



**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY - CITY OF
WILDWOOD**

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
August 2, 2022 2:00 PM
City Hall Commission Chamber
100 N Main Street**

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning and Zoning Board as Local Planning Agency/special Magistrate
Regular Meeting July 5, 2022**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. CP 2205-004 Turkey Run
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A**

SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G05V004, G05V005 and portions of G05V006, G05V007, G05V008, G05V009 & G05V012

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Central Mixed Use (CMU) for the parcels listed above on approximately 6 acres MOL. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-63 be forwarded to the City Commission for further action.**

2. CP 2205-005 Wildwood Landing Phase 2

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PARCEL D33-045

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Rural Residential (Sumter County) to Medium Density Residential (City) for parcel D33-045 on 7.35 acres MOL. This request is accompanied by rezoning request RZ 2205-005 (O2022-62). **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-61.**

3. CP 2206-003 Stokes Industrial

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G07J001 & G07J002

The applicant is seeking a favorable recommendation from the City of

Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Public Facilities (City) to Industrial (City) for parcels G07J001 and G07J002 on 0.96 acres MOL. This request is accompanied by rezoning request RZ 2206-003 (O2022-67). **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-66.**

4. **CP 2206-004 Townhomes at Powell**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G04-018 & G04-009

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) for the parcels listed above on 12.74 acres MOL. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-56 be forwarded to the City Commission for further action.**

V. **ADJOURNMENT**

August 2, 2022 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 5, 2022 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Peavy	Development Svc Dir.	Present
Roxanne Read	Asst Development Svc Dir.	Present
Amanda Bush	City Planner	Present
Ron Goetz	Technical Systems Analyst	Present
Susan Patterson	City Clerk	Present

Special Magistrate Lindsay C.T. Holt brought the meeting to order. Special Magistrate Holt swore in city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

Special Magistrate Holt approved the summary of minutes from the June 7, 2022, meeting. No comments were offered or received.

RESULT:	Adopted
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2204-003 Bigham Plaza
2. CP 2205-001 TSG Development - Clay Drain Rd.

Special Magistrate Holt read the title of CP 2205-001 TSG Development - Clay Drain Road. The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the

Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Urban Residential (Sumter County) and MHP (City) to Industrial (City) for the parcels G17-014 & G18-001 on 30 acres MOL. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. CP 2205-003 Encounter Expansion

Special Magistrate Holt read the title of CP 2205-003 Encounter Expansion. The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Public Facilities (City) for the parcels D32A003, D32-158, & D32-057 on 7.2 acres MOL. Paul Alexander stated that the proposed church property is next to his property and would like to request the church put a privacy fence up between his property and the church property. Alexander also has concerns about the cars and any oil leakage that may seep into his well water. Special Magistrate Holt stated that this would be something that would be addressed at the city commission public hearing and site plan meeting.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. CP 2206-001 Thomas - Wildwood

Special Magistrate Holt read the title of CP 2206-001 Thomas - Wildwood. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Agriculture (Sumter County) to General Commercial (City) for parcel G33-154 on 4.86 acres MOL. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

The meeting was adjourned at 2:12. No comments were offered or received.

RESULT:	Adopted
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

PLANNING & ZONING BOARD AS LOCAL
PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA

SEAL

Date

Lindsay C.T. Holt,
Special Magistrate
City of Wildwood, Florida

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2205-004 Turkey Run

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-63 be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2205-004 Turkey Run
Ordinance #	O2022-63
Applicant	Greg Beliveau, LPG URP, Inc.
Owners	Multiple Owners
Property Location	Northwest of the intersection of C 466A and E C 462
Parcel Number(s)	G05V004, G05V005 and portions of G05V006, G05V007, G05V008, G05V009 & G05V012
Date	7/23/22

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial to Central Mixed Use (CMU) for the parcels listed above on approximately 6 acres MOL. This request is accompanied by rezoning request RZ 2205-004.

BACKGROUND INFORMATION: The owners intend to continue developing the subject property as a mixed use project. An assisted living facility and retail store currently exist on the property. The owners are proposing multifamily dwelling units, a hotel and fast food restaurant at the site. After reviewing the existing Turkey Run Planned Development Agreement, which was originally approved in 2008, it was determined that the Agreement would need to be amended to allow further development. It was also discovered that the Future Land Use designation of the above listed parcels was not in conformity with other parcels included in the PD Agreement. For this reason, the applicant would like all parcels in the Planned Development Agreement to have the same Future Land Use designation to ensure compatibility.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

Justification has been presented to the city to support the proposed map amendment.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. This application was submitted when the 2035 Comprehensive Plan was in effect and has been evaluated based on the criteria in that Comprehensive Plan. The 2035 Comprehensive Plan FLU Policy 1.3.3 outlines standards for CMU development that includes a maximum impervious surface ratio of 80%, a floor area ratio of 0.5 and a mix of uses. FLU Policy 1.10.3 states that mixed use developments shall include a mixture of housing types. Transportation Element Policy 1.8.1 states that the city shall encourage a mix and location of land uses designed to increase accessibility of Wildwood's residents to jobs, services and housing. Residential development in this location would serve that purpose. Housing Element Policy 1.1.2 states that the city shall allow a wide range of housing types to accommodate a diversity of housing need. A Planned Development Agreement is in place for the subject property and is in the process of being amended.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located at the intersection of C 466A and C 462/Powell Road. This area of the city has an existing mix of residential and commercial land uses.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

As this proposed future land use change is an effort to make future land use designations uniform within an existing planned development, no environmental assessment was conducted.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the property is proposed from both C 466A and E C 462, which are maintained by Sumter County. C 466A is a minor urban arterial and E C 462 is a major urban collector which are operating at a LOS D, which is the level of service established in O2020-49. This Ordinance also established a LOS F for the segment of E C 462 from C 466A to US 301. The proposed Future Land Use change to CMU would add 7,258 daily trips. A full traffic impact analysis accepted by Sumter County that would include the construction of Inspiration Drive and any traffic mitigation needed to accommodate the increase in traffic will be required before the Planned Development Amendment can be approved by the City Commission. The applicant is currently working with Sumter County Public Works on the revised TIA methodology submitted by TPD in April of 2022.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The residential development is proposed to add 67 students to Wildwood Schools. The school district advises that capacity is available.



Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-63

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; 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 G05V004, G05V005 and portions of G05V006, G05V007, G05V008, G05V009 & G05V012
Turkey Run 2, LLC, EMW Properties, LLC (Owner)
6 Acres +/-

LEGAL DESCRIPTION:

Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

CONTAINS 6 ACRES, MORE OR LESS.

This property is to be reclassified from Commercial to Central Mixed Use;

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 the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan 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 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

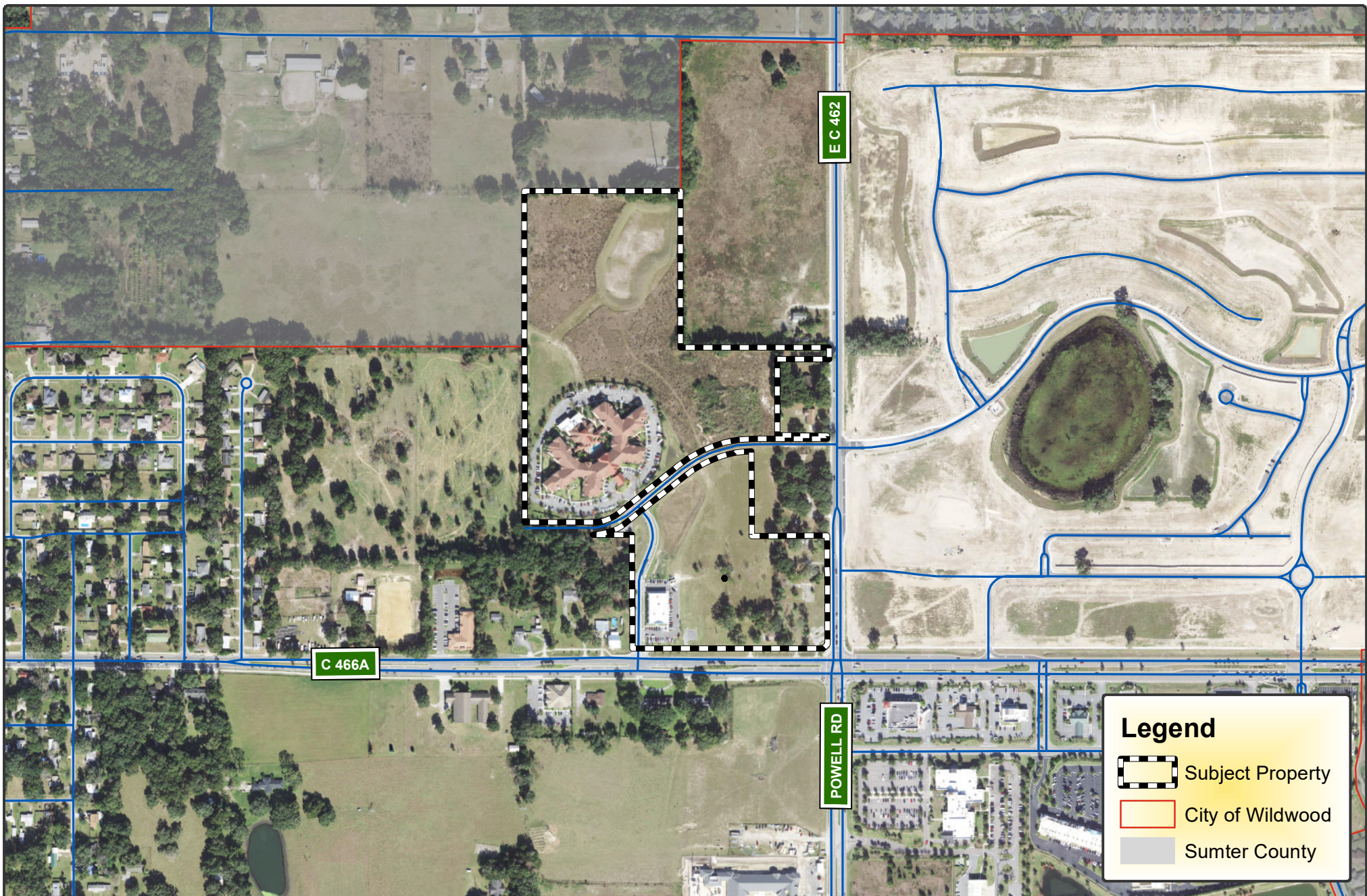
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

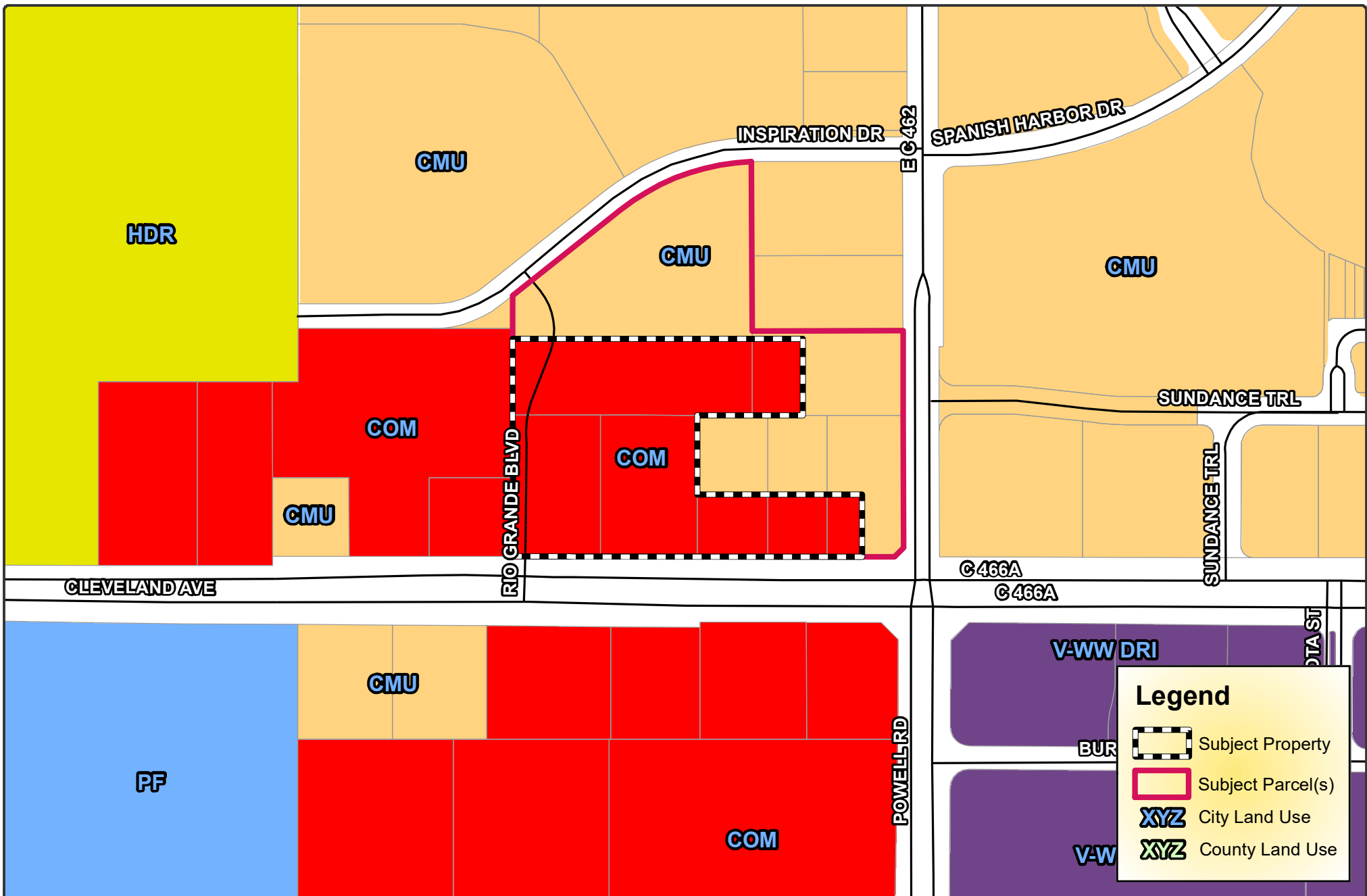
Second Reading: _____

Approved as to form:

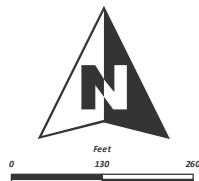
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 275 550	CP 2205-004 / RZ 2205-004 TURKEY RUN PARCELS G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V012 & G05V013	MAP 1B LOCATION MAP JULY 2022
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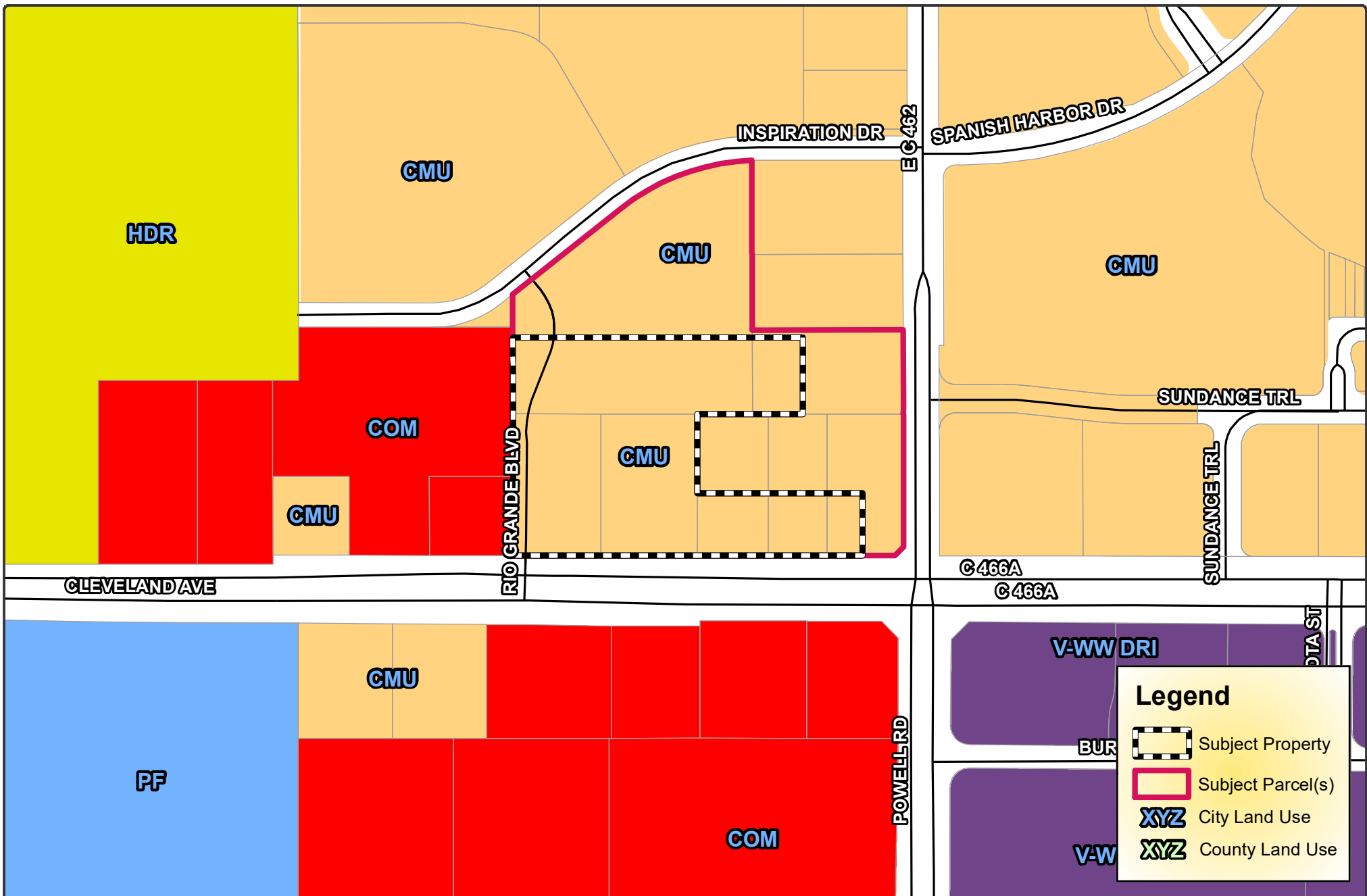


**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

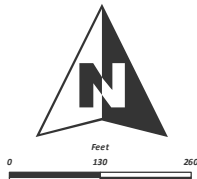


CP 2205-004
TURKEY RUN
PARCELS G05V004, G05V005 & PORTION OF PARCELS G05V006, G05V007,
G05V008, G05V009 & G05V012

MAP 2A
**EXISTING LAND
USE**
**JULY
2022**



**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2205-004
TURKEY RUN
PARCELS G05V004, G05V005 & PORTION OF PARCELS G05V006, G05V007,
G05V008, G05V009 & G05V012

MAP 2B
PROPOSED LAND USE
PENDING COMMISSION
APPROVAL
**JULY
2022**

**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE
CITY OF WILDWOOD**

EXECUTIVE SUMMARY

SUBJECT: CP 2205-005 Wildwood Landing Phase 2

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-61.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER:

CP 2205-005 Wildwood Landings Phase 2

ORDINANCE NUMBER:

O2022-61

PARCEL NUMBER:

D33-045

PROPERTY LOCATION:

The subject property is located on the north side of NE 81st Blvd, approximately 0.12 miles east of EC 462.

OWNER:

Marilyn Brown Escue

APPLICANT:

Jay Byce

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Rural Residential (Sumter County) to Medium Density Residential (City) for parcel D33-045 on 7.35 acres MOL. This request is accompanied by rezoning request RZ 2205-005 (O2022-62).

ANALYSIS: The applicant is proposing a residential development with single family dwelling units. The properties to the east and west have recently been annexed into the City and have gone through a Comprehensive Plan amendment to Medium Density Residential, along with a rezoning to R-3. A change in land use to Medium Density Residential would align with the surrounding properties. Residential development is encouraged within the city, to provide a variety of housing types to accommodate a diversity of housing need (Comprehensive Plan Housing Element Policy 1.1.2).

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented:

The applicant has submitted a justification narrative that has adequately presented the change of the future land use from Rural Residential (Sumter County) to Medium Density Residential (City), to support the construction of 28 single family dwellings. This parcel was recently

annexed into the city and requires a future land use and rezoning designation. The maximum number of dwelling units that would be allowed on the subject parcel if the future land use is adopted is 66.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan.

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan. Future Land Use (FLU) Policy 1.1.10 states that the Medium Density Residential designation includes a mix of residential land uses up to 9 units per acre. FLU Policy 1.9.1 states that land use patterns shall promote orderly, compact growth and the City shall encourage growth and development in existing developed areas where public facilities and services are presently in place and in those areas where public facilities can provide the most efficient service. Housing Policy 1.1.2 states that the City shall allow a wide range of housing types to accommodate a diversity of housing need.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The proposed amendment is not considered urban sprawl, nor does it exemplify an energy inefficient land use pattern. The subject property is close to a rapidly urbanizing area with public utilities available to serve development and commercial uses nearby to serve future residents. The adjacent property has recently been approved to change the Future Land Use designation to Medium High Residential (Wildwood Cottages) and properties within a half-mile of the subject property have recently been approved to change Future Land Use designations to Medium High Density Residential (Village Pointe) and Low Medium Density Residential (Triumph South).

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

An environmental assessment was conducted on the subject property by Parks Consulting Services in 2022, and no surface waters, wetlands or FEMA flood zones are noted on the property. There were no listed species on the subject property. However, the property contains suitable habitat for the Gopher tortoise. Permits would be required prior to construction.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: The applicant has submitted a trip generation statement completed by Langan in May 2022. The project's proposed access at this time is expected to be from NE 81st Blvd, with a connection to Phase I (Wildwood Cottages) through Inglewood Drive. Morning peak trips are 23 and evening peak trips are 30, with expected daily trips of 313. A full traffic analysis will be required at the site plan stage.

Potable Water & Sewer: There is an existing ten (10) inch water main and an eight (8) inch force main to the southwest, near the intersection of C 462 and NE 81st Boulevard, on the east side of C 462. The City's 2019 Utility Master Plan indicates the water capacity is 6.7 million gpd and the City's permitted wastewater capacity is 3.55 MGD. The owner will need to work with the City to service the property with utilities.

Schools: The proposed development is expected to generate 10 school aged students. Wildwood Schools have indicated that capacity is available.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-61 (attached), contingent upon the approval of AN 2205-004 and be forwarded to the City Commission for further action.

DATED: 07/25/2022

A handwritten signature in cursive script that reads "Terri O'Neal".

Terri O'Neal
Planner II, Development Services

ORDINANCE NO. O2022-61

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; 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 D33-045
Marilyn Brown Escue(Owner)
7.35 Acres +/-

LEGAL DESCRIPTION:

THE FOLLOWING LEGAL DESCRIPTION WAS PROVIDED IN A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTH 100 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4;

AND

THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4;

AND

THE WEST 100.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4,

AND

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AND RUN S 00 DEGREES 00'57" W, ALONG THE WEST

BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 2.35 FEET, TO THE NORTH BOUNDARY OF "THE VILLAGES PROPERTY"; THENCE S 89 DEGREES 15'40" E, ALONG SAID NORTH

BOUNDARY, A DISTANCE OF 410.08 FEET; THENCE N 86 DEGREES 58'22" E, A DISTANCE OF 21.00 FEET; THENCE LEAVING SAID NORTH BOUNDARY OF "THE VILLAGES PROPERTY" RUN N 00 DEGREES 01'02" E, A DISTANCE OF 7.30

FEET, TO A POINT ON THE NORTH BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, SAID POINT BEING N 89 DEGREES 53'51" E, 100.00 FEET FROM THE SOUTHWEST CORNER OF

SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE S 89 DEGREES 53'51" W, ALONG THE SOUTH BOUNDARY OF THE EAST 1/2 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE

SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 431.01 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENTS AS DESCRIBED IN OFFICIAL RECORDS BOOK 895, PAGE 345, OFFICIAL RECORDS BOOK 885, PAGE 160, AND OFFICIAL RECORDS BOOK 1302, PAGE 74, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

This property is to be reclassified from Rural Residential (Sumter County) to Medium Density Residential (City).

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 the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan 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 31 days after its final reading by the

City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

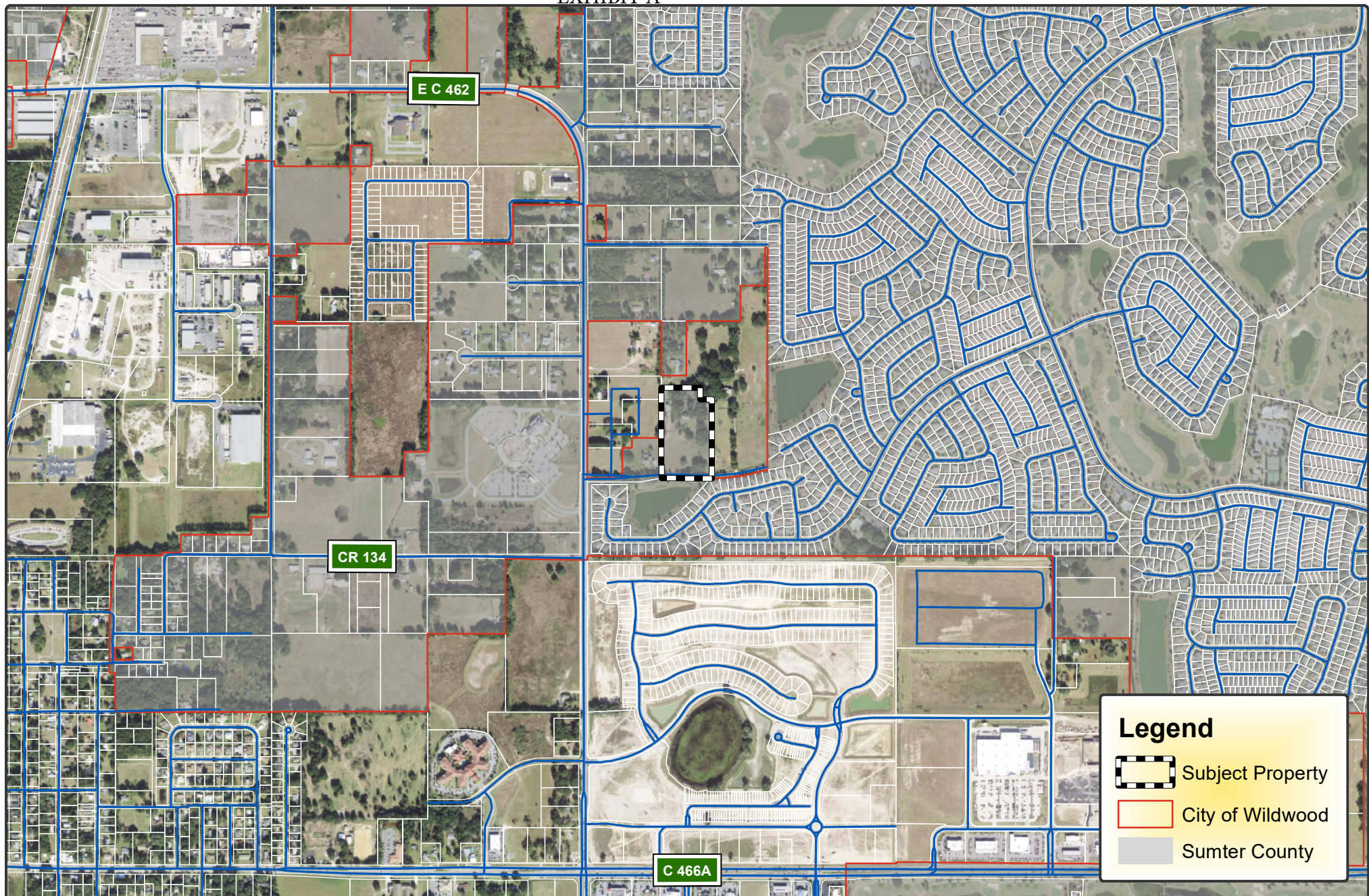
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

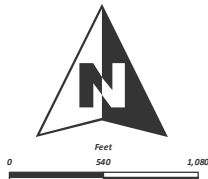
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2205-005 / RZ 2205-005

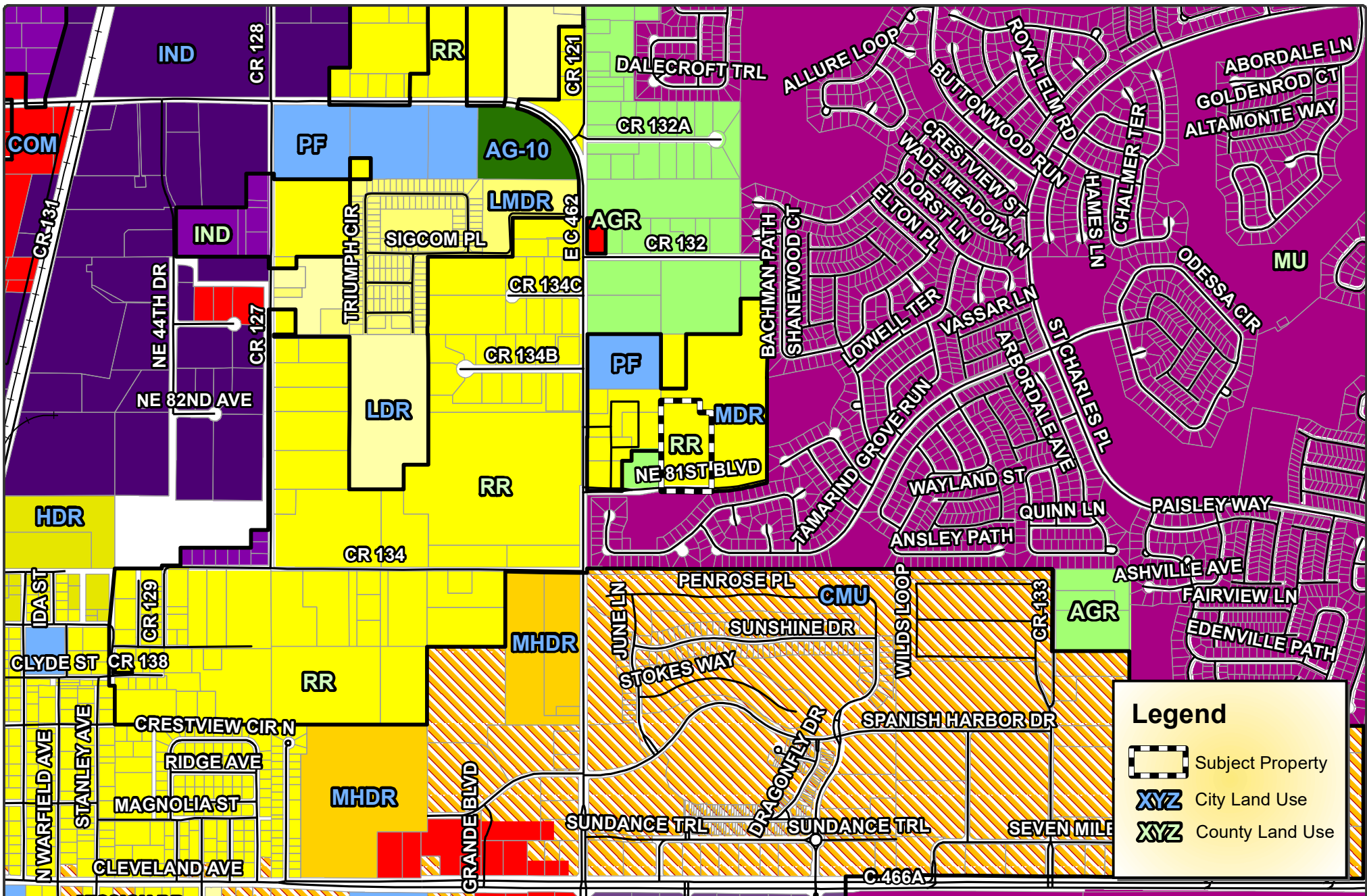
WILDWOOD LANDING PHASE 2

PARCEL D33-045

MAP 1B

**LOCATION
MAP**

**JUNE
2022**



PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2206-003 Stokes Industrial

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-66.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER: CP 2206-003 Stokes Industrial

ORDINANCE NUMBER: O2022-66

PARCEL NUMBERS: G07J001 & G07J002

PARCEL LOCATION: Subject parcels are east of Kendall Drive and north of Industrial Drive.

OWNER: Michael Stokes

APPLICANT: Danny Smith

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use from Public Facilities (City) to Industrial (City) for parcels G07J001 and G07J002 on 0.96 acres MOL. This request is accompanied by rezoning request RZ 2206-003 (O2022-67).

ANALYSIS: The subject properties are located in an industrial park. This proposed land use change will bring the parcel into conformity with the adjacent properties.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented; The applicant has submitted a justification narrative that has adequately presented the change of the future land use from Public Facilities (City) to Industrial (City). The current use of the parcel is light manufacturing, so the change in the future land use to Industrial is appropriate.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan.

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan. Future Land Use (FLU) Policy 1.1.15 states that the Industrial designation includes land used for manufacturing, processing, concrete or asphalt plants,

warehousing and other industrial activities.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The proposed amendment is not considered urban sprawl, nor does it exemplify an energy inefficient land use pattern. The parcel adjacent to the east and the surrounding area has a Future Land Use designation of Industrial, which supports the change in the Future Land Use from Public Facilities to Industrial.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems, as the subject parcel has been constructed.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: The subject parcel has been developed and is currently in operation.

Potable Water & Sewer: Subject parcels currently have City water and sewer services.

Schools: The development is industrial in nature and does not generate school aged children.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-66 (attached), be forwarded to the City Commission for further action.

DATED: 07/25/2022



Terri O'Neal
Planner II, Development Services

ORDINANCE NO. O2022-66

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; 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 G07J001 & G07J002
Michael Stokes (Owner)
0.96 Acres +/-

LEGAL DESCRIPTION:

Lot 1 and 2, WILDWOOD COMMERCE CENTER, according to the map or plat thereof as recorded in Plat Book 9, Page(s) 30, Public Records of Sumter County, Florida.

This property is to be reclassified from Public Facilities (City) to Industrial (City).

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 the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan 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 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

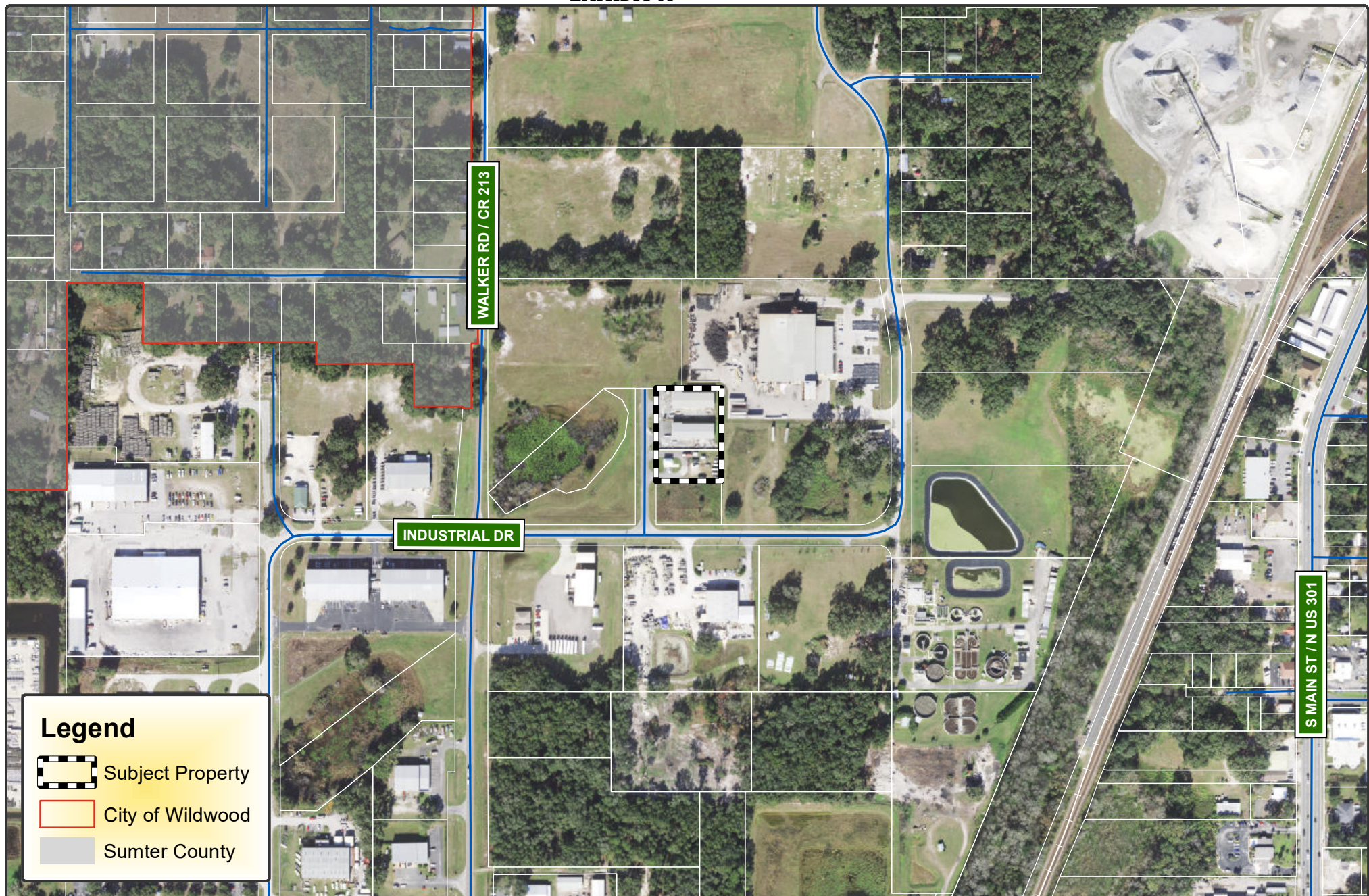
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

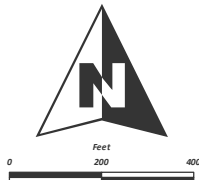
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

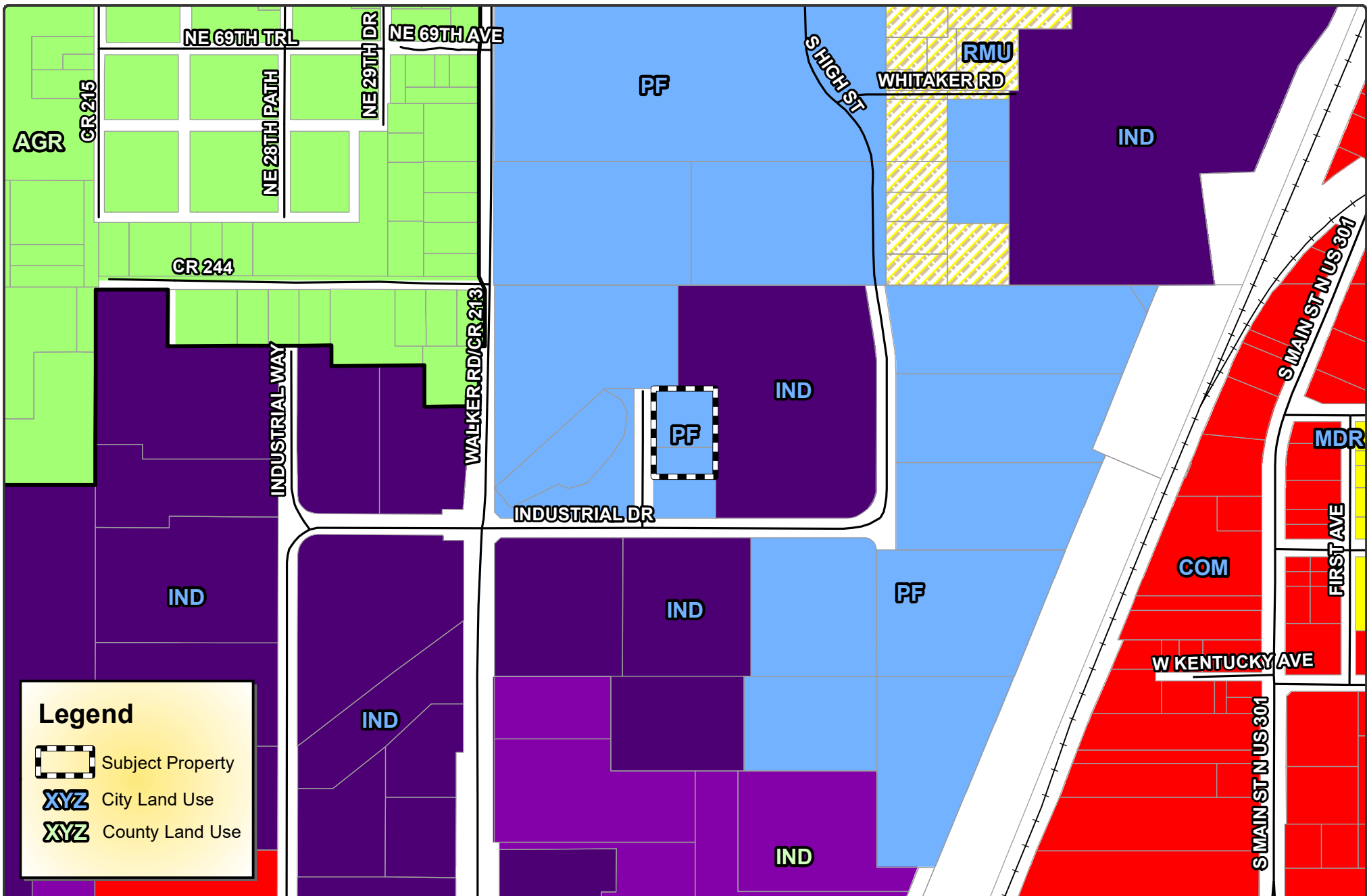


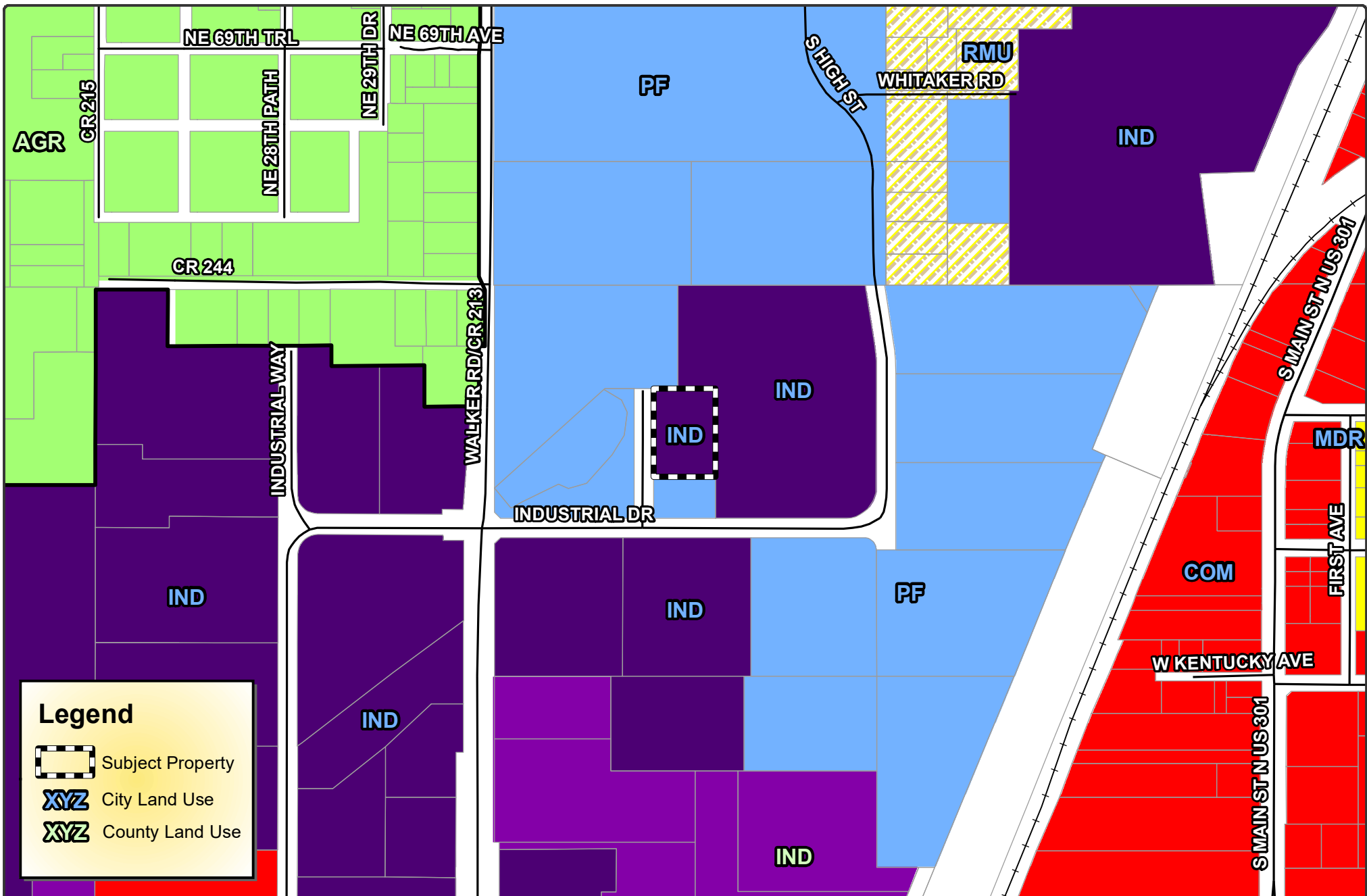
CP 2206-003 / RZ 2206-003
STOKES INDUSTRIAL
PARCELS G07J001 & G07J002

MAP 1B

**LOCATION
MAP**

**JUNE
2022**





Legend



Subject Property

XYZ

City Land Use

XYZ

County Land Use



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2206-003

STOKES INDUSTRIAL

PARCELS G07J001 & G07J002

MAP 2B

PROPOSED LAND USE
PENDING COMMISSION
APPROVAL

**JUNE
2022**

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2206-004 Townhomes at Powell

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-56 be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2206-004 Townhomes at Powell
Ordinance #	O2022-56
Applicant	Alan Benenson/MAS Development
Owner	Wildwood United Methodist Church/Donna K. Jones ETAL
Property Location	East side of Powell Road, approximately 0.12 miles north of CR 144
Parcel Number(s)	G04-018 & G04-009
Date	7/23/22

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) for the parcels listed above on 12.74 acres MOL. This request is accompanied by rezoning request RZ 2206-004.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;

The applicant intends to develop a mixed use development on the subject property consisting of a 97,200 sf multistory indoor storage facility and 128 townhomes on the subject property. Justification has been presented to the city to support the proposed development.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;

The proposed amendment is not inconsistent with the goals, objectives and policies of the Comprehensive Plan. This application was submitted when the 2035 Comprehensive Plan was in effect and has been evaluated based on the criteria in that Comprehensive Plan. The Central Mixed Use (CMU) Future Land Use designation at that time would allow 178 dwelling units on the subject property. The 2035 Comprehensive Plan FLU Policy 1.3.3 outlines standards for development that includes a maximum impervious surface ratio of 80%, a floor

area ratio of 0.5 and a mix of uses. A Planned Development Agreement is required for projects 10 or more acres in size. FLU Policy 1.10.3 states that mixed use developments shall include a mixture of housing types. Transportation Element Policy 1.8.1 states that the city shall encourage a mix and location of land uses designed to increase accessibility of Wildwood's residents to jobs, services and housing. Residential development in this location would serve that purpose. Housing Element Policy 1.1.2 states that the city shall allow a wide range of housing types to accommodate a diversity of housing need.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located on Powell Road, which has an existing mix of residential and commercial land uses.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were done by E Sciences in June of 2021. A depression was observed along the southern section of the site that contained trash and an oil drum. This is recommended to be removed from the site prior to development. No wetlands were identified on the site. No listed species were found on the subject property, but a complete gopher tortoise survey is recommended prior to development.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the property is proposed from Powell Road, which is maintained by Sumter County, and CR 142, which is a minor local road maintained by the City. Powell Road is currently a four lane divided collector roadway that operates at a LOS C. The proposed Future Land Use change to CMU would add 761 daily trips to Powell Road. A full traffic impact analysis accepted by Sumter County that would include any traffic mitigation needed to accommodate the increase in traffic on Powell Road and CR 142 will be required when the Planned Development Agreement is submitted to the City for review.

Potable Water & Sewer: The subject properties are in an existing demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The residential development is proposed to add 33 students to Wildwood Schools. The school district advises that capacity is available.



Roxann Read, AICP, CFM
Development Services Assistant Director

ORDINANCE NO. O2022-56

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; 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 G04-018 & G04-009
Wildwood United Methodist Church/Donna K. Jones ET AL (Owner)
12.74 Acres +/-

LEGAL DESCRIPTION:

This property is to be reclassified from Rural Residential (Sumter County) to Central Mixed Use (City);

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 the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan 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 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

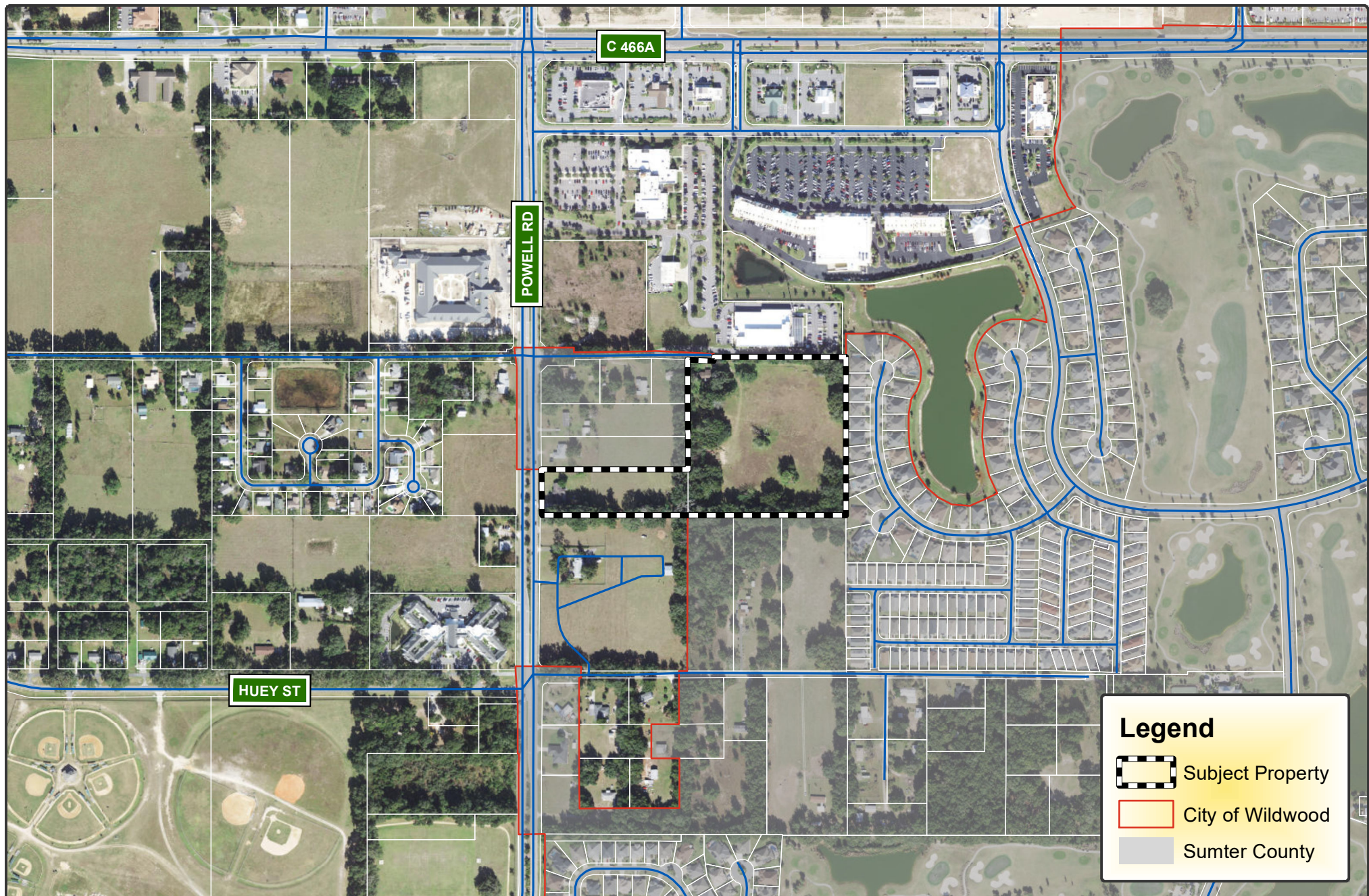
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2206-004 / RZ 2206-004

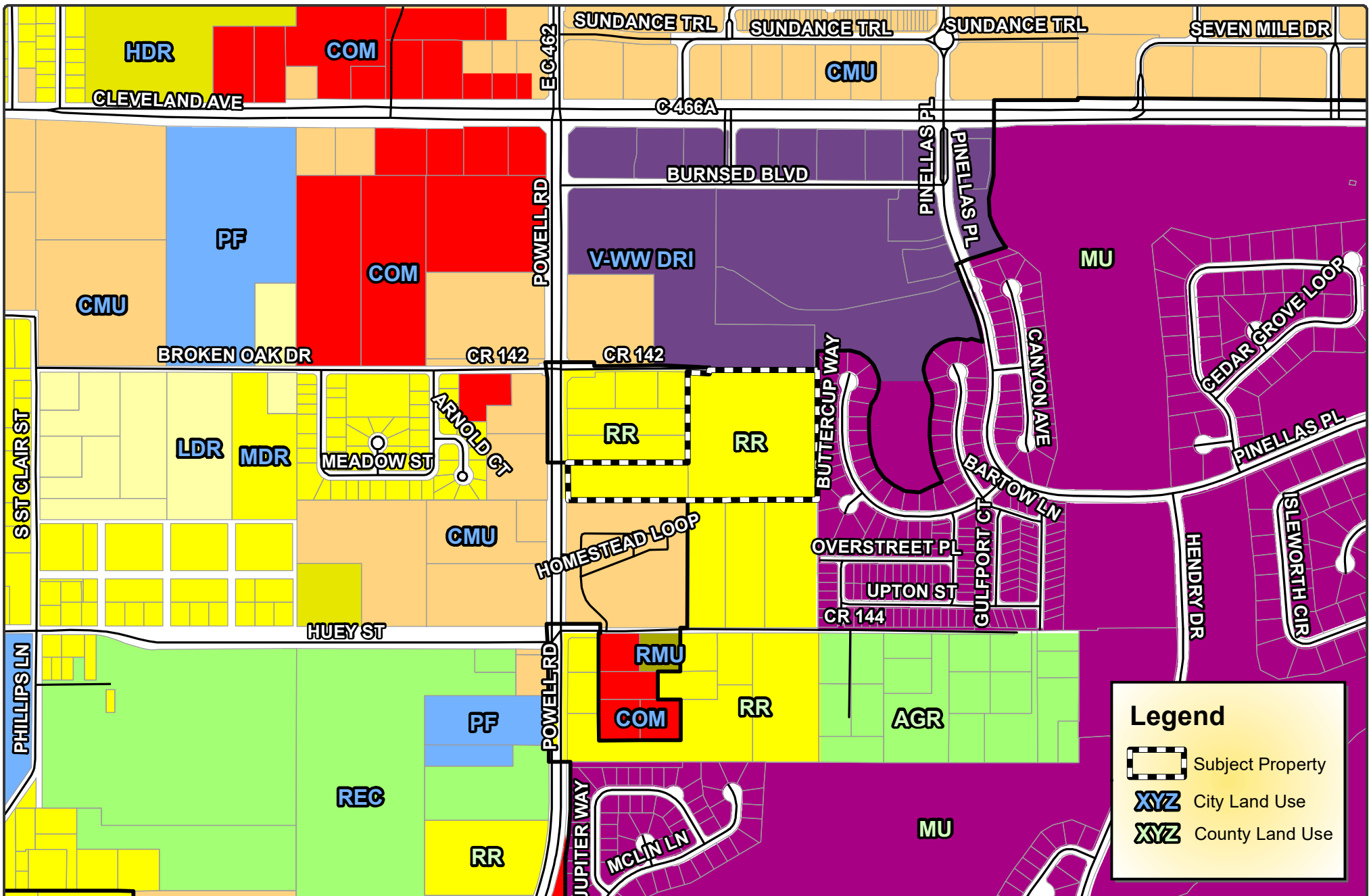
TOWNHOMES AT POWELL

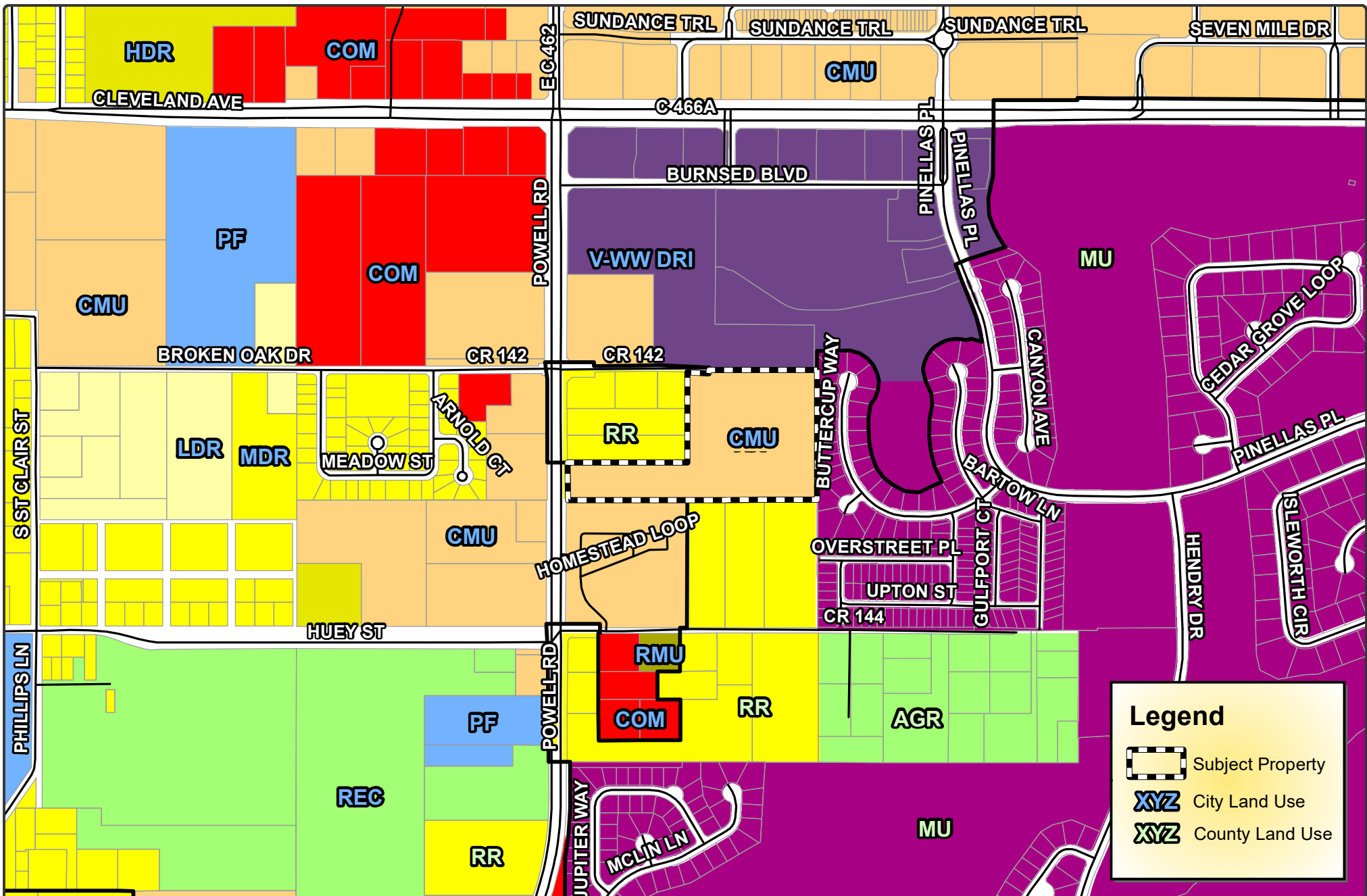
PARCELS G04-018 & G04-009

MAP 1B

**LOCATION
MAP**

**JULY
2022**







City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

July 12, 2022

THOMAS EARLS COLEMAN, TRUSTEE
5113 CR 142
WILDWOOD, FL 34785

Your Parcel Number(s): G04-020

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS
NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners next to property which is being considered by the Planning & Zoning Board/Special Magistrate change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) and to change the Zoning Map designation from RR1C, RR5C and R2M (Sumter County) to Central Mixed Use (City) on parcels G04-018 and G04-009.

OWNERS: Wildwood Methodist Church and Donna K. Jones ETAL
APPLICANT: Alan Benenson/MAS Development
CASE NUMBER: CP/RZ 2206-004

The subject property is located on the east side of Powell Road, approximately 0.12 miles north of CR 144.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, August 2, 2022, at 2:00 and 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, August 22, 2022, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the City Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☒ I support this request.
☐ I do not object to this request.
☐ I do not support this request for the following reason(s): _____



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

July 12, 2022

RUSSELL D VICK
7177 POWELL RD
WILDWOOD, FL 34785

Your Parcel Number(s): G04-048

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS
NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners next to property which is being considered by the Planning & Zoning Board/Special Magistrate change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) and to change the Zoning Map designation from RR1C, RR5C and R2M (Sumter County) to Central Mixed Use (City) on parcels G04-018 and G04-009.

OWNERS: Wildwood Methodist Church and Donna K. Jones ETAL
APPLICANT: Alan Benenson/MAS Development
CASE NUMBER: CP/RZ 2206-004

The subject property is located on the east side of Powell Road, approximately 0.12 miles north of CR 144.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, August 2, 2022, at 2:00 and 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, August 22, 2022, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the City Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☒ I support this request.
☒ I do not object to this request. *See Attached*
☐ I do not support this request for the following reason(s): _____

Russell & Jamie Vick

7177 Powell Road
Wildwood, FL 34785
352-361-8355

City of Wildwood
100 N. Main Street
Wildwood, FL 34785

July 18, 2022

Dear Special Magistrate & Developer,

We do not object to the abutting parcels (G04-009 & G04-018) having a future land use or zoning of Central Mixed Use (CMU). However, we would like to take this opportunity to have our concerns noted in the public record, as we cannot attend the LPA or P&Z meetings being held on August 2, 2022.

As our parcel (G04-048) will remain zoned a residential property, we would request that the developer adhere to the 20' landscape buffer required in the Design District Standards Ch.1(G)(2) and Ch.2(H)(4).

Justification provided by the developer stated that the development may include an indoor storage facility. According to the Land Development Regulations (LDR) an indoor storage facility is only permitted in the CMU zoning under a Special Exception. Additional screening and buffering may be a necessary provision between dissimilar uses, per LDR 3.9(B)(2)(g). As our property directly abuts both parcels, we would like to request that the developer use solid fencing, such as vinyl fencing.

We understand that this is more of a site plan issue; however, as stated above we would like to make our concerns known at this time and will examine the site plan in due time.

Sincerely,

Russell D. Vick

And

Jamie B. Vick

Russellv45@gmail.com | Jamieb77@live.com



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

July 12, 2022

SARA FELTON
PO BOX 665
COLEMAN, FL 33521

Your Parcel Number(s): G04-013

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY NEXT TO YOURS
NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners next to property which is being considered by the Planning & Zoning Board/Special Magistrate change the Future Land Use Map designation from Rural Residential (Sumter County) to Central Mixed Use (City) and to change the Zoning Map designation from RR1C, RR5C and R2M (Sumter County) to Central Mixed Use (City) on parcels G04-018 and G04-009.

OWNERS: Wildwood Methodist Church and Donna K. Jones ETAL
APPLICANT: Alan Benenson/MAS Development
CASE NUMBER: CP/RZ 2206-004

The subject property is located on the east side of Powell Road, approximately 0.12 miles north of CR 144.

A public hearing before the City of Wildwood Planning & Zoning Board/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, August 2, 2022, at 2:00 and 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, August 22, 2022, at 7:00 p.m.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

APPEAL: NECESSITY OF RECORD. In order to appeal the City Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

☒ I support this request.
☐ I do not object to this request.
☐ I do not support this request for the following reason(s): _____