



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
October 4, 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 acting as Local Planning Agency/Special Magistrate Regular Meeting - August 6, 2022 at 2PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. CP 2207-001 Tillman Villas
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 C36-005

The applicant is seeking approval from the Planning and Zoning Board acting as Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcels listed above on 20 acres MOL. This request is accompanied by rezoning request RZ 2207-001. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-82 be forwarded to the City Commission for further action.**

2. CP 2208-001 Commander's Pointe

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 C13-109

The applicant seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential & Neighborhood Commercial (City) to High Density Residential and Commercial (City) for the parcels listed above on 47.47 acres MOL. This request is accompanied by rezoning request RZ 2208-001. **Staff recommends approval**

V. ADJOURNMENT

October 4, 2022 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 6, 2022 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Peavy	Development Services Director	Present
Amanda Bush	City Planner I	Present
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	Present
Silas Daniels	Technical Data Manager	Present

Special Magistrate Holt brought the meeting to order, followed by the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board acting as Local Planning Agency - Regular Meeting on August 2, 2022 at 2:00 PM

The minutes from the August 2, 2022, meeting were approved by Special Magistrate Holt. No comments were offered or received.

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

III. OLD BUSINESS

1. CP 2110-002 One Hundred Oaks

Special Magistrate Holt read the title of CP 2110-002 One Hundred Oaks. Development Services Director Melanie Peavy stated that the applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate

acting as the Local Planning Agency for a Large Scale Comprehensive Plan Amendment to change the Future Land Use from Industrial and Low-Density Residential to Medium Density Residential (MDR) for parcels G19-011, G19-020, and G30-048, on 118.92 acres MOL. Staff Recommends Approval. No comments were offered or received.

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

IV. NEW BUSINESS

1. CP 2203-002 Wildwood Apartments

Special Magistrate Holt read the title of CP 2203-002 Wildwood Apartments. City Planner Shaun Raja stated that the applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Medium Density Residential (City) for the parcels D32-093 & D32-090 on 6.11 acres MOL. Staff Recommends Approval. Jeff Banker from Highland Engineering was present to answer any questions. Mary Pat King from the Girl Scouts of America and Camp Wildwood spoke against, but it was determined it was for the Twisted Oaks Project.

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

2. CP 2203-003 Highfield at Twisted Oaks

Special Magistrate Holt read the title of CP 2203-003 Highfield at Twisted Oaks. Development Services Director Melanie Peavy stated that 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 Large Scale Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture (Sumter County) to Medium High-Density Residential (City) for the parcels D30-030, D30-080, D30-031, D30-047 & D30-091 on 104.35 acres MOL. Staff Recommends Approval. Mary Pat King, CFO for the Girl Scouts of America and Camp Wildwood, stated they are against the project due to the number of young girls at the camp. King stated that the camp had maintained the preservation of the land, and it would cause a significant expense to secure the property with fencing and security cameras. King stated that they understood that development is vital to the economy. However, at what cost to Camp Wildwood and the 60-plus years they have been on the property? King pointed out on the map the project's close proximity to Camp Wildwood. Special Magistrate Holt did point out the traffic study and that some mitigation and improvements were necessary.

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

3. CP 2206-005 Evolve at Wildwood

Special Magistrate Holt read the title of CP 2206-005 Evolve at Wildwood. City Planner Shaun Raja stated that the applicant seeks approval from the Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High-Density Residential (City) for the parcels D17-050, D17-058, D17-072 & D17-110 on 16.7 acres MOL. Staff Recommends Approval. Attorney James Wade, the representative for the applicant, was present. 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 2:17 p.m.

RESULT:	Adjourned
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 2207-001 Tillman Villas

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-82 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 2207-001 Tillman Villas
Ordinance #	O2022-82
Applicant	Gillio Development, Matt Gillio
Owner	Carol Bennett
Property Location	Generally located along the west side of CR 209 and approximately 0.24 miles south of E C 462.
Parcel Number(s)	C36-005

The applicant is seeking approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcels listed above on 20 acres MOL. This request is accompanied by rezoning request RZ 2207-001.

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 residential development consisting of 150 townhomes on 20 acres MOL. Justification has been presented to the city to support the proposed development, with medium density residential developments to accommodate the housing demand in the area.

(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 policies of the Comprehensive Plan. Medium Density Residential (MDR) Future Land Use designation within the 2050 Comprehensive Plan allows for a maximum of 180 dwelling units on the subject property. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 9 units per acre for the proposed FLU designation, placing the project within acceptable development standards. With Policy 1.2.8 stating that the city shall encourage all new

development projects to abide by principles of sustainable land development patterns. Surrounding parcels currently have land uses of Medium Density Residential (MDR) and Residential Mixed Use (RMU), with mix of zonings of R-1, R-2 and NMU-7. Policy 1.1.4 stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

(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, and it does not exemplify an energy inefficient land use pattern. The subject property is located along CR 209 and south of E C 462, which is designated as a major collector road. The existing land use designations are also Medium Density Residential (MDR) and is in line with Objective 1.2 of the Comprehensive Plan.

(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 conducted by Atlantic Ecological Services in August 2022. Two gopher tortoise burrows or potentially occupied burrows were identified on the site. An FWC permit for gopher tortoise relocation will be required if construction or clearing is within 25 feet of a gopher tortoise burrow. All burrows must be permitted, excavated and relocated to and approved FWC recipient site.

(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 entrance to the development would be on CR 209, from E C 462, which is a major collector road. Proposed daily trips for the proposed townhome development is 872. A full TIA will be required at the site plan stage for review and acceptance by Sumter County Public Works.

Potable Water & Sewer: The subject properties are in an infill and expansion service area according to the 2019 Utility Master Plan. There is currently a 12" force main located at US 301 and C462. There will be a 12" water main that runs along CR 209 once Phase 3 of the water main extension project has been completed. The date of completion is not available. 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 50 students to Wildwood Schools. The school district advises that capacity is available.

Staff recommends approval and a favorable recommendation of Ordinance Number O2022-82 be forwarded to the City Commission for further action.



Terri O'Neal
Development Services Planning Manager

ORDINANCE NO. O2022-82

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:

Parcel C36-005
Carol Bennett (Owner)
20 Acres +/-

LEGAL DESCRIPTION:

The North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 18 South, Range 22 East, Sumter County, Florida, LESS right-of-way for County Road No. 209 across the East side thereof.

This property is to be reclassified from Agriculture (Sumter County) to Medium Density Residential (City) and contains 20 acres, MOL.

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

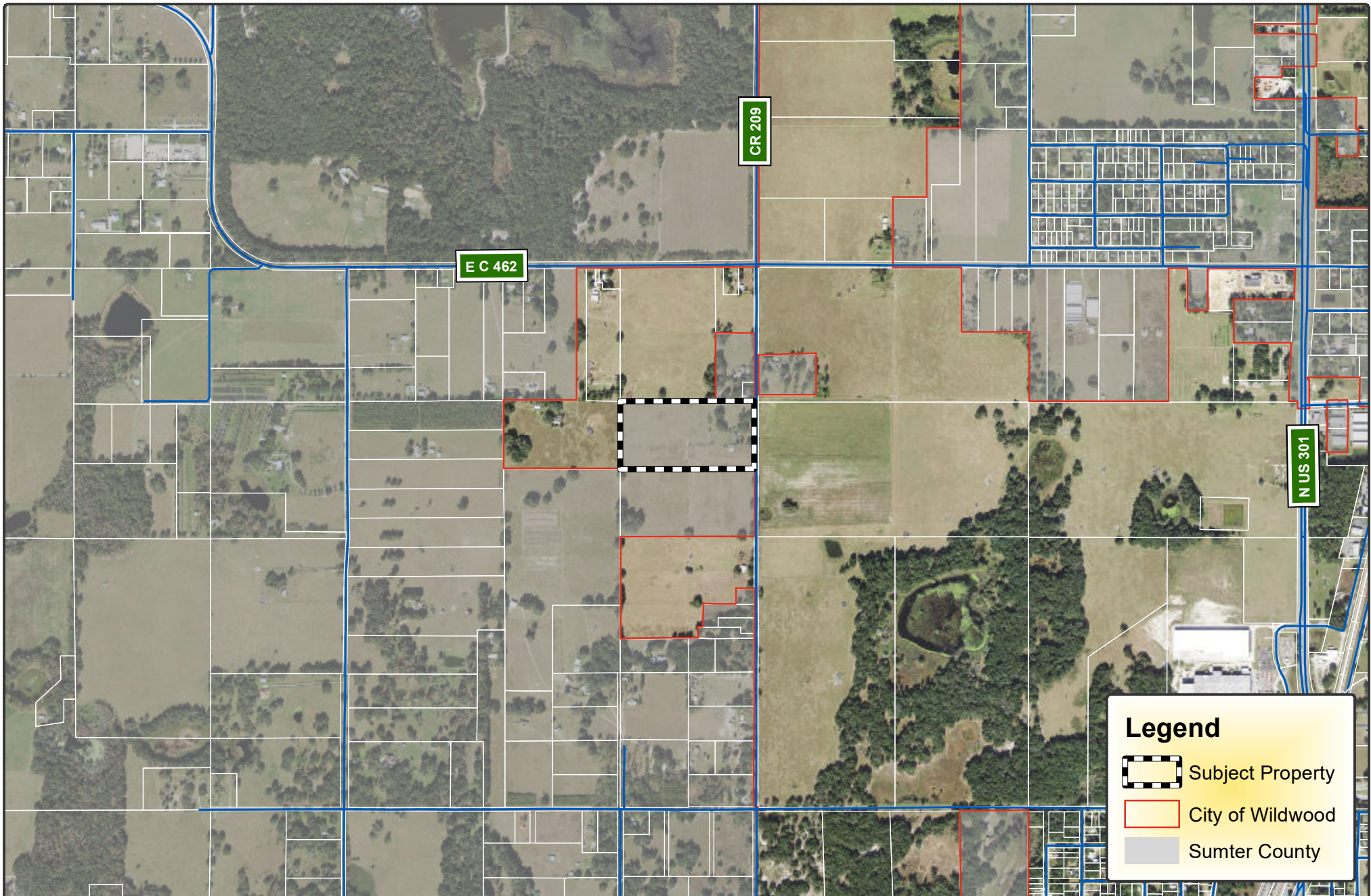
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

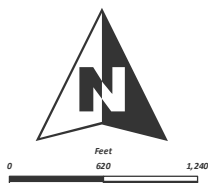
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP 2207-001 / RZ 2207-001

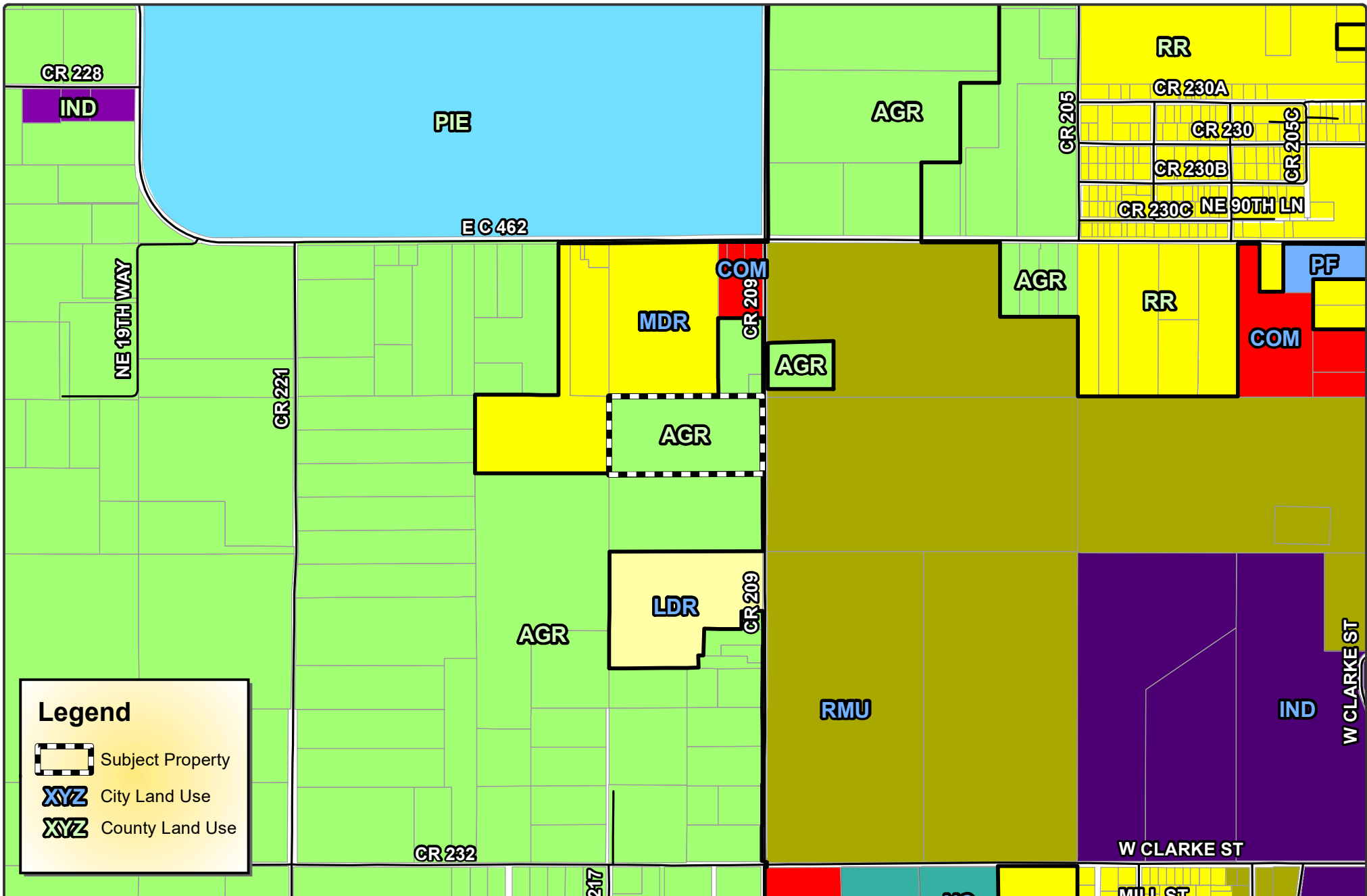
TILLMAN VILLAS

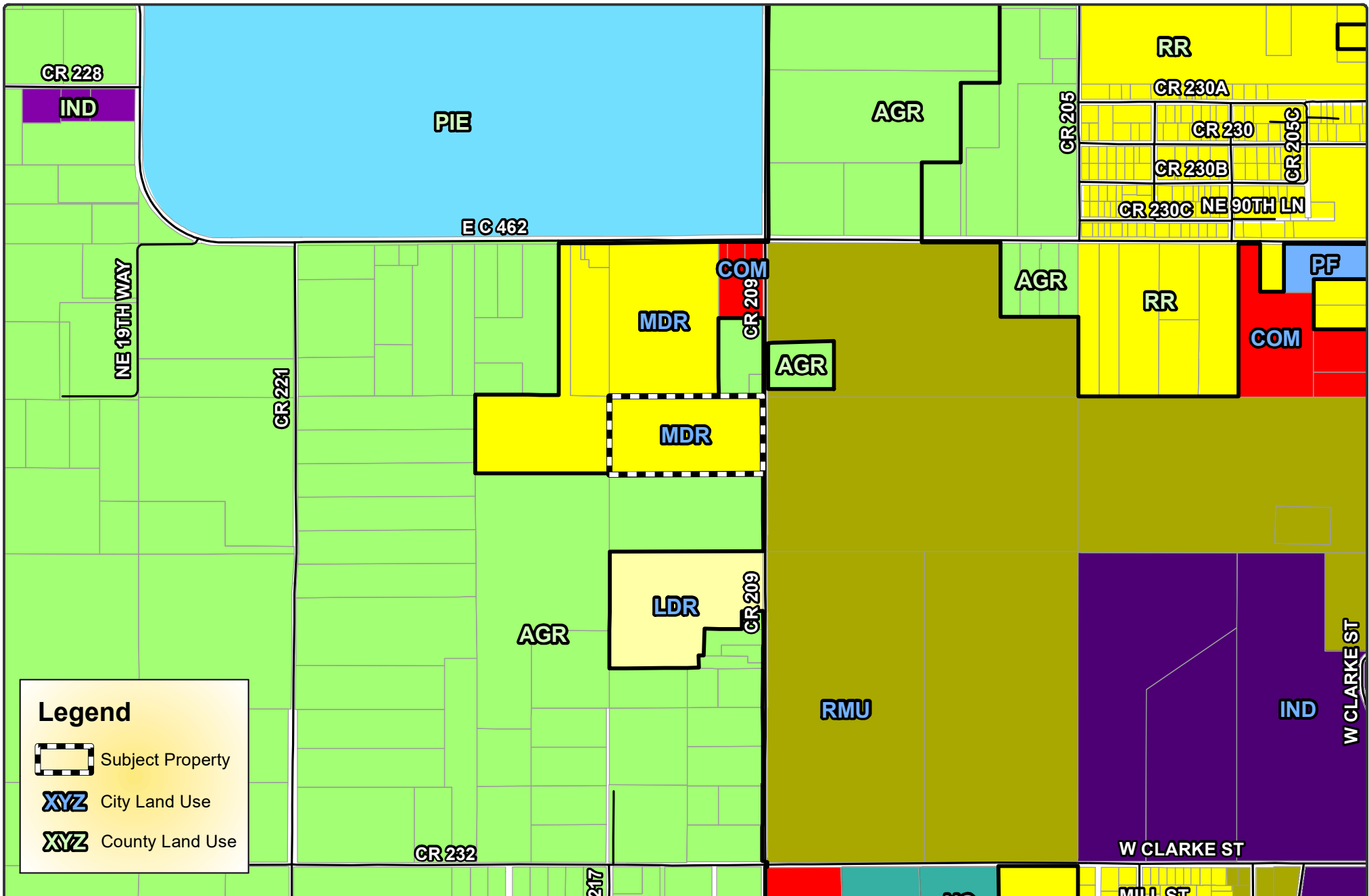
PARCEL C36-005

MAP 1B

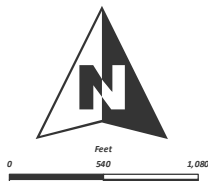
**LOCATION
MAP**

**JULY
2022**





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



CP 2207-001
TILLMAN VILLAS
 PARCEL C36-005

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 2208-001 Commander's Pointe

REQUESTED ACTION: Staff recommends approval

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2208-001 Commander's Pointe
Ordinance #	O2022-84
Applicant	Hall Robertson
Owner	Acorn Investments, LLC
Property Location	Located south of E C 466 and west of CR 209
Parcel Number(s)	C13-109
Date	9/07/22

The applicant seeks approval from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential & Neighborhood Commercial (City) to High Density Residential and Commercial (City) for the parcels listed above on 47.47 acres MOL. This request is accompanied by rezoning request RZ 2208-001.

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 multi-family mixed-use development on the subject property consisting of a maximum possible development of 639 dwelling units on 42.57 acres MOL, in addition to 5 acres MOL of commercial use. Justification has been presented to the city to support the proposed development, with higher density residential developments to tackle growing housing and commercial demand in the area to adapt to current market conditions.

(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 policies of the Comprehensive Plan. High Density Residential (HDR) Future Land Use designation within the 2050 Comprehensive Plan allows for a maximum of 639 dwelling units on the subject property. The 2050

Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 15 units per acre for the proposed FLU designation, placing the project within acceptable development standards. With Policy 1.2.8 stating that the city shall encourage all new development projects to abide by principles of sustainable land development patterns. Surrounding parcels are currently primarily zoned for residential with FLU split between Low density residential, and commercial, mainly C-3 designated zoning. This current mix of commercial and residential could constitute sprawl and therefore does not conform with Objective 1.2 within the Future Land Use Element. Policy 1.1.4 stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses. Policy 2.5.11 of the Transportation Element requests that developments provide vehicular connectivity internally, and to surrounding areas where feasible. The proposed development is compact in its design, and seeks to utilize the maximum space available while providing residents access to commercial opportunities within walking distance. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

(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 along E C 466 and CR 209, with E C 466 designated as a major collector road. As the existing mix of land use designations are mainly Low Density residential (LDR) and Commercial (COM), the addition of High Density Residential (HDR) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a wider, more efficient land use in the area.

(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 conducted by Modica & Associates in July of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property, nor did a USFWS database search reveal documented evidence of such species within the vicinity. Standard USFWS protection measures are recommended to be applied, and that the applicant educate construction personnel what to do should the indigo snake be observed on the project site during the construction process.

(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 E C 466, and CR 209 which is maintained by the county. US 301 is currently a two-lane divided major arterial roadway that operates at LOS D. The proposed Future Land Use change to HDR and Commercial is estimated to reduce overall daily trips by approximately 795. A full traffic impact analysis will need to be conducted for the site plan and approved by Sumter County. Any concerns the county may have with projected long-term increases to traffic along CR 209 would need to be addressed.

Potable Water & Sewer: The subject properties are in an infill 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 179 students to Wildwood Schools. The school district advises that capacity is available.

Staff **recommends approval and a favorable recommendation of Ordinance Number O2022-84** be forwarded to the City Commission for further action.

A handwritten signature in black ink that reads "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-84

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:

Parcel C13-109
Acorn Investments, LLC (Owner)
47.47 Acres +/-

LEGAL DESCRIPTION:

PARCEL A

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 67.05 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN WESTERLY 28.70 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 FOR THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 A DISTANCE OF 829.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHERLY PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 A DISTANCE OF 263.00 FEET; THENCE PARALLEL WITH AFORESAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 RUN EASTERLY 829.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN NORTHERLY 263.00 FEET TO THE POINT OF BEGINNING.

(CONTAINING 5.00 ACRES, MORE OR LESS)

PARCEL B

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD C-466 ACROSS THE NORTH SIDE THEREOF AND RIGHT-OF-WAY FOR COUNTY ROAD 209 ACROSS THE EAST SIDE THEREOF.

ALSO LESS AND EXCEPT THE FOLLOWING-DESCRIBED PROPERTY:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AFORESAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13; THENCE RUN SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 67.05 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN WESTERLY 28.70 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 FOR THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 A DISTANCE OF 829.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN SOUTHERLY PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209 A DISTANCE OF 263.00 FEET; THENCE PARALLEL WITH AFORESAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 RUN EASTERLY 829.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 209; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN NORTHERLY 263.00 FEET TO THE POINT OF BEGINNING.

(CONTAINING 42.47 ACRES, MORE OR LESS)

This property is to be reclassified from LDR & NC to HDR & COM and contains 47.47 acres, more or less;

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: _____

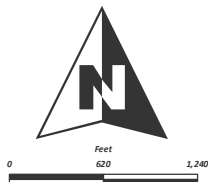
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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

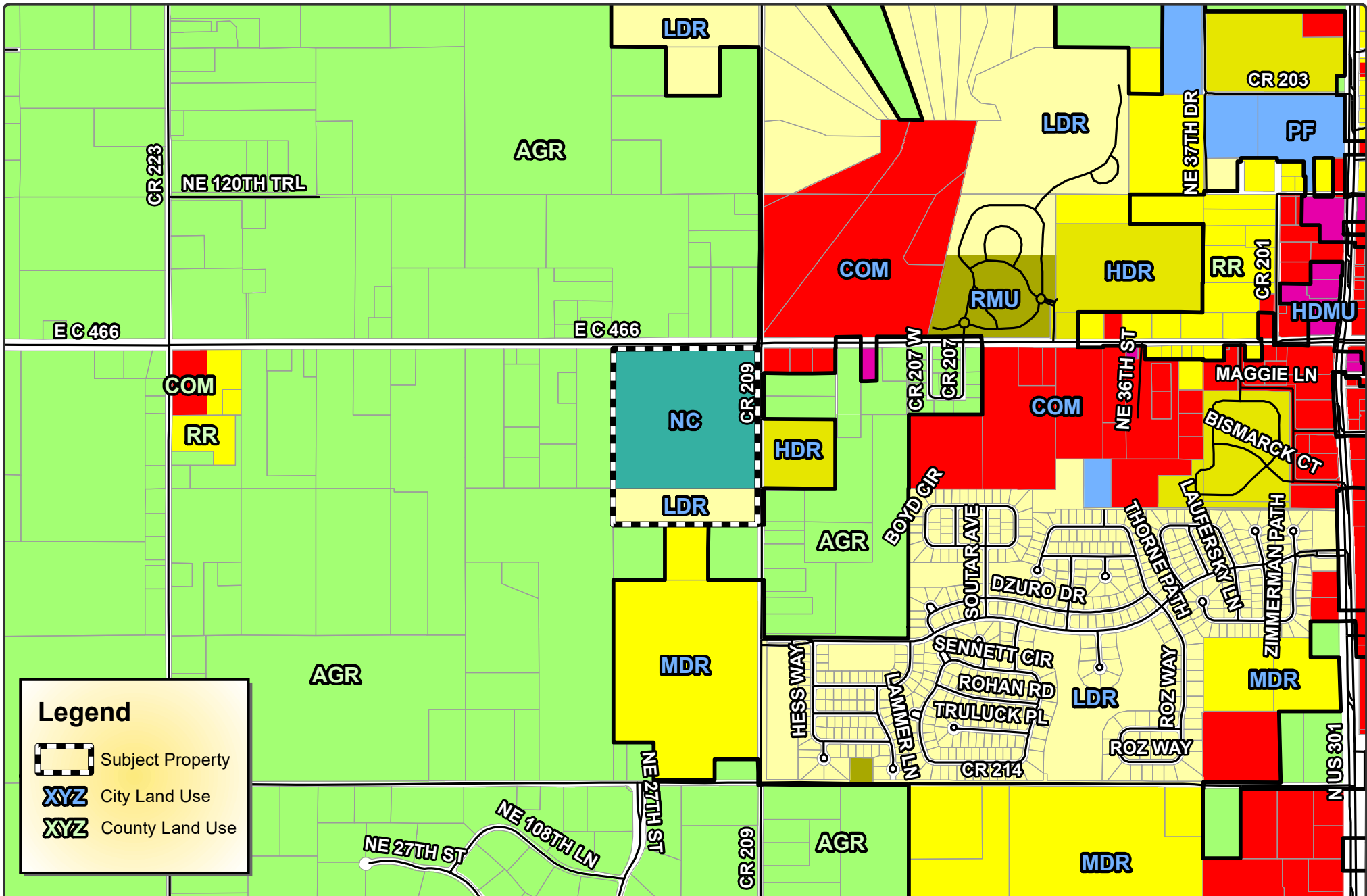


CP 2208-001 / RZ 2208-001
COMMANDER'S POINTE
PARCEL C13-109

MAP 1B

**LOCATION
MAP**

**AUGUST
2022**



Legend

Subject Property

City Land Use

County Land Use

