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ORDINANCE NO. O2016-12

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A LARGE SCALE FUTURE LAND USE AMENDMENT TO POLICY 1.7.1 (WILDWOOD SPRINGS DRI) OF THE ADOPTED LOCAL COMPREHENSIVE PLAN IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcels G30=030, G30=036, G31=001, G31=002,
G31=003, G31=008, G32=004, G33=019, & G33=149
Wildwood Springs LLC
1047.51 Acres +/-

LEGAL DESCRIPTION:

THE EAST 1/2 OF THE EAST 1/2 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 ALL IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

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City of Wildwood

THE SOUTH 325 YARDS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4, LESS THE NORTHEAST 1/4 OF THE NORTHEAST OF THE NORTHWEST 1/4; AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LESS 5 ACRES IN THE NORTHWEST CORNER AND LESS BEGIN AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, RUN SOUTH 466 FEET 8 INCHES FOR POINT OF BEGINNING, THENCE RUN SOUTH 210 FEET, THENCE EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET TO THE POINT OF BEGINNING; ALL IN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

LESS ROAD RIGHT-OF-WAYS LYING WITHIN THE ABOVE DESCRIBED PARCELS.

AND LESS THOSE PARCELS DESCRIBED IN DEED TO SUMTER COUNTY, FLORIDA RECORDED IN O.R. BOOK 950, PAGE 54, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

THE NORTH 330 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS AND EXCEPT RIGHT OF WAY FOR CR 505, SUMTER COUNTY, FLORIDA, CONSISTING OF 10 ACRES, MORE OR LESS, BEING A DIVISION OF PARCEL #G33-022, AS RECORDED IN O.R. BOOK 784, PAGES 206-209, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

AND

NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 278.68 FEET OF THE WEST 163.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; LESS THE RIGHT OF WAY FOR COUNTY ROAD NO. 468 ACROSS THE NORTH SIDE THEREOF.

AND

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. LESS RIGHT OF WAY FOR HIGHWAY 468.

AND

FROM THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN NORTH 0°07'02" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 34.05 FEET TO THE NORTH RIGHT OF WAY OF HIGHWAY 468 AND THE POINT OF BEGINNING; THENCE SOUTH 89°54'25" WEST 942.29 FEET TO THE INTERSECTIN OF THE NORTH

RIGHT OF WAY OF HIGHWAY 468 AND THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 301; THENCE BY THE SOUTHEASTERLY RIGHT OF WAY OF HIGHWAY 301, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1486.18 FEET, 1022.51 FEET TO A POINT; THENCE RUN NORTH 89°58'05" EAST 162.41 FEET; THENCE RUN SOUTH 00°07'02" WEST 630.01 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY DEED RECORDED JUNE 25, 1990 IN OFFICIAL RECORDS BOOK 401, PAGE 26 DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN NORTH 0°02'01" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 33.65 FEET TO THE NORTHLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE NORTH 89°59'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 942.26 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT OF WAY LINE AND THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 35 (U.S. 301) FOR THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE ALONG STATE ROAD 35 CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1482.70 FEET AND A CHORD BEARING OF NORTH 69°34'18" EAST; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°25'58" A DISTANCE OF 62.96 FEET FOR THE END OF SAID CURVE; THENCE, DEPARTING THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF STATE ROAD 35, SOUTH 01°26'29" WEST 21.99 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 468; THENCE NORTH 89°59'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE 58.44 FEET TO THE POINT OF BEGINNING.

Altogether Containing 1047.51 acres more or less.

This Ordinance updates the criteria for the Future Land Use Map designation of the Wildwood Springs DRI to accommodate an active adult community.

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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

SECTION 1. The text amendments to Policy 1.7.1 (Wildwood Springs DRI) of the City of Wildwood Comprehensive Plan are shown in attached Exhibit "A." The amendments are attached hereto and are shown with ~~strike through~~ for deletions and underline for additions.

SECTION 2. With the recommendations of the City Commission, the proposed land use amendment is hereby transmitted by the City Commission to the state land planning agency.

SECTION 3. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

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

SECTION 5. This Ordinance, if the amendment is not timely challenged, shall be

effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

DONE AND ORDAINED this 28th day of March, 2016, by the City Commission of the City of Wildwood, Florida.



CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf
Ed Wolf, Mayor

ATTEST *Alice J. Borrack*
Alice J. Borrack, Senior Deputy City Clerk

First Reading: 2/22/16

Second Reading: 3/28/16

Approved as to form:
Ashley Hunt
Ashley Hunt, City Attorney

Inst:201660011636 Date:4/27/2016 Time:4:23 PM
DC,Gloria R. Hayward,Sumter County Page 4 of 8 B:3093 P:218

Policy 1.7.1. 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~~ 160,000 square feet of nonresidential uses. A minimum of 2,600 of the residential dwelling units shall be age restricted. 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 Areas 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~~ within one-half mile of County Road 468.

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

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

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

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

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

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

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

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

3. ~~Neighborhood Residential Area (NRRA):~~ ~~The NRRA 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 NRRA 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 RANR area will include a minimum of 300 acres and a maximum of 500 acres. The NR will have a maximum of 1,675 units. The minimum average residential density within the NR shall be 4 units per net residential acre.~~

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

b. **Neighborhood Standards.** Within the ~~RACR Area and the NR~~ Area, neighborhoods shall have ~~a neighborhood park,~~ open space such as a central area made up of preservation land, stormwater ponds, or other such areas that can be used for passive recreation and enjoyment or civic area such as a central recreation facility, ~~school, library or other such civic-focused built use that will provide each residential area with a unique identity.~~ Neighborhood areas with CR and NR shall have a diversity of housing types, densities and sizes. Parks, open areas or civic areas will be designed based on neighborhood needs, and may include formal or informal landscaped and preserved areas, and structured hardscape and programmed amenity elements. ~~Neighborhood parks~~

~~will be placed near the functional center of each neighborhood to ensure that they are "walkable" for the residents in each neighborhood. Each neighborhood within the NR shall be sized and designed based on the principles of a 10-minute walk from the edge to the functional center of the neighborhood, and will be interconnected with pedestrian access between adjacent neighborhoods. Neighborhoods will be organized with a transect of greater density of housing in the functional center of neighborhoods transitioning to less density on the perimeter of each neighborhood. Adjustments will be made where necessary to preserve unique natural features and respond to special site constraints. Neighborhoods will be planned in a form appropriate to create a pedestrian scaled community with a defined sense of place. This will include performance standards to ensure coordinated pedestrian connectivity between land uses such that neighborhoods are interconnected, walkable and bikable.~~

~~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 C.R. 468; one (1) connection to the Eastern boundary; and one (1) connection to the south along C.R. 505. ~~Additional connections will be provided as appropriate based on site constraints and compatibility of adjacent land uses.~~

g. Local and residential streets, pedestrian paths, and bike paths shall be included within a system of ~~inter~~connected 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 PLUM.~~

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