

City Hall

wildwood-fl.gov
Area Code: 352
Zip Code: 34785

CITY HALL
100 N. Main Street
330-1330 Phone
330-1338 Fax

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

DEVELOPMENT SERVICES
Planning/Zoning/Concurrency
Extension 118
330-1334 Fax

HUMAN RESOURCES
Extension 105
330-1339 Fax

**PARKS & RECREATION
COMMUNITY CENTER**
Reservations:
Extension 114

POLICE
100 E. Huey Street
330-1355
330-1358 Fax

PUBLIC WORKS
410 Grey Street
330-1343
330-1353 Fax

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

WATER
801 E. Huey Street
330-1346
330-1347 Fax

AGENDA

September 2nd, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. CALL TO ORDER: Planning & Zoning Board

**Approval of minutes from the August 5th, 2014
Planning & Zoning Board/Special Magistrate
meeting.**

2. OLD BUSINESS:

NONE

3. NEW BUSINESS:

**RZ 1405-01 Public Works / Old Library Site
(A portion of parcel G05=113)
City-initiated rezoning from City "R-5: High Density
Residential" to City "PEU: Public, Educational, Utilities"**

4. FORUM

5. ADJOURMENT:

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

**City of Wildwood
Planning and Zoning Board/Special Magistrate
August 5, 2014**

The meeting of the Planning and Zoning Board/Special Magistrate for the City of Wildwood convened on Tuesday, August 5, 2014, in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; Paul Ketz, Projects Planner, Kandi Harper, Senior Development Specialist, and Gene Losito, Kimley-Horn as the City Engineer.

The hearing was called to order at 3:45 p.m. by Special Magistrate Archie O. Lowry, Jr.

The Special Magistrate gave instructions to the audience regarding proceedings during the Planning and Zoning Board / Special Magistrate (P&Z) meeting and how and when members of the community and interested parties would be allowed to speak regarding the issues under consideration.

Melanie Peavy, Gene Losito, P.E., City Engineer (Kimley-Horn and Associates), Paul Ketz and Kandi Harper were sworn in at this time.

The minutes from the July 1, 2014 regular Planning and Zoning Board were approved and signed.

Old Business:

NONE

New Business:

RZ 1407-01 Sumter County / AutoZone Stores, Inc. (Parcel D17=034)

Rezoning from County "CL – Light Commercial" to City "C-3: General Commercial – Highway."

Melanie Peavy: Introduced herself for the record, identified the location of the subject parcel, the owner of the property and the applicant. Ms. Peavy read excerpts from the staff report into the record to present the case before the Planning and Zoning Board. Ms. Peavy stated that the applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from Sumter County "CL: Light Commercial" to City of Wildwood "C-3: General Commercial - Highway" for parcel D17=034. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1407-01).

Pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change requested should be granted based on the criteria presented in the staff report.

Ms. Peavy stated that this re-zoning is in conjunction with the land use amendment, CP 1407-01, heard by the Land Planning Agency / Special Magistrate just prior to this meeting of the P&Z / Special Magistrate.

Staff recommends approval and a favorable recommendation of Ordinance Number O2014-37.

Ms. Peavy stated that the Special magistrate has a duty to make recommendations to the City Commission on all zoning amendments pursuant to the criteria set forth in subsection 3.3(B)(4) of the Land Development Regulations.

Ms. Peavy stated that the public notice had been posted and published as prescribed by the City of Wildwood Code for PUBLIC NOTICE.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the information required under section 3.3(B)(4) of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of Ordinance Number O2014-37 to the City Commission.

Special Magistrate: Next case?

RZ 1405-02 Grand Oaks Manor Planned Development (Parcels D20=002 & D20=008) Planned Development approval for a 400 unit single family detached residential subdivision with amenities and related improvements.

Melanie Peavy: Introduced herself for the record, identified the location of the subject parcels, the owner of the property and the applicant. Ms. Peavy stated that the applicant is seeking approval and a favorable recommendation from the P&Z Special Magistrate for a "Planned Development" (PD) zoning overlay on a 99.49 MOL acre property zoned "R-1: Low Density Residential." The project is a Residential Planned Development (RPD) to build up to 400 residential units, as defined in Ordinance O2014-33 with related improvements.

Ms. Peavy read excerpts from the staff report into the record to present the case before the P&Z. Ms. Peavy's comments addressed the adopting Ordinance (O2014-33), legal description, conceptual plan, traffic mitigation, turn lane improvements, a side walk along C-472, school capacity, and connection to City water and wastewater.

The applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The Project meets or exceeds the minimum requirements of the Comprehensive Plan and the Land Development Regulations, and the Project Review Committee recommended the project be placed on the Planning and Zoning Board agenda for consideration.

Ms. Peavy stated that public notice was posted as required by Code.

Staff is recommending approval of Ordinance Number O2014-33 be forwarded to the City Commission for final action.

Special Magistrate: Questioned how long this project has been under consideration and asked questions about the Ordinance regarding enforcement of restrictions if the developer defaults. Ms. Peavy discussed that the Ordinance, in different section, addresses enforcement, that the Developer's Agreement outlines responsibilities of ownership and maintenance, that the City will have the Homeowner's Association documents and that City Code Enforcement would ultimately inspect and enforce the requirements.

The Special Magistrate asked for comments and questions from the audience. There were none.

The Special Magistrate asked for the developer to come forward.

Michael Orem was sworn in at this time and described the project timing, size and residential style of the project. Mr. Orem described other projects his company owns or has built in the state and how long they have been in business. Mr. Orem stated that they want to get started on the project as soon as possible and that the lender on the project is from Miami.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information presented in this case and the information required under section 3.3(B)(3) of the LDRs having been submitted and the authority granted in subsection 1.7(B)(2), I recommend approval of Ordinance Number O2014-33 and that the Ordinance be presented to the City Commission for final action.

Special Magistrate: Next case?

**SP 1406-02 Peppertree Village Final Plat (Parcels D30=003, D30=004,
and D30=006)
THIS CASE IS BEING CONTINUED TO A DATE CERTAIN OF
SEPTEMBER 2, 2014.**

Final Plat approval for Peppertree Village, a 106 unit single-family detached residential subdivision with related improvements.

Ms. Peavy introduced the case for the record and asked that this case be continued to a date certain of September 2, 2014 as requested by the applicant.

The Special Magistrate asked if anyone in the audience had any comments or questions regarding the request. There were none.

The Special Magistrate stated that the case would be continued to the date certain of September 2, 2014 at the end of the meeting.

Special Magistrate: Next Case?

SP 1406-05 Lakeside Landings Phase 2 Improvement Plan (Parcels D20=035, D20=041, D20=047, D20=048, D20=049, D20=058, D20=070, D20=070A, and D20=071)

Phase 2 Improvement plan approval for a 201 unit single-family detached residential subdivision. Construction level plans including utilities, drainage, roadway, signage and striping.

Melanie Peavy: Introduced herself for the record, identified the location of the subject parcels, the owner of the property and the applicant. Ms. Peavy stated that the applicant is seeking approval and a favorable recommendation from the P&Z Special Magistrate for the Lakeside Landings Phase 2 subdivision, consisting of 201 single family lots and other related infrastructure improvements.

Ms. Peavy stated that the applicant has responded to and satisfied all comments and concerns raised at the Project Review Committee meeting. The Project meets the minimum requirements of the Comprehensive Plan and the Land Development Regulations, and the Project Review Committee recommended the Project be placed on the Planning and Zoning Board agenda for consideration.

Staff recommends that the Planning & Zoning Board forward a favorable recommendation to the City Commission for approval of the improvement plan.

Ms. Peavy stated that public notice was posted as required by Code.

The Special Magistrate asked question regarding the number of units in Phase 1. Ms. Peavy responded that Phase 1 contained 425 units.

The Special Magistrate asked the City Engineer to come forward.

Gene Losito, P.E., Kimley-Horn & Associates, City Engineer, stated that issues stated in their comment letter had been responded to and satisfied.

The Special Magistrate asked if the proposed plans were in compliance with section 5.5 of the LDRs submittal requirements. Mr. Losito answered in the affirmative.

Ms. Peavy stated that the prior two projects were on C-472. She stated that questions have been raised regarding the intersection of C-472 and US 301 and that Sumter County has requested that FDOT investigate the necessity of a traffic signal at that intersection. Ms. Peavy stated that the traffic signal at the intersection of C-472 and US 301 has not been deemed warranted and has not been approved at this time. Projects that are contributing to the need for intersection improvements do not have an obligation to participate in improvements at this time. Ms. Peavy further stated that the County has not identified any need for improvement on C-472.

The Special Magistrate asked for the applicant to approach.

Mr. Matthew Loiacano, Vice President, Power Corporation came forward and was sworn in at this time.

The Special Magistrate asked questions regarding the build out of Phase 1. Mr. Loiacano responded that there are 59 units remaining.

The Special Magistrate asked questions regarding the size of homes in Phase II. Mr. Loiacano responded that the smallest home is 1,600 sq. ft. under air conditioning and the largest is 2,500 sq. ft. under air conditioning and that there are two homes that are over 3,000 sq. ft, five (5) bedroom homes.

The Special Magistrate asked questions regarding the infrastructure of Phase II. Mr. Loiacano responded that the improvements plans must be approved before the infrastructure can be constructed.

The Special Magistrate asked what the time frame is for beginning the project. Mr. Loiacano responded that they want to get started as soon as possible and that build-out will occur, it is hoped, in four (4) to five (5) years, building between 40 and 50 houses per year.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information presented in this case and the information required under section 1.14(B)(4) of the LDRs and the criteria of the approval of improvement plans as defined in section 5.5 of the LDRs having been submitted and the authority granted in subsection 1.7(B)(1), I recommend approval of the improvement plan, SP 1406-05, and that the improvement plan be forwarded to the City Commission for final action.

Special Magistrate: Next case?

There being no further cases before the P & Z / Special Magistrate, the Special Magistrate stated that case number SP 1406-02, Peppertree Village Final Plat, shall be continued to a date certain of September 2, 2014 at 3:00 P.M. at the City Hall, City of Wildwood, City Commissioner's meeting room.

The meeting was continued.

Date

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

DRAFT

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate

Case No: RZ 1405-01

Parcel Number(s): A portion of G05=113

Property Location: Northwest of the intersection of Huey Street and S. Palmer Drive

Owner: City of Wildwood

Applicant: City of Wildwood

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment from City of Wildwood "R-5: High Density Residential" to City of Wildwood "PEU: Public, Educational, Utilities" for a portion of parcel G05=113. This rezoning request is in relation to a concurrent Small Scale Comprehensive Plan amendment (Case CP 1405-01).

Pursuant to Subsection 3.3(B)(4) of the Land Development Regulations, Staff believes the zoning change to "PEU: Public, Educational, Utilities" should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to "PEU: Public, Educational, Utilities" is consistent with the proposed Future Land Use Map designation of "Public Facilities" and the intent of the Comprehensive Plan in promoting development and redevelopment within the City's downtown area.

(b) The existing land use pattern of the surrounding area;

The proposed rezoning to "PEU: Public, Educational, Utilities" is compatible with the current land use pattern of the surrounding area. The subject property is located to the northwest of the intersection of Huey Street and S. Palmer Drive. The property is intended to be converted to an office for the Public Works Department which is consistent with the existing development in the area.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

The property subject to the amendment is 7.66 acres in size and its potential impact to public facilities and services is likely to be minimal. Currently, the City has potable water and sanitary sewer capacity to accommodate the property, and the area road network can handle any minimal increase in traffic.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The rezoning is necessary to accommodate the proposed use of the property and to bring the property in compliance with the Future Land Use Map. The PEU zoning district is appropriate based on the character of the surrounding area and the intended future use of the property

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The proposed rezoning will not create an excessive increase in traffic or be a threat to public safety. Once the property is converted to an office for the Public Works Department, the consequential traffic impacts would be insignificant.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property:

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. The adjacent properties are permitted to develop in accordance with their zoning map designation.

Therefore, **Staff suggests approval and a favorable recommendation of Ordinance Number O2014-26 (attached).**

The Planning and Zoning Board/Special Magistrate has a duty to make recommendations to the City Commission on all zoning amendments pursuant to the criteria set forth in subsection 3.3(B)(4) of the Land Development Regulations.

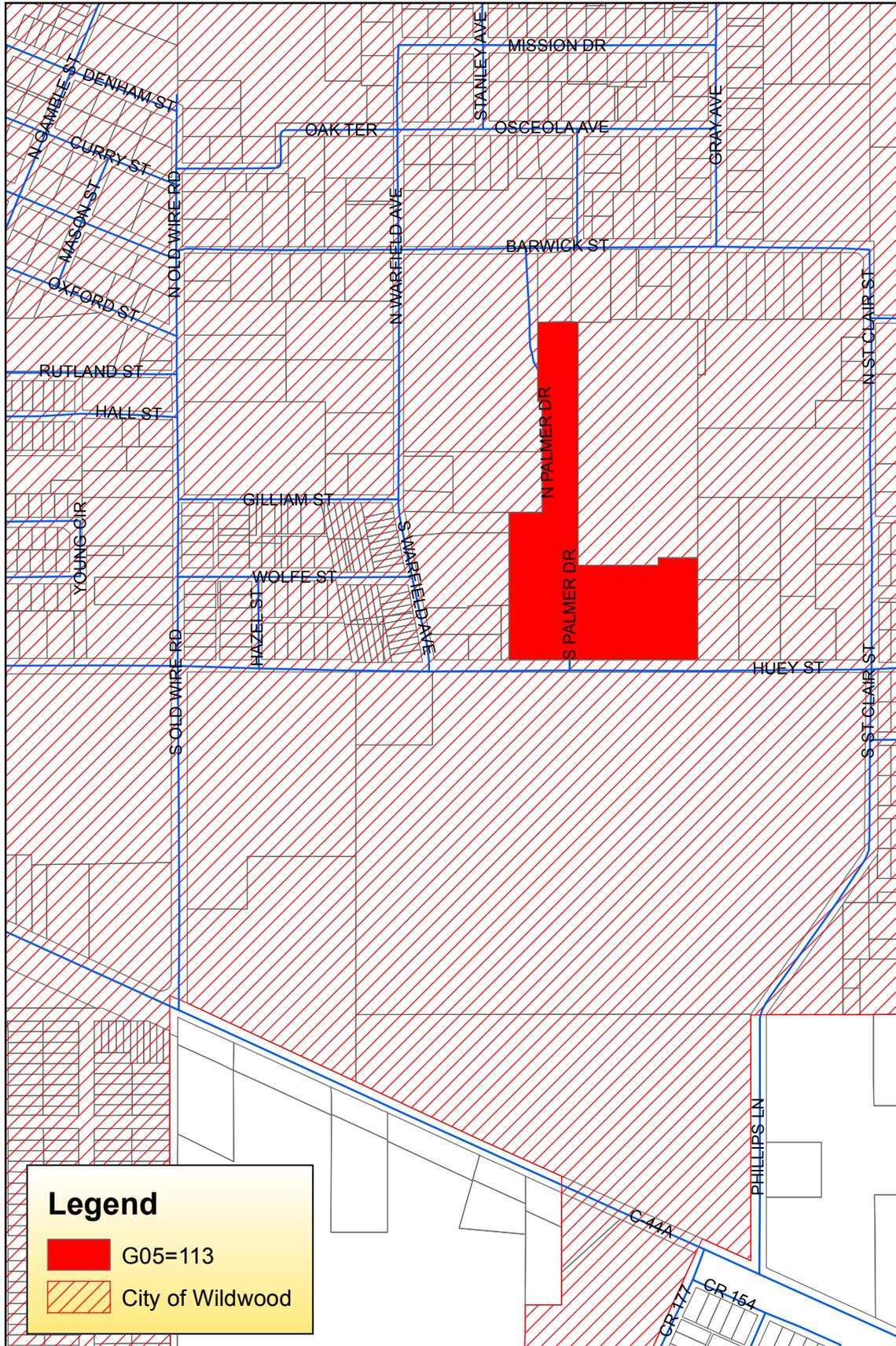
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on August 22, 2014.



DATED: August 22, 2014

Melanie D. Peavy
Development Services Director

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City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
 www.wildwood-fl.gov



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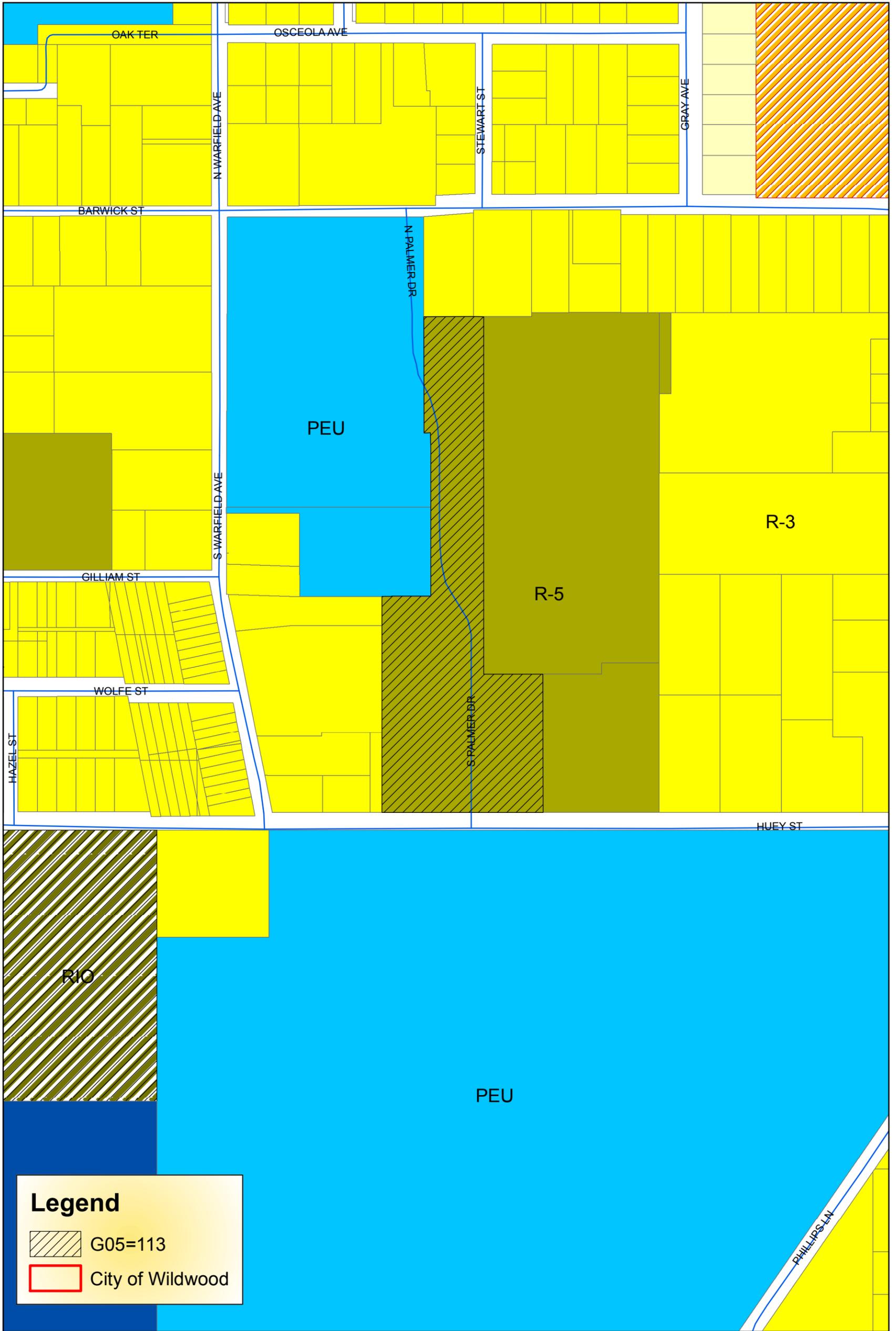
G05=113
 Old Library/Public Works Building

WILDWOOD, FLORIDA

August 2014

LOCATION MAP

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Legend



G05=113



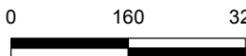
City of Wildwood



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Feet
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G05=113
OLD LIBRARY/PUBLIC WORKS

WILDWOOD, FLORIDA

AUGUST 2014

EXISTING ZONING

ORDINANCE NO. O2014-26

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; AND PROVIDING FOR AN
EFFECTIVE DATE

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

A portion of parcel G05=113
Public Works Building / Old Library Site
7.66 acres +/-

LEGAL DESCRIPTION:

THAT PORTION OF THE SW 1/4 OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SW 1/4, THENCE RUN N89°59'20"W ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 661.58 FEET, THENCE N00°00'45"W 10.00 FEET TO A CONCRETE MONUMENT ON THE NORTH RIGHT-OF-WAY LINE OF HUEY STREET, THENCE N89°59'20"W ALONG SAID RIGHT-OF-WAY LINE, 308.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUE N89°59'20"W ALONG SAID RIGHT-OF-WAY LINE 413.04 FEET TO A POINT ON THE WEST LINE OF THE EAST 60.00 FEET OF THE SOUTH 608.50 FEET OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 5, THENCE N00°04'27"W (N00°05'05"W RECORD) 598.50 FEET, THENCE S89°59'20"E 111.26 FEET, THENCE N00°02'06"W (N00°05'05"W RECORD) A DISTANCE OF 417.45 FEET (417.78 FEET RECORD) TO A CONCRETE MONUMENT, THENCE N89°59'20"W 17.16 FEET, THENCE N00°05'05"W 292.93 FEET (293.72 FEET RECORD), THENCE S89°58'25"E 168.19 FEET TO A FOUND 5/8 INCH IRON ROD NUMBER LB1723, AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1081, PAGE 186, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE S00°00'45"E 947.49 FEET TO THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1081, PAGE 186, THENCE S89°58'25"E 179.69 FEET TO THE NORTHWEST CORNER OF EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1081, PAGE 192, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, THENCE S00°00'40"W 333.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND

HAVING A RADIUS OF 28.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF S45°00'40"W, AND A CHORD DISTANCE OF 39.59 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 43.98 FEET TO THE POINT OF BEGINNING.
THE PROPERTY DESCRIBED CONTAINS 7.66 ACRES, MORE OR LESS.
SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

CONTAINING 7.66 ACRES MORE OR LESS.

This property is to be reclassified from City zoning "R-5: High Density Residential" to City zoning "PEU: Public, Educational, Utilities."

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

DONE AND ORDAINED this _____ day of _____, 2014, by
the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST:

Cassandra Lippincott, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

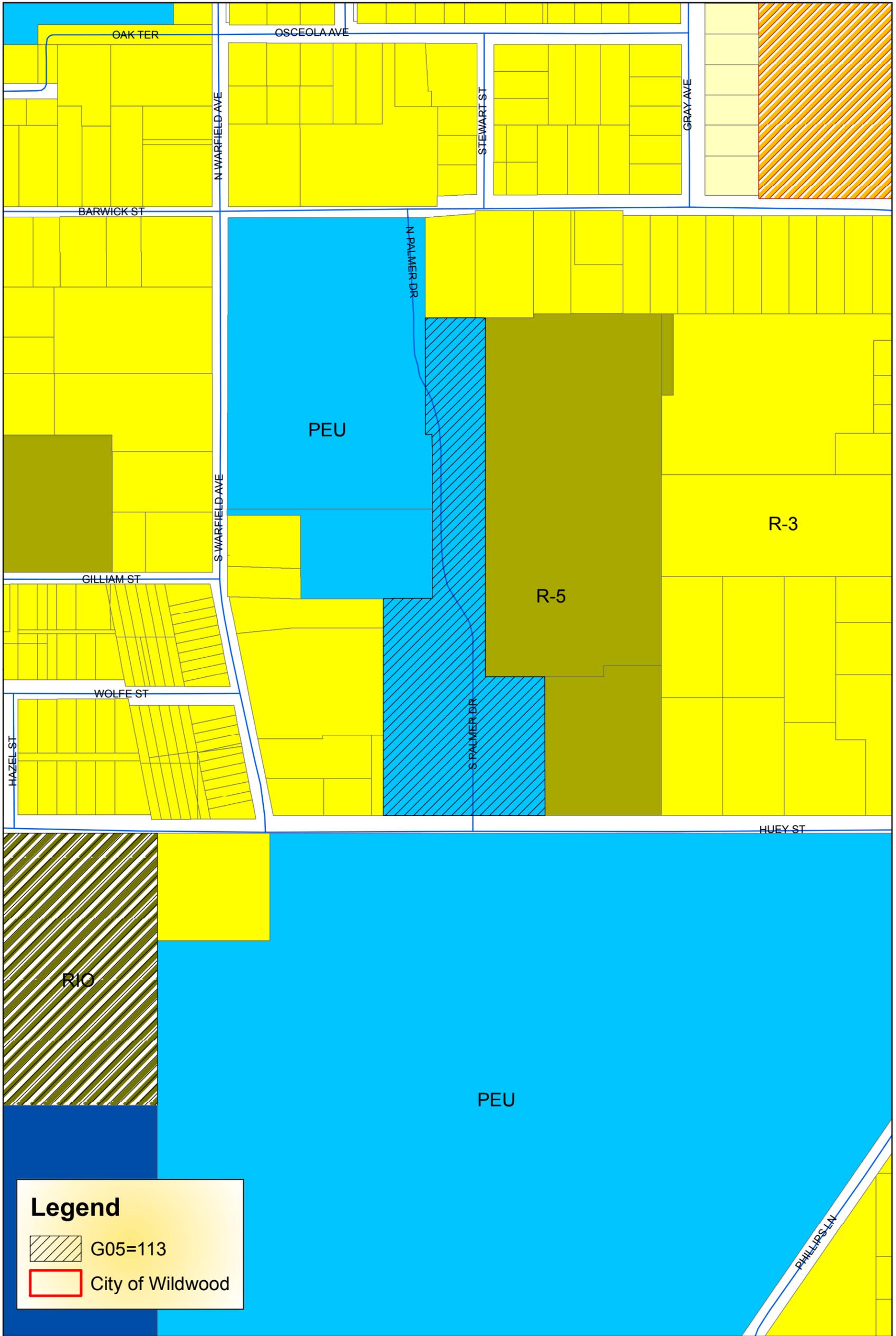
Ordinance O2014-26

“Exhibit A”

A portion of G05=113 (Public Works Building / Old Library Site)

Proposed Zoning Map Designation

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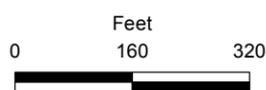


Legend

-  G05=113
-  City of Wildwood



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G05=113
 OLD LIBRARY/PUBLIC WORKS

WILDWOOD, FLORIDA

AUGUST 2014

PROPOSED ZONING