

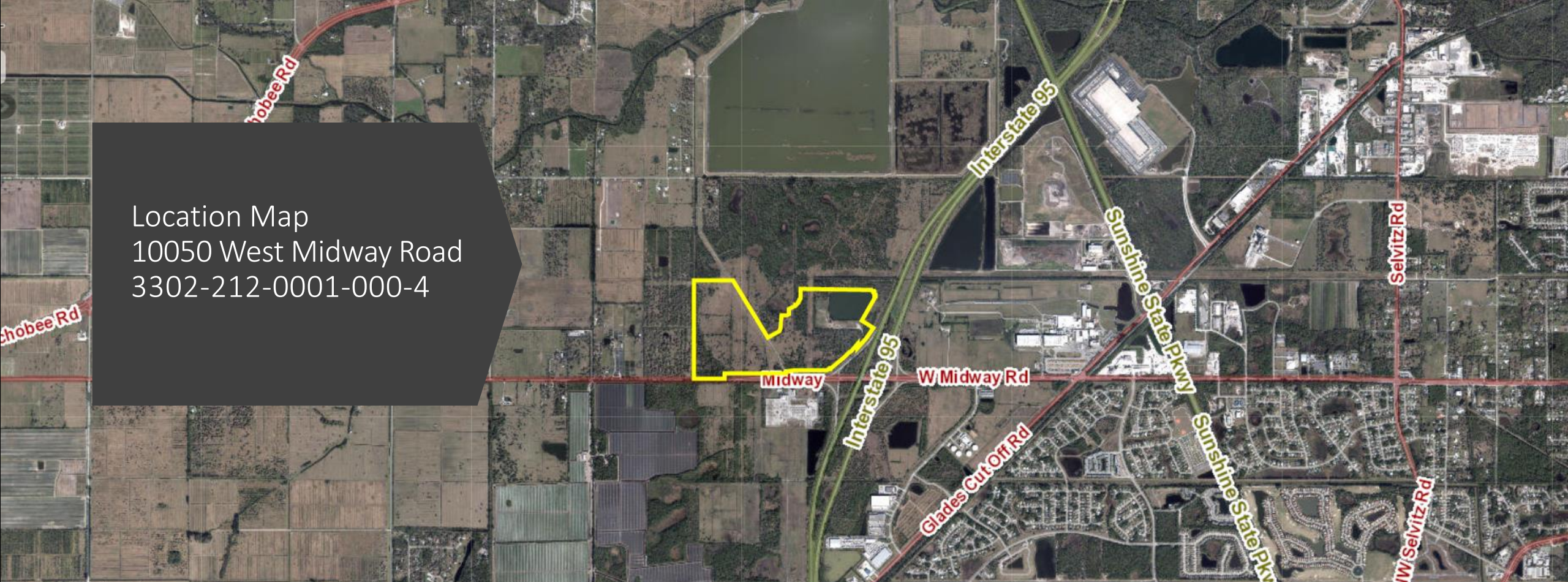
Willow Lakes Mixed Use Community Ordinance No. 22-001

Amending and Restating Ordinance 20-025 to approve Phase 1A and
the Planned Development Guidelines



City Commission
January 18, 2022





Parcel Size:

Overall Site: 200.3 +/- Acres
Subject petition: 37.15 acres (Phase 1)

Future Land Use: Mixed Use (MXD)

Current Zoning: Planned Development (PD)

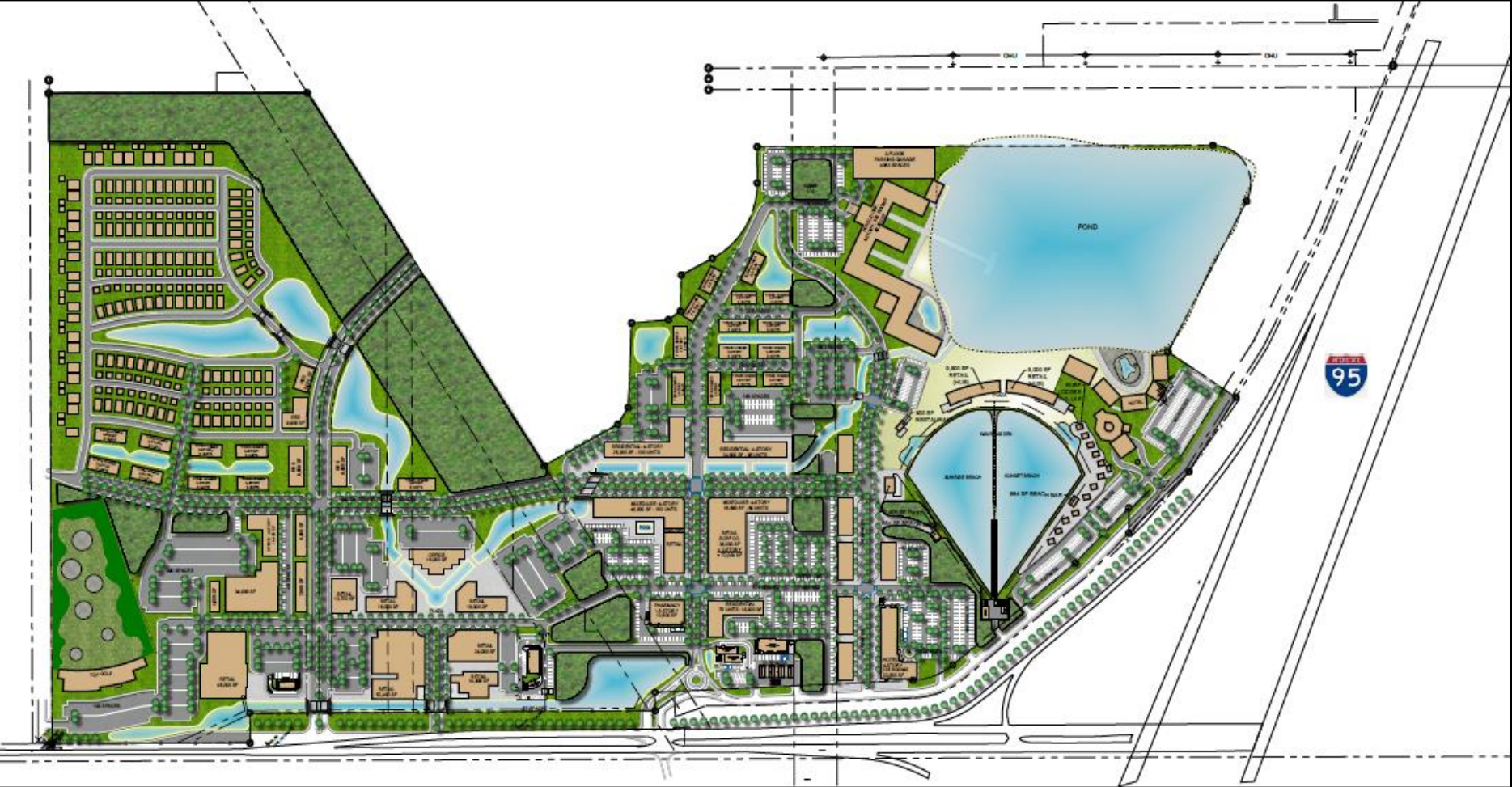


- Original PD Master Plan Approval
- Ordinance No. 20-025

Willow Lakes Community –
4 phases

“The Wavegarden at Willow Lakes will deliver high quality waves and authentic surfing experiences year-round for new and existing surfers of all ages, experience and ability. The Village will be comprised of several distinct neighborhoods, knit together by a network of walkable, pedestrian-oriented streets, and navigable flow-ways designed for maximum environmental and recreational purposes.

The result will be an inclusive environment where visitors, residents, and professionals have fun, keep fit and feel part of a community that shares their passion and respect for surfing, the ocean, others and the planet.”



Request for an Amendment to
the Planned Development

Site Plan (Development and
Design Review) for Phase 1A

Per Ordinance No. 20-025, site
plans for each of the phases of
development require
Development and Design Review



Ordinance No. 22-001 - Phase 1A and PD Regulations

Amendment to the Planned Development- Pursuant to Code Section 125-212

- Off-street parking spaces:
 - Required per Code: 9½ feet by 19 feet
 - Proposed per PD regulations: 9 feet by 18 feet
- Drive aisle width:
 - Required per Code: minimum of 26-foot-wide drive aisles
 - Proposed per PD regulations: 24-foot-wide drive aisles

Planning and Engineering approve the requested deviations to parking stalls and aisle widths
- Wave Pool Regulations:
 - In accordance with Florida Statutes 514.0115(7), the surf pool regulations for the Wavegarden will be incorporated into the PD Guidelines establishing the permitting process, conditions for the surf pool's operation, water quality and necessary life-saving equipment.



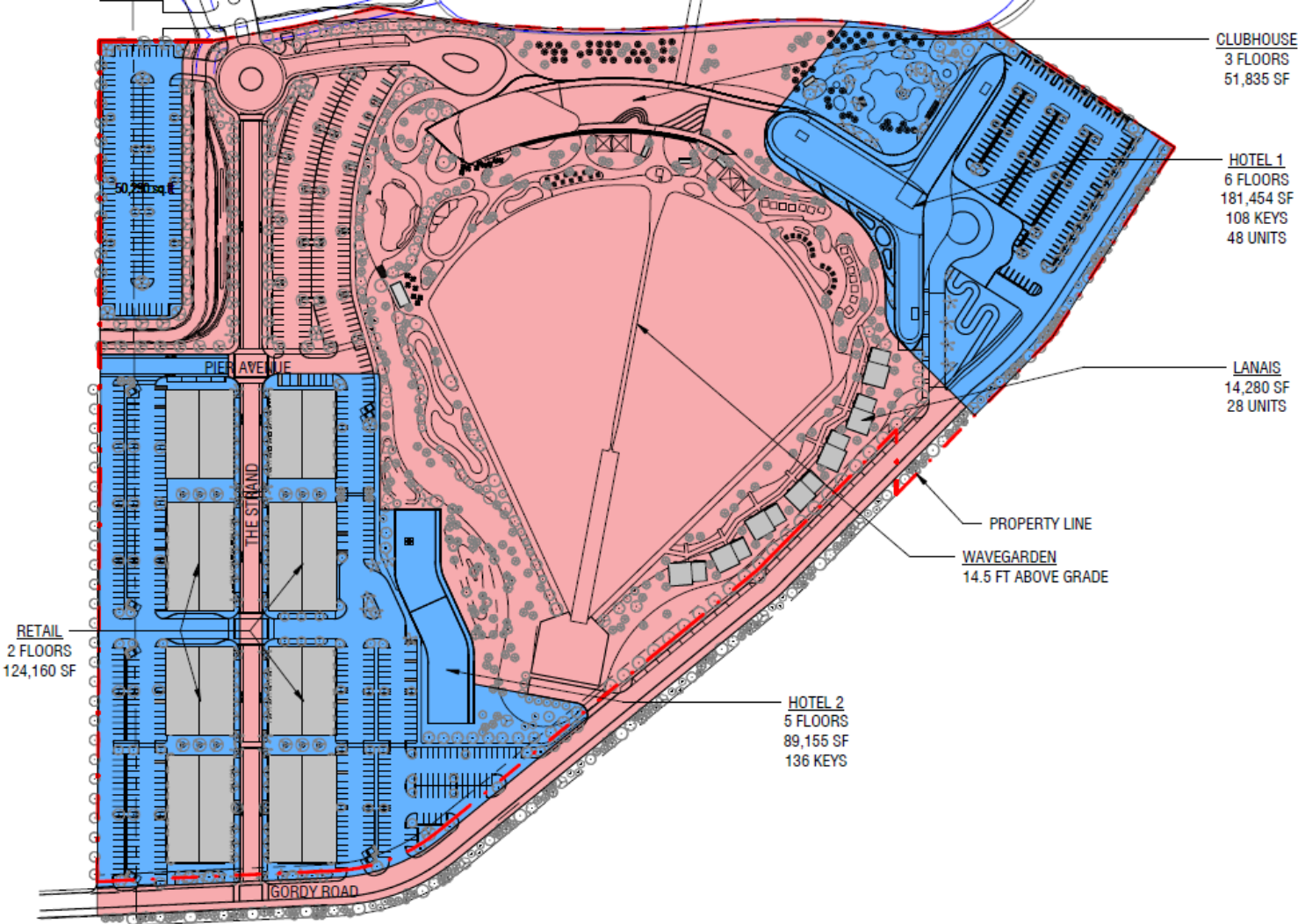
Willow Lakes Community Phasing Plan

Phase 1



Willow Lakes Community Phasing Plan

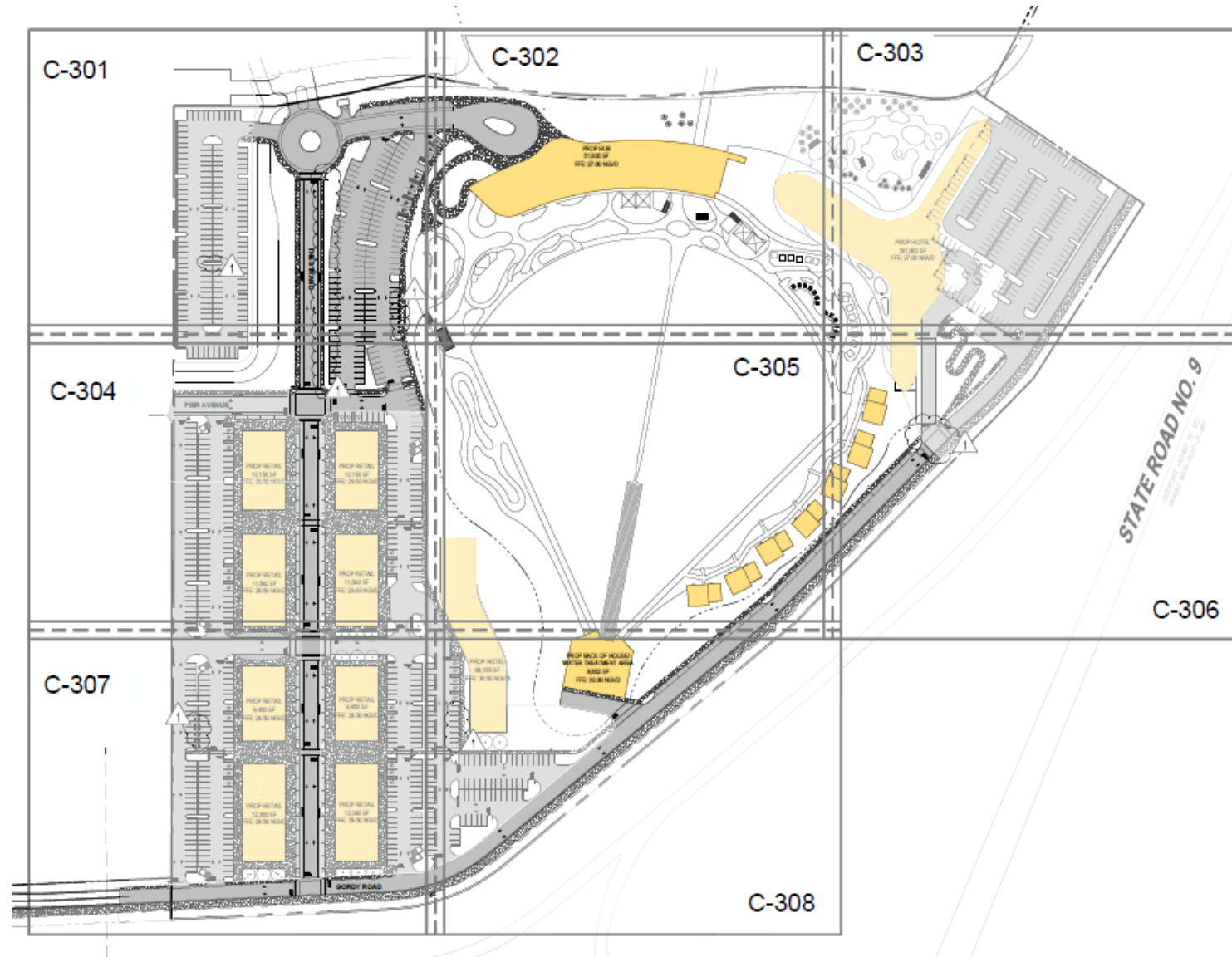
Phase 1



Willow Lakes Community Phasing Plan

Phase 1A

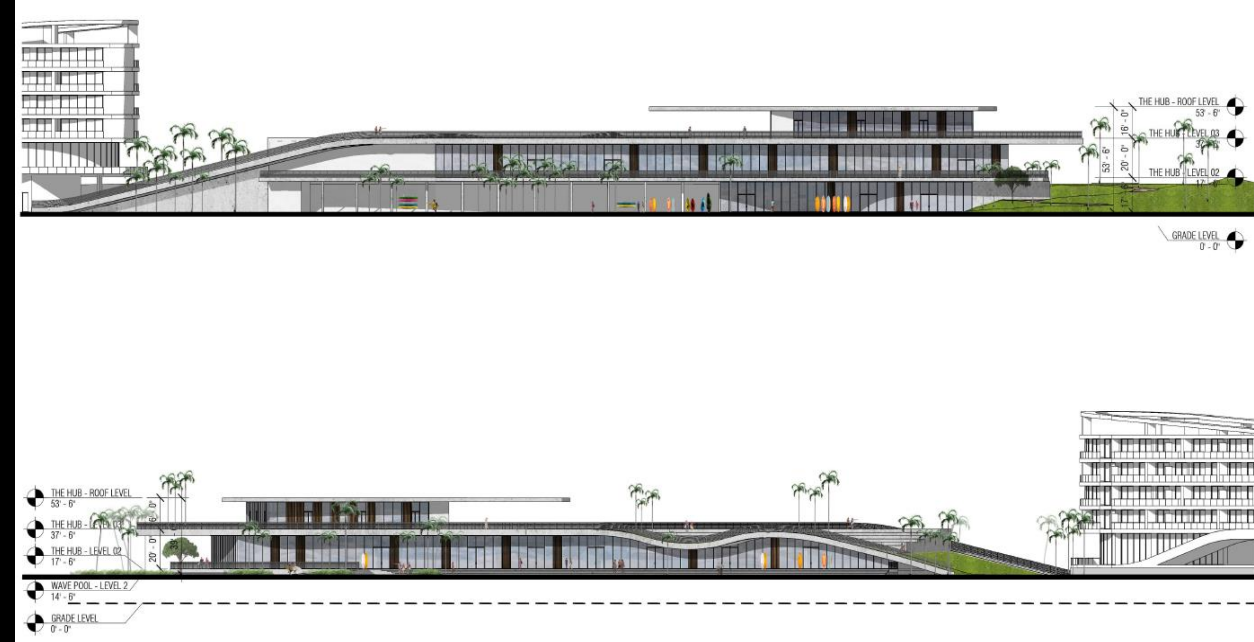
The full set of plans provide details per sheet as labeled in the overall site plan



Phase 1A

Phase 1A Uses	Square Footage	Details
The Wavegarden	n/a	
<ul style="list-style-type: none"> • The Hub <ul style="list-style-type: none"> • Food and Beverage • Brewery • Outdoor Terrace with Bar • Lawn Terrace • Amphitheater • Surf and Watersport Shops <ul style="list-style-type: none"> • Staff offices • Storage • Changing rooms • Surf School 	51,835	3 Floors/rooftop
Maintenance building	9,882	Water treatment area
The Surf Pods (Lanais)	14,280	28 Units
Total Floor Area Ratio (FAR)	Max Per FLUM: 1.5	Provided: .26
Total Square Footage	75,997	
Parking spaces required for Phase 1A is 160 and 190 are being provided		

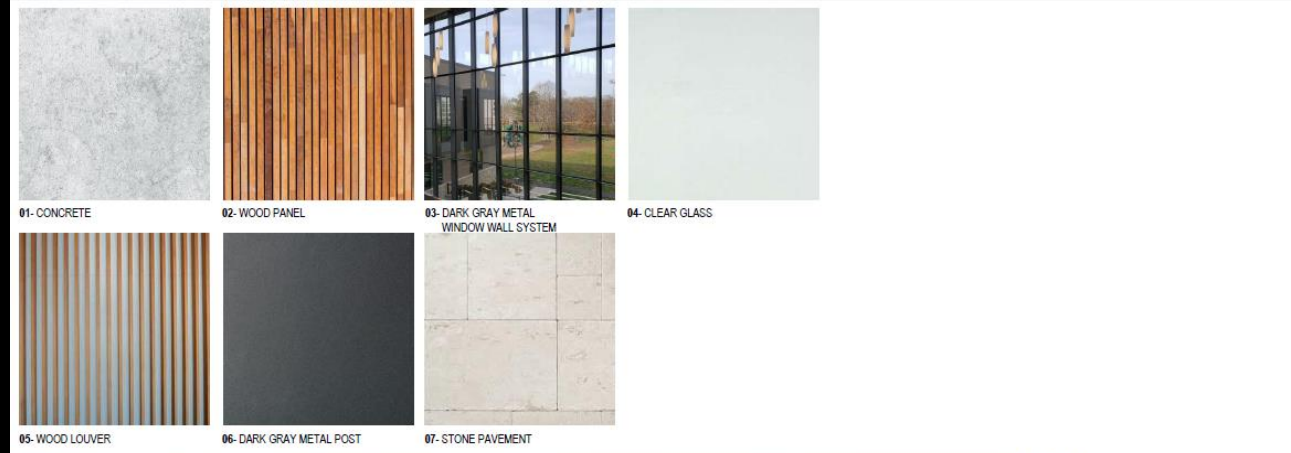




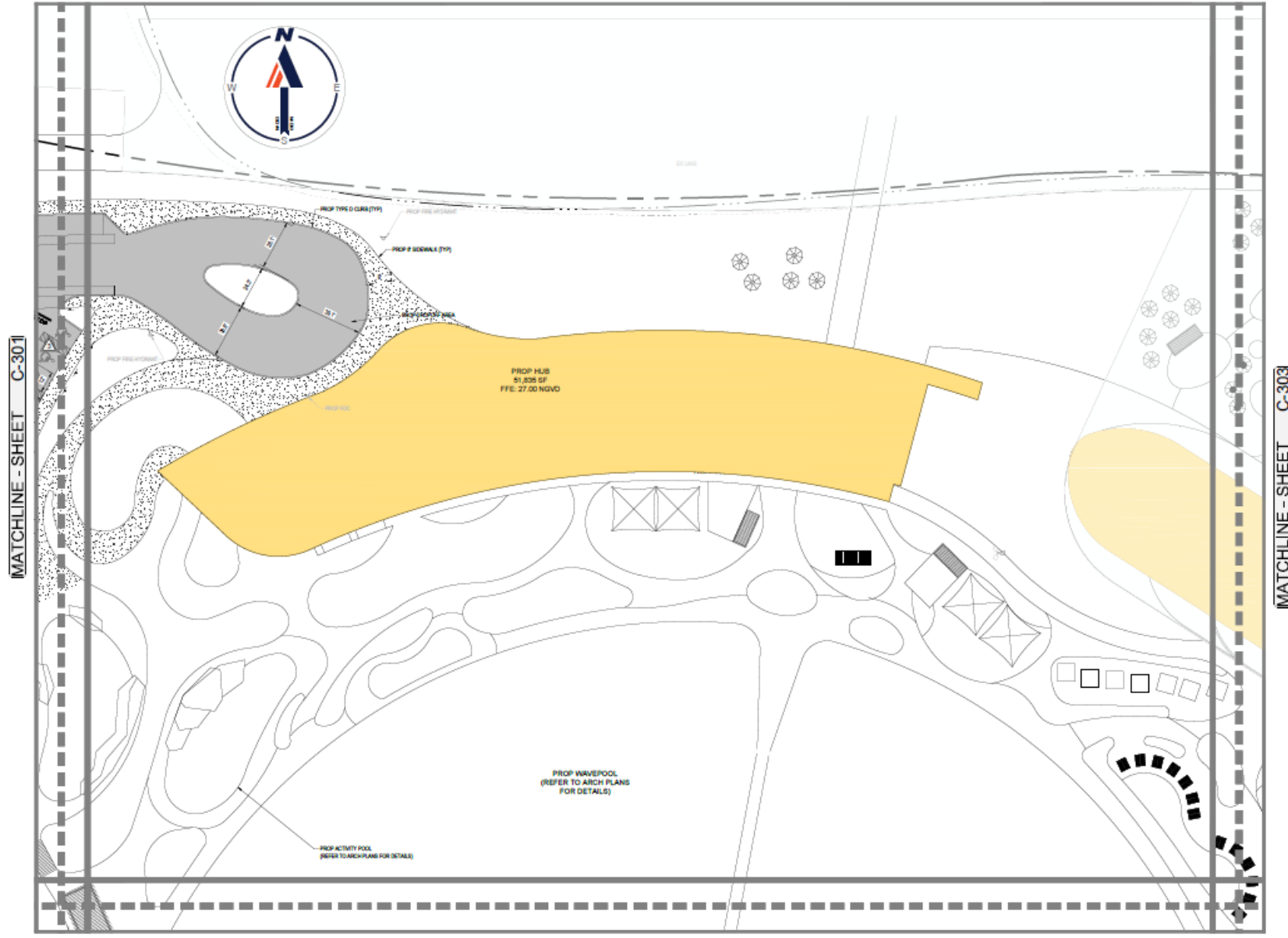
The architecture for the Willow Lakes Hub and Surf Pods (Lanais) is contemporary in design. The Hub creates a look and feel as though the building is a wave.



A number of uses are proposed within the Hub that will cater to not only sports enthusiasts but to residents and tourists alike.

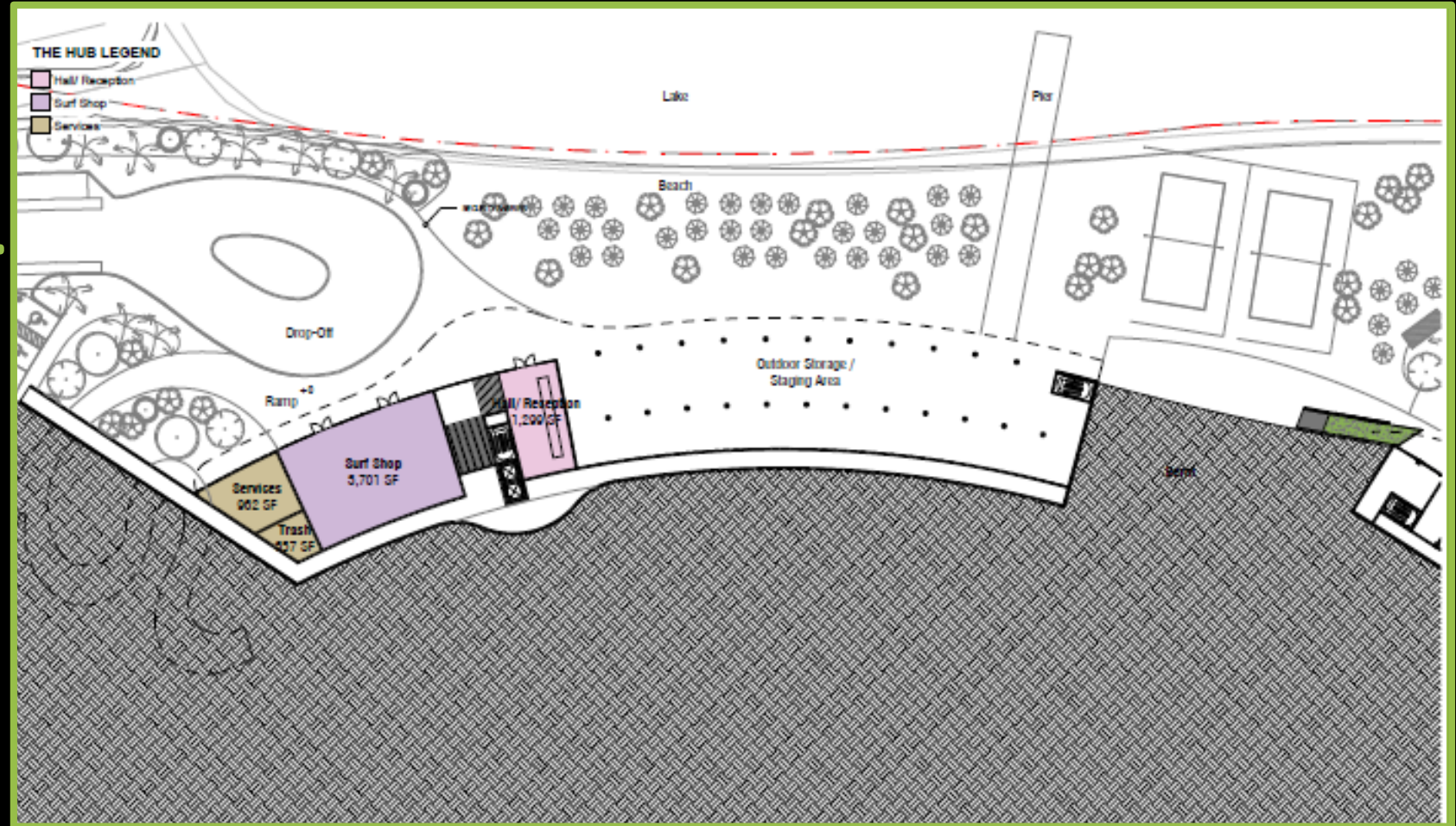


The Hub



Hub

- Grade Level



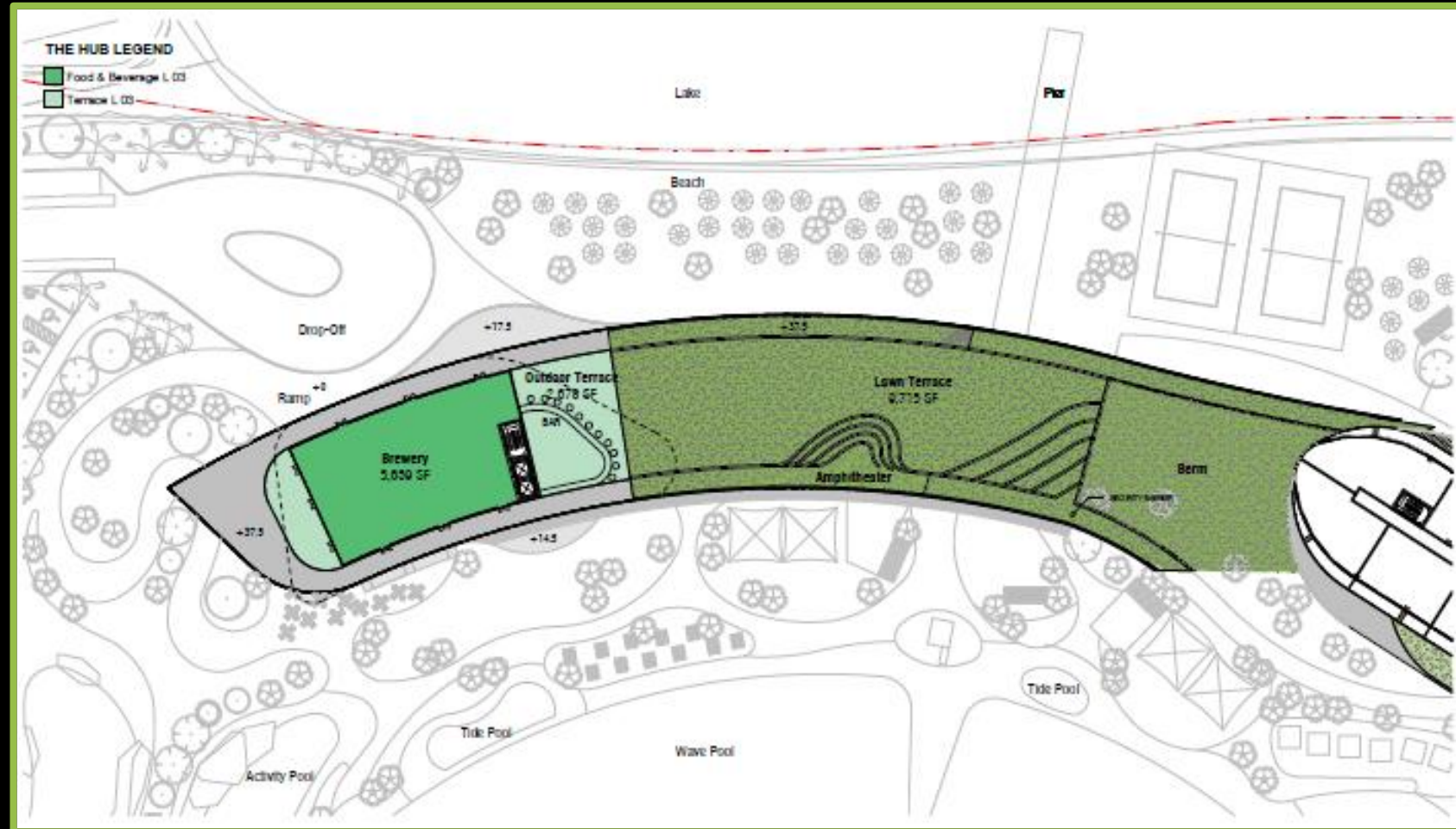
Hub

- Level 2



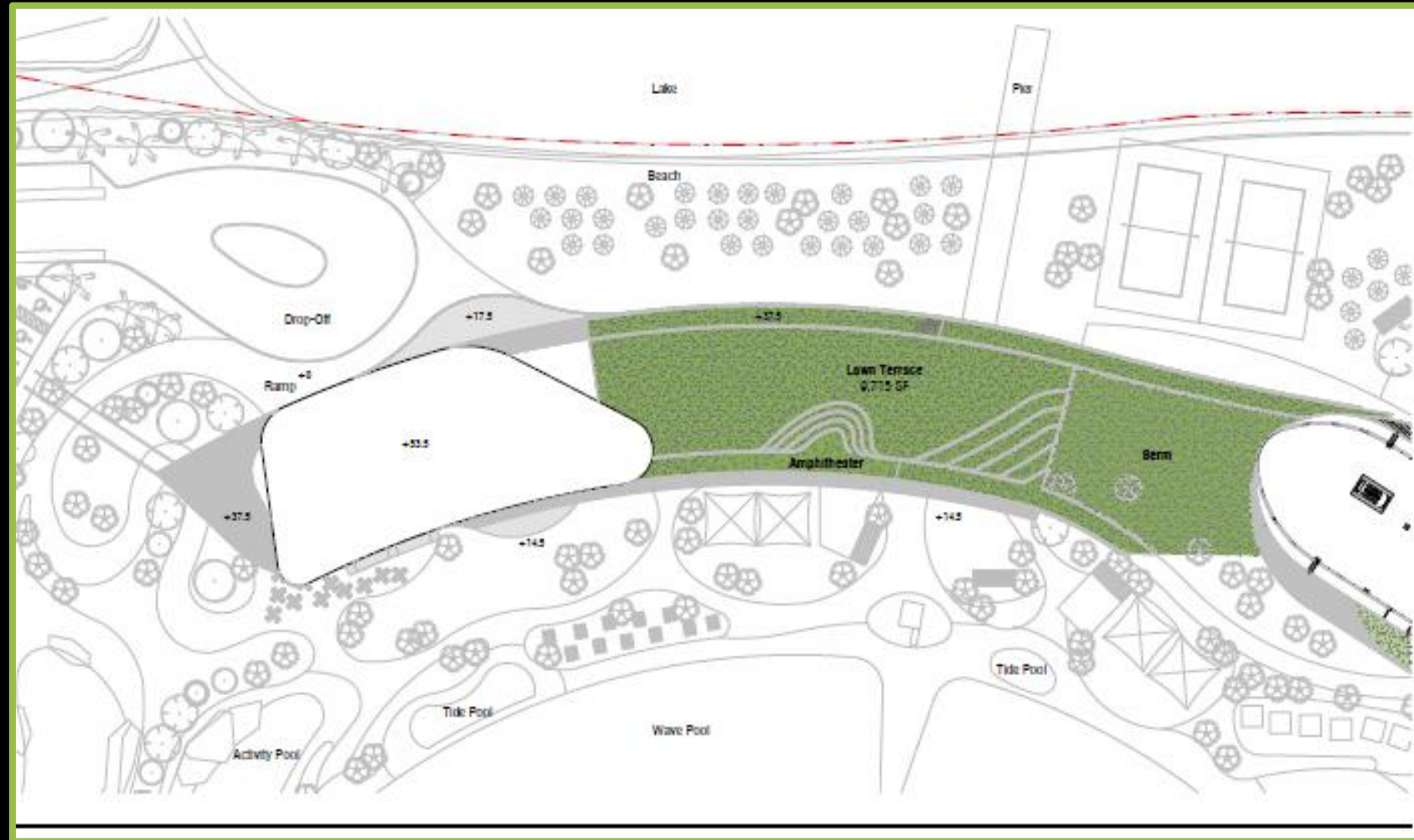
Hub

- Level 3



Hub

- Roof Level

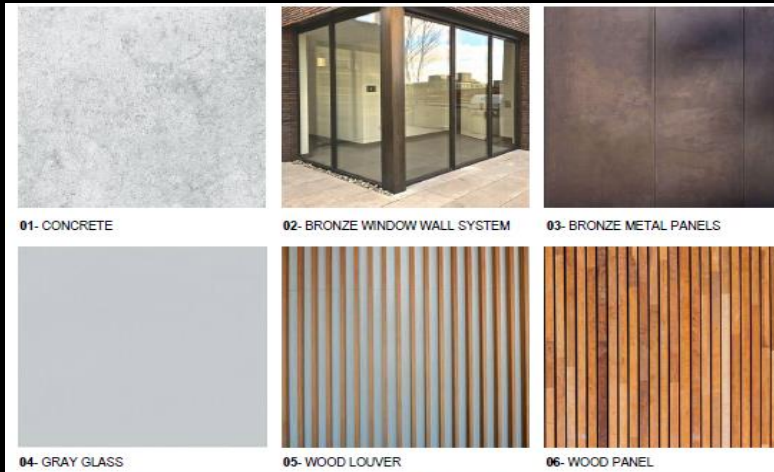




Lanai Detail Elevation
SCALE: 1/8" = 1'-0"

24 Surf Pods (Lanais) proposed as hotel suites.

The landscape plan proposes an abundance of native plant material, such as the Gumbo Limbo, Sea Grape, Crape Myrtle, Pink Trumpet Tree, Live Oak, and Red Maple that are indicative of a coastal community.



- 03
- 05
- 02
- 01
- 06
- 04



Surf Pods Lanais

Wave Pool Level



Surf Pods Lanais

Level 2



Surf Pods Lanais

Roof Level



Technical Review Committee (TRC)

All affected City and County departments have reviewed the proposed Amendment to the Planned Development and associated Site Plan (Development and Design Review) Application and all comments have been addressed and are attached to the subject staff report.

Staff Analysis

The proposed Amendment to the approved PD is consistent with and furthers the Goals, Objectives, and Policies of the City's Comprehensive Plan. The PD Amendment and Site Plan applications meet Code requirements and are in character and support the surrounding area, land uses and zoning designations.



Staff recommends APPROVAL with the following Conditions:

1. Prior to the issuance of a Building Permit, pursuant to City Code Section 123-66.(d) -Tree protection and mitigation, a final Tree Mitigation Plan shall be approved by staff.
2. Prior to the issuance of the Certificate of Occupancy, a certified letter of completion by a landscape architect and landscape bond pursuant to City Code 123-6 shall be submitted and approved by staff.
3. Prior to City Commission approval, incorporate the proposed Phase 1A site plan, PD deviations and surf pool regulations into the adopted PD Ordinance No. 20-025, as an amendment.



Planning Board Recommendation

-
- On November 11, 2021, Unanimously recommended APPROVAL with staff recommended Conditions



City Commission Possible Actions

- Approval with staff recommended Conditions
- Approval with amendments to staff recommendations
- Disapproval



Willow Lakes Mixed Use Community Ordinance No. 22-001

Amending and Restating Ordinance 20-025 to approve Phase 1A and
the Planned Development Guidelines



City Commission
January 18, 2022