Villages shall be addressed by the Neighborhood Commercial Center or the Neighborhood Mixed Use Center. No commercial, retail or office shall be located in a Village.
- c. Villages will be connected to the Neighborhood Mixed Use Center, the Neighborhood Commercial Center, the Community/Institutional Center, and with other Villages, not only by roadway access, but also through a series of greenways. These greenways will also connect the Villages with recreational and civic uses located throughout The Landstone Communities DRI, thereby ensuring critical connectivity between and among the residential and non-residential uses.
- d. Streetscape design guidelines shall be established to promote pedestrian activity and safety and to facilitate multi-modal transportation within Villages. Public and private streets shall be aligned and designed to frame views and vistas within each Village to promote increased density and urban form and to allow for vehicular and pedestrian connections to uses both internal and external to the Project.

Mining.

A maximum of 280 acres located in the northwest portion of The Landstone Communities DRI, with access to CR 470, will be utilized for mining.

Industrial/Warehousing Center.

A maximum of 500,000 square feet Industrial/Warehousing development on 90 to 120 acres will be located east of the mining parcel with access to CR 470. The Industrial/Warehousing development shall not be located in the Neighborhood Mixed Use Center.

### Open Space.

The total site will maintain a minimum of 35% open space. Open space is defined as any portion of the Project which is open to the sky and contains no impervious surfaces, except that pervious surfaces within the residential or commercial lots do not qualify as open space.

### Development Phasing and Transition Zone.

Development phasing will progress from north to south through The Landstone Communities DRI to take advantage of existing infrastructure and planned improvements. By commencing development along CR 470, The Landstone Communities DRI will take advantage of the CR 470 regional "Jobs Corridor" and will place the highest density and intensity of uses where infrastructure is already in place and near internal locations for the expansion of water and wastewater services. No Residential Village, located greater than one mile from a previously developed Community Village, Residential Village or Neighborhood Mixed Use Center parcel, shall commence construction until 50% of the units in the previously developed village or parcel have received building permits.

A transition zone/buffer area will be established along the southern boundary of The Landstone Communities DRI in order to create a clear transition from urban to rural land uses, and to establish an aesthetically pleasing visual and physical separation between The Landstone Communities DRI and the rural lands to the south. Residential and non-residential uses, including roadways, shall not be allowed in this area. The transition zone will extend along the southern boundary and be defined as a 1000' offset from a single, straight line drawn between the SE corner of SECTION 27-20-23 and the SW corner of SECTION 28-20-23, except for the approximately 40 acre carve out (SE 1/4 of SE 1/4 of SECTION 28-20-23) located in the south central portion of the property which shall have a 150' offset along its northern boundary. Allowable uses within the transition zone are: preservation and conservation uses (including the necessary access and improvements to support management of these uses), golf course and passive recreation. Connectivity.

The Neighborhood Mixed Use Center, the Neighborhood Commercial Center, the Community/Institutional Center, the Residential Villages, and the Community Villages will be connected to each other with a comprehensively planned system of pedestrian greenways and multi-modal trails in order to reduce automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyles.

### Transit Corridors.

1. CR 470 is a proposed major transit corridor as shown in the City's Comprehensive Plan Map 2-7. In addition to the transit stops required in the Neighborhood Commercial Center and in the Community/Institutional Center, up to three covered transit

stops will be located along CR 470, including a Park-n-Ride facility.

2. Although not a City/County designated transit corridor, the CR 501 extension into The Landstone Communities DRI ("The Extended CR 501") will be planned so as to promote transit ridership. Outside the Neighborhood Mixed Use Center and the Neighborhood Commercial Center, along The Extended CR 501, an average minimum net density of 6 dwelling units per residential acre will be maintained 1/4 mile from the centerline on either side of The Extended CR 501.

#### Project Zoning.

The Landstone Communities DRI shall be reviewed as a Planned Unit Development. The PUD zoning category for the DRI shall incorporate appropriate design standards to guide development and ensure consistency with the Development Order and with this comprehensive plan. Specific policies shall be contained within the PUD zoning category, Project design guidelines, the DRI Development Order, or Project Covenants and Deed Restrictions to promote development of the Project in a sustainable fashion using the applicable principles set forth by the United States Green Building Council (USGBC), the Florida Green Building Coalition (FGBC) or the Green Building Initiatives Green Globes program, or any other recognized green building system.

#### Environment and Natural Resources.

1. A Wastewater Treatment Plant and the necessary acreage to handle the associated wet weather effluent storage will be located on approximately 25 acres located in the northeastern portion of the site.
2. The gopher tortoise habitat in the southwest portion of The Landstone Communities DRI, and the gopher tortoise habitat/eagle nest in the northeast portion of The Landstone Communities DRI shall be placed in a perpetual Conservation Easement as required by the Gopher Tortoise Permit upon issuance by the Florida Fish and Wildlife Conservation Commission (FFWCC). The Conservation Easement shall be granted to and accepted by the FFWCC or such other environmental agency which has statutory authority for the protection of the species listed herein.

#### Environmental Monitoring Plan (EMP).

The Landstone Communities DRI shall prepare and maintain an Environmental Monitoring Plan (EMP). As a general description,

the EMP is the umbrella document/plan which addresses the various environmental, wildlife and preservation issues as such matters are detailed in the following sub-parts. The EMP shall be updated, as needed, in response to changes in governmental rules or regulations. Updates to the EMP shall not require an amendment to the City's Comprehensive Plan.

1. Surface Water Quality Monitoring Plan ("SWQMP") –

In addition to meeting all requirements of the regulatory agencies, The Landstone Communities DRI shall utilize Best Management Practices ("BMPs") generated by SWFWMD and FDEP to control siltation and prevent turbidity during construction activities. These standards can be achieved by utilizing the best available construction techniques for erosion and sedimentation control, as well as meeting the minimum standards for National Pollution Discharge Elimination System ("NPDES") permitting.

2. Stormwater Pollution Prevention Plan ("SWPPP") –

- a. As part of the overall EMP, The Landstone Communities DRI, at its expense, shall prepare a SWPPP prior to commencement of construction for The Landstone Communities DRI incorporating requirements including: (1) clearing and grading areas only as they are being prepared for construction; (2) stabilizing areas immediately after construction completion; (3) potential limiting of watering for dust control at the time of construction due to hydrologic conditions and SWFWMD warnings.
- b. Stormwater/drainage retention areas ("DRAs"), including either 'wet' or 'dry' DRAs shall be designed and constructed according to normal and accepted engineering practices and all applicable regulatory standards.
- c. Stormwater management facilities shall adhere to SWFWMD criteria for design, construction, operation, treatment standards and maintenance of such facilities in hydrologic and karst sensitive areas as determined by SWFWMD. All The development shall utilize Low Impact Development (LID) methods to reduce the impact of nutrients on natural wetland systems where

approved by the SWFWMD and supported by the Florida Department of Environmental Protection and local agency jurisdiction. These LID methods may include, but not be limited to, low impact stormwater design consisting of vegetated swales and buffers where prior to discharge of treated stormwater, tree cluster rain gardens, pervious pavement, conserving natural areas and wetlands, minimizing development impacts, attempting to maintain site runoff rates, the use of integrated management practices, the implementation of pollution prevention and proper maintenance, minimization of land clearing, protecting existing vegetation and minimizing clearing of vegetation (on both the overall site as well as individual lots), disconnecting directly connected impervious areas, minimizing impervious areas, minimizing soil compaction and fill, protection of sensitive areas by use of clustering of development and common open space, requiring Florida Friendly landscaping and compliance with the Green Industry BMP for all landscape workers at the site, greenroof/cistern systems, pervious pavements, stormwater harvesting (reuse), use of floating wetland mats and all wet detention ponds, and public education. The use of these and other LID methods shall be subject to review and approval by the SWFWMD.

3. Wildlife Habitat Management Plan ("HMP")

- a. A minimum of 10% of the site's upland area shall be maintained as voluntary upland conservation areas. These conservation areas shall be preserved with the specific intent of maintaining site biodiversity and wildlife corridors, preserving habitat for native and listed wildlife species, and providing educational and recreational opportunities for the Project's residents, guests, and visitors to the Project's regional amenities.
- b. Gopher tortoises shall be relocated on the Property to the maximum extent feasible. If gopher tortoises must be relocated off-site, the mitigation shall provide for suitable habitat pursuant to current rules and regulations. The Landstone Communities DRI shall set aside an approximately

three hundred forty two (342) acre Gopher Tortoise Habitat Preserve for relocation of gopher tortoises on site.

- c. The Project shall promote the viability of listed species on the Property through the preservation / enhancement / restoration of wetlands and wetland buffers, upland habitat preservation and compliance with applicable State and federal laws.
- d. The Project shall require the use of native plant species in the landscaping palette for the parks, common areas, and habitat restoration areas of the Project, consistent with the principles of the Florida Friendly Landscaping program with the specific intent of attracting and providing/restoring habitat for native wildlife species.
- e. The Project shall develop design guidelines that encourage the use of native plant species in the landscaping palette for third party development within the Project, consistent with the principles of the Florida Friendly Landscaping program with the specific intent of attracting and providing/restoring habitat for native wildlife species.
- f. The Project shall incorporate or relocate listed plant species into habitat preservation / restoration areas where reasonably feasible under the supervision of a qualified professional.
- g. The Project shall only allow pervious trails, e.g. equestrian, walking, nature, boardwalks, habitat protection tracts (impervious trails, e.g., concrete, asphalt, or similar material will not be located within habitat protection tracts) except for golf cart and service crossings and crossings over the canal.

4. Integrated Pest Management Plan ("IPMP")

The Landstone Communities DRI may elect not to build a golf course; however, in this event it shall set aside an appropriate portion of said land for open space and shall provide additional recreational or lifestyle amenities suitable to, and approved by, the City.

No development permits shall be issued for the construction of any golf course, or portion thereof, unless and until The Landstone Communities DRI demonstrates that such golf course, or portion thereof, proposed for development approval will comply with the following design, construction, maintenance and monitoring requirements:

- a. The golf course, including non-play areas of the golf course, will be designed, constructed and maintained to meet the minimum standards of the Audubon International's Signature Gold Program's Natural Resource Management Plan's Environmental and Design Standards, or other similar program's environmental and design standards (the "AISP Gold Standards"), which utilize low impact development principles where reasonably feasible to minimize development impacts, but shall not be required to actually obtain such certification.
- b. Florida Friendly Design landscape principles, including xeriscape, shall be incorporated, as applicable, into the golf course design and construction.
- c. Non-play areas of the golf course shall be landscaped in accordance with the AISP requirements or its equivalent. Play areas are to be considered the tee, fairway(s) and greens/putting area.
- d. The Landstone Communities DRI shall maintain an up-to-date IPMP covering the golf course. Prior to the golf course construction, the IPMP shall be submitted to the FFWCC for review and approval and to the FDEP and SWFWMD if required by their respective agency rules. Any revision(s) to

the IPMP shall not be considered an action requiring the filing of a Notice of Proposed Change for an Amendment to the Development Order or an Amendment of the City's Comprehensive Plan.

- e. The IPMP shall include a Chemicals Management Plan (CMP).
- f. Prior to golf course construction, soil testing shall be used to verify that suitable soil cover is maintained between greens surface and any subsurface limestone rock strata, limestone pinnacles or potential karst connections and to determine subsurface features.
- g. The golf course shall be maintained under the direction of a superintendent(s) who is licensed by the State to use restricted pesticides and who is familiar with and experienced in the principals of integrated pest management. The Landstone Communities DRI, with the assistance of the superintendent(s) shall be responsible for ensuring the implementation of the IPMP; and
- h. The Landstone Communities DRI shall report on the status of the golf course for compliance with the AISP or other similar program's environmental and design standards in each Biennial Report as required in the Development Order.

#### Energy Efficiency.

Energy efficiency practices will be implemented with the specific intent of promoting energy efficiency, reducing green house gas emissions, and reducing the Project's overall carbon footprint.

#### 1. Project Design.

The Project shall be designed with compact development tracts interlaced with an extensive network of open space and interconnected with a comprehensively planned system of pedestrian greenways and multi-modal trails with the specific intent of reducing automobile dependence and greenhouse gas emissions while promoting energy efficiency and sustainable lifestyle habits.

#### 2. Transit Access

Transit ridership shall be facilitated by the location of up to three covered transit stops along CR 470, which is a City/County designated Transit Corridor, including a Park-n-Ride facility. Further transit stops shall be located in the Neighborhood Mixed Use Center, the Community/ Institutional Center and the Neighborhood Commercial Center. Residential units along CR 501, which extends through a portion of the site on a north to south alignment, shall be developed at an average minimum net density of 6 dwelling units per residential acre 1/4 mile from the centerline on either side of the road which will support transit ridership.

### 3. Energy Efficiency Methods

The following energy efficiency methods shall be required with the specific intent of promoting energy efficiency, reducing green house gas emissions, and reducing the Project's overall carbon footprint.

- a. Eligible equipment and appliances delivered with residential properties within the Project shall, at a minimum, meet Energy Star standards. Eligible equipment includes, but is not limited to refrigerators, dishwashers, clothes washers, and ceiling fans.
- b. Residential heating and cooling equipment shall be Energy Star qualified as further defined in the City of Wildwood Residential Design Guidelines. The use of computerized programmable thermostats shall be promoted.
- c. All residential electric lighting fixtures, both interior and exterior, must be fitted with energy efficient light bulbs, including but not limited to Compact Fluorescent Lights (CFL) or Light Emitting Diode (LED) bulbs. Incandescent bulbs shall not be allowed.
- d. Residential windows, including those in garage areas, must be Energy Star qualified as further defined in the City of Wildwood Residential Design Guidelines.
- e. The Project shall establish design guidelines that identify acceptable street light fixtures for use

throughout the Project that meet a minimum efficiency rating of 95 lumens per watt.

- f. The Landstone Communities DRI shall include in the Biennial Report to the City of Wildwood the actions being taken to promote sustainable practices, including submission of current materials being provided and an accounting of development meeting green building standards.

#### Education.

The Project shall implement educational initiatives with the specific intent of promoting behavior change of Project residents, guests, and visitors to the Project's regional amenities through education about sustainable development practices, lifestyle habits and technologies.

#### Water Conservation.

The following water conservation methods shall be required with the specific intent of promoting water conservation and reducing demand on municipal potable water supply systems, thereby lowering demand on natural aquifers. The resultant reduction in the Project's potable water demand subsequently decreases the energy used by the City to treat and move municipal water for the Project, thereby reducing green house gas emissions and the Project's overall carbon footprint.

1. Residential and Non-residential Construction.
  - a. New homes shall, at a minimum, be designed to meet the water conservation measures contained in City of Wildwood Ordinance No. 612, as may be amended from time to time.
  - b. Low flow or dual flush toilet fixtures that are more water efficient than standards set forth in the Energy Policy Act of 1992, will be standard in residential and non-residential construction.
  - c. Water-saver shower heads will be offered for residential construction, and used where applicable in non-residential construction.
  - d. Automatic shutoff faucets will be used where applicable in non-residential construction.
2. Landscaping/Irrigation Systems.

- a. Low volume irrigation spray heads as well as drip systems will be used where appropriate for both residential and non-residential landscaping. Residents will be encouraged to use water-conserving devices for additions they might make to their irrigation systems.
- b. The Landstone Communities DRI shall ensure that irrigation systems operated for the Project's common or controlled areas utilize and maintain computerized irrigation based on weather station information, moisture sensing systems to determine existing soil moisture, evapotranspiration rates, or zone control, to ensure water conservation.
- c. The Project shall require the use of native plant species in the landscaping palette for the parks, common areas, and habitat restoration areas of the Project, consistent with the principles of the Florida Friendly Landscaping program as implemented by the University of Florida Cooperative Extension Service.
- d. The Landstone Communities DRI shall include water conservation monitoring in its biennial report to the City of Wildwood. If such data is available from the utility provider, The Landstone Communities DRI shall include in its water conservation monitoring a monthly water balance (dry year and wet year) calculated for the site, to adequately quantify the temporal and volumetric nature of potential water shortages and surpluses. This monitoring should also consider water availability via precipitation, surface water inflow, and groundwater inflow; and water losses via evapotranspiration, surface water outflow, infiltration and consequent groundwater outflow, and pumpage.

#### Amenities.

Recreational facilities and amenities shall be provided in order to promote social interaction and opportunities for healthy, sustainable lifestyle habits.

#### Pursuit of FGBC Certification.

The Landstone Communities DRI has applied for and will actively pursue certification under the Florida Green Building Coalition's ("FGBC") Green Development program. However, the determination of the Project's certification as a FGBC Green development is subject solely to the interpretation and approval by the FGBC of the applicant's submittal documentation.

**Policy 1.7.4-3 The Villages of Wildwood DRI** The City of Wildwood recognizes the uniqueness of the property known as The Villages of Wildwood DRI which is designated as such on the City of Wildwood's Future Land Use Map. The Villages of Sumter Development of Regional Impact (DRI) 3<sup>rd</sup> Substantial Deviation, Application for Development Approval (ADA) serves as supporting data and analysis for the project. The DRI is composed of a town center, office, commercial, institutional and other uses which are only a portion of the entire The Villages of Sumter DRI. Thus, the land uses lying within Wildwood are only a small part of the entire development plan and a portion of the allocation of mixed uses within the DRI. The ADA provides a comprehensive analysis of the suitability of the area and impacts from the DRI. This DRI analysis can be used by the City of Wildwood to guide the timing, location, type and amount of future development. Thus, the ADA, sufficiency responses and the DRI Development Order provide supporting data and analysis for the Future Land Use Map (FLUM) and text amendments. The boundaries of The Villages of Wildwood DRI are identified on the City's Future Land Use Map and subject to the following:

- a. The Villages of Wildwood DRI is a mixed use development that may include a functional integration of residential, retail, office, medical, attraction, hotel, institutional, recreation uses and supporting infrastructure (e.g. roads, water, sewer, etc.). All uses within the Villages of Wildwood may be located within the Town Center except for the Medical Campus. The planning timeframe for the project is 2008 through build-out in 2014. The maximum non-residential land use intensity shall not exceed 0.5 Floor Area Ratio (FAR), except for Town Centers and Medical Campus which shall not exceed 3.0 FAR. The maximum residential density shall not exceed 7 dwelling units per net residential acre and is limited to a maximum of 66 units. All residential units are age-restricted and must be established through the use of the land use-trade off mechanism within the adopted DRI development order. Consistent with these intensity/density standards, the Village of Wildwood is limited to the following development entitlements:

Retail	1,288,258 SF
Office	14,400 SF
Hotel	200 rooms
Medical	300 hospital beds or equivalent medical uses
Theatre	8 screens
Institutional	49,714 SF

These entitlements may be converted through mechanisms described in the DRI development order. Conversions must not create an increase in public facility impacts and are limited to a maximum of 25% of the approved entitlements to maintain the character of development. Phasing for the project is based on development units (e.g. non-residential square footage and hospital beds) and is approximately divided into three year increments, but may proceed more quickly than projected. Interim land use activities for undeveloped land may include farming, and cattle and buffalo husbandry, provided such activities are not in conflict with the Wildlife Habitat Management Plan approved by the FFWCC for the DRI. The mix of uses and distribution of uses (not including support infrastructure) as a percent of the project's acreage are as follows:

Commercial: Including Retail, Office, Hotel Convention/Performing Arts Center and Theater	55% to 68%
Residential	0% to 15%
Institutional/Educational	1% to 3%
Medical Campus: Including Hospital, Clinic, Professional Offices, Pharmacy, Assisted Living Facility/Skilled Nursing Facility	5% to 15%

This policy does not guarantee the approval of development orders which are in accordance with the percent distribution of acreage mix. The approval of development orders shall be consistent with this policy and other policies under Policy 1.7.4-3 and future conditions maps.

No vertical construction may occur within the Villages of Wildwood until the effective date of a Villages of Sumter DRI development order amendment to remove the entitlements identified above.

- b. The Villages of Wildwood DRI must be consistent with the supporting criteria in this policy. Policy 1.7.4-3 restates the relevant provisions within the City's plan as it relates to the DRI, but exempts the project from all other comprehensive plan standards which do not relate to the project or have been superseded by Policy 1.7.4-3. This exemption is necessary in order to ensure that the DRI is developed consistently with the remainder of the Villages of Sumter DRI and considers those land uses that are outside of, but support, the portion within the City. The DRI must also be consistent with the City of Wildwood FLUM and future conditions maps.
- c. The Villages of Wildwood DRI will meet all required local, state and federal regulations as specified in the DRI development order and zoning requirements.
- d. The Villages of Wildwood DRI as analyzed in the ADA is determined to be suitable for the land uses proposed for the site and will remain compatible with the surrounding area through design requirements including standards for buffering and landscaping. The project will also be developed as an intense urban

center providing the benefits of a mixed use project that will encourage pedestrian activity and other modes of transportation including sidewalks bike lanes and golf cart paths.

- e. The Villages of Wildwood DRI as analyzed in the ADA has determined there are approximately 25 acres of wetlands on-site. The wetlands will be protected or mitigated in accordance with the Southwest Florida Water Management District's Environmental Resource Permit (ERP) requirements. Wetlands impacted will be limited to isolated wetlands and may be mitigated off-site as provided by the conditions of the ERP. No development will be permitted within protected wetlands in accordance with the development order. Impacted wetlands can be developed in accordance with the DRI development order as long as the wetlands are mitigated as required under the ERP.
- f. The Villages of Wildwood DRI as analyzed in the ADA has identified the nesting of the Sherman Fox Squirrel on-site. No other listed plant or animal species or other environmental features have been identified. A habitat management plan must be developed and incorporated into the DRI development order which will direct the protection and/or mitigation of impacts to any listed species. The Habitat Management Plan also requires coordination with the Florida Game and Freshwater Fish Commission.
- g. Development of the Villages of Wildwood DRI will require coordination between the developer, the City of Wildwood and Sumter County. This may include the development of any necessary agreements between the developer of the DRI, one or more Community Development Districts, Sumter County and the City of Wildwood, either through joint or separate agreements, in the provision of services. The developer will also coordinate with the City in regards to capital improvement planning as required in this policy.
- h. New development within the Villages of Wildwood DRI must not degrade the adopted level of service for the public facilities required to serve this development. Water and sewer facilities will be provided by the Central Sumter Utility Company and not by the City of Wildwood. For transportation facilities, the DRI development order includes requirements for mitigating transportation impacts. If improvements are necessary, then the developer will coordinate with the City regarding any necessary capital planning which may include agreements to ensure the roads are mitigated.
- i. The Villages of Wildwood DRI will be developed in accordance with the following level of service standards and shall be used as the basis for determining the availability of facility capacity and the demand generated for the DRI. Decisions regarding the issuance of development orders and permits for the DRI will be based upon coordination of the development requirements adopted as part Policy 1.7.43.

Level of Service Standards for the Villages of Wildwood DRI

**(These level of service standards only apply within the boundaries of The Villages of Wildwood DRI as identified on the FLUM)**

TRANSPORTATION FACILITIES			LEVEL OF SERVICE
Principal Arterial			D
Minor Arterial and others			D
POTABLE WATER AND SANITARY SEWER			LEVEL OF SERVICE
Land Use	Unit	Sanitary Sewer (GPD)	Potable Water (GPD)
Residential	Dwelling unit/day	115.9	118.6
Office	Gross SF	0.010	0.10
Hotel	Rooms	100	100
Retail/Service	Gross SF	0.15	0.15
Hospital	Beds	250	250
Theater	Seat	5	5
Educational/Institutional	Gross SF	0.15	0.15
DRAINAGE FACILITIES			
Stormwater facilities shall be designed to accommodate the 15-year, 24-hour design storm to meet the water quality and quantity standards below.			
WATER QUALITY and QUANTITY			
Treatment and attenuation of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. Infill residential development within improved residential areas or subdivisions, which existed prior to the adoption of the comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area to degrade receiving waters. Water quality and attenuation shall be deemed acceptable when the applicant has demonstrated compliance with Southwest Florida Water Management District Chapter 40D-4 and Chapter 40D-40, F.A.C.			
RECREATION FACILITIES			
The recreation facilities necessary for this site are provided in the Sumter County portion of the Villages of Sumter DRI. The developer may include parks and other recreation uses within the City but these facilities are in excess of required recreation level of service to serve the project. Thus, the developer will not rely on nor degrade the City's level of service standard for recreation.			

- j. The Villages of Wildwood DRI will include as part of this project sidewalks, bike lanes and golf cart paths to ensure the project is interconnected with the remainder of The Villages.
- k. The Villages of Wildwood DRI will mitigate for any required affordable housing impacts in accordance with the adopted development order.
- l. The developer will coordinate with the City of Wildwood in the provision of transportation facilities that may be necessary to mitigate for the DRI's impacts. No other public facilities (such as potable water and sewer) will be provided by the City of Wildwood. As part of any required mitigation, the developer will coordinate with the City to ensure the mitigation can be considered as part of the

City's required capital improvement planning. The developer will also coordinate with any water suppliers in accordance with the Consumptive Use Permit to ensure that adequate water supplies are available to serve the DRI.

- m. Amendments to the DRI through the Notice of Proposed Change process pursuant to s. 3 80.06(19), FS, shall not require a plan amendment provided the change does not include the addition of land or a new use and is otherwise consistent with the comprehensive plan. Changes to a DRI Development Order adopted by the City of Wildwood shall be reflected in the Conceptual Master Plan and other zoning support documents as a ministerial function.
- n. The Application for Development Approval, sufficiency responses and DRI Development Order for The Villages of Wildwood DRI provide the supporting data and analysis for the DRI land use designation on the FLUM.
- o. The Villages of Wildwood DRI Development Order ensures consistency of the DRI land use designation on the FLUM with Policy 1.7.4-3 and future conditions maps of the Wildwood Comprehensive Plan.

**OBJECTIVE 1.8** As property is annexed into the City, and is subsequently included on the Future Land Use Map, the City shall designate appropriate land use categories (as needed), in order to manage the anticipated growth in a manner which creates a more energy efficient land use pattern, reduces greenhouse gas emissions, and promotes sustainable development based on residential neighborhoods and mixed communities which ensure compatibility between the environment, new development and existing developed areas.

**Policy 1.8.1** As parcels which annex into the City are developed, a diversity of land uses shall be provided by a mixture of residential, retail, offices and manufacturing. At a minimum, the City will seek to maintain the existing ratio of 0.13 acres commercial/industrial development per dwelling unit. The development ratio will be monitored by the City through development approvals.

**Policy 1.8.2** New development areas shall be developed with neighborhoods that create a sense of place and incorporate the following features:

- 1. Supported by mixed use developments which incorporate schools, parks and open spaces and civic spaces.
- 2. Developed with an orderly transportation network that includes new collector roads and a recreational trail system.
- 3. Provision for facilities to support the development of a public transit system.
- 4. The enhanced conservation of lakes and wetlands through conservation designations, recreation areas and trails.
- 5. The identification and reservation of land, or provision of appropriate mitigation for the following public facilities and services, if it is determined that the proposed new development has an impact on the public facilities and services:

- a) Right-of-way for limited access, collector and local roads, bikeways and recreational trails.
- b) Water and wastewater treatment facility sites.
- c) Community and neighborhood parks.
- d) School sites.
- e) Police, EMS and fire station sites.
- f) Other facilities used to deliver public service.

**OBJECTIVE 1.9** Discourage urban sprawl through a future land use pattern which promotes orderly, compact development.

**Policy 1.9.1** Land use patterns delineated on the Future Land Use Map shall promote orderly, compact growth. The City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service.

**Policy 1.9.2** The City of Wildwood shall coordinate with Sumter County through a Joint Planning Agreement in an effort to develop an area wide planning approach by 2010, taking into account environmental suitability, functional relationships and areas where public facilities and services are available or proposed to be available by year 2035.

**OBJECTIVE 1.10** Promote innovative land development applications principles through the use of Planned Unit Developments, Mixed-Use Developments and Cluster Design.

**Policy 1.10.1** Planned unit-development techniques shall be used as a management strategy for promoting smart growth principles, negotiating innovative development concepts, design amenities, and measures intended to encourage unique planning concepts not attainable with certainty under conventional zoning or to protect environmentally, historically, or archaeologically significant sites.

**Policy 1.10.2** The City shall incorporate provisions within the Land Development Regulations that allow mixed use PUD's in all mixed use land use categories of the Future Land Use Map. Residential PUD's will be located within residentially designated areas; Commercial PUD's will be located in commercially designated areas and Industrial PUD's will be located within industrially designated areas of the Future Land Use Map. A PUD with a mix of housing types (i.e., single family and multi-family) shall be allowed in residentially designated areas of the Future Land Use Map and the percentage of distribution of each housing type shall be flexible, subject to the requirements set out in the Land Development Regulations.

**Policy 1.10.3** Within mixed use developments, the City shall promote a high quality of development that will create a sense of place and community through the area. Mixed use developments shall incorporate the following principles:

1. The inclusion of a mixture of complimentary land uses that include housing, retail, offices, commercial services, manufacturing, education, civic, community and recreation uses.
2. The creation an attractive and high quality environment which is compatible with the scale and character of the surrounding community.
3. The development of commercial, residential and mixed-use areas that is safe, comfortable and attractive to pedestrians.
4. The location of the commercial center so that it is easily accessible by pedestrians from as many of the residential areas as possible.
5. The maximization of shared parking.
6. The provision of roadway and pedestrian connections to residential areas.
7. The provision of social and community facilities to serve the new development and to enhance existing service levels in the area.
8. The provision of a network of open space provision in the form of squares, plazas, parks, greens and similar open space design.
9. The provision of a mixture of housing types and price ranges to provide housing opportunities for all residents of the City and benefit the area's economy.
10. The development of a diversity of housing styles, colors, materials and roof heights to create variety in the streetscape.
11. The incorporation of landscaping into the overall design as a means of linking the development areas with the open spaces, and mitigating incompatibilities between existing and new development.

**Policy 1.10.4** As a means to promote conservation design, ecological integrity and maintain the City's character, cluster developments are encouraged by the City. Cluster developments shall be designed along the following principles:

1. The provision of open space within developed areas.
2. The creation of a variety of active and passive recreational uses.
3. The creation of a friendlier pedestrian environment, including walking and cycling opportunities.
4. Enhancement of the environmental setting and significant features.
5. The conservation of on-site wetlands and water bodies.
6. The maintenance of large areas of natural vegetation.
7. The maintenance of vegetation corridors along major water courses.
8. Connectivity for species, either as continuous corridors or clusters of stepping stones.
9. The use of Florida-Friendly Landscaping.

**Policy 1.10.5** Crime prevention shall be considered in site design through application of all of the following guidelines:

1. All proposed building entrances, parking areas, pathways and other elements should be defined with appropriate features that express ownership. Such features should not conflict with the need for natural surveillance.

2. The proposed site layout, building and landscape design should promote natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site. For example, window placement, the use of front porches or stoops, use of low or see-through walls, and appropriate use of landscaping and lighting can promote natural surveillance. Sight-obscuring shrubs and walls should be avoided, except as necessary for buffering.
3. The proposed site layout and building design should encourage legitimate activity in public spaces. For example, locating outdoor seating in areas that are visible from inside a restaurant helps to discourage crime and supports the activity of dining.

**Policy 1.10.6** Priority should be given to the creation of a hierarchy of public spaces that relate to buildings and create a sense of community. Public spaces are “public” when they are within view of a street or other public space, accessible by pedestrians, and can be occupied by people. The public space may include sidewalks, a plaza or park.

**Policy 1.10.7** Through the development approval process, the City shall strive to:

1. Address the unique needs and challenges of residents and households at all stages of life.
2. Ensure access to individuals of varying abilities and stages of life in housing, public spaces, community facilities, places of employment and commercial establishments.
3. Provide for granny-flats, in-law suites, and accessory apartments in residential areas, and ensure the availability of housing types appropriate to various age and needs groups, including families with children, multi-generational households, young and/or single adults, empty nesters, and senior citizens. Granny flats or other accessory dwelling units in residential or mixed use districts shall not count against the allowable designated density established by future land use or zoning.
4. Provide opportunities for education, recreation, arts and culture, and leisure activities for residents and households of various age and interest groups.

~~Policy 1.10.8 The land development regulations may contain provisions that allow for densities greater than otherwise provided in the respective future land use classification specified within the Future Land Use Element in exchange for the construction of affordable housing units. These density bonuses shall be limited to a density no greater than 25% higher than would otherwise be allowed within the respective future land use classification. In addition, to ensure that the additional density does not create unacceptable adverse impacts, the land development regulations shall provide additional qualifying criteria which must be met in order to qualify for the density bonus. At a minimum, these criteria should ensure:~~

- ~~1. That the development seeking the density bonus will be providing affordable housing units.~~
- ~~2. That the development seeking the density bonus is located in a location where the~~

~~future land use allows density of greater than 2 dwelling units per acre and where infrastructure, utilities, and public services are adequate and sufficient to meet the projected demands associated with the requested additional density.~~

~~3. That the design and orientation of the development seeking the density bonus is compatible with the surrounding land use character. Building size and massing, site layout and design, architectural characteristics, and landscaping will be components of this criterion.~~

~~The land development regulations may further restrict the density bonus to be provided in proportion to the quantity of affordable housing units to be provided in the development seeking the density bonus.~~

~~Affordable housing is defined in 9J 5.003(1), F.A.C. as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income.~~

~~**Policy 1.10.9-8** The City shall implement development techniques that reduce the negative environmental impacts of development and redevelopment by: The City shall encourage the implementation of low impact development techniques and green building standards that reduce the negative environmental impacts of development and redevelopment by:~~

- ~~1. Reducing building footprints to the maximum extent feasible and locating building sites away from environmentally sensitive areas.~~
- ~~2. Promoting Requiring the preservation of natural resources.~~
- ~~3. Providing for on-site mitigation of impacts (i.e. retention and treatment of stormwater runoff, water reuse, Master Stormwater Management Systems).~~
- ~~4. Requiring energy and water conservation measures such as material choices for lighting, water closets, low flow or dual flush toilets, native plants and pallets Florida Friendly Landscaping, and Water and Energy Star appliances during the development review process within properties identified on Map 1-10 as energy and water conservation focus areas. Such measures shall be incorporated into the development order.~~
- ~~5. Promoting city-wide water and energy conservation through education, site design, landscaping, and building techniques (i.e. mixed uses, mass transit, solar power, increased tree canopy).~~
- ~~6. Ensuring environmentally friendly building practices (i.e. use of environmentally friendly building materials, recycled materials).~~
- ~~7. Considering the development of a Green Building Ordinance and a related LEED Certification Program for development and redevelopment, including the development of a Neighborhood Development Rating System that integrates the principles of smart growth, urbanism and green building into a national system for neighborhood design, by 2012.~~
- ~~8. Providing for reduced greenhouse gas emission target areas as identified on Map 1-10 which require a mix of land uses are accessible through multi-modal transportation reducing vehicle miles traveled.~~

Policy 1.10.9 The City shall implement a land use and transportation plan that reduces the emission of greenhouse gases. The City shall identify Mixed Use Centers, as defined in Policies 1.10.10 through 1.10.14 and identified on Map 1-10, as Greenhouse Gas Emission Target Areas. Mixed Use Centers shall require a pedestrian and bicycle friendly environment in which a compact mix of uses with densities and intensities that support transit can demonstrate energy efficiency by discouraging the use of the automobile and reducing vehicle miles traveled.

Policy 1.10.10 Mixed Use Centers are identified on Map 1-9 as either "Employment Mixed Use Center" or "Neighborhood Mixed Use Center" and on Map 1-10 as "Reduced Green House Gas Emission Target Areas". The purpose of these Mixed Use Centers is to:

- Facilitate future mixed use developments.
- Facilitate multi-modal transportation.
- Reduce the need for automobile travel and reduce greenhouse gas emissions by providing a compact mix of uses which are pedestrian friendly and are accessible without the use of the automobile.
- Give definition to the urban form through clustering of uses rather than strip-type development.

Policy 1.10.11 The characteristics of Mixed Use

- Compact in design and require clustering of higher densities and intensities within the geographic area to provide efficient land use planning which will reduce green house gas emissions.
- Projects within a Mixed Use Center may exceed the density and intensity set by the underlying Future Land Use Map designation as described below.
- Employment Mixed Use Centers shall contain minimum densities of 12 units per acre and minimum intensities of .5 FAR.
- Neighborhood Mixed Use Centers shall contain minimum densities of 10 units per acre and minimum intensities of .25 FAR.
- Contain the mix of uses required within the underlying land use designation.
- Accessible to existing or planned major transportation thoroughfares.
- Adequate public facilities and services.
- Hubs to the multi-modal transportation network. All trails and transit stops located on Maps 2-6 and 2-7 of the Transportation Element Map Series shall access these centers.
- Soil and environmental characteristics must be suitable for development.
- Transit and multi-modal service must be available on transportation thoroughfares accessing the site

Policy 1.10.12 The boundary, size, and location of Mixed Use Centers

- Each Mixed Use Center may be located at the intersection of existing and future major transportation thoroughfares and shall be identified on Map 1-9 of the Future Land Use Map Series.
- Each Employment Mixed Use Center shall be located within known existing or future major employment generation areas. Employment Mixed Use Centers shall

encompass an area covering approximately 200 acres and shall radiate approximately 1700 feet from the center of an intersection of the transportation thoroughfare. The City shall encourage the expansion of these mixed use centers.

- Each Neighborhood Mixed Use Center shall be located within known existing or future mixed use focal areas. Neighborhood Mixed Use Centers are generally smaller in scale than Employment Mixed Use Centers, and shall encompass an area covering approximately 100 acres and shall radiate approximately 1200 feet from the center of an intersection of the transportation thoroughfare. The City shall encourage the expansion of these mixed use centers.
- Employment Mixed Use Centers, both future and existing, shall be located in the following geographic areas:
  - 1) CR 466 and US 301 Intersection
  - 2) CR 139 and SR 44 Intersection (The Villages of Brownwood DRI)
  - 3) CR 468 and SR 44 Intersection
  - 4) Future Florida Turnpike Interchange at CR 468
  - 5) SR 44 and US 301 Intersection
- Neighborhood Mixed Use Centers are located in the following geographic areas:
  - 1) CR 209 and CR 466 Intersection
  - 2) CR 209 and CR 462 Intersection
  - 3) CR 466A and CR 139/CR 462 Intersection
  - 4) CR 209 and CR 44A Intersection
  - 5) CR 468 and US 301 Intersection
  - 6) CR 472 and US 301 Intersection
  - 7) Landstone Communities DRI along CR 470 (west of CR 501 and CR 470 intersection)

**Policy 1.10.13 Amending the boundary of Mixed Use Centers**

- As development occurs, the City shall encourage the expansion of and creation of new mixed use centers to promote a compact urban form.
- Amending the boundary of a mixed use center or creating additional mixed use centers shall require a text amendment to the Future Land Use Element and/ or Map 1-9.

**Policy 1.10.14 The creation of new Mixed Use Centers within Wildwood South Sub District:**

- As the natural succession of development progresses south of the Florida Turnpike and east of CR 501, the City shall establish new Mixed Use Centers.
- Mixed Use Centers shall be established at intersections of major transportation thoroughfares to expand the Bus Rapid Transit System.
- Mixed Use Centers shall be adequately served by public facilities.
- New Employment Mixed Use Centers shall be designated for every 2000 acres of land that has been changed from Agriculture to an urban land use.
- New Neighborhood Mixed Use Centers shall be designated for every 1000 acres of land that has been changed from Agriculture to an urban land use.

**Policy 1.10.15 General Development Standards within Mixed Use Centers**

- In addition to the requirements of the underlying land use category, Mixed Use Centers must present a unified architectural theme. It is not the intent for all Mixed Use Centers to contain the same architectural theme, but for each center to have a unique theme.
- Out parcels must provide for shared access both pedestrian and vehicular.
- Utilization of shared parking and loading facilities.
- Provide a network of unified open spaces and common areas which promote linkage to adjacent developments.
- Share facilities such as stormwater, frontage roads, utility easements and other similar features.
- Direct pathways from buildings to transit stops, pedestrian pathways, plazas and public spaces.
- Bicycle parking facilities shall be conveniently located for both customers and employees.
- Streetscape design compatible with pedestrian, bicycle, and transit facilities.

Policy 1.10.15 Affordable Housing Density Bonus Projects may achieve a 25% increase in the maximum allowable density in the respective future land use classification in exchange for the construction of affordable housing units. Affordable housing is defined in 9J-5.003(1), F.A.C. as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income. The 25% density bonus may be awarded provided the following criteria are met:

1. That the development seeking the density bonus will be providing affordable housing units. The development must reserve 20% of the total housing units, not including the bonus units, for affordable housing.
2. That the development seeking the density bonus is located along a future Bus Rapid Transit corridor and located where the future land use map allows a density of greater than 4 dwelling units per acre.
3. That the design and orientation of the development seeking the density bonus is compatible with the surrounding land use character. Building size and massing, site layout and design, architectural characteristics, and landscaping will be components of this criterion.

Policy 1.10.16 Green Building Density Bonus Projects may achieve a 25% increase in the maximum allowable density in the respective future land use classification in exchange for the development of Green Buildings. Green Buildings shall achieve a LEED Silver rating or higher as defined by the United States Green Building Council (USGBC). The 25% density bonus may be awarded provided the following criteria are met:

- a. The developer must submit a letter of intent that communicates their commitment to achieve a LEED Silver rating or higher prior to issuance of a Development Order.  
The development must provide documentation demonstrating the achievement of the

rating prior to issuance of a Certificate of Occupancy.

~~The land development regulations may contain provisions that allow for densities greater than otherwise provided in the respective future land use classification specified within the Future Land Use Element for developments that apply for and reasonably pursue certification from the United States Green Building Council (USGBC) the Florida Green Building Coalition (FGBC), the Green Building Initiatives Green Globes program, or any other recognized Green Building system. These density bonuses shall be limited to a density no greater than 25% higher than would otherwise be allowed within the respective future land use classification.~~

**OBJECTIVE 1.11** Designate and promote sufficient areas for quality residential development and neighborhood cohesiveness, and require the availability of adequate facilities to support demands necessitated by existing and future housing development and associated populations.

~~Policy 1.11.1 Unless otherwise specified in a Future Land Use Category, maximum gross residential densities shall be construed to represent the maximum allowable units which may be constructed on the gross land area, determined by dividing the "maximum allowable units" by the "gross land area" (i.e., dwelling units/gross land area). Residential densities shown on the Future Land Use Map shall be construed as the maximum gross residential density permitted for development in that residential district. Gross land area shall be construed to represent all land under common ownership proposed for residential development. Density designations shall be restricted or reduced for the following circumstances:~~

- ~~1. Waters of the State shall not be included as gross land area.~~
- ~~2. No development shall be permitted in the preserved wetlands other than passive recreation or conservation uses.~~
- ~~3. Land use designation categories which specifically state that the density is based on the "developable acreage" of the site. Density on land subject to these designations shall be reduced as set out in policy 1.6.2.~~

**Policy 1.11.2-1** The Future Land Use Map shall designate sufficient land area for residential land uses according to a pattern which promotes neighborhood cohesiveness and identity, sustainable development principles and which enables efficient provision of public facilities and services.

**Policy 1.11.3-2** Residential Subdivisions subdivisions, plats, and PUD's shall be required to dedicate recreation space and public open space in accordance with Recreation & Open Space Element Policy 1.1.1.

**Policy 1.11.4-3** Residential areas delineated on the Future Land Use Map shall be protected from the encroachment of incompatible non-residential development. The City shall maintain a landscape ordinance that requires buffering between incompatible land uses.

The vegetated buffer may be applied as credit towards meeting the site's open space requirements.

**Policy 1.11.~~5~~-4** The City shall maintain site design requirements and subdivision regulations in the Land Development Regulations which adequately address the impacts of new development on adjacent properties in all land use categories and zoning districts.

**Policy 1.11.~~6~~-5** Supportive community facilities may be located within residential areas but shall be required to comply with performance standards and development requirements set forth within the Land Development Regulations. A "community facility or service" shall mean a building or structure owned and operated or authorized by the City of Wildwood to provide a public service and is limited to fire stations, police substations, emergency medical response stations, and postal drop box stations and other similar community-oriented facilities.

**Policy 1.11.~~7~~-6** Transportation systems within designated residential areas delineated on the Future Land Use Map shall be designed to accommodate traffic conditions that further public safety and limit nuisances. Access to residential areas shall comply with policies established within the Transportation Element that address access management. The design of new residential subdivisions must include the dedication of right-of-way to enable pedestrian access to adjacent residential subdivisions.

**OBJECTIVE 1.12** Allocate sufficient land area to accommodate commercial activities which provide goods and services demanded by local and area-wide markets, with consideration to fiscal and environmental impacts to the City of Wildwood.

**Policy 1.12.1** The location and distribution of commercial land use categories delineated on the Future Land Use Map shall be determined according to the following criteria:

1. Access and vicinity to arterial and collector roads, ease of access and egress from major thoroughfares to commercial sites, ability to achieve a functional internal circulation and off-street parking system.
2. The promotion of sustainable development within mixed-use sites by establishing a pattern of development which reduces the need to travel by car, encourages opportunities for cycling and walking.
3. Ability to comply with adopted performance standards for preventing or minimizing nuisance impacts, such as emission of air pollutants, noise, odor and generation of hazardous waste or products.
4. Impact on the conservation and preservation of natural resources.
5. Demand on existing and planned public services, utilities, water resources and energy resources.

**Policy 1.12.2** Access to commercial sites shall utilize adjacent streets adjoining U.S. 301, and S.R. 44 where such streets serve to provide safe ingress\egress to the site. Such use of existing streets shall not be designed to direct traffic into residential areas. Commercial development pursuing access to State and County facilities shall be required to obtain all

access management (curb cut) permits from those entities in accordance with their established rules and regulations prior to a site plan being approved by the City.

**Policy 1.12.3** The density and intensity of commercial uses shall be compatible with the ability of public facilities to provide adequate services according to adopted level of service standards. The Future Land Use Map shall not designate more commercial areas than that which existing and planned public facilities and roadways can support at adopted minimum level of service standards.

**Policy 1.12.4** New commercial development shall comply with the following principles:

1. Compliance with adopted standards for preventing or minimizing nuisance impacts, such as the emission of air pollutants, noise, odor and generation of hazardous waste or products.
2. Minimizing the demand on existing and planned public services, utilities, water resources and energy resources.
3. Connecting to central sanitary sewer and water systems.
4. The use of design to soften the massing of larger commercial buildings, ensure compatibility with the design character of the area and support a safe and attractive pedestrian environment.
5. The creation of public spaces that relate to the buildings and create a sense of community. The public space may include sidewalks, a plaza or a park.
6. The use of public art and landmark buildings to add interest and variety to the development.
7. Landscaping design to emphasize native species tree shrubs and flowers and to provide visual interest at different times of the year.

**Policy 1.12.5** New development shall be required to maintain a portion of commercial sites as open space. The Land Development Regulations shall specify the proportion of land which shall be retained for open space.

**OBJECTIVE 1.13** The City of Wildwood shall promote transportation choice through construction of well designed pedestrian, bicycle and transit facilities.

**Policy 1.13.1** In road construction and reconstruction projects, roadway designs shall protect and promote pedestrian comfort, safety and attractiveness. Such measures should include, where feasible, on-street parking, wide sidewalks, and abundant landscaping at the street edge.

**Policy 1.13.2** The City of Wildwood shall prioritize street segments with sidewalk gaps. The following criteria shall be used in prioritizing sidewalk gap improvements:

1. Proximity to public schools.
2. Proximity to major public parks or cultural facilities.
3. Proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of walking.

4. Arterial and collector streets.
5. Proximity to transit routes.
6. Proximity to identified redevelopment areas.

**Policy 1.13.3** Future arterial and collector road constructions, widening, or reconstruction projects shall require accommodation of bicycle travel and pedestrian needs.

**OBJECTIVE 1.14** The City shall manage and control existing and future land uses located within or adjacent to environmentally sensitive lands and other significant natural resources.

**Policy 1.14.1** Wetlands shall be protected through the implementation of the following standards and guidelines:

- a. Precise delineation (pursuant to Chapter 62-340, FAC) and functional assessment (pursuant to Chapter 62-345, FAC) of wetland areas shall be determined based on ACOE and SWFWMD criteria through site-specific studies and field determination during development review;
- b. Impacts to wetlands shall be avoided where possible. Mitigation of lost wetland resources shall be required. The amount of mitigation required shall be dependent upon the function value of the wetlands proposed for impact and the type of mitigation proposed based on ACOE and SWFWMD criteria;
- c. Commercial and industrial uses and uses which store or generate hazardous materials/wastes shall not be permitted in or adjacent to wetlands without proper measures to ensure protection of the wetlands;
- d. Septic tanks shall not be permitted in wetlands;
- e. Wetland protective measures shall include the use of SWFWMD vegetative buffers. Buffer widths shall depend on the nature and functional value of the wetlands to be protected per SWFWMD regulations;
- f. No new parcels of land shall be created which consist entirely of wetlands, unless such parcels are dedicated to the public or remain in private ownership with long term conservation easements; and
- g. All required permits from jurisdictional agencies shall be approved prior to, or concurrent with, the City issuing a final development order authorizing site development activity.

**Policy 1.14.2** The City shall maintain stormwater management requirements in the Land Development Regulations which provide specific standards for the design of on-site stormwater systems, as well as strategies and measures to minimize runoff into natural water bodies.

**Policy 1.14.3** Vegetative communities and wildlife habitats (particularly those identified as primary habitat for endangered or threatened species) shall be protected and conserved directly or indirectly by rules and principles established in Conservation policies.

**Policy 1.14.4** Land use activities, including their densities and intensities, shall be compatible with soil types whose properties are capable of supporting the structures, parking areas, ancillary uses, and facilities proposed to be placed on them. The City shall maintain provisions in the Land Development Regulations which stipulate and define performance standards for land use activities proposed to occur on soil types whose development potential is limited in some form or manner.

**Policy 1.14.5** Septic tanks will not be allowed on new residential, commercial and industrial sites within the City. When financially feasible, the City shall extend central sewer service to all developed properties within the current City limits. The City will also coordinate with the County to limit septic tank permits in unincorporated areas adjacent to the City's urban boundary.

**Policy 1.14.6** The City shall coordinate with the State, the South West Florida Water Management District, the Withlacoochee Regional Planning Council, Sumter County and other agencies concerned with managing natural resources for the purpose of protecting the function and existence of natural systems.

Policy 1.14.7 Wetlands designated as Conservation on the Future Land Use Map shall be subject to a formal determination from the Southwest Florida Water Management District.

Policy 1.14.8 Wetland determinations may find that lands designated as Conservation are free of wetlands or that lands designated as other future land uses contain wetlands. In such cases, development shall be allowed in areas not deemed as preservation by the Southwest Florida Water Management District. However, in no case shall any project decrease the amount of Conservation lands on the Future Land Use Map for any project site, and mitigation for any wetland impacts shall occur within said project site.

**OBJECTIVE 1.15** The City shall ensure that land development and conservation activities further the protection of archaeological and/or historic sites that may be discovered in the future, in accordance with both Florida Department of State and local standards for the protection and preservation of such features.

**Policy 1.15.1** The City shall prevent detrimental impacts of development to historic sites including provisions within the Land Development Regulations which preclude:

1. Destruction or alteration of all or part of such site.
2. Transfer or sale of a site of historical significance without adequate conditions or restrictions regarding continued preservation, maintenance, or use of such property;

3. Encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property.
4. Alteration or destruction of the site's surrounding environment.

**Policy 1.15.2** Development shall cease construction activities on a development site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City of such potential discovery, and the City and/or the developer shall contact the Florida Department of State of such discovery. Construction shall not begin until the state has determined the archaeological significance of the discovery and the restrictions which shall be imposed on development. Development may continue in areas which will not impact the site of the discovery.

**Policy 1.15.3** The City shall identify all locally significant historical properties.

**Policy 1.15.3** The City shall encourage the rehabilitation of identified historical properties through incentives such as the waiving of stringent development requirements.

**Policy 1.15.4** The City shall promote the restoration, rehabilitation, and reuse of designated historic properties by assisting property owners in obtaining grants and technical assistance.

**OBJECTIVE 1.16** The City shall assure that needed public services and facilities are developed concurrent with the impact of new development.

**Policy 1.16.1** The City shall extend public facilities only to existing and proposed land use activities, as shown on the Future Land Use Map, which shall require and demand such services. Undeveloped land shall not be designated for development without assurance through the Comprehensive Plan that public facilities shall be available concurrently with the impacts of development. The impacts of land uses, including their densities and intensities, shall be coordinated with the City's ability to finance or require provision of necessary public facilities at conditions meeting or exceeding the adopted minimum level of service standards.

**Policy 1.16.2** The timing and location of public facilities shall be coordinated through the Concurrency Management System and Capital Improvement Program to ensure that development occurs in an orderly and timely manner consistent with the availability of public facilities and services.

**Policy 1.16.3** The City shall coordinate the Comprehensive Plan with the development and service plans of utility companies to assure that sufficient right-of-way and other land is available for utility placements and distribution lines. A Public Facilities land use category shall be used to allocate areas on the Future Land Use Map to accommodate utilities. Distribution lines, such as telephone lines and water mains, shall be permitted in public right-of-way or as otherwise stated in the Land Development Regulations.

**Policy 1.16.4** Development orders and permits shall not be issued unless the necessary facilities and services are available concurrent with the impacts of development. Future land use allocations, including their related densities and intensities, shall not exceed the financial and legal ability of the City to provide public facilities to serve those land uses delineated on the Future Land Use Map. The City's concurrency management system shall determine whether adequate public facility capacities are available to meet the demands generated by new development and redevelopment.

**OBJECTIVE 1.17** The City shall protect existing and future potable public water wells by restricting and/or prohibiting land uses and development activities that may adversely impact these water resources.

**Policy 1.17.1** In the area defined by a circle around the wellhead with a radius of 200 feet, all proposed development around existing wells shall be connected to a central water and sanitary sewer system, no development shall be allowed around future wells.

**Policy 1.17.2** Sewer mains will not be located within 100 feet of any public water well.

**Policy 1.17.3** In the additional area defined by a secondary circle around the wellhead with a radius of 500', or a radius based upon the 10 year travel period if known, the following development activities are prohibited:

1. Landfills.
2. Facilities for bulk storage, handling or processing of materials on the Florida Substance List.
3. Activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.
4. Feedlots or other commercial animal facilities.
5. Wastewater treatment plants, percolation ponds and similar facilities.
6. Mines.
7. Excavation of waterways or drainage facilities which intersect the water table.

**OBJECTIVE 1.18** The City of Wildwood shall cooperatively plan for the location, and to the greatest extent practicable, the collocation of School Facilities. Consistent with adopted legislation, schools shall be located proximate to existing and planned urban residential areas, and collocation shall occur proximate with other public facilities, park, libraries and community centers to the greatest extent possible. In order to effectively locate and co-locate school facilities the City and school board shall share and coordinate pertinent information relative to existing and planned public school facilities and overall community development.

**Policy 1.18.1** Public schools shall be allowed in all commercial, residential and public land use categories.

**Policy 1.18.2** Public school location shall be based upon siting criteria that includes, but is not limited to school size, land area, land use compatibility, environmental impacts, availability of public utilities, transportation considerations and public safety. Public uses, including schools, are subject to public hearing as part of the approval process that is administered and performed by the City Commission. This process provides an opportunity for public input to discuss project plans for siting, expansion, co-location and other related development issues the public may feel appropriate to the situation.

2

## Transportation Element

## Chapter 2

### TRANSPORTATION ELEMENT

#### Goals, Objectives and Policies

**Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.**

**Goal 1** To provide for a safe, convenient, and efficient transportation system for motorized and non-motorized travel needs for the residents of the City of Wildwood.

**Objective 1.1** The City shall establish service standards for roadways within the City of Wildwood.

**Policy 1.1.1** The City will maintain a Concurrency Management System (CMS) to monitor the impacts of development and growth on the following roadways:

- a. US 301
- b. SR 44
- c. CR 44A
- d. CR 139
- e. CR 209
- f. CR 213
- g. CR 462
- h. CR 466
- i. CR 466A
- j. CR 468
- k. CR 470
- l. CR 472
- m. CR 501
- n. Florida's Turnpike

**Policy 1.1.2** The City will annually monitor and update the CMS during the peak season (January through March).

**Policy 1.1.3** The City shall adopt and use a traffic study methodology to be included as a part of the Transportation Element. The most current concurrency management system shall be the standard for all traffic circulation studies.

**Policy 1.1.4** The land development regulations shall be amended to require that:

- a. Adequate roadway facilities as determined by the CMS are available to serve the proposed development in accordance with the adopted level of service standard.
- b. Issuance of development permits are conditioned on the availability of traffic facilities necessary to serve the proposed development.

**Policy 1.1.5** The City shall maintain all municipally-owned roadways and all roadways under adopted agreements with the State or County or Developer of Record.

**Policy 1.1.6** The City hereby adopts the following Level of Service Standards

FIHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
Completed TRIP Projects	As determined by FDOT
All Other Roadways	LOS D

All roadway level of service standards are based on peak hour, peak direction (PHPD) traffic volumes. The City's Land Development Code should provide procedures and methodology for evaluating LOS standards as part of the City's concurrency management system.

**Objective 1.2:** Provide transportation improvements and strategies to meet projected needs of growth and anticipated development.

**Policy 1.2.1** Adoption of TIP. The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Sumter County 5-Year TIP for FY ~~2008~~2009/09—10 through ~~2012~~2013/13~~14~~, as adopted by the appropriate governing body.

**Policy 1.2.2** In coordination with FDOT, Lake-Sumter MPO, Sumter County and developers, the City shall mitigate for the anticipated growth of new development on the transportation system through implementation of the following projects as need arises:

**Projects Contained within the 5 Year Schedule of Capital Improvements (~~2009~~2010-2013~~2014~~)**

- ~~CR 462 LOS improvements~~ add lanes from CR 209 to CR 466A (construction funding identified)
- CR 139 4 Laning (construction funded)
- CR 468 Turnpike Interchange Phase I (construction funding identified)
- CR 466A widen to 4 lanes from Buena Vista Blvd to CR 462 (Phase II) (construction funded)
- CR 468 widen to 4 lanes from Turnpike Interchange to SR 44 (ROW funded; construction funding in future years)
- CR 468 widen to 4 lanes from Turnpike Interchange to US 301 (PD&E funded)
- CR 470 widen to 4/6 lanes from Lake County line to I-75 (PD&E funded; ROW funding identified)
- CR 501 add lanes from CR 468 to CR 470 (PD&E funded)
- US 301 widen to 4 lanes from N of CR 204 to Marion County line (construction funded)
- US 301 widen to 4 lanes from N of CR 232 to N of Ne 110<sup>th</sup> Street (construction funding identified)
- CR 466A widen to 4 lanes from CR 462 to US 301 (PD&E funded)
- Construct new 2 lane road (CR 209 extension) from CR 232 to CR 44A (City planned project; not required for LOS)
- SR 44 CSX Improvement (Overpass) (construction funded)
- US 301 CSX Improvement (Overpass) (construction funded)

**Policy 1.2.3**

Improvements to the transportation system shall be prioritized based on safety considerations, existing deficiencies, multimodal and environmental considerations, physical, economic and policy constraints, contribution to quality urban design, required right-of-way needs and level of service.

**Policy 1.2.4**

The City of Wildwood shall provide a land use plan which provides a balance of productions and attractions locally within the City to reduce potential trips on the Florida Turnpike.

**Objective 1.3**

Roadway deficiencies, when identified, will be corrected on a scheduled basis as reflected in the Capital Improvements Element.

**Policy 1.3.1**

Traffic improvement projects shall be evaluated and prioritized according to the following guidelines:

- a. Existing projects to correct identified traffic system deficiencies.
- b. Projects to correct traffic system deficiencies as identified by the concurrency management system.
- c. Projects which are necessary to protect the public health, safety and welfare.
- d. Projects which are necessary to fulfill a legal commitment made by the City.
- e. Projects which will preserve or achieve the full utilization of existing facilities.
- f. Projects to provide facilities and services in accordance with the future land use plan and capital improvements program.
- g. Projects which are cost effective and lead to serving existing developed areas lacking a complete range of needs.
- h. Projects which are designed to meet the needs of defined growth or development areas within the City.

**Policy 1.3.2**

The scheduling of new roadway projects shall be deferred until projects designed to correct existing deficiencies and/or deficiencies identified in the CMS are scheduled.

**Policy 1.3.3**

Development permits issued for new development and roadway projects shall be in conformance with the adopted LOS standard in this Transportation Element, the scheduled improvements in the Capital Improvements Element, the CMS, and the Future Land Use ~~Plan~~Element.

**Objective 1.4**

Right-of-way needs shall be formally identified and prioritized for acquisition or reservation shall be established.

**Policy 1.4.1**

The City of Wildwood shall analyze right-of-way needs identified through the Capital Improvements Plan in order to coordinate planned infrastructure development.

**Policy 1.4.2**

The City shall enforce minimum right-of-way requirements for new roadways.

**Policy 1.4.3**

The City of Wildwood shall implement a program for mandatory dedication of right-of ways, as a condition of site plan or plat approval.

- Policy 1.4.4** The City of Wildwood shall plan for the Bus Rapid Transit System by acquiring additional right-of-way to accommodate this system.
- Objective 1.5** The City shall enforce regulations that restrict parking on city roadways.
- Policy 1.5.1** The City shall review all proposed developments to insure that all city parking requirements are complied with.
- Policy 1.5.2** The City shall enforce regulations concerning on site traffic flow.
- Objective 1.6** The City shall enforce regulations to ensure that the City's transportation system will emphasize safety and efficiency.
- Policy 1.6.1** Subdivisions shall be designed so that all individual lots have access to the internal street system, and lots along the periphery are buffered from major roads and incompatible land uses.
- Policy 1.6.2** Residential neighborhoods shall be designed to include an efficient system of internal circulation, including the provision of collector streets to feed the traffic onto arterial roads and highways.
- Policy 1.6.3** The City shall utilize landscaping to improve the aesthetic quality of the City's transportation facilities, to act as a traffic-calming mechanism and buffer adjoining land uses from major roadways.
- Policy 1.6.4** The City hereby establishes an access management policy to eliminate roadway designs which lead to hazardous conditions. The City shall:
- a. Limit construction permits for roadway access points to the minimum necessary by the project;
  - b. Encourage the use of shared access points by adjacent projects;
  - c. Require that parcels located along two or more roadways establish the access point along the roadway of the lower functional class;
  - d. Require access on all State roads have the approval of the Florida Department of Transportation; and
  - e. Require access on all County roads have the approval of Sumter County.
- Objective 1.7** Transportation plans for the City will be coordinated with the future land uses shown on the Future Land Use Map of the Comprehensive Plan, the plans and programs of Sumter County and with the five-year Transportation Plan of Florida Department of Transportation (FDOT).

- Policy 1.7.1** By June 30 of each year the City shall review annually the progress of meeting traffic improvement needs in relationship to the adopted Future Land Use Map and Plan, the Capital Improvement Element, and the Concurrency Management System.
- Policy 1.7.2** The City shall review the FDOT Five-Year Transportation Plan for purposes of coordinating improvement needs of joint interest and benefit.
- Policy 1.7.3** The City shall work with FDOT in the scheduling of needed roadway improvements in the FDOT five-year work program for state roads in the City of Wildwood.
- Policy 1.7.4** The City shall review the transportation and future land use plans of Sumter County and its jurisdictions for purposes of coordinating future development and the provision of traffic needs.
- Policy 1.7.5** The City shall coordinate with the Lake-Sumter MPO regarding transportation improvements.
- Policy 1.7.6** The City shall continue discussions with FDOT and other agencies as needed for potential bypass routes around Wildwood.
- Policy 1.7.7** The City shall conduct a feasibility study to identify alternatives for possible bypass routes around Wildwood.
- Objective 1.8** ~~Encourage~~ Develop a sustainable City through actions which reduce the emission of greenhouse gases.
- Policy 1.8.1** The City shall encourage a mix and location of land uses designed to increase accessibility of Wildwood's residents to jobs, services and housing and reduce vehicle trips.
- Policy 1.8.2** The City shall support development proposals that incorporate new urbanism principles and create a more walkable urban environment.
- Policy 1.8.3** The City shall require that bicycle lanes be constructed where technically feasible, as part of new road construction or resurfacing projects.
- Policy 1.8.4** The City shall require that new sidewalks be constructed where technically feasible, as part of new commercial, residential, industrial and mixed-use projects.

**Policy 1.8.5** The City shall encourage the use of shaded, separate walkways that extend from existing sidewalks to buildings to promote pedestrian travel to commercial and employment centers.

**Objective 1.9** The City shall plan for and promote alternative modes of transportation to provide a safe and efficient multi-modal system and to provide for a possible reduction of individual motor vehicle travel.

**Policy 1.9.1** All major roadways shall be designed as complete transportation thoroughfares, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

**Policy 1.9.2** The City of Wildwood shall prepare and adopt a comprehensive bicycle and pedestrian master plan by the year 2012. The master plan shall ~~Priority~~ ~~priority~~ ~~will be given to~~ those corridors currently developed which link residential developments to nearby schools, recreational and activity centers prior to developing new corridors. ~~that have heavy recreational usage as well as those along roadways between residential areas and schools.~~

~~**Policy 1.9.3** The City shall enforce land development regulations that require new subdivisions, replats, planned developments, and site plans accommodate bicycle and pedestrian traffic needs; and new multi-family residences, shopping facilities, recreational areas, schools, and other public uses provide storage areas for bicycles.~~

~~**Policy 1.9.4** By 2015, the City shall install bicycle parking facilities at all city-owned public buildings.~~

~~**Policy 1.9.3-5** The City shall integrate a the future trail and bicycle system as identified on Map 2-6 into Neighborhood and Employment Mixed use Centers, residential areas, public schools, activity centers, recreational areas, and the park system along existing and future transportation thoroughfares through activities such as the development review process and through City acquisition.~~

~~**Policy 1.9.4** The City shall encourage new public and private schools to provide bicycle and pedestrian connections to adjacent or nearby residential developments, as well as to include provisions for internal bicycle and pedestrian circulation.~~

**Policy 1.9.5~~6~~** The City shall coordinate with the Lake-Sumter MPO and Sumter County in developing a Bus Rapid Transit Network as identified on Map 2-7.

Policy 1.9.7 The City shall coordinate with Sumter County and the Lake-Sumter MPO to ensure that transit linkages are provided from the major transportation corridors along routes to land uses generating or attracting heavy traffic such as the Downtown area and within future Mixed Use Centers.

Policy 1.9.8 The special needs of transportation disadvantaged person shall be considered in the design of all public transit systems.

Policy 1.9.9 The City shall support the continuation of existing freight rail infrastructure where consistent with land use policies.

Policy 1.9.10 By 2014 the City shall update the Concurrency Management Program to address a Multi-modal Transportation System.

Policy 1.9.11 By 2014 the City shall establish a Multi-modal Transportation District (MMTD) and shall explore revenue sources such as Mobility Fees to implement the MMTD.

Policy 1.9.12 The City shall require minimum densities along designation transit corridors and within Mixed Use Centers that promote and support public transportation.

**Objective 1.10** Maintain a transportation map series as the guiding document for development of an adequate network of major travelways consistent with 9J-5.019 (2)(a) F.A.C. requirements.

**Policy 1.10.1** Maintain a transportation map series of existing features which:

- A. Establishes the *Existing Roadway Functional Classification Map* as the official listing of existing arterial, collector and limited and controlled access roadway facilities with number of through lanes for each roadway indicated for the City of Wildwood.
- B. Establishes the *Existing Bicycle/Pedestrian Circulation Map* as the official listing of existing bicycle and pedestrian facilities for the City of Wildwood.
- C. Establishes the *Existing Freight and Passenger Rail Lines Map* with terminal locations for the City of Wildwood.

**Policy 1.10.2** Maintain a transportation map series of future features which:

- A. Establishes the *Future Transportation Map 2035* as the official listing of needed transportation facilities to meet future concurrency within the City of Wildwood.
- B. Establishes the *Future Trail and Bicycle Circulation Map* as the official listing of future bicycle and pedestrian facilities needed to create a complete bicycle and pedestrian network for the City of Wildwood.
- C. Establishes the future *Bus Rapid Transit Map* with terminal locations for the City of Wildwood and Sumter County.

**Goal 2**

To develop a financially feasible transportation system that meets the needs of the City residents with utilization of all public and private funding sources available.

**Objective 2.1**

The City will continue to identify specific revenue sources to be used in funding traffic system improvements.

**Policy 2.1.1**

To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund long term improvements. Alternative funding sources and mechanisms may include:

- A. Establishment of Municipal Services Benefit Units (MSBUs) for transportation funding.
- B. Implementation of impact fees to assist in the funding of new facilities.
- C. Encourage large projects to form Community Development Districts (CDDs) to share the cost of infrastructure funding.
- D. Establishment of special assessments on property owners.
- E. Combination of funding sources.

**Policy 2.1.2**

The City shall determine the feasibility of various alternative mechanisms for funding roadway improvements through the Capital Improvement Plan.

**Policy 2.1.3**

The City shall minimize the impacts of development on constrained and backlogged corridors by placing an emphasis on increasing mobility through strategies that do not involve road expansion. Examples of these strategies include small-scale physical operational improvements, demand management strategies (e.g., ridesharing and vanpooling), the encouragement of alternative modes of travel (e.g., bicycle, transit) and others that are identified in the land development regulations.

- Policy 2.1.4** For roadways exceeding the adopted level of service, an applicant for development may choose to satisfy all transportation concurrency requirements by contributing or paying proportionate fair-share under certain conditions, described in the land development regulations. The applicant must contribute their fair-share towards the construction of facilities, including pedestrian, bicycle, transit facilities.
- Policy 2.1.5** The City shall work with Sumter County to use Transportation Impact Fee funds to construct new transportation facilities, and on adjustments to the Transportation Impact Fee Ordinance to allow funds to be spent on multimodal projects to include sidewalks, bicycle facilities, and transit infrastructure.
- Goal 3** Provide for the coordination of City transportation plans with the plans and programs of other local, state, regional and federal agencies as well as affected groups and organizations.
- Objective 3.1** Transportation improvement requirements shall be coordinated with other affected government entities to ensure that the most efficient and cost-effective course of action is followed and that strategies demonstrating the area-wide coordination necessary to implement all provisions of this element are developed.
- Policy 3.1.1** Interlocal solutions to the transportation needs and problems of the City shall be coordinated with transportation improvements in the County, local MPO, regional and state plans, and the FDOT Adopted Work Program.
- Objective 3.2** Citizen participation in decisions which impact the transportation system should be fostered by appropriate agencies and local officials.
- Policy 3.2.1** Encourage active participation of citizens, neighborhood groups, and economic interest groups in determining the transportation needs of the City.

3

# Housing Element

## Chapter 3

### HOUSING ELEMENT

#### Goals, Objectives and Policies

**Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.**

**Goal 1** To have available adequate and affordable housing when needed.

**Objective 1.1** The City will seek to make up to 10% of new housing affordable to low income households and will assure housing opportunities for very-low, low, and moderate income households by allowing varied types of housing including, but not limited to, single family and multi-family homes. This objective is reflected through delineation of land uses on the Future Land Use Map to accommodate different housing types that can accommodate different income groups and groups with special needs such as the elderly and disabled, for all current and anticipated future residents. In combination with allowing varied types of housing, the City will examine opportunities to expand affordable housing through density bonuses and changes in the Land Development Regulations. Changes to be considered include, but are not limited to, the construction of lifetime homes, smaller homes and density bonuses for the provision of affordable housing.

**Policy 1.1.1** The City shall, on a continuing basis, pursue use of state and federal grant and aid programs such as the CDBG program which are designed for rehabilitation and improvement of the existing residential communities.

**Policy 1.1.2** The City shall allow a wide range of housing types to accommodate a diversity of housing need. These may include single family attached, zero lot lines, cluster development, multi-family homes and apartments, mobile homes, and the construction of smaller homes.

**Policy 1.1.3** The City shall further housing opportunities for very-low, low and moderate income households by supporting public/private partnerships to improve the efficiency of the housing delivery system to meet demands for affordable housing.

**Policy 1.1.4** The City shall designate sufficient land on the Future Land Use map of the Comprehensive Plan to accommodate affordable housing units.

**Policy 1.1.5** ~~The land development regulations may contain provisions that allow for densities greater than otherwise provided~~ Projects may achieve a 25%

increase in the maximum allowable density in the respective future land use classification specified within the Future Land Use Element in exchange for the construction of affordable housing units. These density bonuses shall be limited to a density no greater than 25% higher than would otherwise be allowed within the respective future land use classification. In addition, to ensure that the additional density does not create unacceptable adverse impacts, the land development regulations shall provide additional qualifying criteria which must be met in order to qualify for the density bonus. Affordable housing is defined in 9J-5.003(1), F.A.C. as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income. At a minimum, these criteria should ensure: The 25% density bonus may be awarded provided the following criteria are met:

1. That the development seeking the density bonus will be providing affordable housing units. The development must reserve 20% of the total housing units, not including the bonus units, for affordable housing.
2. That the development seeking the density bonus is located along a future Bus Rapid Transit corridor and in a location where the future land use map allows a density of greater than 2-4 dwelling units per acre, and where infrastructure, utilities, and public services are adequate and sufficient to meet the projected demands associated with the requested additional density.
3. That the design and orientation of the development seeking the density bonus is compatible with the surrounding land use character. Building size and massing, site layout and design, architectural characteristics, and landscaping will be components of this criterion.

~~The land development regulations may further restrict the density bonus to be provided in proportion to the quantity of affordable housing units to be provided in the development seeking the density bonus.~~

~~Affordable housing is defined in 9J-5.003(1), F.A.C. as housing meeting the needs of households with very low, low or moderate income where the monthly mortgage or rent expenses do not exceed thirty percent (30%) of the household's monthly income.~~

**Policy 1.1.6** The City shall continue to implement and enforce the criteria and principals established in the Land Development Regulations that guide the location of housing for very low, low and moderate income families, manufactured homes, mobile homes, group homes and foster care facilities.

**Policy 1.1.7** The City shall continue to improve the permitting process through streamlining, ordinance codification and the elimination of

duplicate requirements with other local, state and federal agencies.

**Objective 1.2** The City shall annually review and amend its Land Development Regulations, if necessary, to remove any impediments to the provision of housing for persons with special needs and to provide adequate sites for group homes and foster care facilities.

**Policy 1.2.1** The City shall enforce Land Development Regulations to ensure the provision of housing opportunities to meet the unique residential needs of the elderly, dependent children, the physically and mentally handicapped and the developmentally disabled.

**Policy 1.2.2** The City shall support the development of innovative retirement/multi-generation housing including "Granny Cottages", and accessory apartments.

**Policy 1.2.3** The City endorsed the federal regulations pertaining to equal opportunity and non-discrimination in housing.

**Goal 2** The City shall seek to eliminate substandard dwelling conditions in Wildwood through appropriate programs, and to provide for maintenance and repair of the existing housing stock.

**Objective 2.3** The City shall enforce regulation in order to reduce the number of substandard dwelling units within the City.

**Policy 2.3.1** The City shall continue to enforce the Florida Building Code, the National Fire Code and the Public Nuisance Code through the City's ~~Community~~ Development Services Department.

**Policy 2.3.2** The City shall implement an inspection and identification program to aid in the condemnation and demotion of unsafe, dilapidated structures in the City.

**Policy 2.3.3** To protect the useful life of existing housing, and to preserve the availability of affordable housing, the City shall incorporate provisions into the Land Development Regulations which regulate the demolition of housing by establishing a permitting program to review the merits of all proposed demolitions.

**Policy 2.3.4** The City shall work with the City of Wildwood Community Redevelopment Agency (CRA) to establish programs to improve the quality of the housing stock within the Community Redevelopment Area.

**Objective 2.4** The City shall assist households in the relocation of housing due to public initiated removal or demolition of residential structures.

**Policy 2.4.1** The City shall actively assist in locating adequate housing for any resident

displaced as a result of code enforcement and the demolition of residential structures. The City shall pursue funds from the Federal Housing Relocation Program, administered by the Department of Housing and Urban Development, to financially assist displaced households. The City shall also coordinate with Sumter County and the private sector to assure the availability of comparable or improved housing for those requiring relocation.

**Policy 2.4.2** Developers initiating housing projects for low and moderate income households that require the demolition and removal of existing dwelling units shall assume full responsibility to find and obtain temporary housing for household that require relocation.

**Goal 3** To encourage and support an effective on-going housing implementation program.

**Objective 3.4** The City shall establish mechanisms to improve the implementation of housing programs.

**Policy 3.4.1** The City shall coordinate with Sumter County for the purpose of establishing and adopting criteria for the identification of blighted conditions adjacent to the City.

**Policy 3.4.2** The City shall annually monitor housing demands to evaluate the effectiveness of housing policies within the Housing Element and the effectiveness of residential land use allocations on the Future Land Use Map to meet housing trends as well as State and Federal-laws affecting the construction and the placement of housing.

**Policy 3.4.3** The City shall continue to review and update housing and population figures as new information becomes available through population estimates, population projections and the 2010 Census.

**Policy 3.4.4** The City shall annually analyze the effectiveness of its housing code enforcement program and the adequacy of all City construction codes, and shall improve the regulatory and permitting processes as deemed necessary to promote public health, safety, and welfare, and to maintain the desired character of neighborhoods and the City.

**Policy 3.4.5** The City shall continue to work closely with private and non-profit sectors to locate sites, establish and approve equitable and unique designs and provide information regarding various incentive programs.

**Objective 3.5** The City shall seek to reduce the 1.4% substandard dwelling units, as identified in the 2000 census, on an incremental basis, and will consider strategies for mitigating the negative impacts that may result from the intrusion of intensive land uses on residential communities through the land development regulations.

**Policy 3.5.1** The City shall implement development policies that protect existing residential areas from adjacent, conflicting land uses. Such regulations shall include, but are not limited to:

1. Providing appropriate buffering between residential neighborhoods and more intensive uses.
2. Ensuring that applications for land use amendments, rezoning and special exception approval result in new proposed land uses that are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods
3. Working cooperatively with neighborhood groups to develop strategies designed to promote comprehensive neighborhood revitalization in older established residential areas.
4. Encouraging innovative land uses that provide appropriate residential densities for the different neighborhoods.

**Objective 3.6** The City shall strive to meet the housing needs of existing and future residents while promoting the development of a sustainable community.

**Policy 3.6.1** The City shall ensure a compatible relationship between new housing and circulation patterns which encourage pedestrian and bicycle interconnectivity and minimize traffic impact.

**Policy 3.6.2** The City shall encourage developers to use green building standards through the use of energy efficient materials and design, and energy efficient technologies.

**Policy 3.6.3** The City shall promote the use of resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing.

**Policy 3.6.4** The City shall promote conservation programs and energy efficient practices and programs that reduce housing operation costs for energy, sewer and water.

**Goal 4** The City shall preserve and protect the archaeological, historic, architectural and cultural resources of the City through the designation of local historic properties and other appropriate measures.

**Objective 4.6** Historically significant properties will be identified for the purpose of preserving and protecting all significant historical properties.

- Policy 4.6.1** The City shall determine the feasibility of listing historically significant structures with the National Register of Historic Places.
- Policy 4.6.2** Proposed development projects which are determined to potentially contain historic resources will be required to submit, at a minimum, a request to the State Division of Historic Resources for any sites listed on Florida's Master Site File.
- Policy 4.6.3** The City will assist property owners of historically significant housing to the extent feasible in applying for and utilizing federal assistance programs.
- Policy 4.6.4** The City shall coordinate with the Sumter County Historical Society and the Department of State, Division of Historical Resources in the identification and protection of historically significant structures.

4

**Public Facilities Element**

## Chapter 4

### PUBLIC FACILITIES ELEMENT

#### Goals, Objectives and Policies

**Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.**

**Goal 1** Needed public facilities shall be provided in a manner which protects investments in existing facilities and promotes orderly, compact urban growth.

**Objective 1.1** The city shall enforce procedures to ensure that adequate public facility capacity is available or will be available when needed to serve the development.

**Policy 1.1.1** The following Level of Service standards are hereby adopted and shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

Sanitary Sewer	250 gallons per day per ERC
Potable Water	300 gallons per day per ERC
Solid Waste	2.04 lbs/capita/day (in accordance with the level of service established by the County – Source: Sumter Utilities Element Policy 4.3.1.2)

Drainage/Stormwater Facilities shall be designed to accommodate the 25 year, 24-hour design storm to meet the water quality and quantity standards that follow:

- i. **Water Quantity** Peak post-development runoff shall not exceed peak pre-development runoff rates.
- ii. **Water Quality** Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area served and in accordance with Chapter 62-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option for projects with drainage basins less than 100 acres, the first on-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 62-302, Section 62-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 62-302, F.A.C. It is intended that

all standards in these citations are to apply to all development and redevelopment and that any exemptions or exceptions in these citations including project size thresholds, are not applicable.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

In order to ensure that Level of Service standards are maintained, methodologies for determining available capacity and demand shall incorporate appropriate peak demand coefficients for each facility and for the type of development proposed.

**Policy 1.1.2** All improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the Level of Service standard for the facilities.

**Policy 1.1.3** The city shall develop procedures to update facility demand and capacity information as development orders are issued.

**Policy 1.1.4** The city shall prepare annual summaries of capacity and demand information for each facility.

**Policy 1.1.5** The city shall enforce the public works manual for the design of water systems as well as other public systems; consideration of the standards provided in the Sumter County Water Supply Master Plan prepared by the WRWSA shall be made for inclusion in the adopted manual. Further consideration of the SWFWMD rules provided in Florida Statutes 120 and 373 and Florida Administrative Code 40D and 4D will also be given during preparation of updates to the public works manual for design of water systems.

**Objective 1.2** The city will maintain a five-year schedule of capital improvement needs for public facilities, to be reviewed and updated annually in conformance with the Capital Improvements Element.

**Policy 1.2.1** Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines.

Level 1 Whether the project is needed to protect public health and safety, to fulfill the city's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities.

Level 2 Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvements costs, provides service to developed areas lacking service or

promotes in-fill development.

Level 3 Whether the project represents a logical extension of facilities and services within a designated service area.

**Objective 1.3** The City of Wildwood shall provide water services to meet the existing and projected demands identified in this element, the Comprehensive Plan, and the Capital Improvements Element.

**Policy 1.3.1** All identified potable water improvement projects will be scheduled according to rank during the annual budget process.

**Policy 1.3.2** The city shall determine at least annually whether new water wells are needed and/or whether existing wells need to be abandoned and capped. Funds as needed will be scheduled through the annual budget process.

**Policy 1.3.3** The city shall monitor and repair and/or replace water distribution lines as needed. Funds for repair and/or replacement of water distribution lines will be scheduled as part of the annual budget process.

**Policy 1.3.4** Projects to correct existing deficiencies shall be given priority in the formulation and implementation of city programs.

**Policy 1.3.5** No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.

**Policy 1.3.6** Extension of water lines for new development shall be made consistent with the Future Land Use Element and scheduled during the annual budget process.

**Policy 1.3.7** The city shall extend water lines to existing subdivisions when it is economically feasible. However, the city will extend water lines, when requested, if the subdivision is owned by an individual or group of individuals and the owner(s) are willing to pay for costs of expansion.

**Policy 1.3.8** The city shall locate new wellfields so as to protect the quality of ground and surface water.

**Policy 1.3.9** This element shall be reviewed and revised within 18 months as required by s. 373.0361(7), Florida Statute (F.S.) and s.163.3177(6)(c), F.S. after the Southwest Florida Water Management District approves an updated regional water supply plan. The review and revisions should include:

1. Identification and incorporation of the alternative supply project(s) selected by the city from the projects identified in the updated regional water supply plan, or an alternative project proposed by the city.

2. Identification of traditional and alternative water supply projects, bulk sales agreements, and the conservation and reuse programs necessary to meet current and future water use demands within the city's service area.
3. An updated water supply facilities work plan for at least a 10-year planning period for constructing the public, private, and regional water supply facilities identified in the element as necessary to serve existing and new development.

**Policy 1.3.10** The city shall ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the city anticipates issuing a certificate of occupancy and consult with the applicable water supplier prior to approving a building permit, to determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy per s.163.3180(2)(a), F.S.

**Policy 1.3.11** The City shall continue to coordinate with SWFWMD, Florida Department of Environmental Protection, and other public and private utilities to investigate, develop and implement use of stormwater and water reuse as alternatives to the use of groundwater for irrigation purposes.

**Policy 1.3.12** In coordination with the Comprehensive Development Plan Conservation Element, continue to implement conservation initiatives through development of surface water and storm water irrigation sources for either direct irrigation and or to serve as reclaimed water augmentation sources associated with the public reclaimed water system.

**Objective 1.4** The City shall implement an education program for the public on the conservation of water.

**Policy 1.4.1** The City will coordinate with the SWFWMD in order to educate home owners and businesses on water saving devices and methods.

**Policy 1.4.2** The City shall develop a City government website to assist with public education by 2013 as agreed per the Conservation Plan submitted to the SWFWMD in 2007 as part of the Water Use Permitting process.

**Objective 1.5** The City of Wildwood shall provide sanitary sewer services to meet existing and projected demands identified in this element, the Comprehensive Plan, and the Capital Improvements Element.

**Policy 1.5.1** All identified sanitary sewer improvement projects shall be scheduled during the annual budget process.

**Policy 1.5.2** The city shall monitor and repair and/or replace sewer distribution lines as needed. Funds for repair and/or replacement of sewer distribution lines will be scheduled as part of the annual update of the Capital

Improvements Element.

- Policy 1.5.3** Projects to correct existing deficiencies shall be given priority in the formulation and implementation of city programs.
- Policy 1.5.4** No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.
- Policy 1.5.5** Extension of sewer lines for new development shall be made consistent with the Future Land Use Element and scheduled for during the annual budget process.
- Objective 1.6** The City of Wildwood shall coordinate with the county in order to meet the existing and projected solid waste demand needs identified in this element, the Comprehensive Plan, and the Capital Improvements Element.
- Policy 1.6.1** The City shall coordinate with Sumter County on the extension of, or the increase in capacity of solid waste facilities to meet future needs based on the projected future demand on County facilities.
- Policy 1.6.2** Projects to correct existing deficiencies shall be given priority in the formulation and implementation of city programs.
- Policy 1.6.3** The City of Wildwood shall coordinate with the county in monitoring existing wells in the vicinity of abandoned landfill sites in order to prevent potential groundwater contamination from the abandoned landfills.
- Objective 1.7** Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.
- Policy 1.7.1** The city shall enforce Land Development Regulations to provide for protection of natural drainage features and ensure that future development utilizes stormwater best management practices.
- Policy 1.7.2** The city shall utilize the following policies in planning for the drainage system. These policies shall also become a part of the development regulations of the city:
- a. New developments are required to manage runoff so that post-development runoff rates, volumes, and pollutant loads do not exceed pre-development conditions.
  - b. Stormwater engineering, design and construction standards for on-site systems are to be in conformance with Chapter 40D-4 and 40D-40, F.A.C.
  - c. Erosion and sediment controls are to be used during development.
  - d. Developer/applicant will obtain relevant stormwater management

permits from SWFWMD prior to receiving final approval from the City of Wildwood.

- e. Periodic inspection and maintenance of on-site systems shall be required of the entity that has the legal responsibility under the MSSW, ERP, and stormwater management permits issued by the SWFWMD and or the owner(s) of the property upon which said system resides.

**Policy 1.7.3** The natural functions of the floodplain areas shall be protected by ensuring no net loss of flood storage capacity.

**Objective 1.8** The City shall adopt a comprehensive Stormwater Management Plan by the year 2014.

**Policy 1.8.1** The City shall acquire the necessary analysis and data to identify all existing public and private drainage facilities. At a minimum the data shall include:

- a. The entity having operational responsibility
- b. The geographic service area
- c. Design capacity
- d. Existing demand
- e. Existing level of service
- f. Evaluation of general performance

**Policy 1.8.2** The Stormwater Management Plan shall establish criteria for the following:

- a. Elimination of identified problems
- b. Establishment of City wide requirements specific for each watershed area
- c. Guidelines for existing and proposed development to implement the overall plan
- d. Responsible entity for construction of necessary improvements to maintain the adopted level of service.
- e. Timetables for improvement completion in relation to development approval.

**Objective 1.9** The functions of natural groundwater aquifer recharge areas within the City will be protected and maintained.

**Policy 1.9.1** The City shall map areas within the City having high aquifer recharge

potential, based on data from SWFWMD.

**Policy 1.9.2**

The City shall protect areas identified as having high recharge potential through implementation of the following standards and guidelines:

- a. Maximum impervious surface restrictions shall be consistent with the protection of functional values;
- b. Land alterations in conjunction with development shall not include the removal of high permeability soils and/or replacement with lower permeability soils;
- c. To the maximum extent feasible, open space/native vegetation shall be preserved;
- d. Commercial or industrial uses which store or handle hazardous materials/wastes shall be restricted;
- e. Stormwater detention systems shall be designed to provide maximum aquifer recharge; and
- f. New development and redevelopment shall not reduce aquifer recharge quality or quantity (volumes and rates) and subsurface storage and flows should simulate predevelopment conditions.

**Objective 1.10**

The City shall maintain the quality and quantity of the City's potable water system supply.

**Policy 1.10.1**

The City shall locate and operate the potable water system raw water supply withdrawals/sources in such a manner as to minimize the potential of adverse impacts to legal users as identified by the SWFWMD and adverse environmental impacts to water resources.

**Policy 1.10.2**

The City shall protect existing and future potable water wellfields through implementation of the following standards and guidelines:

- a. Existing and future public water supply wells (both publicly and privately owned) shall be clearly depicted on the FLUM map or map series;
- b. To protect public water supplies from possible contamination, the City shall establish wellhead protection zones as follows:
  1. In the area defined by a circle around the wellhead with a radius of 500', all proposed development around existing wells shall be connected to a central water and sanitary sewer system.
  2. All future wells shall have a no development zone consistent of a 500' radius from the wellhead.

3. Existing development within 500' of a public water wellhead, not currently connected to central water and sewer facilities, shall be required to connect within one year after being notified that such facilities are available; and,
4. In the additional area defined by a secondary circle around the wellhead with a radius of 100', per FDEP requirements in Florida Administration Code Chapter 62-555.312, the following development activities are prohibited:
  - landfills;
  - facilities for bulk storage, handling or processing of materials on the Florida Substance List with the exception of sodium hypochlorite solution;
  - activities that require the storage, use or transportation of restricted substances, agricultural chemicals, petroleum products, hazardous toxic waste, medical waste, etc.;
  - feedlots or other commercial animal facilities;
  - wastewater treatment plants, percolation ponds and similar facilities;
  - junk, salvage or scrap yards;
  - industrial waste land application areas;
  - graveyards;
  - landscape nurseries;
  - oil and gas production wells;
  - drainage or injection wells;
  - train / airport fueling, maintenance, or storage yards;
  - mines (active or abandoned); and
  - excavation of waterways or drainage facilities which intersect the water table.
5. In the additional area defined by a tertiary circle around the wellhead with a radius of 50', per FDEP requirements as noted in Florida Administrative Code (F.A.C.) Chapter 62-555.312, the following development activities are prohibited:

- above ground storage tanks that are not regulated under Chapter 62-761, F.A.C but are used for bulk storage of a liquid pollutant or hazardous substance (as defined in Chapter 62-671, F.A.C.) other than sodium hypochlorite solution; fertilizer, herbicide, or pesticide application areas that are not under the ownership or control of the supplier of water at agricultural sites, golf courses, nurseries, and parks;
- railroad tracks;
- stormwater detention or retention basins; and
- surface water.

**Policy 1.10.3**

Wellhead protection areas will be regulated during rezonings and special exceptions to exclude activities which may contaminate the well sites. The following uses are prohibited in addition to those listed in Policy 1.10.2 unless adequate measures are implemented to insure wellhead protection to the satisfaction of the City Engineer, FDEP, SWFWMD and appropriate City officials. Note that an exception to F.A.C. Chapter 62-555.312 would need to be applied for and approved in order for FDEP and/or SWFWMD to allow.

- a. Sanitary landfills
- b. Industrial landfills or other surface impoundments.
- c. Wastewater treatment facilities not required to install FDER contaminant monitoring wells, except for single-family residential on site wastewater disposal facilities. However, no septic systems shall be located within 200 feet of any public well.
- d. Facilities that produce, use or store hazardous materials at or above established threshold amounts listed in Title III of the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. s. 11001, et. seq. (SARA) and the Florida Hazardous Materials Emergency Response and Community Right-to-Know Act of 1988, Chap. 252, Part II, F.S.
- e. Junkyards or salvage operations.
- f. Mines
- g. Airport/refueling facilities
- h. Transportation facilities including railroads, arterial and collector

roads, and pipelines that may be used to transport pollutants or contaminants.

- i. Excavation of waterways or drainage facilities that intersect the water table. Stormwater management systems constructed under SWFWMD permits and not discharging contaminants are exempt.

**Policy 1.10.4** To ensure adequate future potable water supplies are available the City shall establish via ordinance water conservation practices which are consistent with the City's Conservation Element Policies.

**Policy 1.10.5** Wellhead protection areas are regulated per FDEP requirements, F.A.C. Chapter 62-555.312, such that for wells connected to a community water system on or after August 28, 2003, continuing protection of the well from the sanitary hazards described in Policies 1.10.2 and 1.10.3 shall be provided during the entire useful life of the well through one of the following means:

- a. Ownership by the City/water supplier of all land within 100 feet of the well;
- b. Control by the City/water supplier of all land within 100 feet of the well via easements, lease agreements, or deed restrictions that appropriately limit use of the land;
- c. Wellhead protection, zoning, or other land use regulations that appropriately limit use of all land within 100 feet of the well;
- d. New wells shall be located on their sites in such a manner that the wells are in an area free from, or least subject to, inundation with surface drainage and flood water; and
- e. To the extent practicable, new wells shall be located on their sites in such a manner that the wells are "upstream" from on-site or off-site sanitary hazards when considering the direction of ground water movement.

5

**Conservation Element**

## Chapter 5

### CONSERVATION ELEMENT

#### Goals, Objectives and Policies

**Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.**

- Goal 1** Conserve, protect and manage the natural resources of the City of Wildwood to ensure that resources are used efficiently to maintain the highest environmental quality practicable while respecting individual property rights.

#### AIR QUALITY

- Objective 1.1** The City shall meet or exceed the Air Quality Standards established by the FDEP.
- Policy 1.1.1** The City shall continue to plan for transportation alternatives to gasoline-powered automobiles by planning efficient pedestrian and bicycle systems and by evaluating future feasibility for multimodal systems, including bus and passenger rail transit, and by adapting streets, and parking structures to facilitate the use of alternatively powered vehicles such as electric and hybrid cars.
- Policy 1.1.2** The City shall continue to enforce the prohibition on open burning of trash and debris.
- Policy 1.1.3** The City shall make an effort to promote public awareness about mass transit, car-pooling, bikeways, park-n-ride lots, and other alternative transportation modes as a means to reduce automobile emission pollution.
- Policy 1.1.4** Construction or clearing activities that expose, destabilize, or otherwise alter soil shall be required to implement best management principles and practices for soil protection to reduce wind-related soil erosion and dust particles as air pollutant.
- Policy 1.1.5** The City shall maintain a tree protection ordinance to sustain natural vegetative filters for air pollution.

- Policy 1.1.6** The City shall participate in air quality public information programs and shall encourage alternative forms of transportation.

## SURFACE WATER

- Objective 1.2** The City shall enforce Land Development Regulations to protect the flood storage capabilities of surface water bodies so as to minimize damage from 100-year flood events.

- Policy 1.2.1** The City shall incorporate into its Floodplain Ordinance the provision that any impacting activity within the 100-year flood elevation must be mitigated by compensating storage on site as directed and approved by SWFWMD.

- Policy 1.2.2** The City shall individually meter all City withdrawals from surface waters. The meter readings from each withdrawal facility shall be reported to the SWFWMD on a monthly basis.

- Policy 1.2.3** Wetlands, lakes, and other surface waters may not be adversely impacted as a result of the ground water use authorized by the SFWMD Water Use Permit issued to the City.

- Policy 1.2.4** The City shall mitigate any adverse impact to environmental features or offsite land uses as a result of the City's water withdrawals. When adverse impacts occur or are imminent, the City shall avoid or mitigate the impacts by reducing the water withdrawals at appropriate locations. Adverse impacts include:

- a. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses;
- b. Sinkholes or subsidence caused by reduction in water levels;
- c. Substantial, ongoing damage to the habitat of endangered or threatened species.

- Policy 1.2.5** The City shall adopt design criteria for stormwater management practices that:

- a. Minimize the leaching or discharge of nutrients and pollutants; and
- b. Require stormwater to be treated at 1.5 times the standard for discharges directly to an Outstanding Florida Water (OFW).

## GROUND WATER

**Objective 1.3** The City shall conserve, use best management techniques, and protect future and existing groundwater resources for potable water usage.

**Policy 1.3.1** The City, working in conjunction with the SWFWMD, shall cooperate to plug existing unused public supply wells within the City to avoid ground water contamination.

**Policy 1.3.2** The City shall meter its ground water withdrawals from its own facilities. The meter readings shall be reported to the SWFWMD.

**Policy 1.3.3** The City shall mitigate any adverse impact to existing legal uses as documented by the SWFWMD caused by withdrawals from City facilities. When adverse impacts occur or are imminent, the City will avoid or mitigate the impacts by reducing the withdrawals at appropriate locations. Adverse impacts include:

- a. A reduction in water levels which impairs the ability of the well to produce water;
- b. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
- c. Significant inducement of natural or manmade contaminants into a water supply or into a usable portion of any impacted aquifer system.

**Policy 1.3.4** The City shall mitigate any adverse impact to environmental features or offsite land uses as a result of withdrawals from City facilities. When adverse impacts occur or are imminent, the City will avoid or mitigate the impacts by reducing the withdrawals at appropriate locations. Adverse impacts include:

- a. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses;
- b. Sinkholes or subsidence caused by reduction in water levels;
- c. Substantial, ongoing damage to the habitat of endangered or threatened species.

**Policy 1.3.5** As part of the required reasonable assurance that the City's current and future increased withdrawals will not result in adverse environmental impacts to the water resource, the City shall develop an Environmental Monitoring Plan. The City shall coordinate with the SWFWMD in developing the Monitoring Plan and it shall identify specific wetland and water level monitoring sites and include details and frequency of

required data collection. The data collected will serve as a basis for environmental evaluation of future withdrawal requests. The wetland(s) to be monitored shall be evaluated using SWFWMD's Wetland Assessment Procedure (WAP) with appropriately located piezometers and staff gauges in wetlands near the City's authorized wells.

- Policy 1.3.6** To avoid possible contamination, the City will require abandoned underground storage tanks and other potential pollution sources to be located prior to finalizing a development plan. New well fields should be permitted only after consideration of known or potential pollution sources in the area surrounding the proposed site and sufficient buffer is provided for the area of influence of the proposed well.
- Policy 1.3.7** Prior to development authorization, proposed potentially deleterious land uses shall demonstrate through accepted engineering practices that the quality and quantity of the ground water will not be adversely affected.
- Policy 1.3.8** The City shall protect existing and future potable water wellfields consistent with Policy 1.12.2 of the Public Facilities Element.
- Policy 1.3.9** The City shall develop standards and restrictions for activities and land uses within a Wellhead Protection Zone (WPZ) for domestic potable water wells, defined as a 500-foot radius from a public well). Standards for existing activities within a WPZ may include increased water monitoring or increased safety features for petroleum storage tanks. At a minimum, the City shall prohibit Industrial and intensive Commercial Future Land Use Map designations, as well as hazardous waste generators and storage sites, solid waste disposal sites, gas stations, septic tanks, and single-lined petroleum storage tanks within the 500-foot WPZ. The City shall revise the WPZ should the potable water supply entities establish stricter protection standards.
- Policy 1.3.10** The City shall work with the State, as required by the Safe Drinking Water Act, to map WPZs and develop land use controls that will provide protection from contamination for these areas, and will maintain its existing Geographical Information Systems mapping database of the highest water recharge areas to aid developer and reviewers in determining the impacts of development on the natural recharge characteristics of the land.
- Policy 1.3.11** As part of the required reasonable assurance that the City's current and future increased ground water withdrawals will not result in adverse environmental impacts to water resource, the City shall develop an Environmental Monitoring Plan. The City shall coordinate with the

SWFWMD in developing the Monitoring Plan and it shall identify specific wetland and water level monitoring sites and include details and frequency of required data collection. The data collected will serve as a basis for environmental evaluation of future withdrawal requests. The wetland(s) to be monitored shall be evaluated using SWFWMD's Wetland Assessment Procedure (WAP) with appropriately located piezometers and staff gauges in wetlands near the City's authorized wells.

## **WATER CONSERVATION**

- Objective 1.4**     The City shall comply with SWFWMD water conservation regulations.
- Policy 1.4.1**     The City shall continue to cooperate with the SWFWMD to conduct water conservation programs.
- Policy 1.4.2**     The City shall adopt a water conserving rate structure by 2009. Within six months of adoption, the City shall submit a report to the SWFWMD on the rate structure that includes but is not limited to a description of the structure, how each component is designed to promote water conservation among the City's customers, and how it is expected to reduce the City's gross per capita water use. After the first report submitted, an update on the rate structure and a summary of its effectiveness shall be included in an Annual Report by April 1 of each year.
- Policy 1.4.3**     By August 1, 2009, the City shall submit a report on water conservation plan progress including a description of the current conservation measures and progress towards achieving conservation of water per the conservation plan submitted to the SWFWMD as part of the Water Use Permitting effort. After the first report is submitted, an update on the conservation plan and a summary of its effectiveness shall be included in an Annual Report to be submitted to the SWFWMD by April 1 of each year. Updates shall address the following activities:
- a. Adoption of stricter landscape ordinance language which promotes standard City-wide conservation practices and the use of "Florida Friendly" landscaping as recommended by the University of Florida and the SWFWMD.
  - b. Adopt ordinance language requiring alternative irrigation via a dual piping system for all new development regardless of proximity to reclaimed system.
  - c. Adoption of the 2004 Florida Building Code – Plumbing section and subsequent future amendments by reference.

- d. Adoption of Water Shortage Restrictions and Penalties and Enforcement Provisions in coordination with the SWFWMD Water Shortage Restrictions.
- e. Develop a City government website to assist with public education including water conservation.
- f. Continue a residential per capita of less than 150 gpcd (Coleman Prison population and flows excluded).
- g. Continue tracking water loss estimates associated with water main breaks, main flushing and fire flow events.
- h. Continue enforcing connection to public utilities: water, sewer, and reclaimed.
- i. Continue the development of Alternative Resources for irrigation.
- j. Continue to convert City properties to reclaimed irrigation from potable irrigation supplies.
- k. Continue participation in the Withlacoochee Regional Water Supply Authority.
- l. In cooperation with the SWFWMD, assist in enforcing the current and future landscape watering restrictions for commercial and residential areas.

**Policy 1.4.4** All development shall comply with applicable water conservation programs.

## **FLORA, FAUNA, WETLANDS, WATERBODIES, AND NATURAL RESOURCES**

**Objective 1.5** The City shall conserve, appropriately use and protect endangered, threatened, and species of special concern and their habitats through enforcement of the following policies and Land Development Regulations.

**Policy 1.5.1** The City recognizes the existence and strategic value of habitat within the City for federal and state listed species of flora and fauna. The City shall participate in and support the efforts on the part of the USFWS, FWC, SWFWMD, ACOE and Florida Department of Agriculture and Consumer Affairs to protect and conserve these resources.

**Policy 1.5.2** Applications for development must include a complete listed species study and field surveys of habitat of listed species. The City shall adopt land development regulations within one year of adoption of this comprehensive plan amendment which specify the level of detail required for such field studies. The level of detail may vary by size of parcel and whether the property has been previously altered. Development impacts to listed species will be avoided when possible.

**Policy 1.5.3** Proposed development projects which are determined to contain listed species will be prohibited unless a permit and mitigation plan has been approved by the Florida Fish and Wildlife Conservation Commission (FFWCC) and/or the U.S. Fish and Wildlife Service (USFWS).

**Policy 1.5.4** Protection of listed species and their habitats shall be addressed in the development review process and conditions of approval. Protective measures can include clustering of development away from habitats occupied by listed species, the use of vegetated buffers, and on and off-site mitigation. The City shall encourage the maintenance of wildlife corridors and prevention of habitat fragmentation by coordinating development proposals which impact listed species and identified associated habitat with the FFWCC.

**Policy 1.5.5** The City shall use one or more of the following methods to protect endangered, threatened and rare species and their habitat:

- a. Consult with the FGFWFC to determine alternative mitigation practices to conserve species and habitat;
- b. Utilization of MID, cluster development and other flexible regulatory techniques to work with private developers in conserving habitat and species;
- c. Fee simple acquisition through dedication and the use of conservation easements.

## **NATURAL RESOURCES**

**Objective 1.6** The City shall protect the following natural resources from the adverse impacts of development through implementation of a series of policies which specifically address these resources: soils, native vegetative communities, listed species, water quality and quantity, wildlife habitats, floodplains, wetlands, and other environmentally sensitive lands.

**Policy 1.6.1** The City shall require that all applications for development orders or permits contain information on the site's natural resources at a level of detail and specificity to enable the City to determine required protective measures.

**Policy 1.6.2** The City shall require that new development use Natural Resource Conservation Service and Florida Department of Environmental Protection Best Management Practices to control soil erosion and unconfined emissions and to prevent stormwater runoff from adversely impacting surface water quality.

- Policy 1.6.3** The City shall adopt land regulations to protect viable native vegetative communities identified in the Florida Natural Areas Inventory through the implementation of the following standards and guidelines:
- a. Where feasible, development shall be clustered to avoid destruction of native vegetation;
  - b. The use of native vegetation shall receive priority in meeting, buffering, landscaping and open space requirements; and
  - c. The City shall encourage the removal of exotic species.
- Policy 1.6.4** The City shall actively enforce National Pollution and Discharge Elimination System (NPDES) BMPs. The City, when performing site visits, shall inspect for proper placement and maintenance of BMPs, and will require applicants to submit an erosion control plan and any required NPDES permits.
- Policy 1.6.5** The City shall require that all golf courses implement one or more BMPs specific to golf course maintenance shown on FDEP's list of BMPs web site.
- Objective 1.7** The City shall protect the 100-Year Flood Plain so they are protected and maintained from causing net loss of flood storage capacity.
- Policy 1.7.1** The City shall incorporate into its Floodplain Ordinance the provision that any impacting activity within the 100-year flood elevation must be mitigated by compensating storage on site as directed and approved by SWFWMD.
- Policy 1.7.2** The City shall protect floodplains as identified by FEMA and shown on Future Land Use Map 1-3. The natural functions of these floodplains shall be protected through implementation of the following standards and guidelines:
- a. Precise delineation of floodplains shall be determined for new development through site specific studies and field determinations;
  - b. Require all proposed development to be located on the non-floodplain portions of the site if feasible. Where proposed development areas lie entirely within the 100 year floodplain, all structures shall be required to be elevated with the first floor elevation at least 18" above the 100 year base flood elevation;
  - c. Dredging and filling of lands within the floodplain shall be discouraged except for fill allowed in conjunction with minimal access ways and with a minimum amount beneath structures, will be limited by land development regulations

- protecting the direction and rate of historical flows on the property. All fill within the floodplain requires compensatory on site storage meeting FEMA standards;
- d. Maximum density for development in floodplains is one dwelling unit per five acres. Where central water and sewer facilities are utilized and floodplain compensation is provided, the allowable density may be increased to be compatible with the adjacent designated land uses; and
  - e. Land uses which require the storage, generation or use of hazardous materials or waste are prohibited in floodplains;
  - f. Roads, bridges, and other similar public facilities shall not be located within the floodplains, except where no reasonable alternative exists.

## WETLANDS

### Objective 1.8

The City shall protect wetlands from the adverse impacts of development through implementation of a series of policies and land development regulations which will maintain their ecological function. Wetlands are defined as being lands which are inundated or saturated by surface water or ground water at a frequency or duration sufficient to support, and that under normal circumstances do or would support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands include both jurisdictional and non jurisdictional wetlands as determined by SWFWMD and ACOE.

Wetlands and the natural functions of wetlands shall be protected and conserved. The adequate and appropriate protection and conservation of wetlands shall be accomplished through a comprehensive planning process which includes consideration of the types, values, functions, sizes, conditions and locations of wetlands, and which is based on supporting data and analysis.

Future land uses which are incompatible with the protection and conservation of wetlands and wetland functions shall be directed away from wetlands. The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of wetlands are land use factors which shall be considered when directing incompatible land uses away from wetlands. Land use shall be distributed in a manner that minimizes the effect and impact on wetlands. The protection and conservation of wetlands by the direction of incompatible land use away from wetlands shall occur in combination with other goals, objectives and policies, in the comprehensive plan. Where incompatible land uses are allowed to occur, mitigation shall be considered as one means to compensate for loss of wetlands functions.

- a. Jurisdictional wetlands are a part of or are naturally connected to a water body which is designated by the, SWFWMD, or the FDEP as an area of regional ecological significance such as Outstanding Florida Waters or Aquatic Preserves, and surface waters that have been classified as Class I (Potable Water Supplies) or major springs (as identified by the Florida Department of Environmental Protection), or
- b. Named lakes, named waterways or other jurisdictional wetlands that are naturally connected to wetlands described above that are critical to the contiguous-nature of the system; or
- c. Wetlands included in Mitigation Banks, Conservation Banks or state or federal lands.

**Policy 1.8.1**

Wetlands shall be protected through the implementation of the following standards and guidelines:

- a. Precise delineation (pursuant to Chapter 62-340, FAC) and functional assessment (pursuant to Chapter 62-345, FAC) of wetland areas shall be determined based on ACOE and SWFWMD criteria through site-specific studies and field determination during development review;
- b. Impacts to wetlands shall be avoided where possible. Mitigation of lost wetland resources shall be required. The amount of mitigation required shall be dependent upon the function value of the wetlands proposed for impact and the type of mitigation proposed based on ACOE and SWFWMD criteria;
- c. Commercial and industrial uses and uses which store or generate hazardous materials/wastes shall not be permitted in or adjacent to wetlands without proper measures to ensure protection of the wetlands;
- d. Septic tanks shall not be permitted in wetlands;
- e. Wetland protective measures shall include the use of SWFWMD vegetative buffers. Buffer widths shall depend on the nature and functional value of the wetlands to be protected per SWFWMD regulations;
- f. No new parcels of land shall be created which consist entirely of wetlands, unless such parcels are dedicated to the public or remain in private ownership with long term conservation easements; and
- g. All required permits from jurisdictional agencies shall be approved prior to, or concurrent with, the City issuing a final development order authorizing site development activity.

**Policy 1.8.2** In order to prevent development from having adverse impacts to existing wetlands, the natural upland buffer shall be preserved a minimum of fifteen (15) feet and an average of twenty-five (25) feet from the edge of the wetland. Where a wetland is unavoidably impacted by development, the development shall be subject to the mitigation requirements of the pertinent regulatory agency.

**Policy 1.8.3** The City shall coordinate with the Department of the Army, Corps of Engineers and/or the SWFWMD in implementing their regulatory responsibilities within the City when wetlands are involved.

### **AQUIFER RECHARGE**

**Objective 1.9** The City shall protect areas having high recharge potential, as identified by the Southwest Florida Water Management District, through the implementation of a series of policies and land development regulations in order to maintain their aquifer recharge function.

**Policy 1.9.1** Aquifer recharge shall be protected through the implementation of the following standards and guidelines:

- a. Maximum impervious surface restrictions shall be consistent with the protection of functional values;
- b. Land alterations in conjunction with development shall avoid the removal of high permeability soils and/or replacement with lower permeability soils;
- c. To the extent feasible, open space/native vegetation in areas of high recharge potential shall be preserved;
- d. Commercial or industrial uses which store or handle hazardous materials/wastes shall be restricted;
- e. Stormwater detention systems shall be designed to provide aquifer recharge; and
- f. New development and redevelopment shall not reduce aquifer recharge quality or quantity (volumes and rates) and subsurface storage and flows should simulate predevelopment conditions;
- g. Natural grades and topography shall be maintained unless alteration is needed to construct stormwater systems or to meet health and safety standards.

**Policy 1.9.2** The City shall develop and maintain requirements and standards which at a minimum are in conjunction with those developed by SWFWMD and Sumter County for on-site stormwater run-off and detention/retention for all new developments in its development regulations. Stormwater standards shall include at a minimum, requirements for:

- a. Setback from any major water bodies and wetlands in an effort to preserve natural vegetation;
- b. Post-development run-off rates and pollutant loading must not exceed pre-development rates;
- c. Best management practices consistent with State and Federal recommended standards, to reduce pesticide and fertilizer and soil erosion.

## **KARST FEATURES**

**Objective 1.10** The City shall protect karst features, such as sinkholes, caves and seeps, located on or under developable lands within the City limits with appropriate development requirements.

**Policy 1.10.1** The City shall protect areas containing karst features through appropriate development review and regulations, the acquisition of land for conservation, or through the purchase or dedication of easements in these areas.

**Policy 1.10.2** Developers shall employ techniques to guide more intense development away from karst areas that are incapable of remediation. A variety of approaches may be used including designation of less intense land use, a minimum average buffer requirement of 25 feet from preserved karst areas that have been scientifically proven to have direct impact on ground water quality, and conservation easements for preserved karst areas.

**Policy 1.10.3** The City shall use revenues and monies that become available to match or leverage funds for private or public acquisition programs including but not limited to the Florida Forever Program, the Florida Community Trust and any other existing or newly implemented program to acquire fee simple ownership or less than fee ownership through conservation easements. Karst features scientifically proven to directly impact ground water quality shall be considered for acquisition by the City with priority given to those areas where acquisition would protect the health and welfare of the citizens and environment.

**Policy 1.10.4** Developers of property on which karst features are located shall accurately identify and scientifically evaluate those features prior to development permit approval. Features shall be evaluated utilizing subsurface investigation and ground penetrating radar when appropriate, and shall be classified in one of three categories:

- a. Stable; Areas that are stable for normal development without remediation
- b. Unstable, capable of remediation; Areas that can be remediated

and utilized for normal development with proven mediation technologies such as pressure grouting with cement grout or sand or;

c. Unstable, Areas that are incapable of remediation

**Policy 1.10.5** Development will be allowed based upon the classification of karst features, as follows: a. stable karst features – normal development; b. unstable karst areas capable of remediation – normal development upon remediation provided that appropriate level of remediation as recommend and approved by professional geotechnical engineer is used; and c. unstable karst features incapable of remediation – conservation or passive recreation uses only.

**Policy 1.10.6** Techniques used to stabilize karst features capable of remediation, include pressure grouting with sand or cement slurry and other methods recommended by a professional geotechnical engineer. All remediation plans shall be prepared by a professional geotechnical engineer, who shall prepare and certify a completion report following remediation certifying that the work was completed as specified in the plan.

**Policy 1.10.7** The development plan shall identify strategies for protecting karst features during construction and after development, which promote the following:

- a. Inclusion of unstable karst features into pervious open space areas;
- b. Use of landscape design principles to incorporate karst features as aesthetic elements;
- c. Pretreatment of stormwater runoff, in accordance with applicable federal, state, regional and local regulations, prior to discharge to karst features;
- d. Prohibition of untreated stormwater discharge to karst features scientifically determined to have a direct hydraulic connection to the aquifer;
- e. Prohibition of discharge of wastewater effluent to karst features; and
- f. Perimeter buffering around features to maintain natural function, edge vegetation, and structural protection.

**Policy 1.10.8** The City shall require impervious liners where appropriate to prevent direct hydraulic connection to the aquifer between stormwater ponds in karst areas and the aquifer.

**Policy 1.10.9.** Mining and industrial or heavy commercial uses which store or generate hazardous materials/waste shall not be permitted in karst

areas without proper measures to ensure protection of ground water.

## SPRING PROTECTION

- Objective 1.11** The City shall develop programs to protect sensitive areas within and adjacent to all springs and spring runs. The City shall cooperate with the local, state and regional agencies, as appropriate, in development and implementation of the following programs.
- Policy 1.11.1** The City shall cooperate with and promote the monitoring programs of the USGS, Florida Department of Environmental Protection, the Water Management Districts and other federal, state, regional and local agencies.
- Policy 1.11.2** The City shall coordinate with local colleges, the school board and individual schools to develop environmental education programs for school-aged children regarding springs, water bodies, watersheds and ground water.
- Policy 1.11.3** The City shall coordinate with local community organizations to develop environmental education programs regarding springs, water bodies, watersheds and ground water.
- Policy 1.11.4** The City shall establish an education program for homeowners and landscape and lawn-care professionals regarding responsible practices that encourage limitation of water use, fertilizers and pesticides, such as those produced by the Water Management Districts.
- Policy 1.11.5** Within 12 months of the effective date of this amendment to the Comprehensive Plan, the City shall adopt LDRs for springs protection utilizing as a guide the BMPs contained in the document "Protecting Florida's Springs Manual-Land Use Planning Strategies and BMPs" (FDCA and FDEP). These LDRs shall include but not be limited to standards for the use of native and drought tolerant species, clearing of vegetation, landscaping and arbor requirements, use of septic systems, identification and review of and buffering of karst features, creation of open space and efficient irrigation to maximize conservation of water.
- Policy 1.11.6.** The City shall establish fertilizer-free zones in all buffers surrounding spring heads, as well as adjacent to any surface waters, and wetlands

which drain directly into a spring or spring run.

**Objective 1.12**

All development on property where a spring or spring run is located shall be planned, designed, and implemented to limit environmental impacts to ground and surface water quality.

**Policy 1.12.1** The following buffer areas apply to all development:

- a. 150 feet from the ordinary high water line of a spring head;
- b. 50 feet from the ordinary high water line along spring runs.

A perimeter vegetated swale will be allowed within the buffer around the spring head. Stormwater retention areas shall be located no less than 150 feet from the spring head to avoid direct discharge of overflow stormwater runoff.

**Policy 1.12.2.** All buffers that do not otherwise have native upland species shall be planted or supplemented with plants and grasses recommended in the Florida-Friendly Landscaping guidelines provided by the Florida Friendly Yard and Neighbors Program. Buffers must be designed to accommodate vegetated swales meeting land development code requirements to provide additional filtering of stormwater runoff.

**Policy 1.12.3.** Agriculture shall implement BMPs to minimize environmental impacts to a spring head or spring runs.

**Policy 1.12.4** Silviculture activities shall comply with best management practices outlined in "Silviculture and Agriculture Best Management Practices Manuals" (Florida Department of Agriculture and Consumer Services). The City shall encourage long-crop rotation silviculture, minimum tillage farming, and unimproved pasture.

**Policy 1.12.5.** Residential and commercial land owners shall be encouraged to use BMPs, including Florida-Friendly Landscaping and Florida-Friendly Yard practices and guidelines provided by the Florida Yard and Neighbors program, to ensure proper use of water, fertilizer, herbicides, and pesticides. The City will make available to all Homeowners' Associations (HOAs) guidelines promoting Florida-Friendly practices such as native plant landscaping, proper use of fertilizer, and lower water use turf grasses.

**Policy 1.12.6** The City shall provide for all commercial maintenance providers to be certified by a board, program or agency that educates on fertilizer impacts.

**Objective 1.13**

In addition to the above, all developers of property on which a spring or spring run is located shall submit a Spring Protection Plan (Plan) for consideration and adoption by the City into the site plan or development order as appropriate. Each Plan shall address the following issues and shall be implemented with specific conditions to:

- Policy 1.13.1** Mining and industrial or heavy commercial uses which store or generate hazardous materials/waste shall not be permitted in spring buffers or in surface drainage basins with direct surface water outfall into spring head or spring run, without proper measures to ensure protection of ground water and surface water.
- Policy 1.13.2** Drainage basins with direct surface water discharge into spring head or spring run shall provide OFW 1.5 times water treatment criteria as required by SWFWMD. Irrigated turf grass will be restricted from spring buffers and limited to a maximum 50% of open space in drainage basins with direct surface water discharge into spring head or spring run..
- Policy 1.13.3** A minimum percentage of 25% open space calculated for drainage basins within the development that have direct surface water discharge into spring head or spring run. Open space may be achieved by any of the following techniques, or any combination thereof: Clustering, preserved open space, trails and pedestrian pathways corridors, and, where appropriate, utility and stormwater treatment corridors, to form a greenway system. Credit towards the 25% open space shall also be given for the use of pervious pavement, underground exfiltration trenches and other aquifer recharge mechanisms that retain runoff water and recharge the aquifer.
- Policy 1.13.4** Implement a water quality monitoring program providing periodic sampling and testing of surface and groundwater quality. Baseline sampling will begin prior to construction. Results shall be reported to the applicable regulatory agency and to a person designated by the City.
- Policy 1.13.5** Participate in any local education “adopt a spring” type program and other incentive and volunteer spring awareness and protection programs.

**HAZARDOUS WASTE**

**Objective 1.14** The City shall cooperate with Department of Environmental Protection and Sumter County to develop programs to properly dispose of hazardous waste.

**Policy 1.14.1** The City shall cooperate with Sumter County and Department of Environmental Protection in workshops and "amnesty day" programs on management of hazardous waste.

**Policy 1.14.2** The City shall incorporate into the City wide conservation program criteria concerning the protection of natural resources from adverse effects of hazardous waste generation.

**Policy 1.14.3** When developing a hazardous waste management program through cooperative workshops with Department of Environmental Protection and Sumter County the identification including quantity, type and location of hazardous waste shall be accomplished.

6

## Recreation and Open Space Element

## Chapter 6

### RECREATION AND OPEN SPACE ELEMENT

#### Goals, Objectives and Policies

**Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.**

**Goal 1** Develop recreation facilities in the City of Wildwood to create a satisfying and stimulating living environment for city residents.

**Objective 1.1** The City will ensure that active and passive recreational facilities, as well as recreational open space with public access are adequately provided.

Active recreation is defined as any activity that needs organization of teams or group activities including, but not limited to, softball, baseball, soccer, summer camp and football.

Passive recreation is defined as recreational uses that do not normally require organization including, but not limited to playgrounds, camping, picnics, nature trails and boat ramps.

Recreational open space includes parks, walking and bicycling trails as well as any area that is dedicated for active and passive recreation.

**Policy 1.1.1** The City will develop, promote and manage a continuous recreation program to provide for the existing and projected recreation needs of the city. The city will use the recreation level of service standards set forth below as the official city policy in the overall recreation program and in permitting new development.

Recreation LOS Minimum Standards Population Based\*

Neighborhood Parks: 2 acres per 1,000 population

A neighborhood park is generally defined as a "walk-to" park, generally located along streets where people can walk or bicycle without encountering heavy traffic. It serves the population of a neighborhood in a radius of up to one-half mile, and should have at least 2 acres for each 1,000 population. Its size usually ranges from 5 to 10 acres, and it serves a population of up to 5,000. Because the service areas of a neighborhood park and an elementary school often coincide, it is desirable for the neighborhood park to physically join the elementary school, when feasible. Both park and school serve the same basic population, share compatible land uses, and contain Recreation facilities that are of mutual benefit. Because recreation needs vary from one neighborhood to another, site design for this type of park should be flexible in order to meet the particular recreation needs of each neighborhood. Site design should also reflect the character of the neighborhood and incorporate compatible elements of both passive and active types of recreation. Typical suggested facilities developed in the neighborhood park may include play apparatus, recreation buildings, multipurpose courts, sports fields, picnic areas and free play areas. Additional facilities may be added, depending on the recreation demands of the neighborhood.

Community Parks: 3 acres per 1,000 population

A community park is generally defined as a "ride to" park, located near major streets. It is designed to serve the needs of 4 to 6 neighborhoods. It serves an area with a radius of up to 25,000. A minimum of 20 acres for each community park is recommended, with acreage needs based on a standard of 3 acres per 1,000 population. Because the service areas of a community park and an elementary school often coincide, it is desirable for the neighborhood park to physically join the elementary school, when feasible. Both park and school serve the same basic population, share compatible land uses, and contain Recreation facilities that are of mutual benefit. Where a community park can be located adjacent to a junior or senior high school, a minimum of 5 acres is recommended. The community park offers a wide range of program and facility opportunities for all individuals and families. Just as the neighborhood park fulfills the recreation needs of the neighborhood, the community park is designed to meet the recreation needs of the entire community. Typical suggested facilities at a community park may include swimming pools, ball fields, tennis courts, play areas, picnic areas, multipurpose courts, recreation buildings, and sports fields. Additional recreation facilities may be included to meet a particular recreation demand in the community. Adequate off-street parking may be needed to contain parking overflow from the school parking areas. Two important elements of every community park are the use of landscaping and the provision of passive recreation activity areas.

Regional Parks: 5 acres per 1,000 population

Regional parks are generally defined as large, resource-based areas that serve two or more communities or counties and are usually located within an hour's driving distance of the residents they serve. A space allowance of 5 acres per 1,000 population is suggested. The park should serve a population of over 100,000 and should range in size from a minimum of 250 acres to as much as several thousand acres. Because the service areas of a community park and an elementary school often coincide, it is desirable for the neighborhood park to physically join the elementary school, when feasible. Both park and school serve the same basic population, share compatible land uses, and contain Recreation facilities that are of mutual benefit. Because regional parks are generally designed for resource-based activities, location is dependent upon the availability of high quality natural resources capable of being developed and used for outdoor recreation. Typical suggested facilities provided at a regional park may include water-based recreation sites, camping areas, hiking and nature trails, picnic areas, and other facilities not requiring intensive development. Parking areas are necessary support facilities and should be designed to minimize adverse effects on the natural environment. The most prominent feature of a regional park is that it provides recreational opportunities that, through the design and development of outdoor recreation resources and facilities, capitalize on the natural environment and promote an atmosphere of beauty and serenity. Outdoor recreational facilities could also be categorized as facilities that could be required in a sports complex. Ball fields, such as soccer fields and football fields, tennis courts and hard courts for volleyball, basketball or tennis may be components of a sports complex and may be located within regional parks.

\*Required facility to be determined during development review process

- Policy 1.1.2** Existing deficiencies in recreational facilities shall be corrected in order to meet or exceed the adopted level of service standards.
- Policy 1.13** Continually investigate alternative sources of funding of recreation and open space facilities through federal, state and private programs.
- Policy 1.1.4** The City will continue to hold public hearings and administer surveys of city residents regarding recreation facilities.

**Objective 1.2** Coordinate public and private resources in the provision of recreation to city residents.

- Policy 1.2.1** Participate on the recreation committee to be established by Sumter County composed of the county, the school board and other cities.

**Objective 1.3** The City will require additional open space be dedicated to the public by all new subdivisions.

- Policy 1.3.1** The City shall enforce recreation and open space standards incorporated in the Land Development Regulations by conducting a review of all

residential projects submitted after April 1, 2008 to determine the potential adherence to the recreational Level of Service standards defined in the Comprehensive Plan. It is also possible for alternatives, such as contributions to a recreation fund, to satisfy the requirements of concurrency.

7

## Intergovernmental Coordination Element

## CHAPTER 7

### INTERGOVERNMENTAL COORDINATION ELEMENT

#### Goals, Objectives and Policies

**Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.**

- Goal 1**            The City shall coordinate the activities of the City of Wildwood with affected federal, state, regional and local jurisdictions and agencies.
- Objective 1.1**    The City shall annually identify all existing and potential relationships with other governmental jurisdictions and agencies, and enforce policies to further efforts concerning coordination between all potential jurisdictions and agencies.
- Policy 1.1.1**      The City shall use the Intergovernmental Coordination Element of the Comprehensive Plan as the basis for the development of an on-going intergovernmental coordination program.
- Policy 1.1.2**      The City shall establish and maintain lines of communication with public agencies and local governments regarding local planning and development activities.
- Policy 1.1.3**      The City shall ensure the widest possible dissemination of information and encourage public discussion of all proposed city plans and programs.
- Policy 1.1.4**      The City shall require developers to assess their needs regarding essential services (electric, gas, etc.) and the developer shall seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the City Development Services Department during the planning stages of development but no later than the issuance of a development permit.
- Policy 1.1.5**      The City of Wildwood Development Services Department shall maintain close contact with public utilities that provide essential services to assure continuity and availability of service.
- Policy 1.1.6**      The City of Wildwood and Sumter County will coordinate on Planning, Water and Sewer, Roads, Parks and Recreation, Fire Services, Library Services, Workforce Housing, Solid Waste, Stormwater, Geographic Information

Systems, Law Enforcement, Mosquito Control, and Animal Control pursuant to an Interlocal Service Boundary and Joint Planning Agreement adopted by the City on April 13, 2009, Ordinance No. 2009-10, and by the County on April 14, 2009, Ordinance 2009-07.

- Objective 1.2** The City of Wildwood shall coordinate the Comprehensive Plan with Sumter County School Board, Southwest Florida Water Management District, the Florida Department of Transportation, adjacent local government comprehensive plans and other units of local government providing services but not having regulatory authority over land.
- Policy 1.2.1** The City shall, as part of the Comprehensive Plan Review and Amendment Process, coordinate proposed plan amendments with adjacent local governments, the Sumter County School Board, the Southwest Florida Water Management District, the Withlacoochee Regional Planning Council and other local governments not having regulatory authority over the use of land.
- Policy 1.2.2** The City Manager, or designee, shall be responsible for the implementation of the intergovernmental programs.
- Policy 1.2.3** The City shall establish procedures to ensure intergovernmental coordination with the Sumter County School Board for the location of educational facilities within the City limits, including:
- a. Upon written notice from the Sumter County School Board informing the City of the acquisition or leasing of property to be used for new public education facilities, the City shall notify the School Board within 45 days as to the consistency with the Wildwood Comprehensive Plan.
  - b. The City Manager, or designee, shall meet semi-annually with the Sumter County School Board superintendent or designee in order to discuss upcoming planning issues which may impact the Sumter County School District, a particular school or planning efforts.
- Policy 1.2.4** The City shall identify and participate in joint processes for collaborative planning on population projections, school siting, facilities subject to concurrency, facilities with citywide significance and problematic land uses.
- Policy 1.2.5** The City shall review for potential impact all projects proposed in the City of Wildwood by other agencies.
- Policy 1.2.6** The City shall annually review the relationship of the proposed development of the City of Wildwood to the Sumter County Comprehensive Plan.
- Policy 1.2.7** The City shall enforce regulations in to ensure that other jurisdictions and

agencies are not adversely impacted by activities within the City.

- Policy 1.2.8** The City shall request copies and review all plans and programs being proposed by other area government entities with known or potential impacts on the city.
- Policy 1.2.9** The City shall resolve any and all conflicts with other local governments through the Regional Planning Council's dispute resolution process only if such conflicts cannot be resolved by negotiation with the other government entity.
- Policy 1.2.10** The City shall notify the County of all proposed annexations upon receipt of requests for such annexations.
- Objective 1.3** Ensure through adopted Interlocal Agreements, the City of Wildwood addresses through coordination mechanisms, the impacts of developments proposed in the Wildwood Comprehensive Plan on development in adjacent municipalities, the County, Region and State.
- Policy 1.3.1** The City shall ensure all proposed development is not contrary to the development plans of the county, region and state prior to issuance of development orders.
- Policy 1.3.2** The City shall establish policies to address a joint process with the Sumter County School Board for collaborative planning and decision making concerning population projections and school siting.
- Objective 1.4** The City shall acquire the approval of any State, Local or Regional entity having operational and maintenance responsibilities of public facilities within the City jurisdiction prior to establishing level of services for such public facilities.
- Policy 1.4.1** The City shall coordinate proposed level of service standards for public facilities with state, regional and local entities having operational and maintenance responsibilities for such facilities.
- Objective 1.5** The City shall strive to maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision-making.

On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school board, and other units of local government providing services but not having regulatory authority over use of land and the State, by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional

and state agencies, as needed.

**Policy 1.5.1**

On an annual basis, the City shall ask the School Board to provide information from their five year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide to the county, each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvement plan, including planned facilities with funding representing the district's unmet needs.

**CALENDAR OF KEY ANNUAL DEADLINES**

<b>February 1</b>	Cities' and County's Growth Reports Provided to School Board
<b>April 15</b>	Staff working group meeting re enrollment projections and any proposed amendments to the school-related elements of the comprehensive plan provisions and to review monitoring and evaluation of school concurrency report
<b>June 30</b>	School Board provides Tentative Educational Facilities Plan to County and Cities for review
<b>July 30</b>	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
<b>September 1</b>	School Board's adoption of Educational Facilities Plan
<b>September 1</b>	Update of Five-Year Capital Facilities Plan adopted into City's and County's comprehensive plans

**Policy 1.5.2**

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the City of Wildwood, the Sumter County Board of County Commissioners, the Sumter County School Board, and the City of Bushnell Council, Center Hill Council, City of Coleman Council, and City of Webster Commission shall meet jointly to develop mechanisms for coordination. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvement program of the City, the annual educational facilities report and Five Year School Plant Survey of the Sumter County School Board.

2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned developments involving residential development.
4. Use of a unified data base including population (forecasts of student population), land use and facilities.
5. Use of the Parks/Schools Planning Group (with representatives from each of the entities) to review coordinated siting of schools with parks for multi-functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

8

## Capital Improvements Element

## Chapter 8

### CAPITAL IMPROVEMENTS ELEMENT

#### Goals, Objectives and Policies

**Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to tie Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.**

**Goal 1** The City of Wildwood shall implement a capital planning program that provides and maintains public facilities and services through the use of sound fiscal policies.

**Objective 1.1 Capital Improvements Program.** The City shall adopt each year, as part of the budget process, a Capital Improvements Program (CIP) that meets the needs of the City of Wildwood for the construction of capital facilities necessary to meet existing deficiencies, to accommodate desired future growth and to replace obsolete or worn-out facilities.

**Policy 1.1.1** The City shall adopt a Capital Improvements Budget in congruence of the annual budgeting process which evaluates current, short range and long range needs for infrastructure. An annual capital improvement budget as well as a five year forecast of projects will be an ongoing practice. The five year plan will require consideration of construction costs, inflation and impacts on other operating revenues.

**Policy 1.1.2** The Capital Improvements Element shall include projects identified in other elements of the comprehensive plan such as utilities, transportation, recreation and open space, and public school facilities.

**Policy 1.1.3** The Capital Improvements Program shall be updated annually by all affected Departments within the City to incorporate any necessary adjustments in prioritization or evaluation of proposed projects.

**Policy 1.1.4** The following priorities shall be used to determine which projects are included in the CIP:

1. To remove a direct and immediate threat to the public health or safety.
2. Necessary to meet or maintain established levels of service.
3. Essential for the maintenance of existing facilities or infrastructure.
4. Increase the efficiency of existing facilities or infrastructure.
5. Will accommodate new development or redevelopment anticipated in this plan.
6. Whether the project competes with other facilities that have been or could reasonably be provided by other government entities or the private sector.
7. The revenue-generating potential of the project.

8. Whether the project leverages additional benefits to the city, such as offers to donate land or services by the private sector and/or other governmental entities.

**Policy 1.1.5** Adoption of TIP. The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Sumter County 5-Year TIP for FY ~~2008/09~~2009/10 through ~~2012/13~~2013/14, as adopted by the appropriate governing body.

**Objective 1.2: Coordination of Land Use Decisions.** The City of Wildwood shall coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements which maintains adopted level of service standards and meets the existing and future facility needs.

**Policy 1.2.1** The City shall use the development approval process to ensure coordination of the level of service standards in the area of proposed development. Such development will not be approved until public facilities in the proposed area meet or exceed the level of service standards.

**Policy 1.2.2** Provisions for facilities to serve development for which development orders were issued prior to plan adoption will be as directed by the City's existing codes and ordinances.

**Policy 1.2.3** The City shall have provisions for the availability of public facilities and services needed to support development concurrent with the impacts of such development. Public facility and service availability shall be sufficient if the public facilities and services for a development are phased, or the development is phased, so that the public facilities and those related services which are deemed necessary by the local government to operate the facilities necessitated by that development, are available concurrent with the impacts of the development in accordance with the requirements of Florida Statutes. Adequate water supplies and facilities shall be available to serve new development no later than the date on which the local government anticipates issuing a certificate of occupancy or its equivalent.

**Objective 1.3: Level of Service (LOS).** The City shall utilize level of service criteria defined in the various Elements of this Plan when determining the timing and funding of capital facilities.

**Policy 1.3.1** The City of Wildwood hereby adopts the following guidelines and procedures: All plan amendments and requests for new development shall meet at a minimum:

- a. The intent and polices of the Comprehensive Plan, Future Land Use Element and Capital Improvements Element.
- b. The adopted LOS Standards as follows for all facilities and services required by the City of Wildwood.
- c. The economic feasibility requirements of the Capital Improvements Element of

- the Comprehensive Plan.
- d. The requirements of appropriate state and regional agency plans.
- e. The minimum requirements for concurrency as set forth in the administrative rules of the state.

**Category**

**Level of Service Standard**

Water

300 gallons per day per ERC

Sewer

250 gallons per day per ERC

Solid Waste

2.04 lbs/capita/day (in accordance with the level of service established by the County – Source: Sumter Utilities Element Policy 4.3.1.2)

Drainage Facilities

Stormwater facilities shall be designed to accommodate the 25-year, 24-hour design storm to meet the water quality and quantity standards that follow:

a. Water Quantity

Peak post-development runoff shall not exceed peak pre-development runoff rates.

b. Water Quality

Treatment of stormwater runoff shall be required for all development, redevelopment and, when expansion occurs, existing developed areas. The stormwater treatment system or systems can be project specific, serve sub-areas within the City or be a system to serve the entire City. Regardless of the area sewed and in accordance with Chapter 17-25, F.A.C., the stormwater treatment systems must provide a level of treatment for the runoff from the first one (1) inch of rainfall for projects in drainage basins of 100 acres or more, or as an option for projects with drainage basins less than 100 acres, for the first one-half (1/2) inch of runoff in order to meet receiving water quality standards of Chapter 17-302, Section 17-302.500, F.A.C. Stormwater discharge facilities shall be designed so as to not lower receiving water quality or degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, F.A.C. It is intended that rill standards in these citations are to apply to all development and redevelopment and that any exemptions or

exceptions in these citations including project size thresholds, are not applicable.

Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

Recreation

Neighborhood Parks	2 acres per 1,000 population
Community Parks	3 acres per 1,000 population
Regional Parks	5 acres per 1,000 population

Transportation

FIHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
Completed TRIP Projects	As determined by FDOT
All Other Roadways	LOS D

Public School Facilities

DISTRICT-WIDE	
TYPE OF SCHOOL	LEVEL OF SERVICE
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter
BY PLANNING AREA	
TYPE OF SCHOOL	LEVEL OF SERVICE
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter

**Objective 1.4 New Development.** Future development will bear a proportionate cost of needed facility improvements through equitable and legally available means.

**Policy 1.4.1:** Development will bear an equitable and proportionate share of the cost of providing new or expanded public facilities required to maintain adopted levels of service through mechanisms such as impact fees, capacity fees, developer dedications, developer contributions pursuant to land development regulations and special benefit

assessment/taxing districts.

**Policy 1.4.2:** The City shall continue to use the various impact fees to support the implementation of the Capital Improvements Program.

**Policy 1.4.3:** The City shall regularly evaluate the following:

- A) Whether the present fee levies are adequate to address impacts of inflations.
- B) Whether the City needs to appropriate new impact fees.
- C) Whether capacity fees, user charges, special benefit assessment/taxing district and other mechanisms are adequately and fully meeting the fiscal demands placed on the City by new development.

**Policy 1.4.4:** The City shall continue to utilize the Concurrency Management System located within the Land Development Regulations, which states that development orders may only be issued where the required levels of service are being met concurrent with current or projected development. A valid Certificate of Concurrency is proof that the applicant has met such criteria. This approval is required prior to the issuance of any development order.

**Policy 1.4.5** The City Land Development Regulations shall be amended to require developers to supply data outlining the demand of their project on all infrastructure.

**Policy 1.4.2** All developers creating a deficiency upon any infrastructure facility shall up grade the deficient facility so the adopted level of service is maintained.

**Objective 1.5 Management of Process.** The city will seek to manage its fiscal resources efficiently in order to insure funds are available to implement capital facilities needs and priorities.

**Policy 1.5.1:** Adoption of annual budgets shall include a specific capital budget, which shall implement adequate funding sources and be consistent with the Capital Improvements Element.

**Policy 1.5.2:** To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund the 5-Year Capital Improvements Plan. If alternative funding sources are not successfully adopted and implemented on the schedule identified, the City shall either:

- A. Increase the rates of current revenue sources or implement other available sources such that the schedule of capital improvements is adequately funded in each budget year; or

- B. Amend the Plan Elements included level of service (LOS) standards and the schedule of capital improvements, as appropriate and necessary, such that internal consistency of the Plan and financial feasibility are maintained.

**Policy 1.5.3:** To ensure optimum strategies for financial feasibility, the City shall review and evaluate available and potential funding sources to ensure a financial strategy exists to adequately fund long term improvements. Alternative funding sources and mechanisms may include:

- A. Establishment of Municipal Services Benefit Units (MSBUs) for transportation funding.
- B. Implementation of impact fees to assist in the funding of new facilities.
- C. Encourage large projects to form Community Development Districts (CDDs) to share the cost of infrastructure funding.
- D. Establishment of special assessments on property owners.
- E. Combination of funding sources.

**Policy 1.5.4:** The City will actively seek grants from federal, state and other sources (including private funding), where available and when appropriate, to supplement or fully finance capital facility construction.

**Policy 1.5.5:** The City shall only consider long-term borrowing in the absence of current revenue to commit to capital improvements.

**Policy 1.5.6:** The Capital Improvements Program shall embody and be consistent with the following:

- A) Maintenance of existing infrastructure, including renewal/replacement of worn-out facilities and rehabilitation/reuse of existing facilities, shall be specifically projected and the funding identified.
- B) Debt obligations shall be specifically identified and projected to ensure compliance with debt covenants, including coverage requirements.
- C) A debt management strategy and set of criteria, which shall be based upon the debt management principles set out in Policy 1.5.6.
- D) Maintenance of levels of undesignated reserves adequate to serve sound public fiscal management purposes.
- E) Equity of the uses of a revenue source relative to the populace generating the revenue.

**Policy 1.5.7:** Management of Debt. The City shall manage debt issuance and obligations according to sound public fiscal management principles, including the following:

- A) Debt issuance will be included in the City's long-term capital plan.
- B) The City will only issue debt to fund capital expenditures that have an expected life greater than five (5) years.

- C) Debt may not be issued for a period of more than forty (40) years or the expected useful life of the asset being funded, whichever is less.
- D) The maximum ratio of total debt service to total revenue shall be 15%.
- E) Total City debt will not exceed one hundred percent (100%) of the taxable value of property located within the City.
- F) Credit enhancement will be utilized when necessary to lower total borrowing costs.

**Policy 1.5.8** The City will expend revenue generated by the citizens or Wildwood for capital facilities in a manner consistent with this Comprehensive Plan only.

**Objective 1.6 Implement School Concurrency**

The City hereby incorporates by reference the Sumter County School Board's Five-Year financially feasible Work Program (adopted by the Sumter County School Board on October 1, ~~2008~~2009) that includes school capacity sufficient to meet anticipated student demands projected by the County and municipalities, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools and to correct any school deficiencies. This reference will aid in the timing management of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

**Policy 1.6.1** Consistent with the Interlocal Agreement, the City agrees to apply the following standards for school concurrency district wide to all of the same type of schools in Sumter County. Special Purpose and School in the Workplace Charter Schools are not counted as schools with capacity for school concurrency purposes.

<b>DISTRICT-WIDE</b>	
<b>TYPE OF SCHOOL</b>	<b>LEVEL OF SERVICE</b>
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter
<b>BY PLANNING AREA</b>	
<b>TYPE OF SCHOOL</b>	<b>LEVEL OF SERVICE</b>
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter

**Policy 1.6.2** The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

**Policy 1.6.3** The School Board, in coordination with the City of Wildwood, shall annually update the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained each year during the five year planning period. The City of Wildwood, School Board, County and Municipalities shall coordinate the adoption of annual plan amendments adding a new fifth year, updating that financially feasible public schools capital facilities program, coordinating the program with the 5-Year district facilities work plan, the plans for the municipalities and County, as necessary, updates to the concurrency service area map. The annual plan amendments shall continue to be financially feasible and the level of service standards will continue to be achieved and maintained.

**Policy 1.6.4** The City shall coordinate an annual review of the element to review enrollment projections and evaluate and update procedures for annual update process.

#### **CALENDAR OF KEY ANNUAL DEADLINES**

<b>February 1</b>	Cities' and County's Growth Reports Provided to School Board
<b>April 15</b>	Staff working group meeting re enrollment projections and any proposed amendments to the school-related elements of the comprehensive plan provisions and to review monitoring and evaluation of school concurrency report
<b>June 30</b>	School Board provides Tentative Educational Facilities Plan to County and Cities for review
<b>July 30</b>	Cities and County provide School Board with comments, if any, on Tentative Educational Facilities Plan
<b>September 1</b>	School Board's adoption of Educational Facilities Plan
<b>September 1</b>	Update of Five-Year Capital Facilities Plan adopted into City's and County's comprehensive plans

## **CAPITAL IMPROVEMENTS IMPLEMENTATION**

A 5-year schedule of capital improvements is included in this section of the Capital Improvements Element. This schedule is the mechanism by which the City of Wildwood utilizes to stage the timing, location, cost, and revenue sources required for capital projects that effect concurrency as derived from other elements of the Comprehensive Plan. The 5-year schedule demonstrates the financial feasibility of the concurrency-related capital needs of the City of Wildwood.

**5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS**

Infrastructure Category:	2008/2009	2009/2010	2010/2011	2011/2012	2012/2013	2013/2014
	Committed Funds	Committed Funds	Committed Funds	Committed Funds	Planned Funds	Planned Funds
Transportation						
Revenue						
General/Special/Debt						
New Debt Borrowing/Bonds						
Impact Fees and Developer Contributions	\$22,052,000*	\$42,051,000*	\$4,126,000*		\$8,802,000*	\$16,319,427*
All Other Revenue	\$64,415,260*	\$18,455,148*	\$11,610,957*		\$18,719,297*	\$5,521,870*
Grants						
Planned + Committed (YRS 4 & 5)						
<b>Revenues Total</b>	<b>\$22,052,000</b>	<b>\$42,051,000</b>	<b>\$4,126,000</b>		<b>\$8,802,000</b>	<b>\$16,319,427</b>
	<b>\$64,415,260</b>	<b>\$18,455,148</b>	<b>\$11,610,957</b>		<b>\$18,719,297</b>	<b>\$5,521,870</b>
<b>Expenditures</b>						
Project Name: CR 462 (east of US 301) LOS improvements add lanes from CR 209 to CR 466A	\$350,000	\$1,800,000	\$1,800,000		\$5,939,000	
			\$5,939,000			
Project Name: CR 139 widen to 4 lanes	\$1,000,000	\$8,781,000				
	\$8,781,000					
Project Name: CR 466 add lanes from CR 245 to US 301			\$310,000			
Project Name: CR 209 new 2 lane road from CR 232 to CR 44A (not required to maintain LOS)					\$1,798,427	\$1,798,427
Project Name: CR 468 Turnpike Interchange Phase 1	\$50,000	\$505,000			\$12,149,000	\$12,150,000
Project Name: CR 466A widen to 4 lanes from Buena Vista Blvd to CR 462 (Phase 2)	\$1,500,000	\$9,042,000				
		\$10,042,000				

Project Name: CR 466A widen to 4 lanes from CR 139 to US 301 (Phase 3)			\$125,000		\$200,000		\$225,000
Project Name: CR 468 widen to 4 lanes from interchange to SR 44	<del>\$234,000</del> \$1,500,000	<del>\$153,000</del> \$1,400,000	\$153,000				
Project Name: CR 468 widen to 4 lanes from Florida interchange to US 301	\$221,000						
Project Name: CR 470 widen to 4 lanes from Florida Turnpike to Lake County Line	<del>\$439,000</del> \$464,000	<del>\$250,000</del> \$300,000	<del>\$750,000</del> \$300,000		<del>\$1,000,000</del> \$200,000		<del>\$1,000,000</del> \$700,000
Project Name: CR 501 widen to 4 lanes from CR 468 to CR 470			\$52,000		\$170,000		\$225,000
Project Name: US 301 widen to 4 lanes from N of CR 204 to Marion Co. line	<del>\$10,823,000</del> \$20,263,020	<del>\$15,206,000</del> \$1,371,870	<del>\$1,371,000</del> \$1,436,957		<del>\$1,693,000</del> \$1,371,870		<del>-\$1,371,000</del> \$1,371,870
Project Name: US 301 widen to 4 lanes from N of CR 232 to N of NE 110th Rd.	<del>\$7,785,000</del> \$15,378,714	<del>\$7,372,000</del> \$3,150,000	\$3,500,000		\$3,000,000		\$3,000,000
Project Name: US 301 – CSX Improvement (Overpass)	\$10,998,658						
Project Name: SR 44 – CSX Improvement (Overpass)	\$5,953,868	\$1,638,278					
Expenditures Total	<del>\$22,052,000</del> \$64,415,260	<del>\$42,051,000</del> \$18,455,148	<del>\$4,126,000</del> \$11,610,957	\$0	<del>\$8,802,000</del> \$18,719,297		<del>\$16,319,427</del> \$5,521,870
ANNUAL BALANCE	\$0	\$0	\$0	\$0	\$0		\$0

\* Committed funding for the transportation projects for the first 3 years is identified in Sumter County's Capital Improvement Plan, the Lake-Sumter MPO-TIP and/ or FDOT 5-Year Work Program. For further information, please see Appendix A. All road funding is subject to annual review and may be amended with changes in development rates and patterns.

Infrastructure Category:	2009/2010	2008/2009	2010/2011	2009/2010	2011/2012	2010/2011	2012/2013		2011/2012	2013/2014		2012/2013
	Committed Funds		Committed Funds		Committed Funds		Committed Funds	Planned Funds	Committed Funds		Planned Funds	
<b>Recreation – Not required to meet LOS</b>												
<b>Revenue</b>												
Grants (FRDAP)	\$268,000	\$68,000	\$200,000	\$268,000	\$200,000							
<b>Revenues Total</b>	<b>\$268,000</b>	<b>\$68,000</b>	<b>\$200,000</b>	<b>\$268,000</b>	<b>\$200,000</b>							
<b>Expenditures</b>												
Project Name: Millennium Park Phase III	\$68,000	\$68,000	\$68,000									
Project Name: Millennium Park Phase IV	\$100,000		\$100,000	\$100,000	\$100,000							
Project Name: MLK Phase II	\$100,000		\$100,000	\$100,000	\$100,000							
<b>Expenditures Total</b>	<b>\$268,000</b>	<b>\$68,000</b>	<b>\$268,000</b>	<b>\$268,000</b>	<b>\$268,000</b>							
<b>ANNUAL BALANCE</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>							

Infrastructure Category:	2009/2010	2008/2009	2010/2011	2009/2010	2011/2012	2010/2011	2012/2013	2011/2012	2013/2014	2012/2013
	Committed Funds		Committed Funds		Committed Funds		Committed Funds	Planned Funds	Committed Funds	Planned Funds
<b>Water</b>										
<b>Revenue</b>										
General/Special/Debt										
New Debt Borrowing/Bonds										
Impact, TIE, and Connections Fees and Developer Contributions	\$27,600							\$2,096,840		\$1,342,370
All Other Revenue – Bank Loan	\$800,000									
Grants										
Planned + Committed (YRS 4 & 5)										
<b>Revenues Total</b>	<b>\$827,600</b>							<b>\$2,096,840</b>		<b>\$1,342,370</b>
<b>Expenditures</b>										
Project Name: Champagne Farms Well/WTP	\$800,000							\$1,000,000		\$1,000,000
Project Name: CR 221 from CF WTP to SR 44								\$793,500		
Project Name: CR 501 from Prison WTP to CR 470 (Landstone)	\$27,600							\$215,740		
Project Name: CR 470 from CR 501 to NE 50th Way (Landstone)								\$87,600		\$342,370
<b>Expenditures Total</b>	<b>\$827,600</b>							<b>\$2,096,840</b>		<b>\$1,342,370</b>
<b>ANNUAL BALANCE</b>	<b>\$0</b>							<b>\$0</b>		<b>\$0</b>

Infrastructure Category:	2009/2010	2008/2009	2010/2011	2009/2010	2011/2012	2010/2011	2012/2013	2011/2012	2013/2014	2012/2013
	Committed Funds		Committed Funds		Committed Funds		Committed Funds	Planned Funds	Committed Funds	Planned Funds
<b>Wastewater</b>										
<b>Revenue</b>										
General/Special/Debt										
New Debt Borrowing/Bonds										
Impact, TIE, and Connection Fees and Developer Contributions	\$294,000		\$634,800				\$587,000			\$9,002,525
All Other Revenue										
Grants										
Planned + Committed (YRS 4 & 5)										
<b>Revenues Total</b>	<b>\$294,000</b>		<b>\$634,800</b>				<b>\$587,000</b>			<b>\$9,002,525</b>
<b>Expenditures</b>										
Project Name: South WTPP Design and Construction							\$500,000			\$8,662,500
Project Name: Landstone sewer line extension from Coleman Federal Prison to site.	\$294,000									
Project Name: CR 468 from LS to S Main St (Wildwood Springs)			\$634,800							
Project Name: North on S. Main St to CR 156							\$87,000			\$340,025
<b>Expenditures Total</b>	<b>\$294,000</b>		<b>\$634,800</b>				<b>\$587,000</b>			<b>\$9,002,525</b>
<b>ANNUAL BALANCE</b>	<b>\$0</b>		<b>\$0</b>				<b>\$0</b>			<b>\$0</b>

<b>Infrastructure Category:</b>	<u>2009/2010</u> <del>2008/2009</del>	<u>2010/2011</u> <del>2009/2010</del>	<u>2011/2012</u> <del>2010/2011</del>	<u>2012/2013</u> <del>2011/2012</del>		<u>2013/2014</u> <del>2012/2013</del>	
<b>Reclaimed Water</b>							
	Committed Funds	Committed Funds	Committed Funds	Committed Funds	Planned Funds	Committed Funds	Planned Funds
<b>Revenue</b>							
General/Special/Debt							
New Debt Borrowing/Bonds							
Impact Fees and Developer Contributions							
All Other Revenue							
Grants							
Planned + Committed (YRS 4 & 5)							
<b>Revenues Total</b>							
<b>Expenditures</b>							
Project Name:							
Project Name:							
Project Name:							
<b>Expenditures Total</b>							
<b>ANNUAL BALANCE</b>							



9

## Economic Development Element

## Chapter 9

### ECONOMIC DEVELOPMENT ELEMENT Goals, Objectives and Policies

**Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.**

- Goal 1** Mobilize public and private resources to achieve an economically balanced community with a superior quality of life, employment opportunities for current and future residents and a diversified tax base.
- Objective 1.1** The Wildwood shall continue to collect, analyze and disseminate relevant economic data and information in order to develop effective programs, projects, and activities to achieve its economic development goals.
- Policy 1.1.1** The City of Wildwood shall coordinate with the Sumter County Economic Development Council (SCEDC) for the collection, analysis, and dissemination of relevant economic data for developing and monitoring the progress of programs, projects, and activities related to economic development.
- Policy 1.1.2** The SCEDC shall collect and analyze data for base-lining, monitoring, and evaluating economic development programs, projects, and activities.
- Policy 1.1.3** The SCEDC shall carry out research projects to analyze economic, investment and development trends, in support of programs, projects, and activities designed to broaden and enhance the City's economy.
- Policy 1.1.4** The SCEDC shall submit an annual report to the City Manager and City Commission that addresses the status of the economic indicators of the city's economy, and the impact of economic development programs, projects and activities generated from the objectives and policies of this plan. Said report may consist of:
- Summary of business expansions and new business starts;
  - A report of educational training opportunities for businesses and employees;
  - Number of new jobs created;
  - Cost and benefits of public investments to enhance economic development.

- Objective 1.2** The City shall plan, design, and implement programs, projects, and activities that support and assist in the expansion of existing businesses in the City of Wildwood and that recruit new businesses. The SCEDC is hereby designated to carry out the following policies to achieve Objective 1.2:
- Policy 1.2.1** The SCEDC shall develop and implement a citywide marketing plan, inclusive of the Community Redevelopment Agency (CRA), to encourage existing business to invest in expansions and to attract new businesses.
- Policy 1.2.2** The SCEDC shall develop and implement a tourism marketing plan.
- Policy 1.2.3** The SCEDC shall mobilize public and private resources to support the City's economic development efforts to assist both existing and new businesses.
- Objective 1.3** The City of Wildwood in coordination with the Wildwood Community Redevelopment Agency shall establish policies and procedures to promote economic development in the City.
- Policy 1.3.1** The City of Wildwood shall seek to attract industries and businesses that do not negatively impact the City's natural environment and its resources.
- Policy 1.3.2** The City of Wildwood shall determine which types of businesses are most desirable and shall create financial incentives that target such businesses enterprises.
- Policy 1.3.3** The City of Wildwood shall develop and implement financial incentives designed to support the retention and expansion of existing businesses.
- Policy 1.3.4** The City of Wildwood's Community Redevelopment Agency shall establish a program for commercial revitalization with emphasis on the downtown area.
- Policy 1.3.5** The City of Wildwood's Community Redevelopment Agency shall consider the use of Tax Increment Finance incentives to assist in the development of new, and expansion of existing, business in the Community Redevelopment Area.
- Objective 1.4** The City shall designate the SCEDC to define and map future land use areas for commercial development and to define optimal density for industrial and business development.

- Policy 1.4.1** The SCEDC shall conduct research and studies to determine current and future land and-development intensity needs for commercial, retail, office and industrial uses and create an implementation plan.
- Policy 1.4.2** The City of Wildwood shall provide for the location of industrial and commercial development according to the following guidelines:
- The Future Land Use Element's Commercial Node Criteria;
  - Access to the transportation network, notably proximity to arterials-and collectors;
  - Access to utilities;
  - Acceptable impacts on the environment and adjacent land uses;
  - A focus on scale and clustered development, such as research and technology parks, as valuable economic assets to the City and give such projects high priority;
  - Developments will also attract post-secondary education assets, including vocational schools, undergraduate colleges and universities and post-graduate education and research institutions.
- Objective 1.5** The City shall review and, where possible, streamline land development regulations and permitting processes to shorten the review cycle time such that Wildwood becomes measurably more efficient location for creating commercial development.
- Policy 1.5.1** The City will evaluate and implement when applicable best practices in permitting review error reduction, process improvement and customer satisfaction.
- Objective 1.6** Recognizing that workforce is a primary determinant for business growth and attraction, the City will establish programs that encourage development of a higher quality workforce, including retention of local students, and that provide housing opportunities that will be suitable for the city's workforce.
- Policy 1.6.1** The City will identify workforce education strategies that support Wildwood businesses.
- Policy 1.6.2** The City will evaluate and advocate for educational, vocational, and technical training opportunities to match needs of new and existing employers and employees.
- Policy 1.6.3** The SCEDC will meet periodically with representatives of educational institutions and workforce development organizations to discuss long-range planning for improving education and training opportunities for the benefit of Wildwood businesses.
- Policy 1.6.4** The SCEDC will provide input for the design of programs to increase the

availability of suitable housing that is priced appropriately for the city's workforce.

- Policy 1.6.5** The SCEDC will evaluate and advocate for creating programs that assist Wildwood employers to assist their employees to afford housing.
- Objective 1.7** Recognizing that Wildwood is encumbered by having been pre-platted as largely a residential community, the City shall continue to coordinate with appropriate Federal, State and local agencies to increase the City's flexibility to implement land use changes for commercial development, and to increase the City's eligibility for transportation funding.
- Policy 1.7.1** Wildwood shall collaborate with other pre-platted communities in Florida to define changes in state legislation and policies that would enable these communities to more rapidly assemble land for commercial development.
- Policy 1.7.2** The City shall continue to coordinate with FDOT and the Lake-Sumter Metropolitan Planning Organization and other relevant government agencies to expand and enhance the overall transportation network in Wildwood in order to provide improved access to commercial and industrial locations.
- Policy 1.7.3** The City shall foster land assembly efforts in targeted areas having fragmented land ownership patterns. Such land assembly efforts shall include, but not necessarily be limited to: and, assisting land owners in establishing real estate trusts; holding meetings or workshops concerning the benefits of a unified development plan.

**10**

# Public School Facilities Element

## Chapter 10

### PUBLIC SCHOOL FACILITIES ELEMENT

#### Goals, Objectives and Policies

**Any and All Florida Statutes, Florida Administrative Code Regulation or Other Regulations Referenced in this Element Shall be Enforced as it Existed on the Date of Adoption or Amendment of this Element and are to Include any Amendments to the Referenced Regulation, Statute or Code Adopted After the Date of Adoption or Amendment of this Element.**

**Goal 1 Coordinate and maintain high quality education system** Collaborate and coordinate with the School Board of Sumter County (School Board) to ensure high quality public school facilities which meet the needs of the City's existing and future population.

**Objective 1.1 Coordination and Consistency** The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the County and City's comprehensive plan and public school facilities programs, such as:

1. Greater efficiency for the School Board, the County and City by the placement of schools to take advantage of existing and planned roads, water, sewer, parks, and drainage systems;
2. Improved student access and safety by coordinating the construction of new and expanded schools with road, sidewalk, bicycle paths, turn lanes and signalization construction programs;
3. The location and design of schools with parks, ball fields, and other community facilities such as libraries and community centers to take advantage of shared use opportunities; and
4. The expansion and rehabilitation of existing schools so as to support neighborhoods. If the level of service is exceeded causing a capacity deficiency the School Board shall explore expansion and rehabilitation of the existing facility prior to constructing a new facility.

**Policy 1.1.1** Manage the timing of new development to coordinate with adequate school capacity. Where capacity will not be available to serve students generated by the property seeking a change, the City may use the lack of school capacity as a basis for denial of petitions for final subdivisions or site plans for residential development, if no school capacity exists and no proportionate share mitigation options have been agreed to by the School Board.

**Policy 1.1.2** In cooperation with the School Board, the County and Cities (Bushnell, Center Hill, Coleman, and Webster), the City of Wildwood will implement the Interlocal Agreement for Public School Facility Planning for the City of Wildwood, Florida between Sumter County, all legislative bodies of the municipalities, as required by Section 1013.33, Florida Statutes, includes procedures for:

1. Joint meetings;
2. Student enrollment and population projections;
3. Coordinating and sharing of information;
4. School site analysis;
5. Supporting infrastructure;
6. Comprehensive plan amendments, rezonings, and development approvals;
7. Education Plan Survey and Five-Year District Facilities Work program;
8. Co-location and shared use;
9. Oversight process; and,
10. Resolution of Disputes.

**Policy 1.1.3** The City shall include a representative of the school district, appointed by the School Board, as a nonvoting member of the local planning agency, as required by Section 163.3174, Florida Statutes.

**Objective 1.2 Enhance Community Design** Utilize the Future Land Use Map, map series, and necessary capital improvement projects as the relevant justification to enhance community/neighborhood design through effective school facility design and siting standards. Encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

**Policy 1.2.1** The City will continue to coordinate with the School Board to assure that proposed public school facility sites are consistent with the land use categories and policies of the County Comprehensive Plan, pursuant to the Interlocal Agreement for Public School Facility Planning.

**Policy 1.2.2** Consistent with Objective 1.18 and its Policies of the Future Land Use Element, future schools shall be permitted in:

1. All Residential Land Uses;
2. Commercial and Public land uses;
3. Any land use category except Conservation where the proposed site is contiguous to existing public schools or public facilities. The City shall encourage, to the extent possible, the location of new public schools based on the following criteria:
  - a) Within one mile of residential areas, particularly for elementary schools.
  - b) Within one half mile of existing or planned public facilities, such as parks, libraries and community centers.

- c) Location of middle (junior) and primary (elementary) schools along local or collector streets. (Safety)
- d) Location of senior high schools near arterial streets. (Accessibility)
- e) Avoidance of school siting in environmentally sensitive areas.
- f) Avoidance of school siting in any area where the nature of existing or proposed adjacent land uses would endanger the safety of the students or decrease the effective provision of education.
- g) Avoidance of school siting in any area where the proposed school facility would be incompatible with surrounding land uses.
- h) Location on lands contiguous to existing school sites.

Consistent with Section 163.3177, Florida Statutes, the County will include sufficient allowable land use designations for schools approximate to residential development to meet the projected needs for schools.

**Policy 1.2.3** All public schools shall provide bicycle and pedestrian access consistent Florida Statutes. Bicycle access to public schools should be incorporated in the countywide bicycle plan.

**Policy 1.2.4** The City will have the lead responsibility for providing sidewalks along the frontage of preexisting development within the two mile distance, in order to ensure continuous pedestrian access to public schools. Priority will be given to cases of hazardous walking conditions pursuant to Chapter 1006.23, Florida Statutes. Specific provisions for constructing such facilities will be included in the Capital Budget adopted each fiscal year.

**Policy 1.2.5** The City of Wildwood, the County, Cities and School Board will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

**Policy 1.2.6** The City will work to find opportunities to collaborate on transit and bus routes to better serve citizens and students.

**Policy 1.2.7** The City shall implement and maintain mechanisms designed to closely coordinate with the School Board in order to provide consistency between the City's comprehensive plan and public school facilities programs, such as a greater efficiency for the School Board and the City by the placement of schools to take advantage of existing and planned roads, water, sewer and drainage.

**Objective 1.3 Sustainable Design** Encourage sustainable design and development for educational facilities focusing on the coordination between the City and School Board

concerning co-location, shared use, energy efficient methods, rehabilitations, expansions and potential emergency shelters.

**Policy 1.3.1** Coordinate with the School Board to continue to permit the shared-use and co-location of school sites and County and City's facilities with similar facility needs, according to the Interlocal Agreement for Public School Facility Planning for the County of Sumter, Florida, as it may be amended. Coordinate in the location, phasing, and design of future school sites to enhance the potential of schools as recreation areas.

**Policy 1.3.2** Encourage the School Board to use sustainable design and performance standards, such as using energy efficient and recycled materials, to reduce lifetime costs.

**Policy 1.3.3** The City will continue to coordinate with the School Board on efforts to build new school facilities, and facility rehabilitation and expansions, to be designed to serve as and provide emergency shelters as required by Section 163.3177, Florida Statutes. The City will continue to fulfill the requirements of Section 1013.372, Florida Statutes, such that, as appropriate, new educational facilities will serve as public shelters for emergency management and preparedness purposes.

**Objective 1.4 Land Use Considerations** The City will coordinate petitions for changes to future land use, zoning, subdivision and site plans for residential development. This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the City's authority for land use, including the authority to approve or deny petitions or comprehensive plan amendments, re-zonings or final subdivision and site plans that generate students and impact the Sumter County school system. The City will manage the timing of comprehensive plan amendments and other land use decisions to coordinate with adequate school capacity.

**Policy 1.4.1** Consider School Board comments and findings on the availability of adequate school capacity when considering comprehensive plan amendment and other land use decisions as provided for in Section 163.3177(6)(a), Florida Statutes.

**Policy 1.4.2** In reviewing petitions for future land use, rezoning, or final subdivision and site plans for residential development, which may affect student enrollment or school facilities, the City will consider the following issues:

1. Providing school sites and facilities within planned neighborhoods;
2. Insuring the compatibility of land uses adjacent to existing schools and reserved school sites;
3. The co-location of parks, recreation and community facilities with school sites;
4. The linkage of schools, parks, libraries and other public facilities with bikeways, trails, and sidewalks;
5. Ensuring the development of traffic circulation plans to serve schools and the surrounding neighborhood;

6. Providing off-site signalization, signage, access improvements and sidewalks to serve all schools;
7. The inclusion of school bus stops and turnarounds in new developments;
8. Encouraging the private sector to identify and implement creative solutions to developing adequate school facilities in residential developments;
9. School Board staff comments and findings of available school capacity for comprehensive plan amendments and other land-use decisions;
10. Available school capacity or planned improvements to increase school capacity; and
11. Whether the proposed location is consistent with school design and planning policies.

**Objective 1.5 Implement School Concurrency** Manage the timing of residential site plan, development order, development permit (or the final approval/permit that allows the infrastructure improvements to commence) to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency. Level of Service (LOS) standard shall be adopted in order to ensure that there is sufficient school capacity to support student growth for each year of the five-year planning period and for the long term planning horizon.

**Policy 1.5.1** The City shall adhere to the "Sumter County Interlocal Agreement for School Facilities Planning and Siting", as required by Section 1013.33, Florida Statutes, which establishes procedures for, among other things, coordination and sharing of information; planning processes; school siting procedures; site design and development plan review; and school concurrency implementation. Consistent with the Interlocal Agreement, the City agrees to the following standards for school concurrency in Sumter County:

The uniform methodology for determining if a particular school is overcapacity shall be determined by the School Board and adopted into the City's Comprehensive Plan. The School Board hereby selects Department of Education permanent capacity as the uniform methodology to determine the capacity of each school. The Level of Service standard shall be 90% of Permanent FISH Capacity for schools other than Special Schools and School in the Workplace Charter Schools. Special Purpose and School in the Workplace Charter Schools are not counted as schools with capacity for school concurrency purposes.

1. **Level of Service Standard:** Consistent with the Interlocal Agreement, the uniform, district-wide level-of service standards are initially set as follows, and are hereby adopted in the City's Public School Facilities Elements and Capital Improvements Element:

<b>DISTRICT-WIDE</b>	
<b>TYPE OF SCHOOL</b>	<b>LEVEL OF SERVICE</b>
Special purpose	100% of DOE student enrollment

School-in-the-Workplace Charter	100% of DOE charter
<b>BY PLANNING AREA</b>	
<b>TYPE OF SCHOOL</b>	<b>LEVEL OF SERVICE</b>
Elementary	90% of DOE permanent capacity
Middle	90% of DOE permanent capacity
K-8	90% of DOE permanent capacity
K-12	90% of DOE permanent capacity
6-12	90% of DOE permanent capacity
High	90% of DOE permanent capacity
Special purpose	100% of DOE student enrollment
School-in-the-Workplace Charter	100% of DOE charter

Potential amendments to the level of service standards shall be considered at least annually at the staff working group meeting to take place no later than April 15 of each year. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to the Interlocal Agreement by all parties and the adoption of amendments to the comprehensive plans. The amended level of service shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service shall be amended without a showing that the amended level of service is financially feasible, supported by adequate data and analysis, and can be achieved and maintained each year over the five years of the Capital Facilities Plan. If the impact of the project will not be felt until years 2 or 3 of the Five Year Plan, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the Five Year Plan, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvement is assured, through School Board funding, the proportionate share mitigation process, or some other means.

**2. Concurrency Service Areas:** The concurrency service areas shall be the current attendance zones, as shown in the Interlocal Agreement. Potential amendments to the concurrency service areas shall be considered annually at the staff working group meeting to take place each year no later than April 15. If an amendment is proposed by the School Board, it shall be accomplished by the execution of an amendment to this Interlocal Agreement by all parties. The amended concurrency service area shall not be effective until the amended Interlocal Agreement is fully executed. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and can be achieved and maintained each year

over the five years of the Capital Facilities Plan. Concurrency service areas shall maximize capacity utilization, taking into account transportation costs, limiting maximum student travel times, the effect of court-approved desegregation plans, achieving social-economic, racial and cultural diversity objectives, and other relevant factors such as change in the use of facilities. Concurrency service areas shall be designed and have the boundaries modified so that the adopted level of service will be able to be achieved and maintained each year over the five years of the capital facilities plan, and so that the five year capital facilities plan is financially feasible.

**3. Student Generation Rates:** Consistent with the Interlocal Agreement, the School Board staff, working with the County staff and Municipal staffs, will develop and apply student generation multipliers for residential units by type and projected price for schools of each type, considering past trends in student enrollment in order to project school enrollment. The student generation rates shall be determined by the School Board in accordance with professionally accepted methodologies, shall be updated at least every two years and shall be adopted into the County and Cities comprehensive plan. The school enrollment projections will be included in the tentative district educational facilities plan provided to the County and Cities each year as specified in subsection 3.1 of the Interlocal Agreement.

**4. School Capacity and Enrollment:** The City shall amend the concurrency management systems in its land development regulations to require that all new residential units be reviewed for school concurrency at the time of final subdivision or site plan. The City shall not deny a final subdivision or site plan for residential development due to a failure to achieve and maintain the adopted level of service for public school capacity where:

- a) Adequate school facilities will be in place or under actual construction within three years after the issuance of the final subdivision or site plan the CSA of the project site or in one or more contiguous CSA's or,
- b) The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final subdivision or site plan (or functional equivalent) as provided in the Interlocal Agreement. The amount of mitigation required shall be determined by the Department of Education's most current cost per student station applicable to Sumter County. Options shall include the following: (i) School Construction, (ii) Contribution of land, (iii) Expansion of existing permanent school facilities to the expansion being less than or equal to the level of service set for a new school of the same category, (iv) Payment for construction and/or land acquisition, (v) Establish a Charter School with facilities constructed in accordance with

State Requirements for Educational Facilities (SREF), (vi) Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area. Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan satisfying the demand created by that development approval.

**Policy 1.5.2** Options for providing proportionate share mitigation for any approval of additional residential dwelling units that triggers a failure of level of service for public school capacity shall include the following:

1. Contribution of, or payment for, acquisition of new or expanded school sites;
2. Construction or expansion of permanent school facilities;
3. Mitigation banking; and
4. Educational Facility Benefit Districts.

Mitigation shall be directed to projects on the School Board's Five-Year Capital Facilities Plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City and the applicant executed prior to the issuance of the final subdivision, site plan or functional equivalent. If the school agrees to the mitigation, the school board must commit in the agreement to placing the improvement required for mitigation in its Five-Year Capital Facilities Plan. This development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.

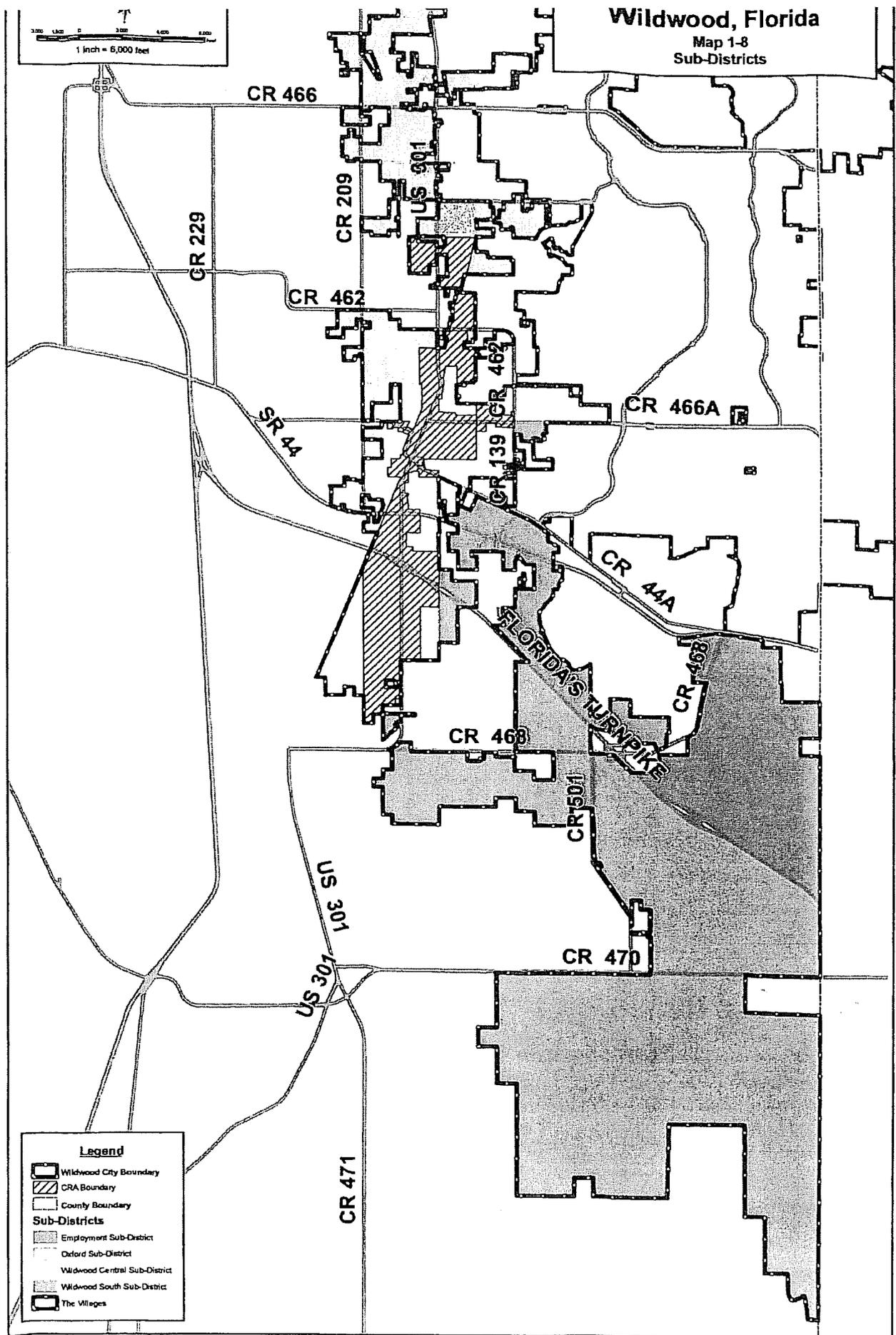
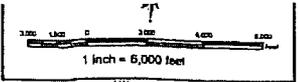
**Policy 1.5.3** The amount of mitigation required shall be determined by estimating the students generated by the development using the student generation rates applicable to a particular type of development and the local costs per student station applicable to Sumter County, in addition to any land costs for new or expanded school sites, if applicable.

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## Maps

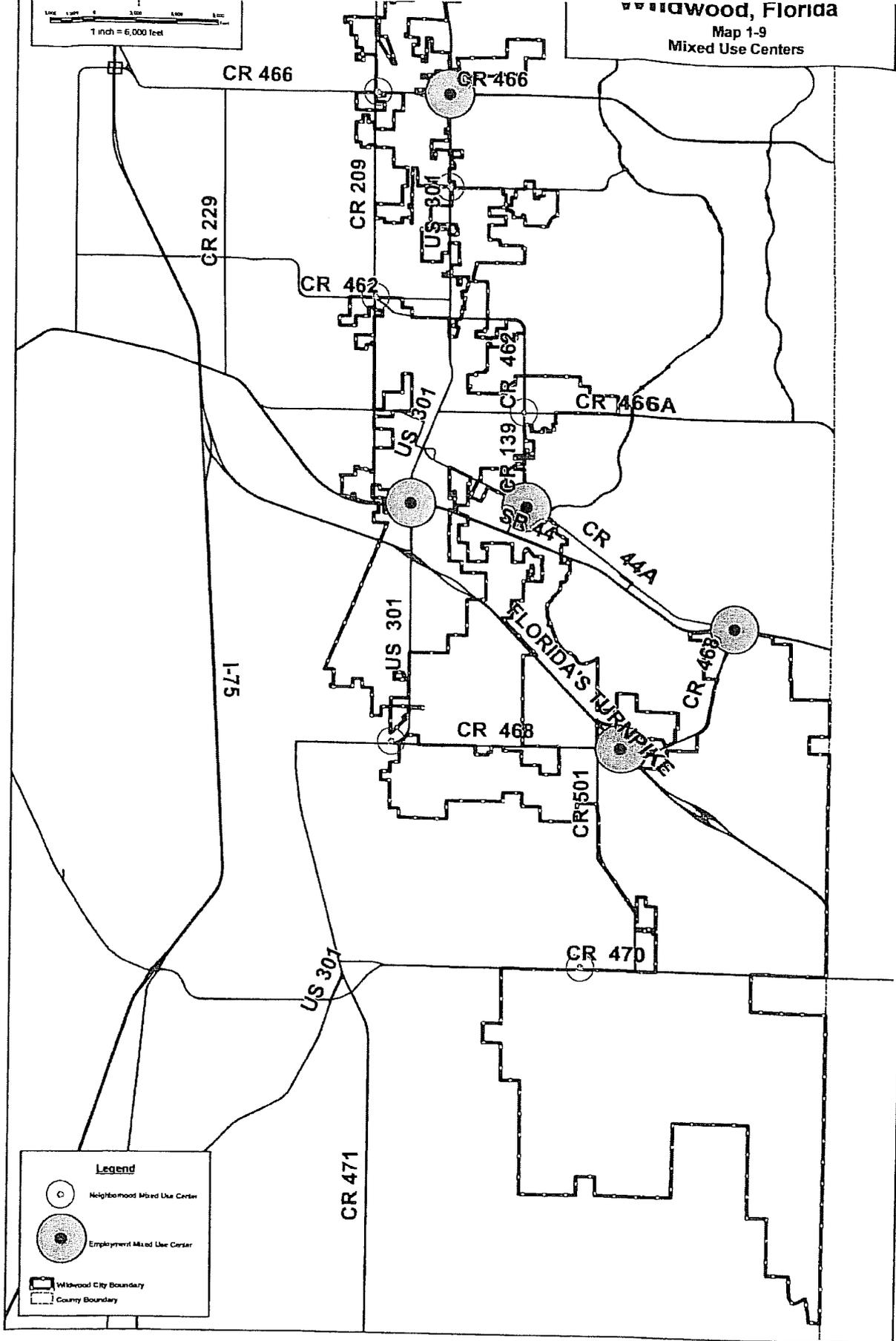
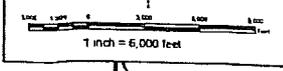
# Wildwood, Florida

## Map 1-8 Sub-Districts



**Legend**

- Wildwood City Boundary
- CRA Boundary
- County Boundary
- Sub-Districts**
  - Employment Sub-District
  - Oxford Sub-District
  - Wildwood Central Sub-District
  - Wildwood South Sub-District
  - The Villages



**Legend**

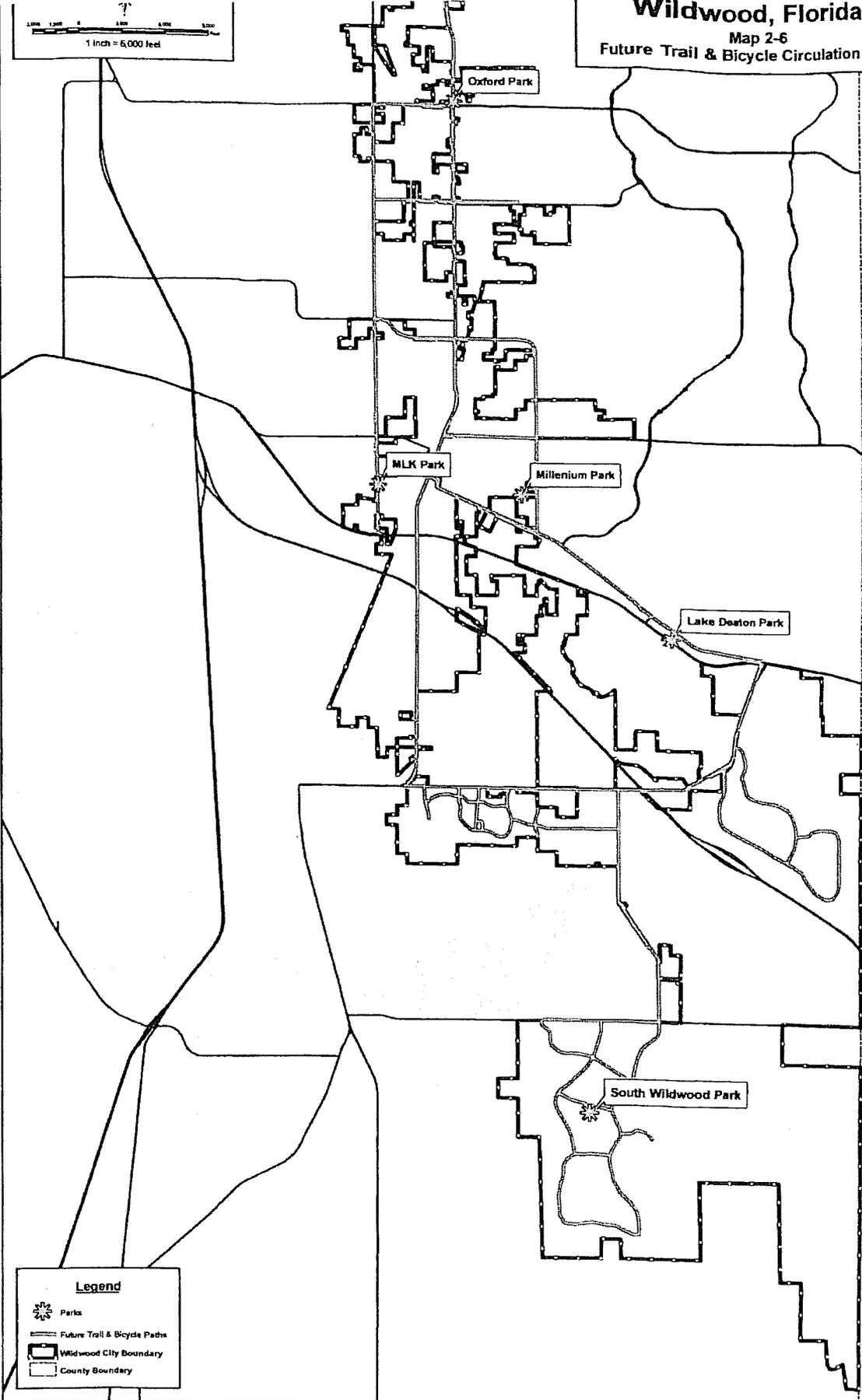
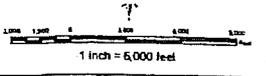
- Neighborhood Mixed Use Center
- Employment Mixed Use Center
- Waldwood City Boundary
- County Boundary





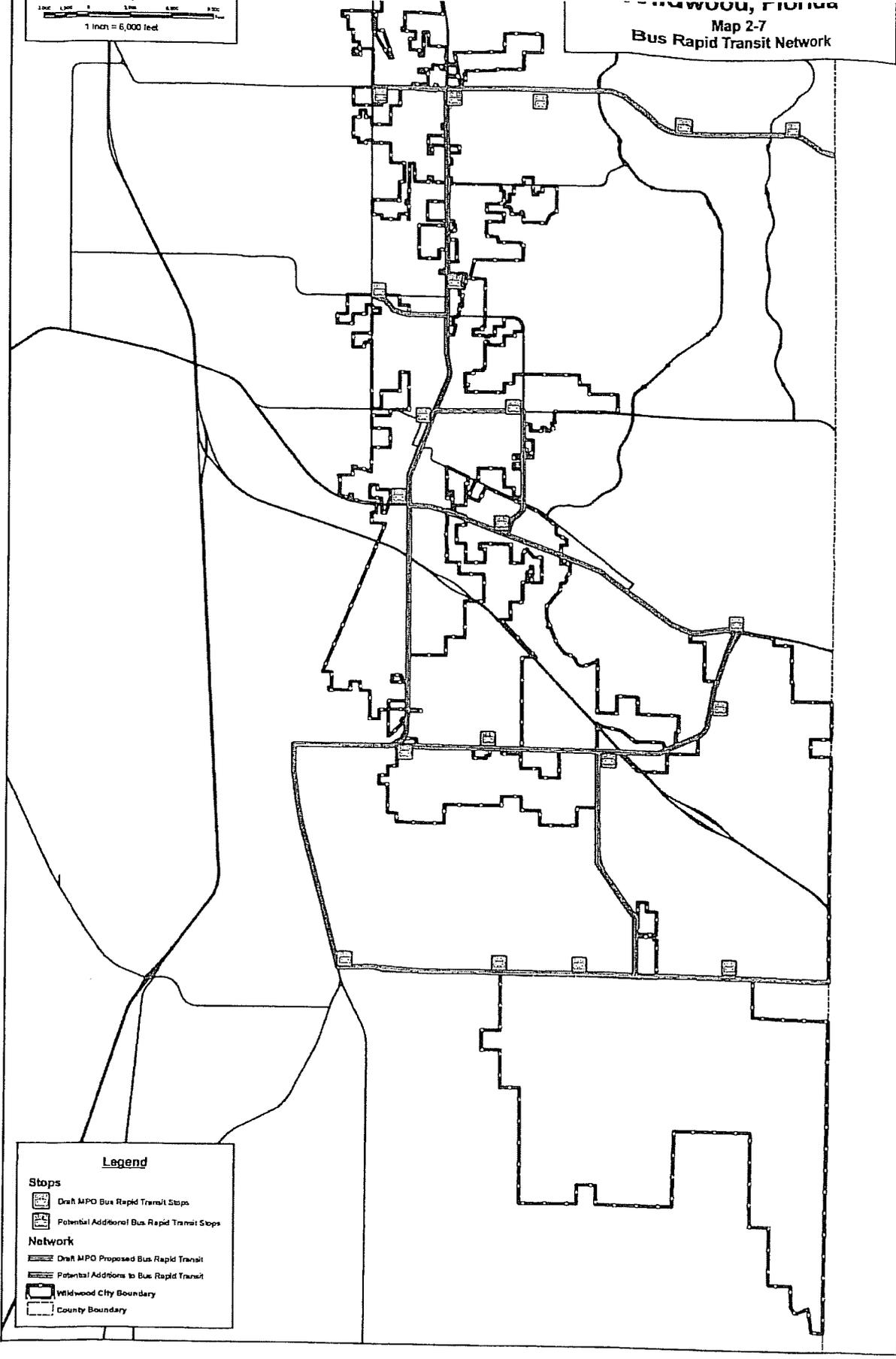
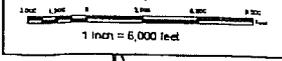
# Wildwood, Florida

## Map 2-6 Future Trail & Bicycle Circulation Map



**Legend**

- Parks
- Future Trail & Bicycle Paths
- Wildwood City Boundary
- County Boundary



**Legend**

**Stops**

-  Draft MPO Bus Rapid Transit Stops
-  Potential Additional Bus Rapid Transit Stops

**Network**

-  Draft MPO Proposed Bus Rapid Transit
-  Potential Additions to Bus Rapid Transit
-  Wilkwood City Boundary
-  County Boundary

**12**

