

EXHIBIT A

# WILDWOOD

## COMPREHENSIVE PLAN

GOALS, OBJECTIVES & POLICIES



2050



# WILDWOOD

## 2050 COMPREHENSIVE PLAN

### GOALS, OBJECTIVES AND POLICIES

ADOPTED May 23, 2022

Ordinance O2022-10

*Any Federal, State or local codes or regulations referenced in this element shall be enforced as they existed on the date of adoption or amendment of this element and are to include any amendments to the referenced regulation or code adopted after the date of adoption/amendment of this element.*





## GOAL 1 - FUTURE LAND USE

*The City shall implement land use planning through comprehensive policies, regulations, capital projects and incentives to enhance the quality of life for its citizens, promote economic vitality, and accommodate future population in a sustainable and equitable manner.*

**Objective 1.1.** **FUTURE LAND USE MAP**  
 The City shall maintain regulations for land use categories and the Future Land Use (FLU) Map (FLUM) Series in order to effectively manage the allocation of land uses through the planning horizon of 2050.

**Policy 1.1.1.** The following FLU categories, along with their intended uses, densities, intensities (for non-residential development), and open space requirements, are established:

**a. Agriculture and Residential**

FLU Categories	Description	Maximum Density	Maximum Intensity
Agricultural (AG)	Intended to accommodate for agricultural activities and single family residential	1 du/5 ac	0.2 FAR
Estate Residential (ER)	Intended to accommodate for single family residential at very low densities	2 du/ac	
Rural Residential (RR)		1 du/ac	
Low Density Residential (LDR)	Intended to accommodate for single family residential at a low density	4 du/ac	0.3 FAR
Medium Density Residential (MDR)	Intended to accommodate for multifamily residential at a moderate density	9 du/ac	
Mobile Home Park (MHP)	Intended to accommodate for the development of mobile home parks	10 du/ac	
High Density Residential (HDR)	Intended to accommodate for multifamily residential at a high density	15 du/ac	

**b. Mixed-Use**

FLU Categories	Description	Maximum Density	Maximum Intensity	Minimum Open Space Required
Residential Mixed Use (RMU)	Primarily medium density residential uses supported by some commercial and office uses	10 du/ac	0.30 FAR or 10% of the site, whichever is less 60% ISR	25%
High Density Mixed Use (HDMU)	Primarily high-density residential uses supported by commercial and office uses within the City’s urban core	24 du/ac	1.0 FAR or 80% ISR, whichever is less	15%
Central Mixed Use (CMU)	Intended to accommodate a mix of residential and nonresidential uses	15 du/ac	0.75 FAR (outside CRA) 2.0 FAR (within CRA) 80% ISR	15%
Neighborhood Commercial (NC)	Primarily neighborhood serving commercial with allowances for residential activity	4 du/ac SF 15 du/ac MF	0.60 FAR 80% ISR	20%



## FUTURE LAND USE ELEMENT GOPs

Note: Projects 10 or more acres in size are required to establish a Planned Development zoning overlay. Projects less than 10 acres in size may be developed as a single use.

To cultivate a sustainable balance between residential and nonresidential development, the mixed-use FLU categories shall abide by the following use percentages:

Use Type	RMU and HDMU		CMU		NC	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Residential	35%	80%	10%	80%	35%	80%
Commercial	5%	40%	5%	70%	5%	40%
Office	0%	40%	0%	60%	0%	40%
Public/Semi-Public	5%	30%	0%	30%	5%	30%

### c. Nonresidential FLU Categories

FLU Categories	Description	Maximum Intensity
Commercial (COM)	Intended to accommodate a mix of commercial and office uses	0.5 FAR or 75% ISR, whichever is less
Industrial (IND)	Intended to accommodate a wide range of industrial uses including mining after approval as a conditional use	0.5 FAR or 70% ISR, whichever is less
Public Facilities (PF)	Intended to accommodate public/semi-public uses	0.6 FAR
Recreation (REC)	Intended to accommodate parks and recreation uses	20% ISR
Conservation (CON)	Intended to accommodate preserved and/or environmentally sensitive lands not to be disturbed.	5% ISR

d. **Special FLU Categories** – Intended to accommodate residential and nonresidential uses in a master planned development.

FLU Categories	Description	Maximum Density	Maximum Intensity
Age-Restricted Development (ARD)	See Objective 1.5	15 du/ac <sup>1</sup>	80% ISR/0.5 FAR <sup>2,3</sup>
Wildwood Springs DRI (WWS DRI)		3,700 du <sup>2</sup>	225,000 SF <sup>2</sup>
Villages of Wildwood DRI (VWW DRI)		7 du/ac	0.5 FAR <sup>3</sup>

1. Up to 30 du/ac may be achieved if included within a Chapter 163 development agreement with the City

2. Maximums shall be interpreted as gross/aggregates

3. Town Centers and Medical Campuses may have a maximum FAR of 3.0

**Policy 1.1.2.** For privately owned lands designated as Conservation on the City’s future land use map that are not under a perpetual conservation easement, the Conservation land use is contingent upon field verification at the time of development review by the state and regional permitting agencies including but not limited to determining the areal extent of waters or wetlands as defined by the applicable rules, the condition and function and whether mitigation is permissible

including use of off-site mitigation and regional mitigation banks. Until field verification occurs the future land use designation of the adjacent uplands applies to the wetland portion of the property and the Conservation designation is considered an overlay in order to notify the property owner of the potential for wetlands on the property. The upland future land use designation is determined by the future land use of the uplands located on the same parcel as the wetlands or the adjacent parcel

if the same owner and there is no upland portion for the parcel where the wetlands are located. Upon completion of field verification, the boundaries of the conservation overlay are defined as the wetland jurisdictional boundaries and the upland future land use designation (the underlying future land use) applies to the upland portion. Wetlands on privately owned lands may be impacted as long as any impacts are mitigated consistent with the state permitting requirements.

**Policy 1.1.3.** The public/semi-public uses noted above for the PF category include public or private schools, universities, colleges, churches and other places of worship, hospitals and public health facilities, assisted living facilities (ALF'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.

**Policy 1.1.4.** The City's zoning map shall be consistent with the Wildwood FLUM Series and further refine the densities, intensities, and uses permitted within each property.

**Policy 1.1.5.** Schools, parks, educational and recreational facilities shall be permitted in all FLU categories.

**Policy 1.1.6.** Net density shall be calculated by excluding rights-of-way, wetlands, stormwater management areas, environmental preservation areas (if they are designated

as CON on the FLUM or are dedicated to the City or another public agency through a conservation easement), and common areas (if publicly owned or committed to a Homeowner's Association formed pursuant to Chapter 720, F.S.).

**Policy 1.1.7.** Residential developments may be permitted a 25% increase in their maximum allowable density (excluding projects which possess an AG or ER FLU designation) if one or more of the following criteria are met:

- a. A minimum of 20% the project's dwelling units are set aside for affordable housing units (i.e., units meeting the needs of households with very low to moderate incomes where the monthly mortgage or rent do not exceed 30% of the household's monthly income) and located within a development which is compatible with character of the surrounding community and adjacent land uses.
- b. Onsite structures achieve a LEED Silver rating or higher, as defined by the United States Green Building Council (USGBC). As part of this requirement, the developer and/or owner must provide documentation demonstrating the achievement of the rating prior to the issuance of a Certificate of Occupancy.

### SUSTAINABLE GROWTH

#### Objective 1.2.

The City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implementing a compact land use pattern.

**Policy 1.2.1.** The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.

**Policy 1.2.2.** The City shall conduct studies and analyses that forecast the future demand for infrastructure, services, and utilities over a short- and long-term period.

The analyses shall be utilized in the preparation of the annual update to the 5-Year Schedule of Capital Improvements.

**Policy 1.2.3.** The City shall extend public facilities only to existing and proposed land use activities within the City which require and demand such services.

**Policy 1.2.4.** The timing and location of public facilities shall be coordinated through the Concurrency Management System (CMS) and Capital Improvement Program to ensure that development occurs in an orderly and timely manner consistent with the availability of public infrastructure, services, and utilities.

**Policy 1.2.5.** The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas of the County. The JPA shall also serve as the Municipal Service Area (MSA), as defined in Section 171.202, F.S.

**Policy 1.2.6.** The City shall maintain its Urban Service Area (USA), which encompasses lands that are currently, or expected (as shown in the Capital improvements Element) to be served by public facilities and services as defined in Section 163.3164, F.S, and includes the areas comprising the JPA and MSA.

**Policy 1.2.7.** Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property. If the proposed future land use of the annexed property is consistent with the future land use category depicted on the JPA Map, the amendment shall be processed as a small-scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The underlying County future land use shall remain in full force and effect until such time as the annexation and related FLUM amendment are effective.

**Policy 1.2.8.** The City shall encourage all new development and redevelopment projects to abide by the following principles to cultivate a more sustainable land development pattern:

- a. Contribute to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services, and utilities
- b. Promote innovative and compact design principles such as vertical mixed use, clustering, and planned development
- c. Advance the creation of a diverse housing inventory
- d. Cultivate a multi-modal transportation network to achieve high levels of safety, connectivity, and mobility between uses.
- e. Develop a thriving and equitable economy through recruitment, retention, training, education, and employment
- f. Foster distinctive and attractive neighborhoods with a strong sense of place
- g. Preserve open space and other agricultural areas, agricultural activities, natural beauty, and significant natural resources
- h. Encourage the location of schools proximate to residential areas when possible
- i. Direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl
- j. Validate multiple modes of transportation
- k. Cultivate safer neighborhoods by employing Crime Prevention Through Environmental Design (CPTED) techniques
- l. Maintain compatibility with adjacent land uses through the use of design standards, limitations on light intrusion on surrounding properties, buffering, vegetative buffering, fencing and/or walls to make uses compatible with each other
- m. Maximize use of existing and future public facilities and services

**RESOURCE STEWARDSHIP**

**Objective 1.3.**

The City shall preserve, protect, and enhance its significant environmental resources and cultural heritage.

**Policy 1.3.1.** The City shall continue to coordinate with the local, regional, state, and federal agencies concerned

with managing natural resources for the purposes of their continued protection and preservation.



**Policy 1.3.2.** The City shall prohibit the installation of new septic tanks within all new residential, commercial and industrial projects within the City where wastewater is available and coordinate with the County to encourage the limitation of septic tank permits in unincorporated areas adjacent to the Wildwood USA.

**Policy 1.3.3.** As detailed in the Public Facilities Element, the City shall protect potable public water wells by restricting and/or prohibiting land uses and development activities that may adversely impact these resources.

**Policy 1.3.4.** The City shall encourage all new development and redevelopment projects to:

- a. Implement green infrastructure and building practices
- b. Respect natural topographies
- c. Reduce building footprints and impervious surface areas to the maximum extent feasible
- d. Locate development away from environmentally sensitive areas
- e. Preserve natural habitats and ecosystems
- f. Provide for onsite stormwater management facilities using low intensity development (LID) techniques and methods
- g. Employ energy, water, and waste conservation measures
- h. Preserve open space and natural lands

**Policy 1.3.5.** The City shall strive to identify its significant cultural (e.g., historical, archaeological, architectural) resources.

**Policy 1.3.6.** The City shall determine the feasibility of listing its culturally significant structures with the National Register of Historic Places (NRHP).

**Policy 1.3.7.** 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 culturally significant resources.

**Policy 1.3.8.** The City shall seek to encourage the restoration, rehabilitation, and/or reuse of culturally significant properties through the provision of incentives and technical guidance, such as development waivers and grant application assistance.

**Policy 1.3.9.** The City shall discourage property owners from negatively impacting onsite cultural resources due to the:

- a. Destruction or alteration of all or part of such site
- b. Transfer or sale of a site without adequate conditions or restrictions regarding continued preservation, maintenance, or use of such property
- c. Encroachment or introduction of visible, audible, or atmospheric elements which are inconsistent with the character of the property
- d. Alteration or destruction of the site's surrounding environment

**Policy 1.3.10.** Development shall cease on a site when unidentifiable artifacts are uncovered during either land preparation or construction. The developer shall notify the City and the Florida Department of State of such discovery. Construction shall not begin until the City and State have 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.

<b>Objective 1.4.</b>	<b>ECONOMIC DEVELOPMENT</b>
	The City shall cultivate an environment which fosters, supports, and champions economic growth and development activities.

**Policy 1.4.1.** The City shall continue to abide by the terms of the Economic Development Sub-Agreement, as part of its Interlocal Agreement with Sumter County.

**Policy 1.4.2.** The City shall continue to encourage and support the endeavors of the Sumter County Economic Development Office.

**Policy 1.4.3.** The City shall continue to support the work of the Community Redevelopment Agency (CRA) to address conditions of slum and blight by assisting in the implementation of the Community Redevelopment Plan.

**Policy 1.4.4.** The City shall periodically revisit its Land Development Regulations, zoning map, development review procedures, and permitting process to identify manners in which development and redevelopment projects can be approved more expeditiously.

**Policy 1.4.5.** The City shall seek to develop incentive programming which encourages and supports the revitalization of vacant and underutilized retail spaces.

**Policy 1.4.6.** The City shall work with the Sumter County Economic Development Office to develop a list of shovel-ready properties within the City and market these properties for future development.

### LARGE-SCALE PLANNING MECHANISMS

#### Objective 1.5.

The City shall recognize the advantages and benefits in planning over large areas and over longer time periods through planned development projects presumed to be a Development 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.

**Policy 1.5.1. Age Restricted Development.** This category shall be provided to areas designated on the Future Land Use Map for developments proposed as an age restricted community. To be considered an age restricted community the development must commit to the following:

- a. Consistency with the Federal and Florida Fair Housing requirements;
- b. Incorporate a mixture of housing types;
- c. Plan for a mixed use development pattern;
- d. Provide for the recreational needs of its residents with amenities such as community centers, golf courses, trails and other similar facilities;
- e. Provide for multiple modes of internal transportation such as bicycles, golf carts, pedestrian and connections to transit if available;

- f. Establish design standards at the time of local development order approval to ensure a well-designed community; and
- g. Ensure protection of environment and natural resources on site.

**Policy 1.5.2.** Uses within the ARD category may include single family detached and attached homes, multi-family developments, commercial and office (general and medical) uses, assisted living facilities, independent living facilities, memory care facilities, hospice, continuing care retirement communities, skilled nursing facilities, hotels, hospitals, recreation, golf courses, government, institutional and civic uses, silviculture, wastewater, water treatment plants and well site and other similar uses.

**Policy 1.5.3.** An Age Restricted Development must plan for a mixture of land uses generally consistent with the following percentage distribution (based upon acreage):

Use	Minimum Required	Maximum Permitted
Commercial: Including but not limited to Retail, Office, Hotel, Convention/Performing Arts Center and Theater, Assisted Living Facility, Skilled Nursing Facility, Memory Care Facility	2%	50%
Residential (Age Restricted and Non-Age Restricted Housing)	20%	90%
Institutional/Educational/Governmental including but not limited to community facilities, recreation, golf course and multi-use trails	5%	50%
Medical Campus: Including but not limited to Hospital, Clinic, Professional Offices, Pharmacy, Assisted Living Facility/Skilled Nursing Facility, Hospice and CCRC facilities.	0%	15%

**Policy 1.5.4.** An Age Restricted Development must be consistent with the following criteria:

- a. Mixed land use: An age restricted development must include a mixture of uses by providing for the housing, recreation/amenities and commercial needs of its residents. Each ARD project must demonstrate how it will meet the minimum percentages applied on a per project basis. Each individual amendment does not have to provide within its boundary a mixture of uses as long as the amendment demonstrates that it is an expansion of an existing ARD project. For example, an ARD application can provide for only housing if the amendment is an expansion of an existing ARD that provides the required mixture of uses. This Policy shall take precedence over Future Land Use policies regarding the development of smaller parcels as a single use. A Property less than 10 acres shall demonstrate that it is an expansion of an existing approved ARD, pursuant to this Policy.
- b. Expansion of an Existing ARD Project: Expansion of an existing ARD Project requires the written authorization of the property owner of the ARD Project. If the ARD Project has entered into a 163 agreement with the City, then the property owner is defined as the owner(s) in said 163 agreement.
- c. Site specific policies: An ARD development may also include site specific policies to address unique project issues.
- d. Location: The ARD category is intended to guide the future development of the Southern Wildwood area since senior housing is a common theme for many of the developments of regional impacts (DRIs) proposed there. However, the ARD is not limited to only this area as long as the minimum criteria can be met.
- e. Acreage: The minimum acreage required to establish a new ARD project shall be 1,000 acres.
- f. Land Use Conversion: An ARD may include a land use conversion matrix if the conversion demonstrates that no additional public facility impacts are generated. Age restricted residential will not impact public school capacity.
- g. Compatibility: An ARD must include strategies to address the edge of the development to ensure compatibility with adjacent properties. Strategies may include but are not limited to the following: design standards, limitations on light intrusion on surrounding properties and buffering.
- h. Design Standards: An ARD development must include design standards at the time of local development order approval that serve the following purposes:
  - i. Promote high quality growth that creates a sense of place and community through the use of design and building materials;
  - ii. Encourage a diversity of housing styles, shapes and materials in order to create a variety in the streetscape;



- iii. Incorporate public spaces and gathering areas;
- iv. Provide a safe and attractive pedestrian streetscape;
- v. Address building orientation and placement and configuration of lots and blocks;
- i. Existing ARD Projects: The following are approved ARD projects within the City:
  - i. The Villages of Southern Oaks (VOSO), as defined in Future Land Use Element Policy 1.5.4;
- j. Mining: Mining is allowed, pursuant to conditional use approval from the City of Wildwood, in accordance with Section 3.20 of the City of Wildwood Land Development Regulations. Mining in the Villages of Southern Oaks is allowed, pursuant to the requirements in Future Land Use Element Policy 1.5.4.
- k. Community Support District: An ARD may include a Community Support District (CSD) which is a distinct, non-age restricted mixed use district in close proximity to the age restricted dwelling units. The CSD must, at a minimum, provide recreation and commercial uses for its residents but all land uses allowed within ARD are permitted in the CSD. Generally, the internal transportation network provided in the CSD is similar to what is found in the age restricted communities.
- l. Transportation Element Policies 2.4.7 (bicycle lanes), 2.4.8 (sidewalks) and 2.5.11 (sidewalk gaps) do not apply to The Villages® because sidewalks, bicycle paths and interconnections are addressed in The Villages design standards

**Policy 1.5.5.** The Villages of Southern Oaks The Villages® (referred to under this policy as “The Villages®” or “the Project”) is designated as Age-Restricted Development (ARD) on the City of Wildwood’s Future Land Use Map. The Project is located in southern Wildwood and is south of State Road 44, east of US 301 and is along both the north and south sides of the Florida Turnpike east to the Lake County line. The Villages of Southern Oaks must develop consistent with the following requirements:

- a. The Villages is a mixed use development which will develop consistent with the Age-Restricted Development (ARD) land use category which includes the mixed use development requirements pursuant

to Future Land Use Policy 1.5.2. The Project may include the following uses: residential (age restricted and non-age restricted through conversion of land uses), office, commercial/retail, hotel, medical, research and development, light industrial, institutional, education, recreation, urban agriculture and community farming, recreational vehicle development, and other similar uses as well as supporting infrastructure (e.g., roads, water, sewer, etc.). The Villages may develop under multiple phases with specialized design standards as established in The Villages of Southern Oaks Area A Chapter 163 Development Agreement, The Villages of Southern Oaks Area B Chapter 163 Development Agreement, The Villages of Southern Oaks Area C Chapter 163 Development Agreement with the City (also referred to under this Policy as “the Chapter 163 Agreements” or “the Agreements”). The Agreements will also include design standards for the Project as required by Future Land Use Element Policy 1.5.4. The design standards addressed in the Agreements shall include but not be limited to architectural design standards, building setbacks, landscaping and buffering and roadway design. Additionally, a separate expedited review process is included in the Chapter 163 Agreements. The Villages will utilize urban design principles in order to create a development pattern that establishes clear non-platted non-residential centers supported by residential development connected with an internal road system and trails to encourage walking, biking and other modes of transportation. Wetlands on site will be protected consistent with the City’s comprehensive plan and the state and federal regulatory requirements which provide the option of regional mitigation banks as an acceptable mitigation tool. Wetlands onsite may also be utilized for passive recreation, trails, boardwalks and bridge crossings.

- b. The uses permitted in the City’s agricultural land use and zoning are permitted provided such activities are not in conflict with the City’s comprehensive plan. Permitted uses may include but are not limited to silviculture, farming and animal husbandry.
- c. The Villages will maintain compatibility with adjacent land uses through ensuring that residential uses are adjacent to off-site residential uses or through the

use of vegetative buffering, fence or a wall to make uses compatible with each other.

- d. Project Entitlements: The following Project entitlements are planned:
  - Non-Residential: 12,278,000 square feet
  - Residential (Age Restricted): 60,449 dwelling units
  - Government/Office: 1,529,000 square feet
- e. Permitted Uses: The Project entitlements may be used for any of the uses identified above which include but are not limited to: residential (age restricted and non-age restricted through conversion of land uses), office, commercial/retail, hotel, medical, research and development, light industrial, institutional, education, recreation, urban agriculture and community farming, recreational vehicle development, and other similar uses as well as supporting infrastructure (e.g., roads, water, sewer, etc.). A land use conversion table will also be included within the Chapter 163 Agreements which will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment. The Villages must provide the City notice of at least 30 days in advance of using the land use conversion table. However, the Villages must still develop consistent with this policy and the remainder of the City’s Comprehensive Plan as applicable, which includes the minimum mixed use requirements for an Age-Restricted Development (ARD).
- f. The Chapter 163 Agreements will include development and design standards for the implementation of the recreational vehicle development land use. This use may include recreational vehicles, short-term rentals, long-term rentals and sales.
- g. Mining is an allowable use within the Project, subject to the requirements and provisions of the Chapter 163 Agreements with the City.
- h. The Villages Land Company (VLC) is the Master Developer for the Project. As the Master Developer,

VLC owns and controls all of the development rights and entitlements within the Project which are identified in the Agreements. Any proposed development or improvements to property within the Project requires the prior written approval of the Master Developer, including, but not limited to, use of any entitlements as to any parcel or property within the Project. No new development can occur that reduces VLC’s entitlements or Master Developer rights without Master Developer’s prior authorization. VLC maintains an accounting of its development entitlements and will provide a copy to the City upon request.

- i. The Villages has entered into an agreement with Sumter County where Sumter County has committed to make improvements to the County’s roadways in southern Wildwood area. Those improvements in conjunction with the internal roadway network to be constructed by The Villages will provide the future transportation network to serve this portion of the City of Wildwood. The Villages will coordinate with the City of Wildwood and the Lake-Sumter MPO to ensure these new facilities are incorporated into the City’s long-range transportation map and the MPO facilities plan updates.
- j. The Project may include Community Support Districts as permitted in FLUE Policy 1.5.1. Any dwelling units within the Community Support District will be created from other uses pursuant to the land use conversion table.
- k. The Project shall use the following potable water level of service standards:
  - Age Restricted Residential – 89 gallons per unit per day
  - Non-Age Restricted Residential – 200 gallons per unit per day

**Policy 1.5.6.** Wildwood Springs DRI. 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.

i. *Mixed Use Commercial Area (MUC):* The MUC shall be located at the intersection of SR 301 and CR 468. The MUC shall provide pedestrian connection and vehicular access to US 301 and CR 468. The MUC shall provide an area to accommodate a future transit stop along US 301 or CR 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.

ii. *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 CR 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 CR 468 corridor that will help support transit. The CR Area shall provide a minimum of 3 pedestrian and vehicular connections to CR 468 and shall provide areas to accommodate future transit stops at each connection to CR 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 CR 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 CR 468.

iii. *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.



- iv. *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.
  - b. *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 bikeable.
  - c. 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.
  - d. 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.
  - e. 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.
  - f. There shall be a minimum of six (6) vehicular and pedestrian connections: four (4) to CR 468; one (1) connection to the Eastern boundary; and one (1) connection to the south along CR 505. Additional connections will be provided as appropriate based on site constraints and compatibility of adjacent land uses.
  - g. 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.
  - h. 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.
  - i. 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.
  - j. The Wildwood Springs DRI Development Order shall be consistent with the Comprehensive Plan.
- Policy 1.5.7.** 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

## FUTURE LAND USE ELEMENT GOPs

Use Map. The Villages of Sumter Development of Regional Impact (DRI) 3rd 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 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. 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 shall be consistent with the following minimum and maximum ranges as follows:

Use	Minimum Permitted	Maximum Permitted
Commercial: Including Retail, Office, Hotel Convention/Performing Arts Center and Theater	55%	68%
Residential	0%	40%
Institutional/Educational	1%	3%
Medical Campus: Including Hospital, Clinic, Professional Offices, Pharmacy, Assisted Living Facility/ Skilled Nursing Facility	5%	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 1.7.3 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. This policy 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 this policy. 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 onsite. 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 regard 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 of this policy.



**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 Section 380.06, F.S., 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 this policy and future conditions maps of the Wildwood Comprehensive Plan.

**Policy 1.5.8.** Regional Activity Centers (RAC), as defined by Rule 28.24.014 of Florida Administrative Code (FAC), is an overlay zone on the FLUM intended to accommodate for a high density and intensity multi-use area that encourages attractive and functional mixed living, working, shopping, education and recreational activities, served by a proficient use of urban infrastructure, services, and utilities.

**Policy 1.5.9.** The City shall require that RACs be adopted by Comprehensive Plan amendment and shall include a Conceptual Master Plan that promotes physical and functional integration of a mixture of land uses and that address, at a minimum:

- a. Possess a Planned Development (PD) zoning overlay;
- b. Provide for a diverse mix of residential and nonresidential land use as varying densities and intensities;
- c. Locate within, adjacent, or within close proximity to areas of the City which are already developed;
- d. Provide for a transition of land use intensities near the periphery of the RAC;
- e. Locate at (or in reasonable proximity to) arterial roadways and committed public facilities.

**Policy 1.5.10.** The City shall continue to recognize the following RACs:

- a. **Trailwinds Village RAC.** Development within this RAC shall be consistent with uses permitted within the CMU FLU, the sustainability principles identified in Objective 1.2, and shall occur under a PD Zoning overlay.
- b. **Wildwood Commons RAC.** Development within this RAC shall be consistent with the uses permitted within the CMU FLU, the sustainability principles identified in Objective 1.2, and shall occur under a PD Zoning overlay.



## **GOAL 2 - Transportation**

***To provide for a safe, convenient, and efficient multi-modal transportation system that facilitates the movement of people and goods in the City of Wildwood.***

<b>Objective 2.1.</b>	<p><b>MULTIMODAL SYSTEM</b></p> <p>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.</p>
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**Policy 2.1.1.** The City shall implement a land use pattern that results in safe, compact, mixed-use, walkable communities with a wide range of jobs, services and housing located within close proximity to each other. This pattern will help reduce vehicle miles traveled and the emission of greenhouse gases.

**Policy 2.1.2.** The City shall identify future right-of-way needs and establish a program to acquire or reserve those rights-of-way.

**Policy 2.1.3.** The City shall enforce minimum right-of-way requirements for new roadways.

**Policy 2.1.4.** All major roadways shall be designed as complete transportation thoroughfares, incorporating bicycle, pedestrian and transit features to achieve a true multi-modal system.

**Policy 2.1.5.** 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 2.1.6.** The City shall coordinate with the Florida Department of Transportation (FDOT) and the Lake-Sumter County MPO to implement the recommendations of the US 301 complete streets study.

**Policy 2.1.7.** The City shall consider the following speed management strategies when designing or approving new roadways or modifying existing roads in the City:

*Enclosure:* Framing the road with street trees, buildings, on-street parking.

*Engagement:* Connecting the driver with the surrounding environment using tools such as on-street parking, narrower lanes, architectural details, pedestrian activity.

*Deflection:* Creating vertical or horizontal shifts incorporating roundabouts, splitter medians, raised intersections, raised and or mid-block crosswalks, or similar designs.

**Policy 2.1.8.** The City shall support the continuation of existing freight rail infrastructure where consistent with land use policies and the Downtown Master Plan.

**Policy 2.1.9.** The City shall encourage densities along Sumter County designated transit corridors and within mixed-use nodes to promote and support public transportation.

**Policy 2.1.10.** The City shall coordinate with Sumter County and the Lake-Sumter Metropolitan Planning Organization (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 future activity centers.

**Policy 2.1.11.** The special needs of transportation disadvantaged person shall be coordinated with Sumter County in the design of all public transit systems.

**Policy 2.1.12.** The City shall encourage active participation of citizens, neighborhood groups, and economic interest groups in determining the transportation needs of the City.

**Policy 2.1.13.** The City shall coordinate with the County to assess the need to provide public transit throughout the City.



<b>Objective 2.2.</b>	<b>SAFE AND CONVENIENT</b> The City shall strive to make the transportation system safe and convenient for all transportation modes and users.
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**Policy 2.2.1.** The City shall ensure that new and improved streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, freight, motorists and transit, according to the purpose of each street.

**Policy 2.2.2.** Streets shall accommodate people of all ages and abilities, including children, teenagers, adults, senior citizens, and persons with disabilities.

**Policy 2.2.3.** The City shall strive to reduce the number of traffic crashes and eliminate fatalities and serious injuries.

**Policy 2.2.4.** Intersections shall be made pedestrian-friendly by limiting the pedestrian crossing width; use of adequate lighting; adequate timing for traffic signals; and the provision of facilities for persons with disabilities.

**Policy 2.2.5.** Traffic operation improvements such as traffic signals, turn lanes, service roads, signing, and pavement marking shall be undertaken when warranted

to improve the safety and efficiency of the existing roadway network.

**Policy 2.2.6.** Crash records shall be investigated on a regular basis to determine whether improvements to the roadway network are warranted to relieve high crash conditions and cooperate with the FDOT on high crash locations on State highways.

**Policy 2.2.7.** The Land Development Regulations shall require that all new roadways intersecting with existing roadways shall provide a clear zone where no objects will impair the sight of motorists at said intersections.

<b>Objective 2.3.</b>	<p><b>SYSTEM PERFORMANCE</b></p> <p>The City shall use various tools to improve the operational efficiency of all transportation facilities.</p>
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**Policy 2.3.1.** The City shall implement transportation improvements and strategies to meet projected needs of growth and anticipated development.

**Policy 2.3.2.** The City shall consider adopting mobility strategies in the Land Development Regulations to ensure new development incorporates multi-modal solutions to mitigate traffic impacts.

**Policy 2.3.3.** The City shall rely on the Level of Service Standards established in the ISBA and as follows, based on peak hour, peak direction traffic volumes, to ensure that acceptable traffic conditions are maintained. LOS standards are not regulatory but provide a basis by which the City may monitor congestion and coordinate needed improvements with Sumter County, FDOT and the Lake-Sumter MPO.

FIHS Facilities	As determined by FDOT
SIS Facilities	As determined by FDOT
Completed TRIP Projects	As determined by FDOT
CR 462 from C-466A to US 301	LOS F (City and County)
All Other Roadways	LOS D

**Policy 2.3.4.** The City shall develop and maintain a Congestion Management System (CMS) in cooperation with Sumter County and the Lake-Sumter MPO. The CMS shall monitor traffic conditions and the impacts of development on the following roadways, at a minimum:

US 301	SR 44	CR 44A
Powell Road	CR 209	CR 213
Warm Springs Avenue	CR 462	CR 466
Marsh Bend Trail	CR 466A	Central Parkway
Florida’s Turnpike	CR 472	CR 214

**Policy 2.3.5.** The City will annually monitor and update the CMS during the peak season (January through March).

**Policy 2.3.6.** The City shall manage growth in a manner that discourages the local population from utilizing the Florida Turnpike for short trips.

**Policy 2.3.7.** Using information from FDOT, Sumter County and the Lake-Sumter MPO, the City shall monitor the capacity or deficiency of each road segment and prepare an annual report.

**Policy 2.3.8.** The City shall continue discussions with FDOT and other agencies as needed to develop alternative routes to US 301 in order to divert through traffic, particularly truck through traffic.

**Policy 2.3.9.** 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), Intelligent Transportation Systems (ITS), the encouragement of alternative modes of travel (e.g., bicycle, transit) and others that are identified in the Land Development Regulations.

**Policy 2.3.10.** The City shall continue to coordinate with the County, the Lake-Sumter MPO and FDOT on a traffic flow management system (signal synchronization) for all signalization along major roads, as possible.

<b>Objective 2.4.</b>	<p style="margin: 0;"><b>PEDESTRIAN AND BICYCLE SYSTEMS</b></p> <p style="margin: 0;">The City shall promote transportation choice through construction of well-designed pedestrian and bicycle facilities.</p>
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**Policy 2.4.1.** The City shall prepare and adopt a comprehensive bicycle and pedestrian master plan.

**Policy 2.4.2.** The master plan shall inventory existing crosswalks at signalized intersections and shall identify recommended locations for additional crossings.

**Policy 2.4.3.** The master plan shall prioritize the construction/improvement of those corridors which link residential developments to nearby schools, recreational and activity centers.

**Policy 2.4.4.** The City shall seek funds and grant opportunities and private/public partnerships to further the construction of trails and sidewalks.

**Policy 2.4.5.** The City shall install bicycle parking facilities at all City-owned public buildings.

**Policy 2.4.6.** The City shall design a trail and bicycle system that connects residential areas, employment centers, public schools, activity centers, parks, and recreational areas.

**Policy 2.4.7.** The City shall encourage bicycle lanes to be constructed as part of new road construction or resurfacing projects.

**Policy 2.4.8.** The City shall require that new sidewalks be constructed as part of new commercial, multi-family residential, industrial, and mixed-use projects. Single-family residential developments must, at minimum, provide pedestrian connections to surrounding areas where feasible. Internal sidewalk networks shall be determined on a case-by-case basis.

**Policy 2.4.9.** 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.

**Policy 2.4.10.** Future arterial and collector road constructions, widening, or reconstruction projects shall require accommodation of bicycle travel and pedestrian needs.

**Policy 2.4.11.** The City shall prioritize the construction of sidewalks where gaps exist. The following criteria shall be used in prioritizing those improvements:

- a. Proximity to public schools.
- b. Proximity to major public parks or cultural facilities.
- c. Proximity to high density residential and commercial areas, or any area exhibiting (or potentially exhibiting) a high volume of walking.
- d. Arterial and collector streets.
- e. Proximity to transit routes.
- f. Proximity to identified redevelopment areas and areas designated in the City’s Downtown Master Plan.

**Policy 2.4.12.** The City shall work with the CSX to improve the connectivity between downtown and the neighborhoods west of the railroad.

**Policy 2.4.13.** The City shall review development for consistency with the standards in the Land Development Regulations to ensure that adequate provisions exist for pedestrians and bicycles.

**Policy 2.4.14.** In road construction and reconstruction projects, roadway designs shall protect and promote pedestrian comfort, safety and attractiveness by incorporating measures such as on-street parking, wide sidewalks, and abundant landscaping at the street edge, where feasible.

**Policy 2.4.15.** The City shall enforce Land Development Regulations that require all new development (subdivisions, replats, planned developments, and site plans) to accommodate bicycle and pedestrian traffic needs; new multi-family and non-residential developments shall be encouraged to provide bicycle parking.

<p><b>Objective 2.5.</b></p>	<p><b>ROADWAY DESIGN AND MAINTENANCE</b></p>
<p>The City shall ensure the transportation system meets the needs of the current and future City residents.</p>	

**Policy 2.5.1.** The City shall maintain all municipally owned roadways and those roadways the City agreed to maintain under adopted agreements with the State or County or Developer of Record using the City's Pavement Management System.

**Policy 2.5.2.** Improvements to the transportation system shall be prioritized based on safety considerations, existing deficiencies, multi-modal and environmental considerations, physical, economic and policy constraints, contribution to quality urban design, required right-of-way needs and level of service.

**Policy 2.5.3.** The City shall enforce regulations that restrict parking on City roadways, unless specifically designated for that purpose.

**Policy 2.5.4.** The City will continue to identify specific revenue sources to be used in funding transportation system improvements.

**Policy 2.5.5.** The City shall work with Sumter County to use Transportation Impact Fee funds to construct new and/or improve existing regional transportation facilities.

**Policy 2.5.6.** The City shall enforce regulations to ensure that the City's transportation system will emphasize safety and efficiency.

**Policy 2.5.7.** The Land Development Regulations shall require developers to improve publicly (State, County, or City) maintained roads to accommodate the impacts of their proposed development or redevelopment projects based on Level of Service (LOS) standards as established in the ISBA and this Comprehensive Plan.

**Policy 2.5.8.** The City shall continue to coordinate with Sumter County regarding traffic study methodologies using Sumter County's adopted Traffic Impact Analysis Guidelines, dated June 2020.

**Policy 2.5.9.** The City shall maintain parking regulations in the Land Development Regulations and shall review all proposed developments to ensure the requirements are met.

**Policy 2.5.10.** The City shall maintain and enforce regulations concerning on site traffic flow.

**Policy 2.5.11.** . The City shall require future developments to provide vehicular connectivity internally and to surrounding areas where feasible and to provide secondary emergency access points to and from the development.

**Policy 2.5.12.** The City shall require new subdivisions to provide a physical connection to adjoining undeveloped lands where feasible to promote road connectivity, and to connect to existing roadways that provide cross access at their boundaries.

**Policy 2.5.13.** 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 2.5.14.** The City shall follow Sumter County and FDOT's access management standards to eliminate roadway designs which lead to hazardous conditions along arterial roadways.



<p><b>Objective 2.6.</b></p>	<p style="text-align: center;"><b>COORDINATION WITH OTHER AGENCIES</b></p> <p>The City shall 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.</p>
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**Policy 2.6.1.** Transportation improvements 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 2.6.2.** 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.

**Policy 2.6.3.** The City shall work with FDOT in the scheduling of needed roadway improvements in the FDOT 5-Year Work Program for state roads in the City of Wildwood.

**Policy 2.6.4.** The City shall review the transportation and future land use plans of Sumter County and its jurisdictions for purposes of coordinating future development and traffic impacts.

**Policy 2.6.5.** The City shall coordinate with the Lake-Sumter MPO regarding transportation improvements.

**Policy 2.6.6.** The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT 5-Year Work Program and Sumter County Capital Improvements Program (CIP), as adopted and amended by the appropriate governing body.

**Policy 2.6.7.** The City hereby adopts by reference the Long Range Transportation Plan (LRTP) as adopted and amended by the Lake-Sumter Metropolitan Planning Organization Governing Board, to provide additional goals, objectives, and strategies to support and promote a diverse and efficient multi-modal transportation system in the City.

**Policy 2.6.8.** The City shall utilize the technical documentation of the LRTP as additional data and analysis in support of the Transportation Element of this Comprehensive Plan.

**Policy 2.6.9.** The City shall work with Sumter County, FDOT and other agencies to determine the best option for the Northern Turnpike Extension to address regional congestion and safety issues.



## **GOAL 3 - HOUSING**

***To promote the provision of a diverse, affordable and high-quality housing stock to accommodate the needs of current and future residents while preserving and enhancing established neighborhoods***

<b>Objective 3.1.</b>	<b>HIGH-QUALITY AND DIVERSE HOUSING SUPPLY</b> The City shall ensure there is adequate land for the provision of high-quality housing of different types to serve the current and future residents while promoting the development of a sustainable community.
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**Policy 3.1.1.** The City shall designate sufficient land on the Future Land Use Map of the Comprehensive Plan to accommodate housing units to serve the projected population.

**Policy 3.1.2.** 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 3.1.3.** The City shall continue to review and update housing and population figures as new information becomes available.

**Policy 3.1.4.** The City shall complete an analysis of Wildwood’s current housing market, needs and income levels, while aiming to isolate skewed data produced by including retiree’s income and age restricted developments, for the purpose of obtaining a clearer picture of future housing type needs.

**Policy 3.1.5.** The City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single family homes, cluster development, multi-family homes, and innovative housing types.

**Policy 3.1.6.** The City shall support the development of Accessory Dwelling Units (ADU), and accessory apartments.

**Policy 3.1.7.** The City shall continue to enforce the Florida Building Code and the National Fire Code through the City’s Development Services Department.

**Policy 3.1.8.** The City shall encourage new housing to incorporate circulation patterns which facilitate pedestrian and bicycle interconnectivity.

**Policy 3.1.9.** The City shall encourage developers to use green building standards through the use of energy efficient materials and design, and energy efficient technologies.

**Policy 3.1.10.** The City shall promote the use of resource efficient technologies and materials in housing construction that increase the useful life of the units.

**Policy 3.1.11.** The City shall promote conservation programs and energy efficient practices and programs that reduce housing operation costs for energy, sewer and water.



<p><b>Objective 3.2.</b></p>	<p style="text-align: center;"><b>HOUSING EQUITY AND AFFORDABILITY</b></p> <p>The City shall encourage the provision of affordable housing to meet the needs of current and future residents.</p>
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**Policy 3.2.1.** The City shall further housing opportunities for very-low- to moderate-income households by supporting public-private partnerships to improve the efficiency of the housing delivery system.

**Policy 3.2.2.** 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 3.2.3.** The City shall encourage the provision of affordable units by implementing the density bonus system offered in the Future Land Use Element and considering the adoption of other development incentives.

**Policy 3.2.4.** The City shall amend the Land Development Regulations, if necessary, to facilitate the development of housing for very low- to moderate-income families.

**Policy 3.2.5.** The City shall continue to improve the permitting process through streamlining, expedited reviews, ordinance codification and the elimination of duplicate requirements with other local, state and federal agencies.

**Policy 3.2.6.** The City shall explore subsidizing impact fees for new affordable housing projects.

**Policy 3.2.7.** The City shall explore reducing parking minimums, minimum lot sizes, minimum setbacks and other requirements for affordable homes if certain criteria are met to preserve compatibility with surrounding neighborhoods.

**Policy 3.2.8.** 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, including group homes and foster care facilities.

**Policy 3.2.9.** The City endorses the federal regulations pertaining to equal opportunity and non-discrimination in housing.

**Policy 3.2.10.** The City shall assist households affected by the relocation of housing due to public-initiated removal.

**Policy 3.2.11.** 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 also coordinate with Sumter County and the private sector to assure the availability of comparable or improved housing for those requiring relocation.

**Policy 3.2.12.** 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 for the provision of affordable housing.

**Policy 3.2.13.** The City shall maintain an inventory of available affordable housing options within the City.

**Policy 3.2.14.** The City shall explore establishing a surplus lands inventory of locally owned public lands and selling or donating these lands to affordable housing projects.



<b>Objective 3.3.</b>	<b>NEIGHBORHOOD PRESERVATION AND ENHANCEMENT</b> As the Wildwood population grows, the City shall promote the preservation and enhancement of established neighborhoods.
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**Policy 3.3.1.** The City shall seek to protect the useful life of existing housing, and to preserve the availability of affordable housing by working with the Sumter County Building Department to review the merits of all proposed demolitions.

**Policy 3.3.2.** The City shall identify historically significant housing for purposes of conservation.

**Policy 3.3.3.** The City shall seek to eliminate substandard dwelling conditions through appropriate programs and regulations, and to encourage the maintenance and repair of the existing housing stock.

**Policy 3.3.4.** The City shall explore implementing an inspection and identification program to aid in the condemnation and demotion of unsafe, dilapidated structures in the City.

**Policy 3.3.5.** The City shall work with the Community Redevelopment Agency (CRA) to establish programs to improve the quality of the housing stock within the Community Redevelopment Area.

**Policy 3.3.6.** 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 3.3.7.** The City shall annually analyze, and improve if necessary, the effectiveness of its property maintenance program and adequacy of the City’s Design District Standards in maintaining the desired character of the various neighborhoods within the City.

**Policy 3.3.8.** The City shall identify and map the existing substandard units, specifically targeting those areas within the Unity Enhancement and Redevelopment Action Plan (UERAP) Phase I and within the Community Redevelopment Area (CRA).

**Policy 3.3.9.** The City shall seek to reduce the number of substandard dwelling units 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 3.3.10.** The City shall implement development regulations that protect existing residential areas from adjacent, incompatible land uses. Such regulations shall include, but are not limited to:

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



## **GOAL 4 - PUBLIC FACILITIES**

***NEEDED PUBLIC FACILITIES SHALL BE PROVIDED IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES AND PROMOTES ORDERLY, COMPACT URBAN GROWTH.***



<p><b>Objective 4.1.</b></p>	<p style="text-align: center;"><b>PUBLIC SERVICE AVAILABILITY</b></p> <p>The City shall ensure adequate public facility capacity is available to serve the current and future City population.</p>
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**Policy 4.1.1.** The City shall enforce the level of service standards (LOS) for sanitary sewer, potable water, solid waste and drainage/stormwater adopted in the Capital Improvements Element (see Policy 8.3.1.e).

**Policy 4.1.2.** The replacement, expansion, or increase in capacity of facilities shall be consistent with the adopted LOS standards.

**Policy 4.1.3.** The City shall develop procedures to update facility demand and capacity information as development orders are issued and shall prepare annual summaries of such information.

**Policy 4.1.4.** The City shall enforce its Standard Construction Specifications for Water and Wastewater for the design of public utility systems. Consideration of the standards provided in the Regional Water Supply Plan prepared by the Withlacoochee Regional Water Supply Authority (WRWSA) shall be made for inclusion in the adopted standards and specifications. Further consideration of the Southwest Florida Water Management District (SWFWMD) rules provided in the Florida Statutes and the F.A.C. will also be given during preparation of updates to the Standard Construction Specifications for the design of water systems.

**Policy 4.1.5.** All identified public facility improvement projects will be scheduled according to rank during the annual budget process.

**Policy 4.1.6.** The City will monitor water, sewer, and reuse water facilities to ensure proper conditions and results.

**Policy 4.1.7.** The City shall monitor and repair and/or replace water, sewer and reuse water distribution

lines as needed. Funds for repair and/or replacement of distribution lines will be scheduled as part of the annual update of the Capital Improvements Element.

**Policy 4.1.8.** Projects to correct existing deficiencies shall be given priority in the formulation and implementation of City programs.

**Policy 4.1.9.** 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 4.1.10.** Necessary extension, upgrades, and expansions of water and sewer lines for new development shall be made consistent with the Future Land Use and Capital Improvements Elements of this Comprehensive Plan and scheduled during the annual budget process.

**Policy 4.1.11.** The City will make land use and facility funding decisions that maximize the use of existing facilities, protect investments in existing facilities, and promote orderly, compact urban growth while discouraging urban sprawl.

**Policy 4.1.12.** The City will use its land development regulations and development review process to: (a) promote zoning and development consistent with the City’s Future Land Use Map Series and (b) require new development to offset impacts on the public utilities systems.

<b>Objective 4.2.</b>	<b>SANITARY SEWER SERVICE</b> The City shall provide sanitary sewer service to meet existing and projected demands identified in this Comprehensive Plan.
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**Policy 4.2.1.** The City shall re-evaluate demand and capacity when the City decommissions the Continental Country Club (CCC) wastewater treatment facility and routes the flows to the City’s Water Reclamation Facility (WRF).

**Policy 4.2.2.** The City shall commence the preliminary design and planning to expand the existing WRF to meet the 20-year demand projection.

**Policy 4.2.3.** The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. Where the development is to be served by another wastewater supplier, the City shall consult with that supplier prior to approving a building permit to determine availability by the anticipated issuance date of the certificate of occupancy.

<b>Objective 4.3.</b>	<b>WATER SERVICE</b> The City shall provide water services to meet the existing and projected demands identified in this Comprehensive Plan.
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**Policy 4.3.1.** The City shall continue to coordinate with the SWFWMD and the Withlacoochee Regional Water Supply Authority (WRWSA) to evaluate the need to expand water conservation measures and continue developing reuse water to ensure that water demands will be met well beyond 2040.

**Policy 4.3.2.** The City shall maintain adequate water treatment and distribution facilities, take steps to reduce demands for potable water, and secure sufficient funds to provide water to meet existing and future needs.

**Policy 4.3.3.** The City shall extend water lines to existing subdivisions when it is economically feasible. However, the City will extend water lines, when requested, provided that the developer, owner(s) or group representing the interests of the owner(s) (e.g., HOA or CDC) are willing to pay for costs of expansion.

**Policy 4.3.4.** The City shall locate new wellfields where the quality of ground and surface water can be protected.

**Policy 4.3.5.** 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. Where the development is to be served by another water supplier,

the City shall consult with that supplier prior to approving a building permit to determine availability by the anticipated issuance date of the certificate of occupancy.

**Policy 4.3.6.** The City hereby adopts by reference the City of Wildwood 10-Year Water Supply Facilities Work Plan Update dated March 2022. The Work Plan Update covers a 10-year planning period and addresses issues that pertain to water supply facilities and requirements needed to serve existing and future development within the City’s service area. The City shall review and update the Work Plan Update at least every five years. Any changes to the Work Plan Update shall be included in the annual update to the Capital Improvements Plan update to ensure consistency between the Public Facilities, Conservation, and Intergovernmental Coordination Elements, and the Capital Improvements Element.

**Policy 4.3.7.** The City shall assess the effectiveness and performance of the Work Plan Update on an annual basis.

**Policy 4.3.8.** The Work Plan Update shall be used to prioritize and coordinate the expansion and upgrade of facilities used to withdraw, transmit, treat, store, and distribute potable water to meet future needs.



**Policy 4.3.9.** The City shall coordinate with the SWFWMD to assure the consistency of the Work Plan Update with the District’s Regional Water Supply Plan.

**Policy 4.3.10.** The City shall evaluate demands for fire flows by 2025 to determine if fire protection capacity needs to be expanded.

**Policy 4.3.11.** 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 4.3.12.** The City shall expand the reuse water system distribution network to serve additional large users and continue to reduce potable water for irrigation.

**Policy 4.3.13.** The City shall require new development and redevelopment to connect to the City’s reuse water system when available.

**Policy 4.3.14.** In addition to groundwater, future water needs shall be supplied from a variety of alternative sources, including reuse water and surface water where permitted.

<b>Objective 4.4.</b>	<b>SOLID WASTE</b>
<p>The City shall, through a private service provider, continue to provide solid waste services to City residents.</p>	

**Policy 4.4.1.** The City shall continue to contract with solid waste service providers so that the current and future residents are adequately served.

**Policy 4.4.2.** The City shall coordinate with Sumter County in monitoring existing wells in the vicinity of abandoned landfill sites in order to prevent potential groundwater contamination from the abandoned landfills.

<b>Objective 4.5.</b>	<b>DRAINAGE AND STORMWATER</b>
<p>Adequate stormwater drainage will be provided to afford reasonable protection from flooding and to prevent degradation of the quality of receiving waters.</p>	

**Policy 4.5.1.** 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 4.5.2.** New developments shall be required to manage runoff so that post-development runoff rates and volumes do not exceed pre-development conditions.

**Policy 4.5.3.** The City’s stormwater engineering, design and construction standards shall be in conformance with the Florida Administrative Code (F.A.C.).

**Policy 4.5.4.** Erosion and sediment controls shall be required to be used during development.

**Policy 4.5.5.** Developers/applicants shall be required to obtain relevant stormwater management permits from SWFWMD or FDEP, as applicable.

**Policy 4.5.6.** Periodic inspection and maintenance of on-site systems shall be required of the entity that has the legal responsibility under the Management and Storage of Surface Water (MSSW), Environmental Resource Program (ERP), and stormwater management permits and or the owner(s) of the property upon which said system resides.

**Policy 4.5.7.** The City shall require minimum setbacks for detention/retention facilities from any major water bodies and wetlands in an effort to preserve natural vegetation.

**Policy 4.5.8.** The natural functions of the floodplain areas shall be protected by ensuring no net loss of flood storage capacity.

**Policy 4.5.9.** The City shall prepare and adopt a Stormwater Management Master Plan.

**Policy 4.5.10.** 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 4.5.11.** The Stormwater Management Master 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.

**Policy 4.5.12.** Encourage the use of Low Impact Development (LID) to protect water quality by decentralizing storm water management and absorbing rainfall throughout the landscape.

<b>Objective 4.6.</b>	<p style="text-align: center;"><b>AQUIFER RECHARGE</b></p> <p>The functions of natural groundwater aquifer recharge areas within the City will be protected and maintained.</p>
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**Policy 4.6.1.** The City shall maintain a map depicting areas within the City having high aquifer recharge potential, based on data from SWFWMD.

**Policy 4.6.2.** The City shall continue to enforce maximum impervious surface restrictions consistent with the protection of functional values.

**Policy 4.6.3.** To the maximum extent feasible, open space/native vegetation shall be preserved.

**Policy 4.6.4.** Commercial or industrial uses which store or handle hazardous materials/wastes shall be restricted.

**Policy 4.6.5.** Stormwater detention systems shall be designed to provide maximum aquifer recharge.

**Policy 4.6.6.** The City shall maintain the quality and quantity of the City’s potable water system supply.

**Policy 4.6.7.** 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 4.6.10.** To protect the public water supply from possible contamination, the City shall maintain wellhead protection zone regulations within the LDRs to discourage and prohibit incompatible land uses around wellheads consistent with state law.

**Policy 4.6.11.** Wellhead protection areas will be considered during the review of rezoning and special exception applications to limit activities which may contaminate well sites. Adequate measures shall be implemented to ensure wellhead protection to the satisfaction of the City Engineer, FDEP, SWFWMD and appropriate City officials.

**Policy 4.6.12.** Wells connected to a community water system on or after August 28, 2003 shall continue to be protected from the sanitary hazards 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.





## GOAL 5 - CONSERVATION

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

<b>Objective 5.1.</b>	<b>NATURAL RESOURCES</b> The City shall protect its natural resources from the adverse impacts of development.
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**Policy 5.1.1.** 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 5.1.2.** 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 5.1.3.** 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 5.1.4.** 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.

**Policy 5.1.5.** The City shall continue offering education programs 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.

<b>Objective 5.2.</b>	<b>SURFACE WATER</b> The City shall protect the flood storage capabilities of surface water bodies to minimize damage from 100-year flood events.
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**Policy 5.2.1.** Wetlands, lakes, and other surface waters may not be adversely impacted as a result of the ground water use authorized by the Southwest Florida Water Management District (SWFWMD) Water Use Permit issued to the City.

**Policy 5.2.3.** The City shall adopt/continue to enforce 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).



<b>Objective 5.3.</b>	<b>GROUND WATER</b> The City shall protect groundwater resources for potable water usage.
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**Policy 5.3.1.** The City shall coordinate with the SWFWMD to plug unused public supply wells to avoid ground water contamination.

**Policy 5.3.2.** The City shall meter its ground water withdrawals from its own facilities. The meter readings shall be reported to the SWFWMD.

**Policy 5.3.3.** The City shall mitigate any adverse impact to environmental features or existing legal uses as documented by the SWFWMD as a result of water withdrawals. 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. Sinkholes or subsidence caused by reduction in water levels;
- c. Significant reduction in levels or flows in water bodies such as lakes, impoundments, wetlands, springs, streams or other watercourses; or
- d. Significant inducement of natural or manmade contaminants into a water supply or into a usable portion of any impacted aquifer system.
- e. Substantial, ongoing damage to the habitat of endangered or threatened species.

**Policy 5.3.4.** 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 continue to monitor and report to the SWFWMD wetland and water levels within two agreed upon sites. The data collected will serve as a basis for environmental evaluation of future withdrawal requests. The wetland(s) being 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 5.3.5.** 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.

**Policy 5.3.6.** To avoid possible contamination, the City will require abandoned underground storage tanks and other potential pollution sources to be identified 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 5.3.7.** 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 5.3.8.** The City shall maintain 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 5.3.9.** 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 developers and reviewers in determining the impacts of developments on the natural recharge characteristics of the land.

<p><b>Objective 5.4.</b></p>	<p><b>SPRINGS PROTECTION</b></p> <p>The City shall coordinate with other agencies and develop programs to protect sensitive areas within and adjacent to all springs and spring runs.</p>
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**Policy 5.4.1.** The City shall cooperate with and promote the monitoring programs of the United States Geological Survey (USGS), Florida Department of Environmental Protection, the Water Management Districts and other federal, state, regional and local agencies.

**Policy 5.4.2.** 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 5.4.3.** The City shall coordinate with local community organizations to develop environmental education programs regarding springs, water bodies, watersheds and ground water.

**Policy 5.4.4.** The City shall continue to enforce regulations 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). The regulations 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 5.4.5.** 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.

**Policy 5.4.6.** 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 5.4.7.** The following buffer areas shall 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 5.4.8.** 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 Regulations to provide additional filtering of stormwater runoff.

**Policy 5.4.9.** Agriculture shall implement BMPs to minimize environmental impacts to a spring head or spring runs.

**Policy 5.4.10.** Silviculture activities shall comply with best management practices outlined in “Silviculture Best Management Practices Manual” (Florida Department of Agriculture and Consumer Services). The City shall encourage long-crop rotation silviculture, minimum tillage farming, and unimproved pasture.

**Policy 5.4.11.** 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 5.4.12.** The City shall encourage all commercial maintenance providers to be certified by a board, program or agency that educates on fertilizer impacts.

**Policy 5.4.13.** Developers of property on which a spring or spring run is located shall submit a Springs Protection Plan (Plan) for consideration and adoption by the City into the site plan or development order as appropriate. The Plan shall address compliance with each of the policies contained in this Objective.

**Policy 5.4.14.** 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 5.4.15.** 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 5.4.16.** 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 5.4.17.** A water quality monitoring program shall be implemented 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 5.4.18.** The City shall encourage residents to participate in any local education "adopt a spring" type program and other incentive and volunteer spring awareness and protection programs.

<b>Objective 5.5.</b>	<b>WATER CONSERVATION</b> The City shall participate in and promote water conservation programs.
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**Policy 5.5.1.** The City shall continue to cooperate with the SWFWMD to implement water conservation programs.

**Policy 5.5.2.** On April 1 of each year, the City shall submit a report to the SWFWMD with an update of the water conservation rate structure and effectiveness, and the progress on the implementation of the water conservation plan submitted to the SWFWMD as part of the Water Use Permitting effort.

**Policy 5.5.3.** The City shall continue to implement the landscape ordinance which promotes standard City-wide conservation practices and the use of "Florida Friendly" landscaping as recommended by the University of Florida and the SWFWMD.

**Policy 5.5.4.** The City shall encourage alternative irrigation via a dual piping system for all new development regardless of proximity to reuse system.

## CONSERVATION ELEMENT GOPs

**Policy 5.5.5.** The City shall continue to convert City properties to reuse irrigation from potable irrigation supplies.

**Policy 5.5.6.** The City shall continue participation in the Withlacoochee Regional Water Supply Authority.

**Policy 5.5.7.** In cooperation with the SWFWMD, the City shall assist in enforcing the current and future landscape watering restrictions for commercial and residential areas.

**Policy 5.5.8.** The City shall continue to educate the public on water conservation techniques and shall encourage all development to comply with applicable water conservation programs.

**Policy 5.5.9.** The City shall continue to investigate strategies to further conserve water.

**Policy 5.5.10.** The City shall continue tracking water loss associated with water main breaks, main flushing and fire flow events.

### FLOODPLAINS

#### Objective 5.6.

The City shall protect the 100-Year Floodplain so there is no net loss of flood storage capacity.

**Policy 5.6.1.** The City shall require development applications to include precise delineation of floodplains through site specific studies and field determinations.

**Policy 5.6.2.** The City shall require all proposed development to be located outside the floodplain area where feasible. Where proposed development areas lie entirely within the 100-year floodplain, all structures shall be elevated at least one foot above the 100-year base flood elevation.

**Policy 5.6.3.** 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. The Land Development Regulations shall require development activities to protect the direction and rate of historical flows on the property. All fill within the floodplain

requires compensatory on-site storage meeting FEMA standards.

**Policy 5.6.4.** The maximum density for development in floodplains shall be limited to one (1) dwelling unit per five (5) 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.

**Policy 5.6.5.** Land uses which require the storage, generation or use of hazardous materials or waste are prohibited in floodplains.

**Policy 5.6.6.** Roads, bridges, and other similar public facilities shall not be located within the floodplains, except where no reasonable alternative exists.

### WETLANDS

#### Objective 5.7.

The City shall protect wetlands and their natural function.

**Policy 5.7.1.** The City shall work with the Southwest Florida Water Management District and US Army Corps of Engineers to enforce regulations to avoid and minimize

impacts to wetland functions, and where impacts are unavoidable, require appropriate mitigation.



**Policy 5.7.2.** All wetlands on any proposed development site must be identified as part of the application for and prior to the issuance of development orders which permit site alteration. Wetland areas shall be delineated in accordance with Section 373.421, Florida Statutes and Chapter 62-340.300, F.A.C.

**Policy 5.7.3.** Existing lots of record, created prior to the adoption of this Comprehensive Plan, containing a wetland, regardless of its size or extent, may be developed with one single-family dwelling unit provided

the necessary permits are obtained from the applicable federal, state, or regional agency with jurisdiction over the wetland area. This exemption shall not apply to newly created lots.

**Policy 5.7.4.** It is the express intent of the City to be fully consistent with the wetland requirements and standards of the ACOE, SWFWMD, FDEP as applicable and shall not impose additional standards.

<p><b>Objective 5.8.</b></p>	<p><b>KARST FEATURES</b></p> <p>The City shall protect karst features, such as sinkholes, caves and seeps, located on or under developable lands within the City limits.</p>
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**Policy 5.8.1.** The City shall protect areas containing karst features through appropriate development review and regulations, the acquisition of land for conservation, or through the dedication of easements.

**Policy 5.8.2.** The Land Development Regulations shall require developers to guide more intense development away from karst areas that are incapable of remediation, to provide a buffer from preserved karst areas that have been scientifically proven to have direct impact on ground water quality, and to put preserved karst areas within conservation easements.

**Policy 5.8.3.** 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 5.8.4.** 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 5.8.5.** 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 5.8.6.** 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

## CONSERVATION ELEMENT GOPs

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 5.8.7.** 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 5.8.8.** 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 5.8.9.** 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.

### Objective 5.9.

#### FLORA AND FAUNA

The City shall protect endangered, threatened, or listed species and their habitats consistent with state and federal regulations.

**Policy 5.9.1.** The City recognizes the existence and strategic value of habitat within the City for federal and state threatened, endangered or listed species of flora and fauna. The City shall participate in and support the efforts on the part of the U.S. Fish and Wildlife Service (USFWS), Florida Fish and Wildlife Conservation Commission (FWC), SWFWMD, Army Corps of Engineers (ACOE), Florida Department of Environmental Protection (FDEP) and Florida Department of Agriculture and Consumer Affairs to protect and conserve these resources.

**Policy 5.9.2.** Proposed development projects which are determined to affect listed species will be prohibited unless authorization from the appropriate state or federal agency is obtained.

**Policy 5.9.3.** Protection of listed species and their habitats shall be addressed during the Comprehensive Plan amendment and development review process. Applications for development must include an environmental assessment

**Policy 5.9.4.** The City shall encourage the use of wildlife corridors and prevent habitat fragmentation.

**Policy 5.9.5.** The City shall use one or more of the following methods to protect endangered, threatened and listed species and their habitat:

- a. Authorization including conditions and on and off-site mitigation where appropriate from state or federal regulatory agencies ;
- b. Encourage the use of Low Impact Development (LID), cluster development, vegetative buffers, and other flexible techniques to work with developers to protect endangered, threatened or listed species and conserve habitat;
- c. Fee simple acquisition through dedication and the use of conservation easements.

**Policy 5.9.6.** The City shall maintain land regulations to protect viable, rare natural vegetative communities through implementation of the following guidelines:

## CONSERVATION ELEMENT GOPs

- a. Where feasible, development shall be clustered to avoid destruction of viable, rare natural vegetative communities;
- 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 category I or II exotic species listed by the Florida Exotic Pest Plant Council (FLEPPC).

### Objective 5.10.

#### AIR QUALITY

The City shall meet or exceed the Air Quality Standards established by FDEP.

**Policy 5.10.1.** 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 multi-modal systems, including bus transit, and by adapting streets, and parking structures to facilitate the use of alternatively powered vehicles such as electric and hybrid cars.

**Policy 5.10.2.** The City shall 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 5.10.3.** 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 5.10.4.** The City shall maintain a tree protection ordinance to sustain natural vegetative filters for air pollution.

**Policy 5.10.5.** The City shall participate in air quality public information programs.

### Objective 5.11.

#### HAZARDOUS WASTE

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

**Policy 5.11.1.** The City shall cooperate with Sumter County and Department of Environmental Protection in workshops and "amnesty day" programs on management of hazardous waste.

**Policy 5.11.2.** 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 5.11.3.** 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.





## **GOAL 6 - RECREATION & OPEN SPACE**

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



<b>Objective 6.1.</b>	<p style="text-align: center;"><b>LEVEL OF SERVICE AND ACCESSIBILITY</b></p> <p>The City will ensure that active and passive recreational facilities and programs, as well as recreational open space with public access, are adequately provided to serve the current and future population.</p>
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*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 6.1.1.** The City shall use the level of service standards adopted in Policy 8.3.1.e for the provision of recreation facilities and open space.

**Policy 6.1.2.** The City should consider the service areas noted on **Maps 6-5 and 6-6** to prioritize the development

of new public recreation facilities in population centers not currently served by neighborhood or community parks.

**Policy 6.1.3.** The City shall review all proposed residential projects to ensure the adherence to the recreational level of service standards. Adherence may be achieved by the construction of recreation facilities by the City or the developer, as well as the dedication of open space where possible.

**Policy 6.1.4.** The City shall evaluate access to City-owned public recreation and open space facilities and identify necessary improvements to address (1) impediments to pedestrian access, (2) impediments to bicycle access, (3) impediments to access by persons with disabilities, (4) the adequacy of motor vehicle parking.

<b>Objective 6.2.</b>	<p style="text-align: center;"><b>FUTURE IMPROVEMENTS</b></p> <p>The City shall continue to improve and expand the public recreation and open space system.</p>
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**Policy 6.2.1.** The City shall continually investigate alternative sources of funding of recreation and open space facilities through federal, state and private programs.

**Policy 6.2.2.** The City will continue to hold public hearings and administer surveys of City residents regarding public recreation facilities.

**Policy 6.2.3.** The City shall update its Parks and Recreation Master Plan every five (5) to seven (7) years.

**Policy 6.2.4.** The City shall prioritize the provision of new amenities and improvements to Martin Luther King Jr. and Millennium Parks.

**Policy 6.2.5.** The City shall continue to coordinate with Sumter County, the Florida Department of Environmental Protection, the Lake-Sumter MPO, and other Sumter County municipalities to explore the feasibility of acquiring and developing greenways and trails.

**Policy 6.2.6.** The City shall continue to investigate and pursue opportunities to create natural reservations, parks, and open spaces to supplement its system of public and private sites for recreation.

**Policy 6.2.7.** The City shall continue to improve organized recreation programs available to residents.



## **GOAL 7 - INTERGOVERNMENTAL COORDINATION**

*The City shall coordinate with federal, state, regional and local jurisdictions and agencies to implement the Comprehensive Plan.*

<b>Objective 7.1.</b>	<b>COORDINATION</b> The City shall further coordination efforts with all relevant jurisdictions and agencies to improve the delivery of services.
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**Policy 7.1.1.** 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 7.1.2.** The City shall monitor activities and legislation at the Federal, State, regional and local level that could affect the City of Wildwood.

**Policy 7.1.3.** The City shall establish and maintain lines of communication with public agencies and local governments regarding local planning and development activities.

**Policy 7.1.4.** The City Manager, or designee, shall be responsible for the implementation of the intergovernmental programs.

**Policy 7.1.5** To ensure an intergovernmental coordination process between the City and County and other entities, the City Manager, or designee, shall be responsible for developing and negotiating interlocal agreements.

**Policy 7.1.6.** The City shall ensure the widest possible dissemination of information and encourage public discussion of all proposed City plans and programs.

**Policy 7.1.7.** 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 7.1.8.** The City of Wildwood Development Services Department shall maintain contact with public utilities that provide essential services to assure continuity and availability of service.

**Policy 7.1.9.** 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, as amended.

**Policy 7.1.10.** When reviewing Comprehensive Plan amendments, the City shall ensure consistency with the Regional Planning Council’s Policy Plan and the State of Florida Comprehensive Plan.

**Policy 7.1.11.** The City shall use the dispute resolution process described in Section 186.509, Florida Statutes, if or when conflicts of purpose among jurisdictions cannot be resolved locally.

<p><b>Objective 7.2.</b></p>	<p><b>COORDINATION OF PLANS</b></p> <p>The City shall coordinate its Comprehensive Plan with the plans of Sumter County School Board, Southwest Florida Water Management District, the Florida Department of Transportation, adjacent local governments and other units of local government providing services but not having regulatory authority over land.</p>
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**Policy 7.2.1.** The City shall coordinate proposed plan amendments with adjacent local governments, the Sumter County School Board, the Southwest Florida Water Management District, the Florida Department of Transportation, the East Central Florida Regional Planning Council and other local governments providing services, but not having regulatory authority over the use of land.

**Policy 7.2.2.** The City shall identify and participate in joint processes with other agencies for collaborative planning on population projections, and the siting of facilities with City-wide significance.

**Policy 7.2.3.** The City shall enforce regulations to ensure that other jurisdictions and agencies are not adversely impacted by activities within the City.

**Policy 7.2.4.** 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 7.2.5.** The City shall notify the County of all proposed annexations upon receipt of requests for such annexations.

**Policy 7.2.6.** The City shall coordinate with the Southwest Florida Water Management District to assure the consistency of the 10-Year Water Supply Facilities Work Plan Update with the District’s Regional Water Supply Plan.

**Policy 7.2.7.** The City shall ensure, through interlocal agreements, that proposed development within the City limits is not contrary to the development plans of the County, region and state prior to issuance of development orders.

**Policy 7.2.8.** The City shall coordinate proposed changes to the level of service standards for public facilities with state, regional and local entities having operational and maintenance responsibilities for such facilities.



## INTERGOVERNMENTAL COORDINATION ELEMENT

### PUBLIC SCHOOLS

#### Objective 7.3.

The City shall strive to maintain and enhance joint planning processes and procedures with the Sumter County School Board.

**Policy 7.3.1.** Through the interlocal agreement, the City shall collaborate with the Sumter County School Board on planning and decision-making concerning population projections and school siting.

**Policy 7.3.2.** On an annual basis, the City shall ask the School Board to provide information from their 5-year Capital Facilities Plan to monitor the need for additional school facilities.

**Policy 7.3.3.** 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 City shall continue to honor the interlocal agreement with the Sumter County School Board, the Sumter County Board of County Commissioners, and the cities of Bushnell, Center Hill, Coleman, and Webster.

### INTERLOCAL SERVICE BOUNDARY AND JOINT PLANNING AGREEMENT

#### Objective 7.4.

The City shall continue to coordinate with Sumter County for the provision of services, planning and annexations.

**Policy 7.4.1.** The City shall continue to coordinate with Sumter County regarding planning, building permitting and code enforcement, future annexation areas, 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 their current Interlocal Service Boundary and Joint Planning Agreement (ISBA) adopted by the Sumter County Board of County Commissioners by Ordinance 2009-07, as amended, and the City of Wildwood City Commission by Ordinance No. 02009-10, as amended. The ISBA assures the following:

- a. Land use decisions are consistent with the comprehensive plan of each jurisdiction;
- b. Annexations of unincorporated areas are coordinated and consistent with planned future service areas;
- c. Expansion of water and sewer service is coordinated, efficient, and supports the growth and development of each community; and

- d. Future municipal growth and expansion is supported through a unified effort across jurisdictions and supported with planned public services.

**Policy 7.4.2.** A Joint Planning Area and Municipal Services Area has been established between the City of Wildwood and Sumter County to combat urban sprawl, provide an energy efficient land use pattern, and to manage growth in an environmentally sensitive manner that protects rural areas within the county. The Joint Planning Area, as shown on **Map 1-11**, shall serve as the Municipal Services Area, more specifically defined in Sections 171.202(11) and 163.3171, Florida Statutes.

**Policy 7.4.3.** The City may annex any property within its respective Joint Planning Area, including property that is not contiguous, that creates enclaves, or that creates pockets, if the property proposed for annexation meets the following criteria:

- a. It is consistent with the prerequisites to annexation and consent requirements for annexation in Section 171.204 and Section 171.205, Florida Statutes;

## INTERGOVERNMENTAL COORDINATION ELEMENT

- b. Utilities are available or scheduled within the Capital Improvements Element to be provided to the property within five (5) years;
- c. A road directly impacted by the annexation, meaning such road directly abuts the property or otherwise provides significant service to the property, is not a substandard road, as defined by the Transportation Element, or deficiencies are mitigated through a binding agreement; and
- d. All other municipal services are available to the site.

**Policy 7.4.4.** The proposed future land use designations for properties within the Joint Planning Area are depicted on Map 1-11. Upon annexation into the City, the City shall amend the Future Land Use Map to include the annexed property. If the future land use of the annexed property is consistent with the proposed future land uses depicted on the Joint Planning Area the amendment shall be considered a small-scale future land use map amendment pursuant to Section 171.204(2), Florida Statutes. The proposed future land uses shown on Map 1-11 are not effective until such time as the property is annexed into the City and the City's Future Land Use Map is amended to include the annexed property. The underlying County future land use shall remain in full force and effect until such time as the annexation and related amendment are effective.

**Policy 7.4.5.** The Joint Planning Area boundary may be expanded to include a parcel or parcels of property for annexation following joint approval by the City of Wildwood and the County. Approval shall not be unreasonably withheld if the property meets the criteria for annexation and there is no increase in density or intensity of development. If there is an impasse, the City and the County will resolve through the dispute resolution process provided in the ISBA. The expanded Joint Planning Area shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

**Policy 7.4.6.** Amendments to the proposed future land use on the Joint Planning Area Map shall require joint approval by the City and the County. The amendment to the Joint Planning Area Map shall not take effect until the City's and County's Future Land Use Maps are amended and approved by the Florida Department of Economic Opportunity as required by Section 163.3184(3), Florida Statutes.

**Policy 7.4.7.** The City shall have the sole authority to issue development orders within its municipal limits. The County shall have the sole authority to issue development orders within unincorporated areas. However, the County, pursuant to the ISBA, shall provide the City the professional staff support for the processing, review, and approval of building permits and other building inspection services.

**Policy 7.4.8.** The City's Land Development Regulations shall apply to development within its municipal limits. The County's Land Development Code shall apply to development within unincorporated areas. However, the City's Design District Standards, as amended, shall apply to commercial properties within the Joint Planning Area, as further described in the ISBA.



## GOAL 8 - CAPITAL IMPROVEMENTS

*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.*

<p><b>Objective 8.1.</b></p>	<p style="margin: 0;"><b>CAPITAL IMPROVEMENTS PROGRAM</b></p> <p style="margin: 0;">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.</p>
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**Policy 8.1.1.** The City shall adopt a Capital Improvements Budget concurrent with the annual budgeting process which evaluates current, short range and long-range needs for infrastructure. An annual capital improvement budget as well as a 5-year forecast of projects will be an ongoing practice. The 5-year plan will require consideration of construction costs, inflation and impacts on other operating revenues.

**Policy 8.1.2.** The Capital Improvements Element shall include projects identified in other elements of the comprehensive plan such as utilities, transportation, recreation and open space.

**Policy 8.1.3.** The Capital Improvements Program shall be updated to incorporate any necessary adjustments in prioritization or evaluation of proposed projects.

**Policy 8.1.4.** The following priorities shall be used to determine which projects are included in the CIP:

- a. To remove a direct and immediate threat to the public health or safety.
- b. Necessary to meet or maintain established levels of service.
- c. Improvements designed to correct existing deficiencies in existing facilities or infrastructure.
- d. Essential for the maintenance of existing facilities or infrastructure.
- e. Increase the efficiency of existing facilities or infrastructure.
- f. Will accommodate new development or redevelopment anticipated in this plan.

- g. Whether the project competes with other facilities that have been or could reasonably be provided by other government entities or the private sector.
- h. The revenue-generating potential of the project.
- i. 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.
- j. Necessary to fulfill a valid legal commitment made by the City to provide facilities and services.

**Policy 8.1.5.** The City hereby adopts by reference, the Lake-Sumter MPO TIP, FDOT Five-Year Work Program and Sumter County 5-Year TIP, as adopted and amended by the applicable governing body.

**Policy 8.1.6.** The City shall review the 10-Year Water Supply Facilities Work Plan Update annually together with the 5-Year Schedule of Capital Improvements to include related work projects identified in the first five (5) years of the Work Plan Update.

**Policy 8.1.7.** Capital Improvements identified in the first five years of the Work Plan Update shall be included in the 5-Year Schedule of Capital Improvements. This schedule shall be updated annually, as necessary, to maintain consistency with the capital projects with the capital projects identified in the Work Plan Update.



Objective 8.2.	<p style="text-align: center;"><b>COORDINATION OF LAND USE DECISIONS</b></p> <p>The City 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.</p>
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**Policy 8.2.1.** 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 8.2.2.** 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 8.2.3.** 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 8.3.	<p style="text-align: center;"><b>LEVEL OF SERVICE (LOS)</b></p> <p>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.</p>
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**Policy 8.3.1.** All plan amendments and requests for new development shall meet at a minimum:

- a. The intent and polices of the Comprehensive Plan.
- b. The economic feasibility requirements of the Capital Improvements Element of the Comprehensive Plan.
- c. The requirements of appropriate state and regional agency plans.
- d. The minimum requirements for concurrency as set forth in this Comprehensive Plan.
- e. The following adopted LOS Standards for facilities and services required by the City of Wildwood:

**Sanitary Sewer:** 250 gallons per day per ERC  
**Potable Water:** 300 gallons per day per ERC

**Solid Waste:** 5 pounds per capita per day (in accordance with the level of service established by the County – Source: Sumter County Infrastructure Element)

**Recreation:**  
*Neighborhood Parks\**: 2 acres per 1,000 population  
*Community Parks\**: 3 acres per 1,000 population  
 \* Defined in the Recreation and Open Space Element Data & Analysis. The park acreage must include facilities open to the public and the population count shall not include the residents of The Villages.®

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

- 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 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 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.
- iii. 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.

<b>Objective 8.4.</b>	<p><b>NEW DEVELOPMENT</b></p> <p>Future development will bear a proportionate cost of needed facility improvements through equitable and legally available means.</p>
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**Policy 8.4.1.** 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 8.4.2.** The City shall continue to use the various impact fees it has adopted to support the implementation of the Capital Improvements Program.

**Policy 8.4.3.** 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 8.4.4.** 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 8.4.5.** The Land Development Regulations shall require developers to supply data outlining the demand of their project on all infrastructure.

**Policy 8.4.6.** All developers creating a deficiency upon any infrastructure facility with an adopted level of service standard shall upgrade the deficient facility so the adopted level of service is maintained.

<p><b>Objective 8.5.</b></p>	<p><b>MANAGEMENT OF FINANCIAL RESOURCES</b></p> <p>The City will seek to manage its fiscal resources efficiently in order to ensure funds are available to implement capital facilities needs and priorities.</p>
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**Policy 8.5.1.** 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 8.5.2.** To ensure optimum 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 including 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 8.5.3.** To ensure optimum financial feasibility, the City shall 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. Encourage large projects to form Community Development Districts (CDDs) to share the cost of infrastructure funding.
- c. Establishment of special assessments on property owners.
- d. Combination of funding sources.

**Policy 8.5.4.** 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 8.5.5.** The City shall only consider long-term borrowing in the absence of current revenue to commit to capital improvements.

**Policy 8.5.6.** 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 8.5.7.
- d. Maintenance of levels of undesignated reserves adequate to serve sound public fiscal management purposes.

**Policy 8.5.7.** 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. Total City debt will not exceed one hundred percent (100%) of the taxable value of property located within the City.

- e. Credit enhancement will be utilized when necessary to lower total borrowing costs.

**Policy 8.5.8.** The City will expend revenue generated by the citizens of Wildwood for capital facilities in a manner consistent with this Comprehensive Plan only.

### 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 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.



# Capital Improvements Schedule

FUND/DEPARTMENT	PROJECT DESCRIPTION	FY22	FY23	FY24	FY25	FY26	5-Yr Total
<b>General Fund</b>							
Public Works	Pavement Preservation Plan	\$ 500,000	\$ 500,000	\$ 500,000	\$500,000	\$ 500,000	\$2,500,000
Public Works	VOSO Roadway Rejuvenation	\$ 300,000	\$ 300,000	\$ 300,000	\$300,000	\$ 300,000	\$ 1,500,000
Public Works	Jackson Street Rehabilitation	\$ 100,000	\$1,000,000				\$ 1,100,000
Public Works	Clay Drain Road	\$ 337,500	\$1,255,250	\$3,765,750			\$ 5,358,500
Public Works	Oak Grove Village Drainage Improvements	\$ 50,000	\$ 500,000				\$ 550,000
Public Works	Pleasantdale Street Rehabilitation	\$ 890,000					\$ 890,000
Public Works	Barwick Street Rehabilitation	\$ 890,000					\$ 890,000
Public Works	Drainage Improvements Land Purchase	\$ 100,000					\$ 100,000
Public Works	Huey Street/St. Clair		\$ 900,000				\$ 900,000
Public Works	Broken Oak					\$1,200,000	\$ 1,200,000
Parks and Recreation	Millennium Park Roadway Network	\$1,233,000					\$ 1,233,000
Parks and Recreation	Millennium Park Stormwater System	\$ 600,000					\$ 600,000
Parks and Recreation	Millennium Park Baseball Field Parking North	\$ 666,000					\$ 666,000
Parks and Recreation	Millennium Park Trail System	\$ 139,000					\$ 139,000
Parks and Recreation	Millennium Park Playground		\$ 315,180				\$ 315,180
Parks and Recreation	Millennium Park Utility Infrastructure		\$ 690,646				\$ 690,646
<b>Total: General Fund</b>		<b>\$5,805,500</b>	<b>\$5,461,076</b>	<b>\$4,565,750</b>	<b>\$800,000</b>	<b>\$2,000,000</b>	<b>\$18,632,326</b>
<b>Park &amp; Recreation Impact Fee Fund</b>							
Parks and Recreation	Millennium Park Amphitheatre		\$ 318,270				\$ 318,270
<b>Total: Park &amp; Recreation Impact Fee Fund</b>		<b>\$ -</b>	<b>\$ 318,270</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 318,270</b>
<b>Utility Revenue Fund</b>							
Water	Water Line Upgrades	\$ 500,000	\$ 292,500	\$ 365,100	\$442,750	\$ 526,400	\$ 2,126,750
Water	CR 209 Water Main Extension - Phase 1	\$1,500,000					\$ 1,500,000
Wastewater	Continental Decommissioning/SR 44 Forcemain	\$1,500,000					\$ 1,500,000
Wastewater	Wildwood Estates Lift Station	\$ 400,000					\$ 400,000
Wastewater	Buena Vista Forcemain	\$ 350,000					\$ 350,000
<b>Total: Utility Revenue Fund</b>		<b>\$4,250,000</b>	<b>\$ 292,500</b>	<b>\$ 365,100</b>	<b>\$442,750</b>	<b>\$ 526,400</b>	<b>\$ 5,876,750</b>

## CAPITAL IMPROVEMENTS ELEMENT GOPs

FUND/DEPARTMENT	PROJECT DESCRIPTION	FY22	FY23	FY24	FY25	FY26	5-Yr Total
<b>Capital Improvement (Grant) Fund</b>							
Water	CR 501 Iron Filtration and WTP Upgrades	\$3,000,000					\$3,000,000
Wastewater	Millennium Park 10-in reclaim water main extension	\$3,000,000					\$3,000,000
Total: Capital Improvement (Grant) Fund		\$6,000,000	\$ -	\$ -	\$ -	\$ -	\$6,000,000
<b>Water Connection Fee Fund</b>							
Water	Ashley Water Treatment Plant Construction	\$ 380,000					\$ 380,000
Total: Water Connection Fee Fund		\$ 380,000	\$ -	\$ -	\$ -	\$ -	\$ 380,000
<b>Water SDC Fund</b>							
Water	US 301/SR 44 Utility Line Relocation	150,000					\$ 150,000
Water	C-209 Water Main North Extension Phase 2 Construction		2,302,560				\$ 2,302,560
Water	C-209 Water Main North Extension Phase 3 Construction			2,336,640			\$2,336,640
Total: Water SDC Fund		\$ 406,030	\$2,558,590	\$2,592,670	\$256,030	\$ 256,030	\$ 6,069,350
<b>Wastewater Connection Fee Fund</b>							
Wastewater	WWTF Clarifier Demolition/Construction-Design	200,000	360,000	65,000			\$ 625,000
Total: Wastewater Connection Fee Fund		\$ 200,000	\$ 360,000	\$ 65,000	\$ -	\$ -	\$ 625,000
<b>Wastewater SDC Fund</b>							
Wastewater	SR 44 Forcemain - Bonita Segment	\$ 800,000					\$ 800,000
Wastewater	Chitty Chatty Bridge Utility Line Crossing	\$ 215,000					\$ 215,000
Wastewater	WWTF Biosolids Improvements - Design and Construction	\$ 400,000	\$2,500,000	\$1,500,000			\$4,400,000
Total: Wastewater SDC Fund		\$1,490,585	\$2,575,585	\$1,575,585	\$75,585	\$ 75,585	\$ 5,792,925



## **GOAL 9 - PRIVATE PROPERTY RIGHTS**

*Respect judicially acknowledged and constitutionally protected private property rights.*

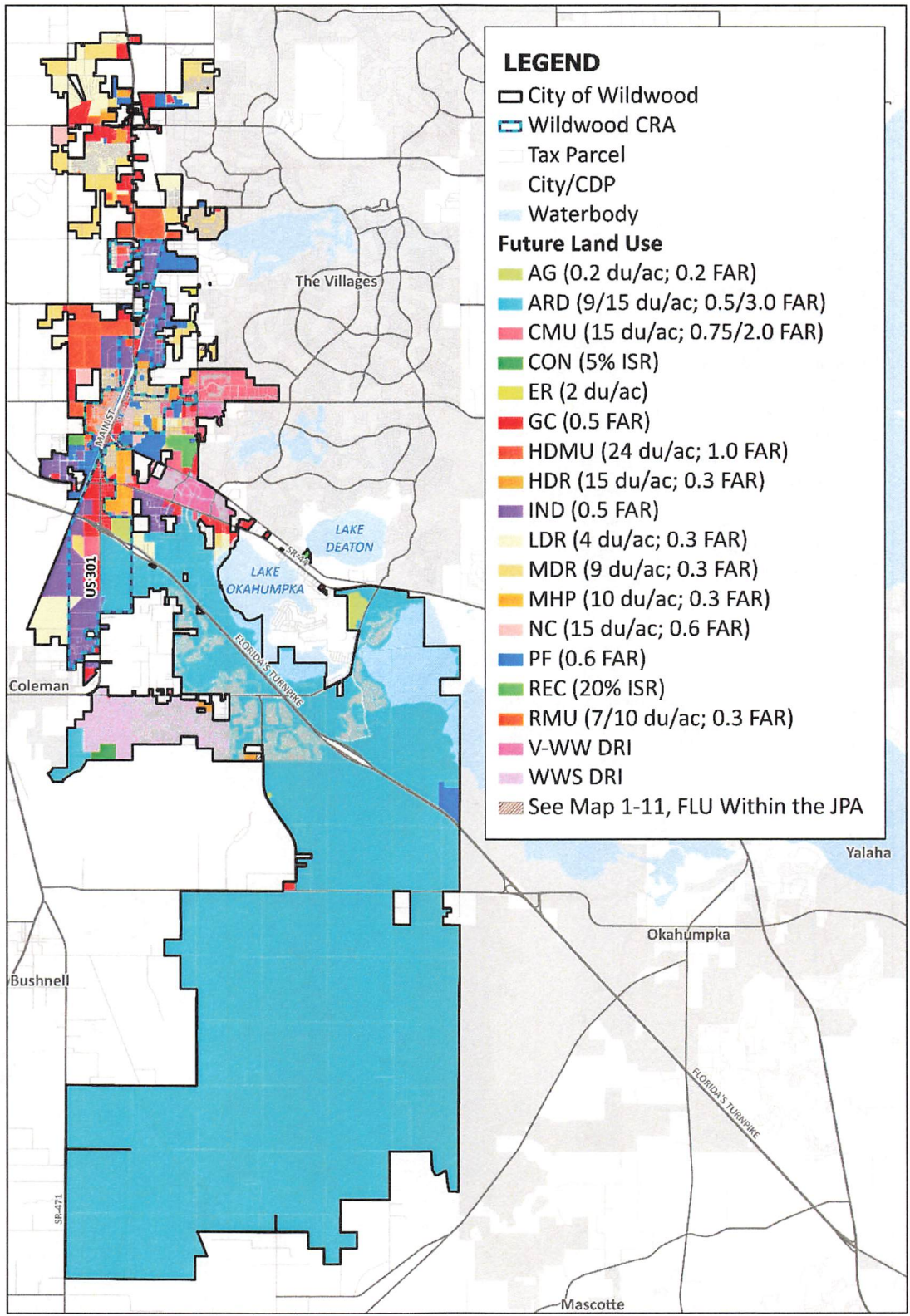
<p><b>Objective 9.1.</b></p>	<p><b>RECOGNITION OF PRIVATE PROPERTY RIGHTS</b></p> <p>The City shall recognize that each property owner has constitutionally protected private property rights, and shall consider these property rights in local decision making by referring to a set of statement of rights identified in this element.</p>
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**Policy 9.1.1.** The following rights shall be considered in local decision making:

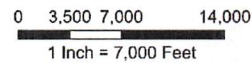
- a. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
- b. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
- c. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
- d. The right of a property owner to dispose of his or her property through sale or gift.



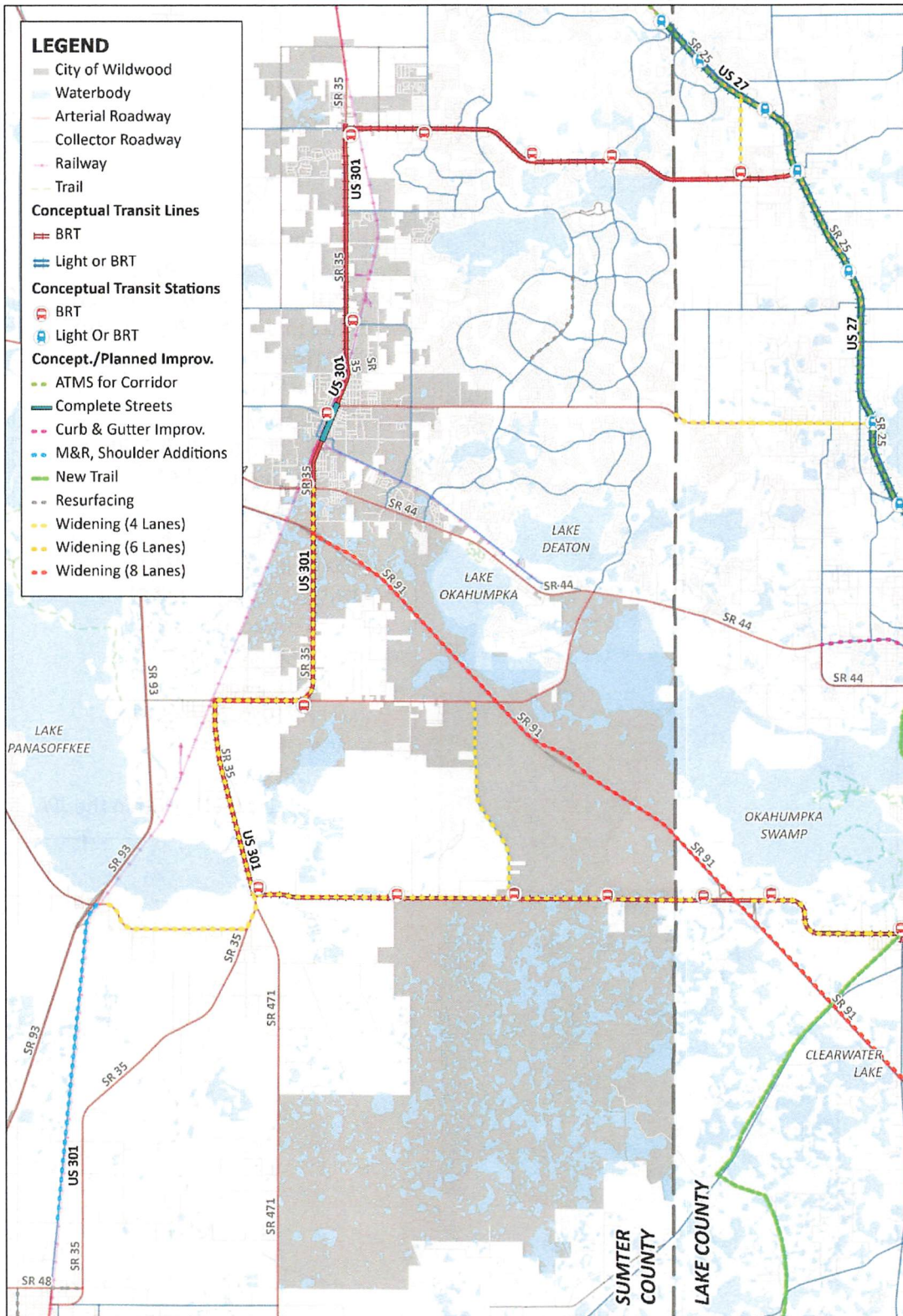
# CITY OF WILDWOOD - FUTURE LAND USE MAP



**2050**  
COMPREHENSIVE PLAN



# CITY OF WILDWOOD – FUTURE TRANSPORTATION MAP



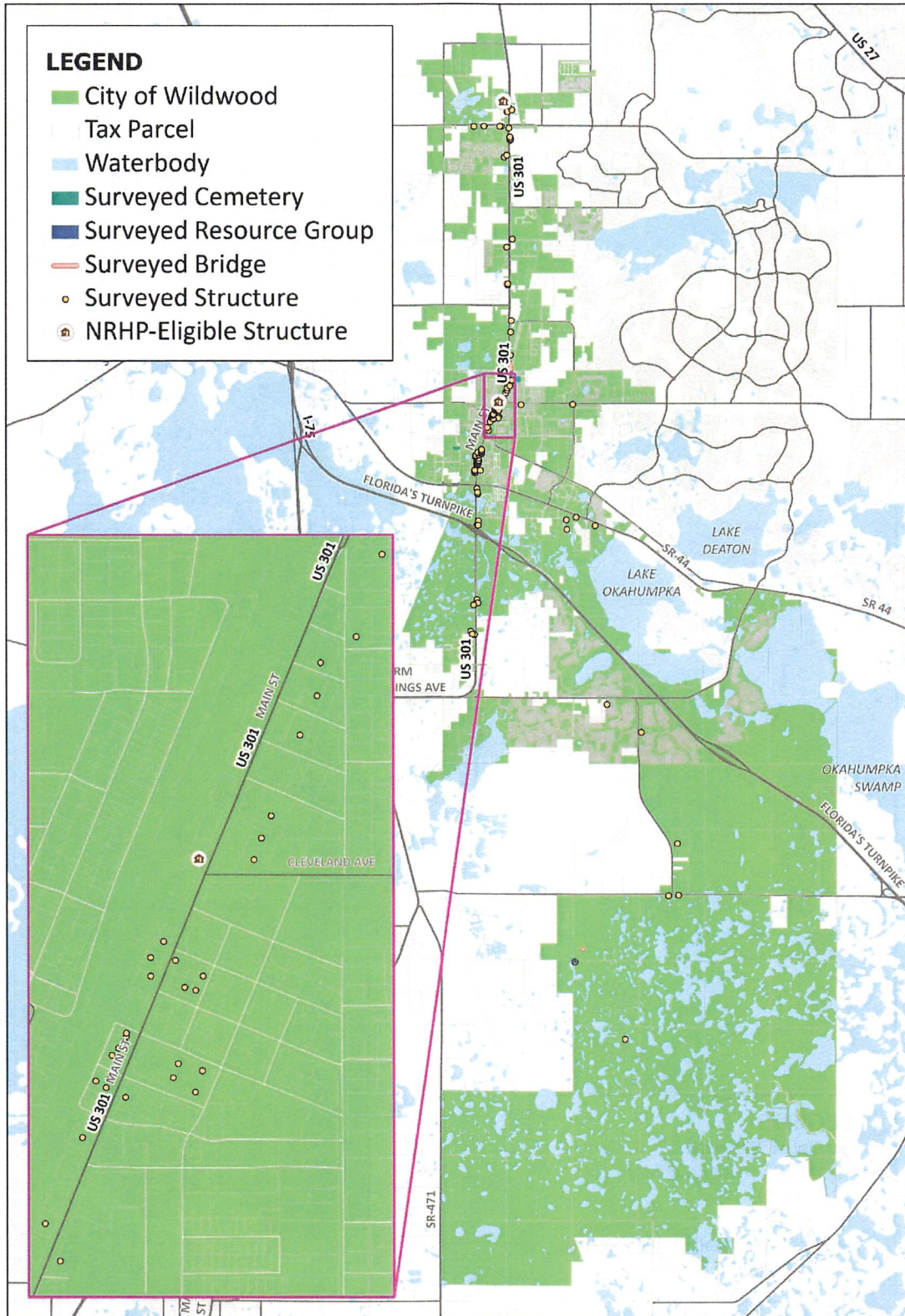
**2050**  
COMPREHENSIVE PLAN

0 3,500 7,000 14,000  
1 Inch = 7,000 Feet

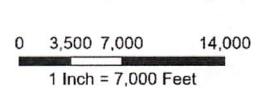




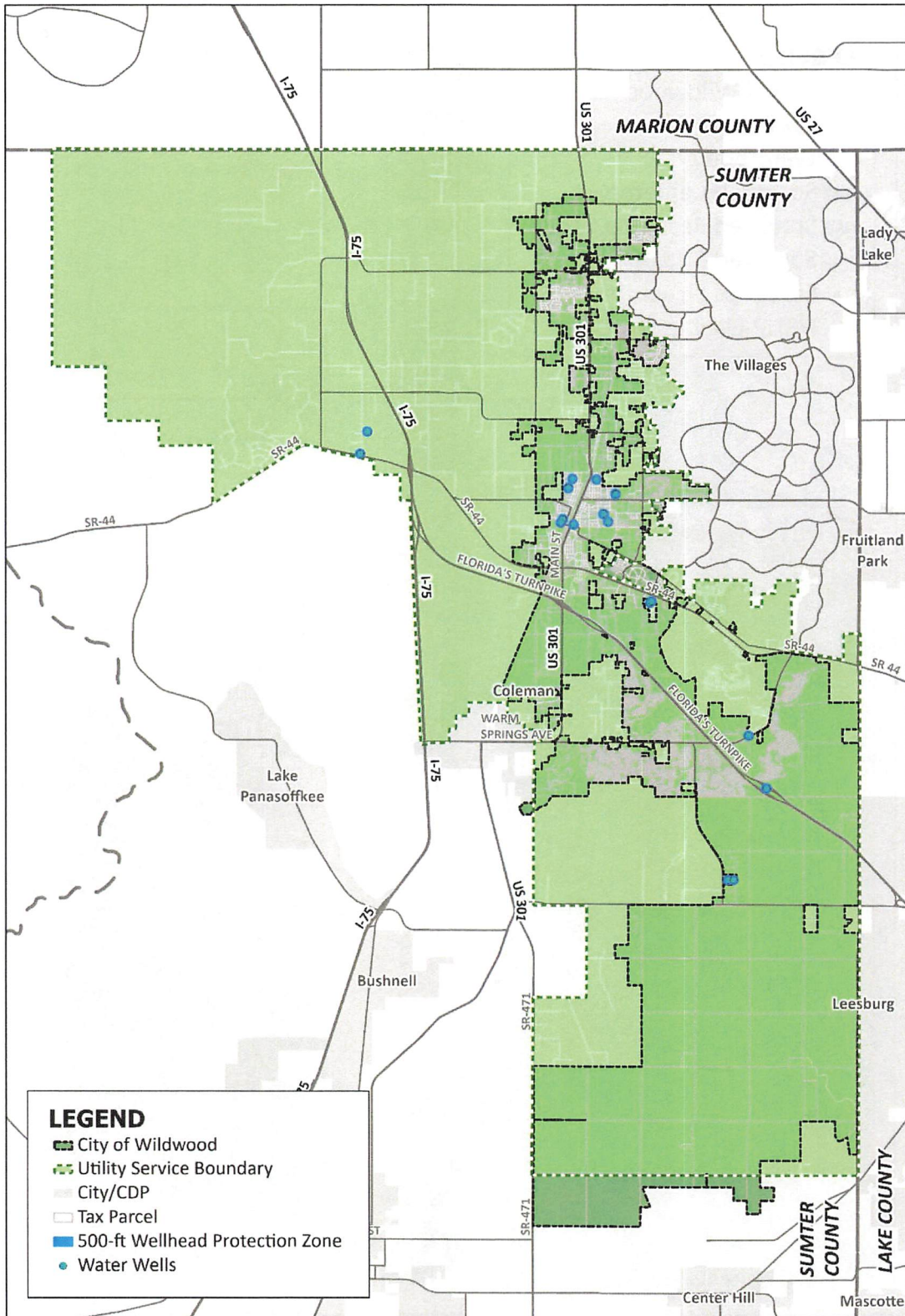
# CITY OF WILDWOOD – HISTORIC RESOURCES MAP



**2050**  
COMPREHENSIVE PLAN



# CITY OF WILDWOOD – WELL PROTECTION ZONES MAP



**LEGEND**

- City of Wildwood
- Utility Service Boundary
- City/CDP
- Tax Parcel
- 500-ft Wellhead Protection Zone
- Water Wells



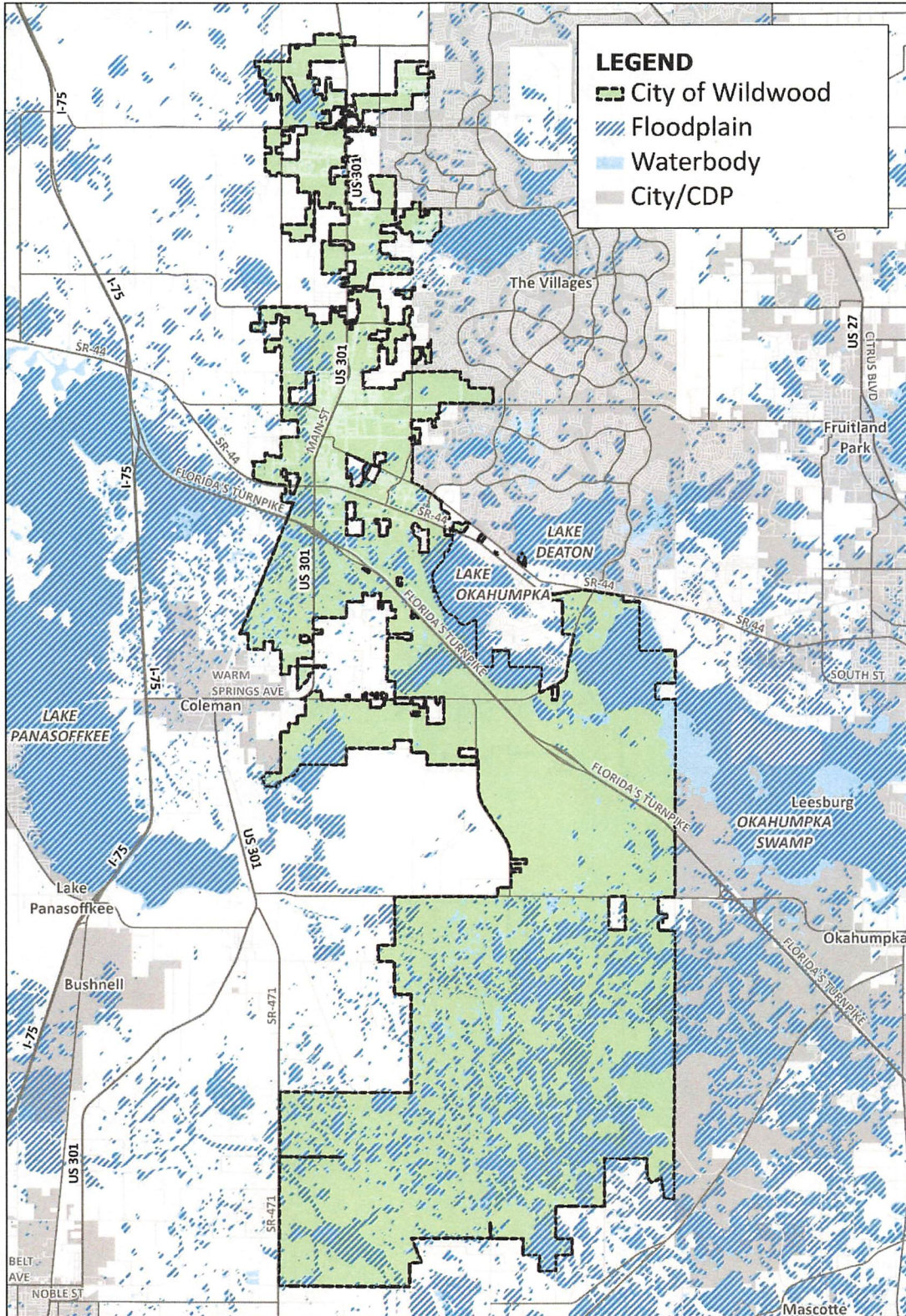
**2050**  
COMPREHENSIVE PLAN

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1 Inch = 8,500 Feet

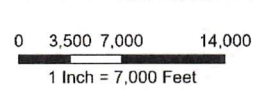




# CITY OF WILDWOOD – FLOODPLAINS MAP

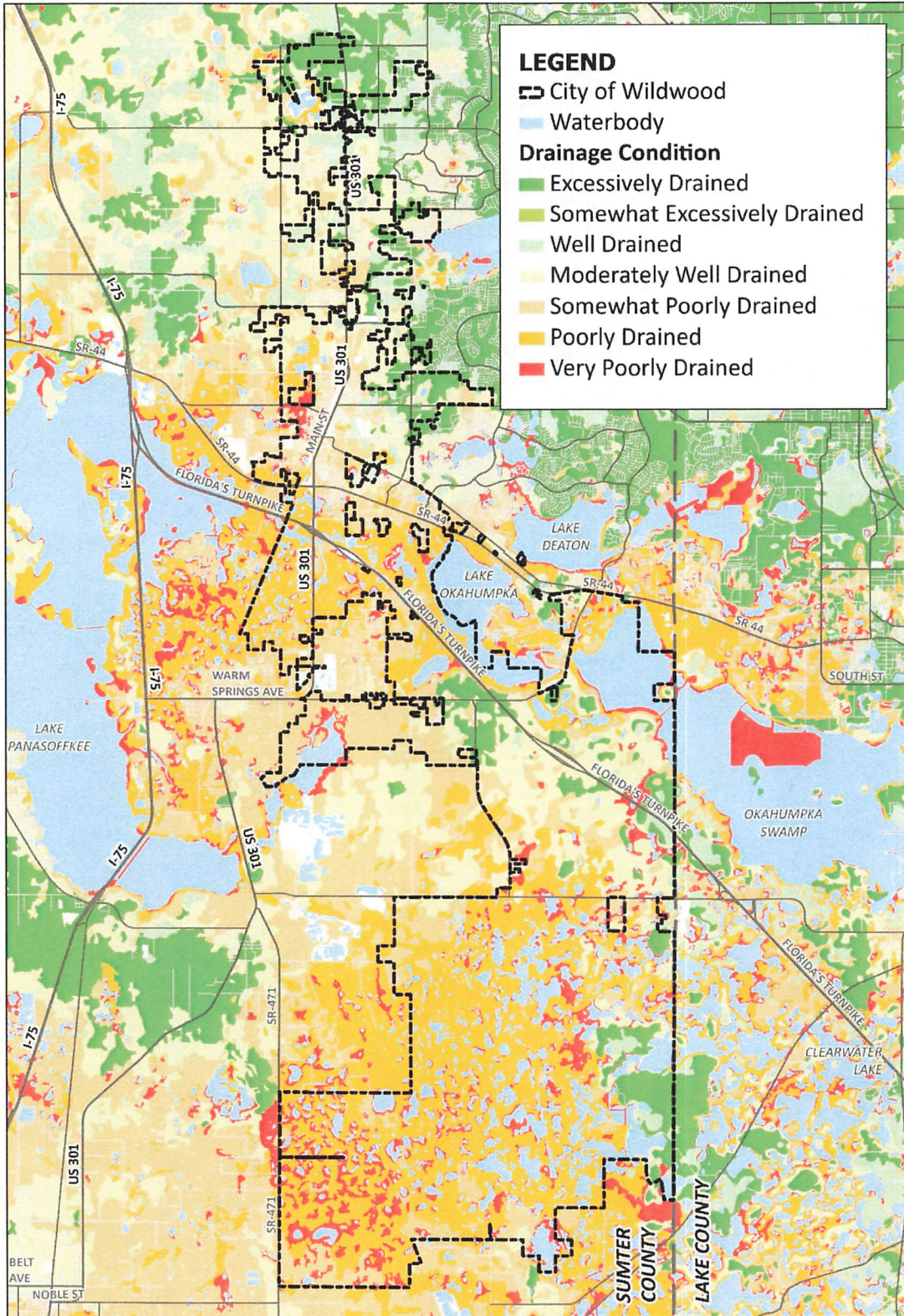


**2050**  
COMPREHENSIVE PLAN





# CITY OF WILDWOOD – SOILS MAP



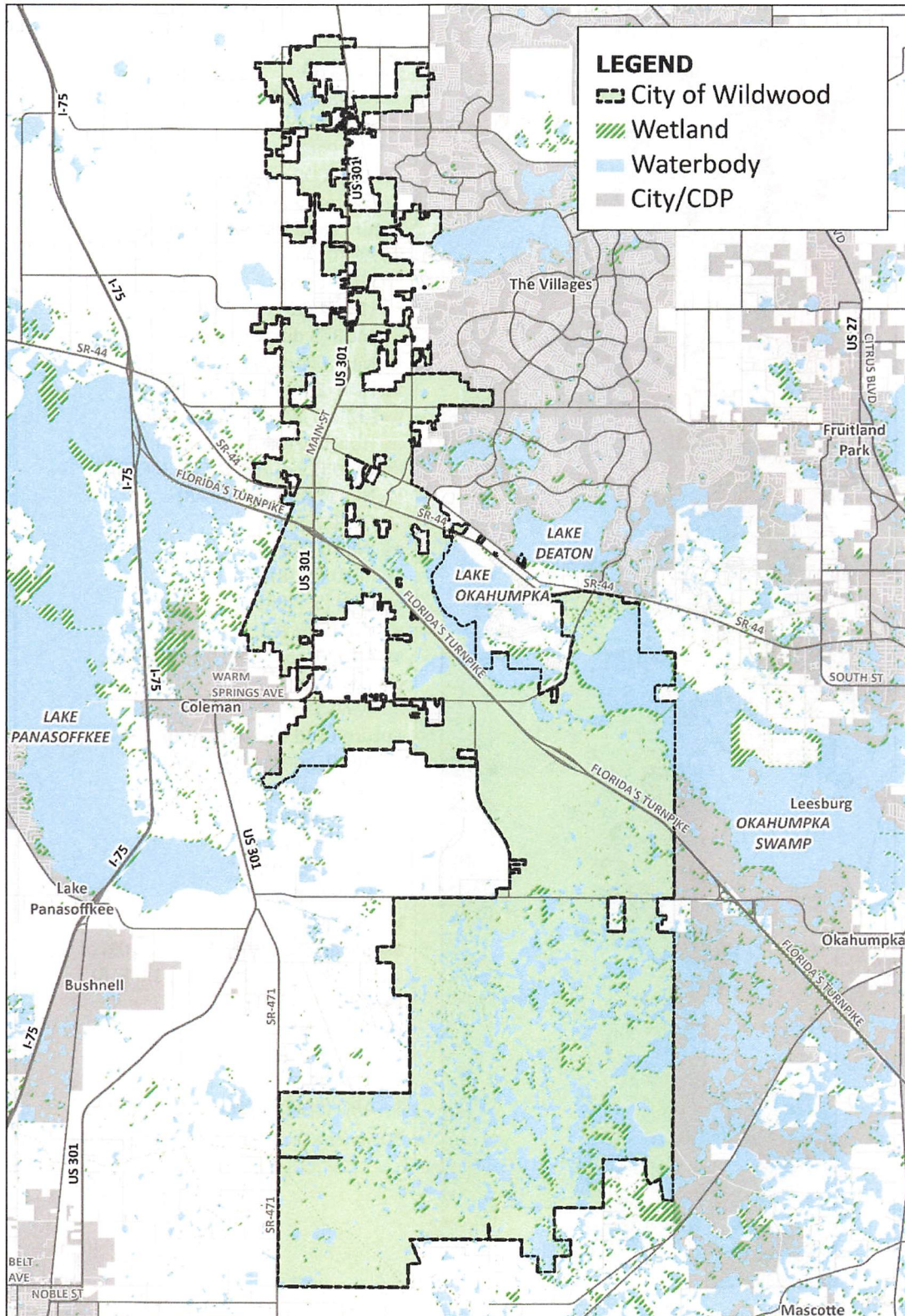
**2050**  
COMPREHENSIVE PLAN

0 3,500 7,000 14,000  
1 Inch = 7,000 Feet





# CITY OF WILDWOOD – WETLANDS MAP



**2050**  
COMPREHENSIVE PLAN

0 3,500 7,000 14,000  
1 Inch = 7,000 Feet





# CITY OF WILDWOOD – JPA FUTURE LAND USE MAP

