



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
June 13, 2023 2:00 PM
City Hall Commission Chamber
100 N Main Street**

Persons with disabilities or language barriers 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 April 4, 2023 at 2:00 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. CP 2212-001 Thomas Group Planned Development
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(S) G33-154

The applicant, Ryan Thompson, representing Thomas Group Investments #1 LLC, seeks a favorable recommendation 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 Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by rezoning request RZ 2212-001 and Planned Development agreement PD 2212-001. **Staff recommends approval and a favorable recommendation of Ordinance Number O2022-99 be forwarded to the City Commission for further action.**

2. **CP 2302-002 Lucky U Landholding LLC**

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(S) D29-023 & D29-024

The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis 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 Industrial (Sumter County) to Commercial (City) for the parcels listed above on 4.45 acres MOL. This request is accompanied by rezoning request RZ 2302-003. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-20 be forwarded to the City Commission for further action.**

3. **CP 2303-002 All County Collision**

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 D08A001

The applicant is seeking a favorable recommendation 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 Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 1.97 acres MOL. This request is accompanied by rezoning request RZ 2303-004. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-25 be forwarded to the City Commission for further action.**

4. **CP 2304-001 House of Hope**

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(S) D29B001

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 Industrial (City) to Commercial (City) for the parcels listed above on 5.56 acres MOL. This request is accompanied by rezoning request RZ 2304-002. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-22 be forwarded to the City Commission for further action.**

V. **ADJOURNMENT**

June 13, 2023 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 4, 2023 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Shaun Raja	City Planner	Present
Amanda Bush	City Planner	Present
Susan Patterson	City Clerk	Present

Special Magistrate Lindsay C.T. 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 as Local Planning Agency/Special Magistrate - Regular Meeting - 2/7/23 at 2:00pm

Special Magistrate Holt approved the Summary of Minutes from the February 7, 2023 meeting.

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

2. Planning and Zoning Board as Local Planning Agency/Special Magistrate - Regular Meeting 3/7/23 - No Scheduled Meeting

There was no scheduled meeting for March 7, 2023.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2206-002 Wildwood Place

Special Magistrate Holt read the title of CP 2206-002 Wildwood Place. 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 Commercial, Low-Density Residential & Residential Mixed use (City) to General Commercial & Medium High-Density Residential (City) for the parcels D19-014 and D19-043 on 34.75 acres MOL. Special Magistrate Holt stated that the city had received a letter that she had reviewed from Tom Wylie that stated he was against the project. Ryan Thompson of CHW, the agent for the applicant, was available to answer any questions. Special Magistrate Holt wanted to clarify that the developer was to make certain improvements to increase green signal times and to widen, repave, and stripe CR 216 in accordance with FDOT guidelines for the proposed west access along portions of CR 216 where the turn lane is located. Is that your understanding? City Planner Shaun Raja stated that in the traffic study, there was a recommendation that the developer widens and restripe CR 216. Raja also stated that the intersection at Hwy 301 and CR 466 had already been designated for improvements prior to this particular project. Therefore, Sumter County and FDOT would be making those improvements. Special Magistrate Holt asked representative Ryan Thompson if he was aware of the traffic study findings and the proposed improvements to be made by the developer. Thompson stated that he was aware of the findings and the developer's obligations. No other 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 2:10 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 2212-001 Thomas Group Planned Development

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2022-99 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 2212-001 Thomas Group Planned Development
Ordinance #	O2022-99
Applicant	Ryan Thompson, CHW
Owner	Thomas Group Investments #1, LLC
Property Location	Located 0.06 miles west of the intersection of Marsh Bend Trail and Myrtle Dr
Parcel Number(s)	G33-154
Date	5/24/2023

The applicant Ryan Thompson, representing Thomas Group Investments #1 LLC seeks a favorable recommendation 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 Agricultural (Sumter County) to Commercial (City) for the parcel listed above on 4.86 acres MOL. This request is accompanied by rezoning request RZ 2212-001 and Planned Development agreement PD 2212-001.

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-story storage facility on the subject property consisting of 4.86 acres MOL. Per the accompanying planned development agreement, the only allowable permitted use of the property is as a multi-story indoor storage facility, with twenty percent (20%) open space. Justification has been presented to the city to support the proposed development, with surrounding parcels on the FLUM depicting a mix of Medium-Density Residential and Commercial.

(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. Under the 2050 Comprehensive Plan Objective 1.2 "The City shall strive to create a sustainable community, by discouraging the proliferation of urban sprawl, promoting the

efficient utilization of public infrastructure, and implementing a compact land use pattern". Under these expectations, Policy 1.2.8(a) & (l) would apply to the proposed development. This follows the existing policies by contributing to a mix of land uses that are compatible with surrounding parcels and maintain compatibility with neighboring areas through the utilization of effective design standards.

Separately, surrounding parcels are currently zoned for a mix of Medium-Density Residential (MDR) and commercial, with FLU split between commercial, Medium-Density residential, and Age-Restricted Development (ARD). This mix of commercial and residential is in line with Policy 1.2.8(a) which requests a diversity of land uses. Additionally, the proposed development is commercial and thus would abide by Objective 1.4, which promotes economic development within the city, under which Policy 1.4.5 would best cover the proposed project; namely, that the city is to encourage and support the revitalization of vacant land and underutilized retail spaces. The proposed development is compact in its design and seeks to develop vacant land while providing residents with commercial storage access in their vicinity.

(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 does not exemplify an energy-inefficient land use pattern. The subject property is located along Marsh Bend Trail and Myrtle Dr, with a single access point being along Myrtle Dr which connects to Marsh Bend Trail. Marsh Bend Trail is a Major Rural Collector Road operating at LOS D with an existing mix of Medium-Density Residential (MDR), Age-Restricted Developments (ARD), and Commercial (COM) designations within the immediate vicinity of the proposed development. The current land use in the surrounding area of the proposed development is primarily single-family homes. Additionally, the proposed development could be considered as directly combating urban sprawl through the use of elements of compact design and efficient land use patterns.

(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 Ecological Consulting Solutions, Inc in December 2022. No wetlands and/or surface waters were present within the project boundary. The site's survey revealed no species listed as threatened or endangered at the location.

(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 Myrtle Dr, which connects to the southern portion of Marsh Bend Trail. The future land use change to Commercial with the proposed development is estimated to add 160 daily trips, with 10 A.M. & 17 P.M. peak hour trips to Marsh Bend Trail. A full traffic impact analysis has been conducted for maximum density and was accepted by Sumter County. Marsh Bend Trail is a four (4) lane Major Rural Collector Road, which operates at LOS D and is maintained by Sumter County. The roadway segment analyzed within the Traffic Impact Analysis (TIA) for this project was along Marsh Bend Trail from CR 500 to CR 468. The findings in the accepted TIA were that the LOS analysis of the afore-mentioned segment indicates that the project does not cause deficiencies to Marsh Bend Trail, therefore no transportation improvements are recommended.

Additionally, the findings within the TIA were that the capacity for Marsh Bend Trail may not be exceeded in 2025 or beyond.

Potable Water & Sewer: There is an existing 12" water main along Marsh Bend Trail to the east of the parcel, as well as a 16" force main. 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 need to work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The commercial development is proposed to add no students to the Wildwood School system.

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. O2022-99

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(s) G33-154
Thomas Group Investments #1 LLC (Owner)
4.86 Acres +/-

LEGAL DESCRIPTION:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND THE EAST 35.57 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE NORTH 208.71 FEET THEREOF, LESS THE NORTH 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST OF SAID SECTION 33; AND LESS ROAD RIGHT OF WAY,

TOGETHER WITH THAT CERTAIN 1986 FLEETWOOD SINGLE WIDE MOBILE HOME, SERIAL NO. 31700999.

LESS AND EXCEPT:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE RUN S 89°48'04" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,290.43 FEET; THENCE N 00°30'15" E, A DISTANCE OF 631.15 FEET FROM A POINT OF BEGINNING; THENCE CONTINUE N 00°30'15" E, A DISTANCE OF 487.10 FEET TO A POINT ON A LINE 206.71 FEET (*SIC) SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 35.57 FEET; THENCE N 00°30'15" E, A DISTANCE OF 178.71 FEET TO A POINT ON A LINE, 30 FEET SOUTH AND PARALLEL TO SAID NORTH LINE OF SECTION 33; THENCE S 89°44'49" E, ALONG SAID PARALLEL LINE, A DISTANCE OF 1,274.89 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 501; THENCE S 00°27'25" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.43 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,050.00 FEET, A CHORD BEARING OF S 03°42'26" E, A CHORD DISTANCE OF 442.94 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID

CURVE, AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 8°19'42", A DISTANCE OF 443.33 FEET; THENCE

S 07°52'16" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 18.91 FEET; THENCE N 89°46'46" W, A DISTANCE OF 1,345.92 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2675, PAGE 100 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'50" WEST, A DISTANCE OF 14.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 501 (A VARIABLE WIDTH RIGHT-OF-WAY PER BOARD OF COUNTY COMMISSIONERS RIGHT-OF-WAY MAP, DATED JANUARY 12, 1994); 2) THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 370.01 FEET TO THE POINT OF BEGINNING; 3) THENCE CONTINUE NORTH 89°44'50" WEST, A DISTANCE OF 977.04 FEET TO THE SOUTHEAST CORNER OF VILLAGES OF SOUTHERN OAKS KELLER VILLAS, AS RECORDED IN PLAT BOOK 17, PAGES 3 THROUGH 3A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°32'32" EAST, ALONG THE EAST LINE OF SAID PLATTED LANDS, A DISTANCE OF 631.00 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3270, PAGE 322, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°44'31" EAST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1346.20 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY OF COUNTY ROAD NO. 501; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG SAID WEST RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSE AND DISTANCES: 1) THENCE RUN SOUTH 07°47'53" EAST, A DISTANCE OF 8.28 FEET; 2) THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 51.81 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°44'31" WEST, A DISTANCE OF 370.01 FEET; THENCE RUN SOUTH 00°34'30" WEST, A DISTANCE OF 570.91 FEET TO THE POINT OF BEGINNING.

*SIC = SCRIVENER ERROR: LEGAL DESCRIPTION CALLS FOR A POINT 206.71 FEET, BUT IT SHOULD BE 208.71 FEET.

(SEE SURVEYOR'S NOTE #9)

This property is to be reclassified from Agriculture (Sumter County) to Commercial (City) and contains 4.86 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 _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

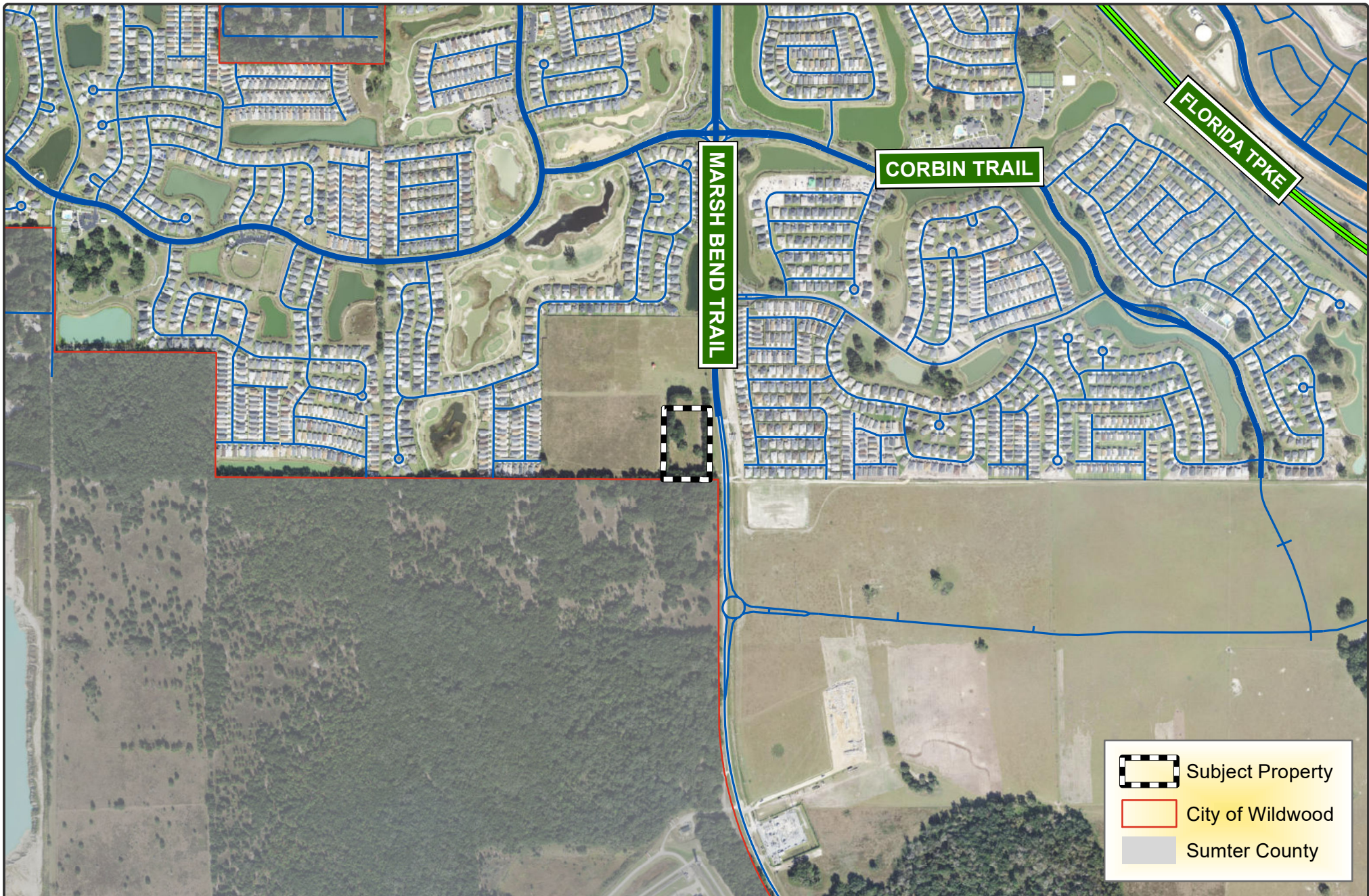
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

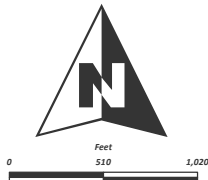
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP/RZ 2212-001

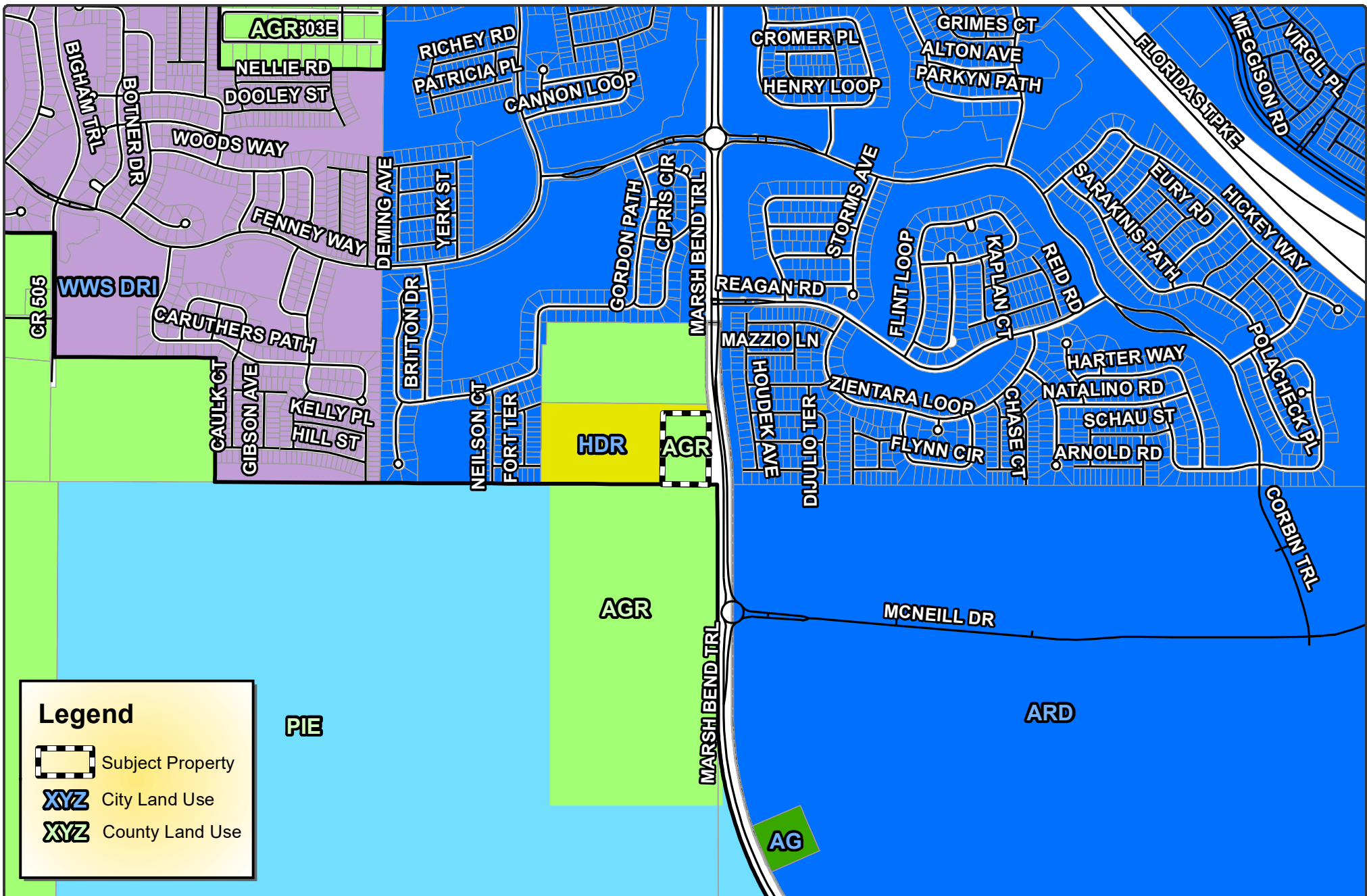
THOMAS GROUP PLANNED DEVELOPMENT

PARCEL G33-154

MAP 1B

**LOCATION
MAP**

**DECEMBER
2022**



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

EXECUTIVE SUMMARY

SUBJECT: CP 2302-002 Lucky U Landholding LLC

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-20 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 2302-002 Lucky U Landholding LLC
Ordinance #	O2023-20
Applicant	LPG Urban & Regional Planners Inc (Michael Rankin)
Owner	Nina Jean Driggers Davis, et al
Property Location	Generally located at the corner of N US 301 and CR 126
Parcel Number(s)	D29-023 & D29-024
Date	5/31/2023

The applicant Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis 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 Industrial (Sumter County) to Commercial (City) for the parcels listed above on 4.45 acres MOL. This request is accompanied by rezoning request RZ 2302-003.

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 proposes the development of a thirteen thousand one hundred fifty-one (13,151) square foot retail/service and motorcycle repair shop on approximately 4.45 acres MOL. Justification has been presented to the city to support the proposed development, with the surrounding parcels on the FLUM depicting a mix of High-Density Residential (HDR), Commercial (COM), and Industrial (IN), which fits with the desired land use amendment request.

(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. Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan allows

for a maximum intensity of point five (0.5) FAR or seventy-five percent (75%) ISR on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1, placing the project within acceptable development standards. The proposed development conforms to Policies 1.2.8.e. by assisting in developing a thriving and equitable economy. In addition to Objective 1.4 of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall cultivate an environment that fosters, supports, and champions economic growth. Surrounding parcels, specifically those to the east are currently primarily zoned for industrial, with the surrounding area to the southwest and west composed of a mix of High-Density Residential (HDR) and Commercial (COM). This mix of uses is compatible with the desired land use change and follows policy 1.2.8.a. which seeks to contribute to a mix of land uses.

Additionally, 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. As such the proposed amendment is not inconsistent with the FLUM and conforms with the 2050 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 at the corner of N US 301 and CR 126. As the existing mix of land use designations are mainly rural residential (R4C and R2C) within the county, and Commercial (COM), with some High Density Residential (HDR) in the city. The proposed development would seek to utilize currently vacant land in a way that conforms to Policy 1.4.5. of the Comprehensive Plan, which states that the city shall encourage and support the revitalization of vacant and underutilized retail spaces. The proposed development indirectly combats urban sprawl through its use of compact design principles as stated under policy 1.2.8.b.

(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 Stillwater Environmental, Inc on January 3rd, 2023. Areas classified as wetland/surface waters were not located within, or immediately adjacent to the subject property. Additionally, surveys did not result in the location of any "potentially occupied" gopher tortoise burrows or any other listed wildlife. It was recommended that a hundred percent (100%) survey be conducted prior to the initiation of any construction activities.

(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 site is proposed via two (2) access driveways, one (1) right-in/right-out (RI/RO) access driveway on US 301, and one (1) full access driveway on CR 126. A full TIA was submitted to and accepted by Sumter County, with the proposed development projected to generate 628 daily external trips, of which 25 trips occur during the AM peak hour, and 70 trips during the PM peak hour. Findings within the accepted TIA stated that the roadway capacity analysis indicates that all study roadway segments (N US 301 & CR 126) are projected to operate at acceptable LOS at the project buildout.

Potable Water & Sewer: There is an existing 10" water main along the railroad tracks to the east of the parcel, as well as a 6" force main. The subject properties are in an infill demand service area according to the 2019 Utility Master Plan. City water and sewer are available for 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 commercial development is estimated to add no students to Wildwood Schools.

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 Department

ORDINANCE NO. O2023-20

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(s) D29-023 & D29-024
Nina Jean Driggers Davis et al (Owner)
4.45 Acres +/-

LEGAL DESCRIPTION:

PARCEL 1:

BEGINNING 15 FEET NORTH AND 200 FEET EAST, FROM THE S.W. CORNER OF S.W. 1/4 OF S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUNNING 210 FEET WEST, THENCE 336 FEET NORTH, THENCE 210 FEET WEST, THENCE 336 FEET SOUTH TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

TOGETHER WITH:

BEGINNING 15 FEET NORTH AND 470 FEET EAST FROM THE S.W. CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN THENCE 336 FEET NORTH FOR POINT OF BEGINNING; THENCE RUN EAST 210 FEET, THENCE NORTH 210 FEET, THENCE WEST 210 FEET, THENCE RUN SOUTH 210 FEET TO POINT OF BEGINNING. ALSO FROM SAID POINT OF BEGINNING, RUN WEST 210 FEET, NORTH 210 FEET, EAST 210 FEET, THENCE RUN SOUTH 210 FEET TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

ALSO TOGETHER WITH:

BEGINNING 50 FEET EAST AND 141 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 210 FEET NORTH, THENCE 210 FEET EAST, THENCE 210 FEET SOUTH, THENCE 210 FEET WEST TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

LESS RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

PARCEL 2:

BEGINNING 50 FEET EAST AND 15 FEET NORTH, FROM THE S.W. CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN 126 FEET NORTH, THENCE 210 FEET EAST, THENCE 126 SOUTH, THENCE 210 FEET WEST TO POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

(LESS RIGHT OF WAY FOR U.S. HIGHWAY 301/STATE ROAD NO. 35 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, SECTION 18010, DATED 10-01-07.

This property is to be reclassified from Industrial (Sumter County) to Commercial (City) and contains 4.45 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 _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

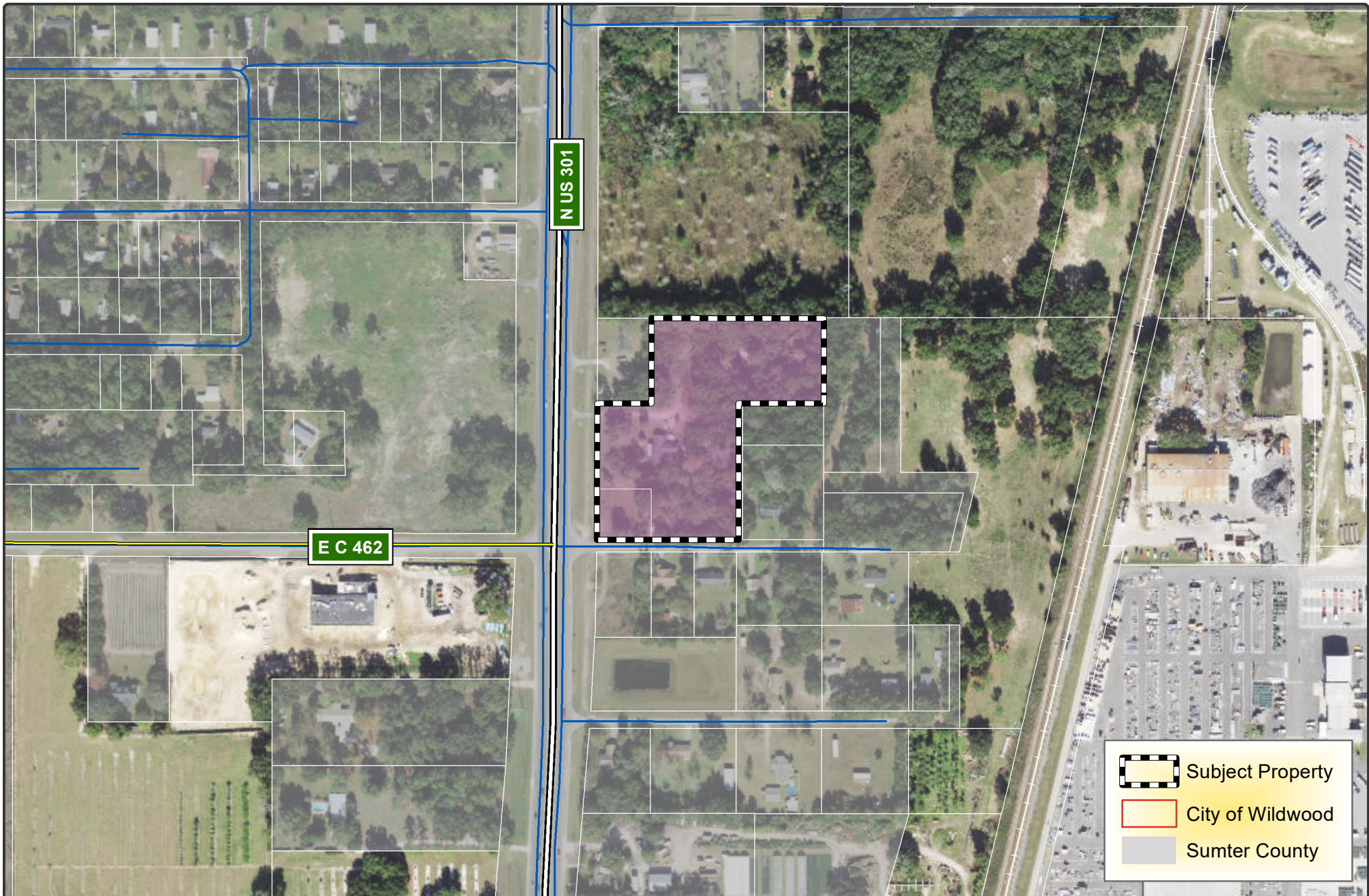
ATTEST: _____
Susan Patterson, City Clerk

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 2302-002

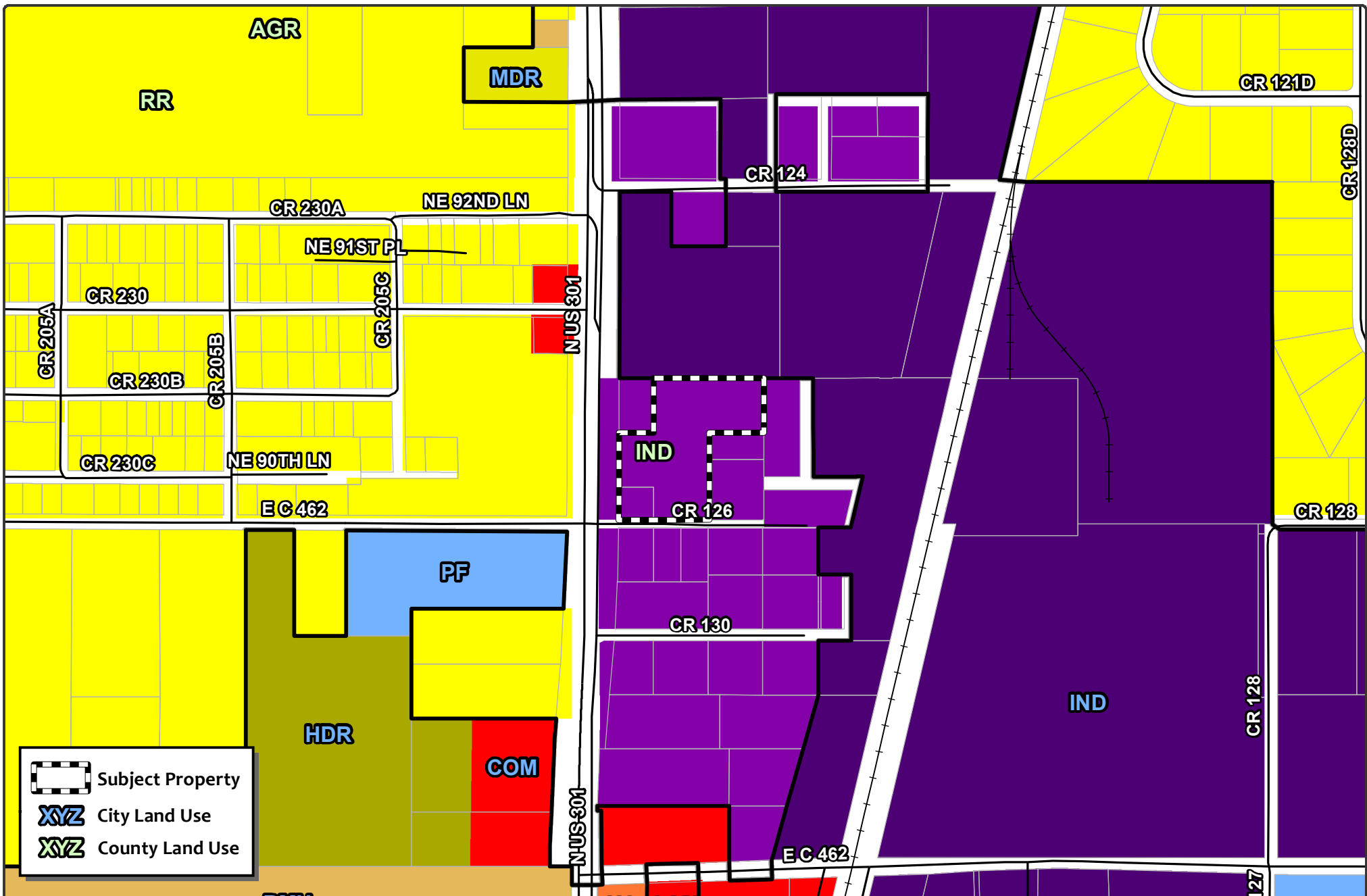
LUCKY U LANDHOLDING LLC

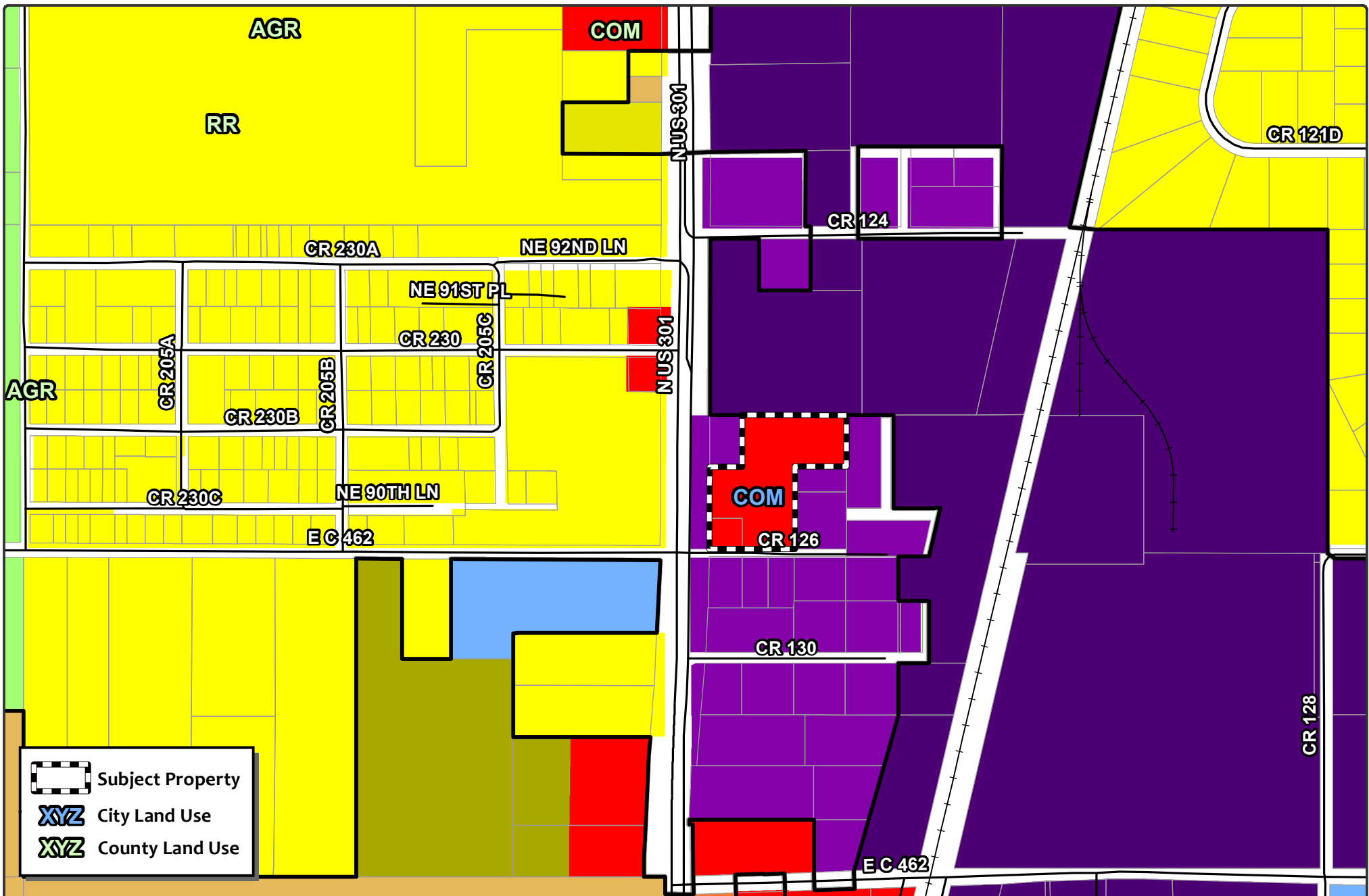
PARCELS D29-023 & D29-024

MAP 1B

**LOCATION
MAP**

**MAY
2023**





Subject Property



City Land Use



County Land Use



CITY OF
WILDWOOD

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



0 260 520
Feet

CP 2302-002

LUCKY U LANDHOLDING LLC

PARCELS D29-023 & D29-024

MAP 2B

PROPOSED
LAND USE

MAY
2023

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

EXECUTIVE SUMMARY

SUBJECT: CP 2303-002 All County Collision

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-25 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 No.:	CP 2303-002 All County Collision
Ordinance No.:	O2023-25
Applicant:	Florida Metal Buildings - William Poole
Owner:	Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J. Thrower
Property Location:	East of N US 301 and approximately 0.25 miles north of E C466
Parcel Number(s):	D08A001
Date:	June 7, 2023

The applicant is seeking a favorable recommendation 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 Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 1.97 acres MOL. This request is accompanied by rezoning request RZ 2303-004.

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 has submitted adequate justification to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan Amendment Policy 1.1.1.c. The proposed land use amendment would allow for the construction of a new auto collision center, on 1.97 acre MOL. Policy 1.1.1.c is intended to support a mix of commercial and office uses.

(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, with the proposed land use change from Rural Residential (Sumter

County) to Commercial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 75% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 42,906.6 square feet and the development proposes a 20,000-square-foot facility, which meets the criteria of the proposed land use.

(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 N US 301. Utilities are available to the site on the west side of N US 301. Policy 1.2.1 states "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years. As the existing mix of land use designations are mainly Low-Density Residential (LDR) and Commercial (COM), an 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. An environmental survey was conducted by Woodlands Management in April of 2023. Per the survey, no listed species were observed on the 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 property has access off of N US 301 and NE 120th Road. The applicant has applied for an exemption for the TIA submittal which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

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 commercial development will not generate any school-age children.



Terri O'Neal, CCM
Planning Manager, Development Services

ORDINANCE NO. O2023-25

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 D08A001
Cecil L. Teboe, Robert S. Teboe, Louis M. Teboe, Jerry T. Teboe & Henry J. Thrower (Owners)
1.97 +/-

LEGAL DESCRIPTION:

LOTS 1 TO 8 INC BLK A & LOTS 2 3 6 7 10 11 14 15 & 16 AND W 20 FT LOT 13 BLK H SS CARUTHERS ADD TO OXFORD PB 1 PG 122 LESS 301 R/W LESS A PORT OF LOTS 2 & 3 BLK S.S. CARUTHERS ADD TO OXFORD PB 1 PG 122 DESC AS FOLLOWS: COMM AT SE COR OF LOT 1 BLOCK H BEING ON NORTHERN R/W OF NE 120TH XING THENCE N/LY WESTERN LINE OF 100 FT RR R/W 136.73 FT TO POB THENCE LEAVING R/R R/W ON A LINE PARALLEL WITH NORTH ERN R/W XING AN ANGLE OF 101 DEG 28'27"W TO NORTH A DIST OF 111.10 FT TO PT ON THE WESTERN LINE OF LOT 3 BLK H THENCE AN ANGLE OF 90 DEG 00'00"E TO NORTH ALONG THE WESTERN LINE OF LOT 3 BLK H 20.00 FT THENCE LEAVING THE WESTERN LINE OF LOT 3 BLK 5 AT AN ANGLE OF 95 DEG 19'4"E NORTH A DIT 105.51 FT TO A PT ON WESTERN R/W LINE OF 100 FT R/R THENCE S/LY ALONG SAID R/R R/W 30.41 FT TO POB

This property is to be reclassified from Rural Residential (Sumter) to Commercial (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 _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

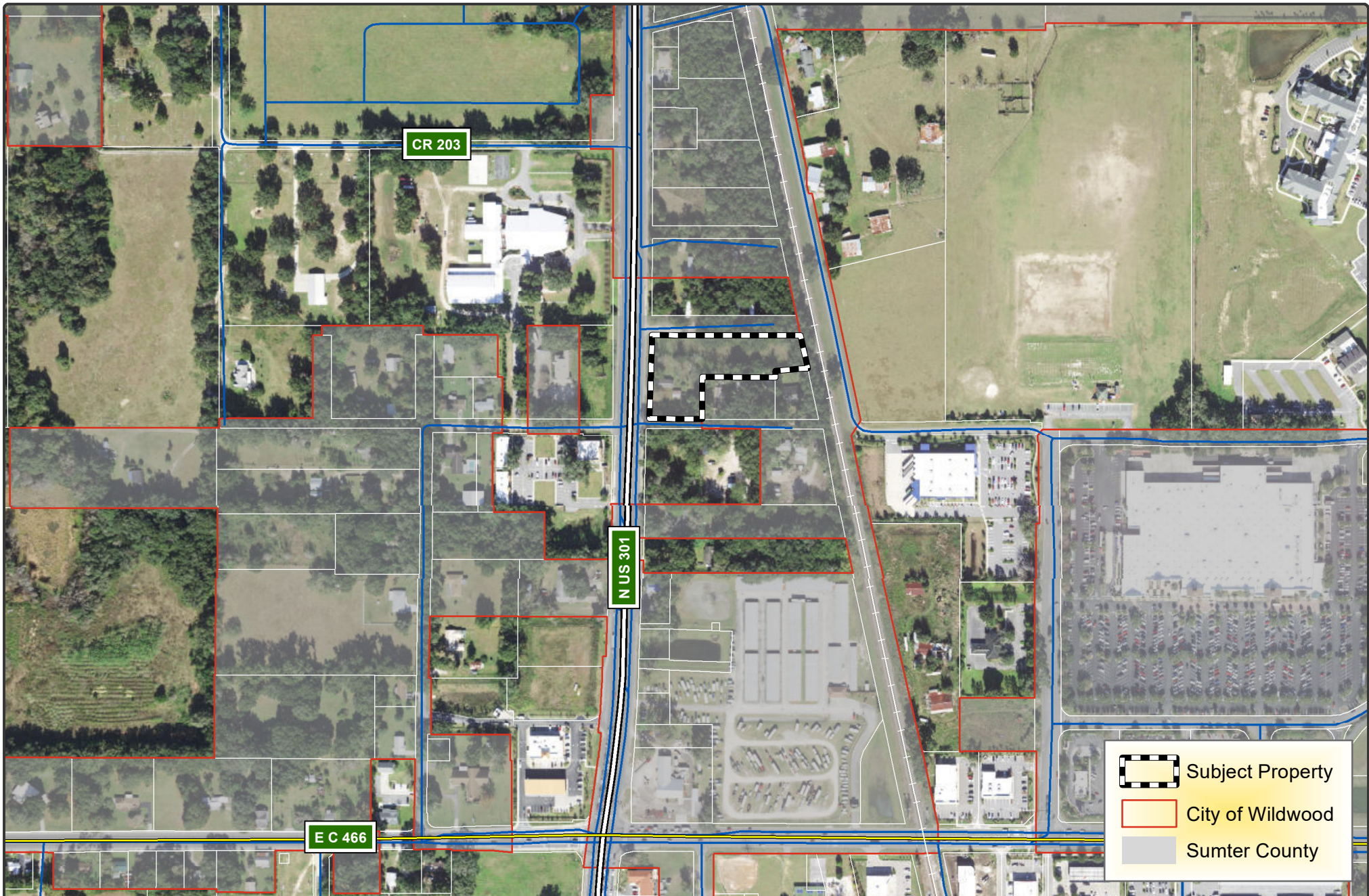
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

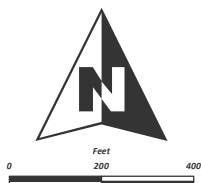
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP 2303-002/RZ 2303-004

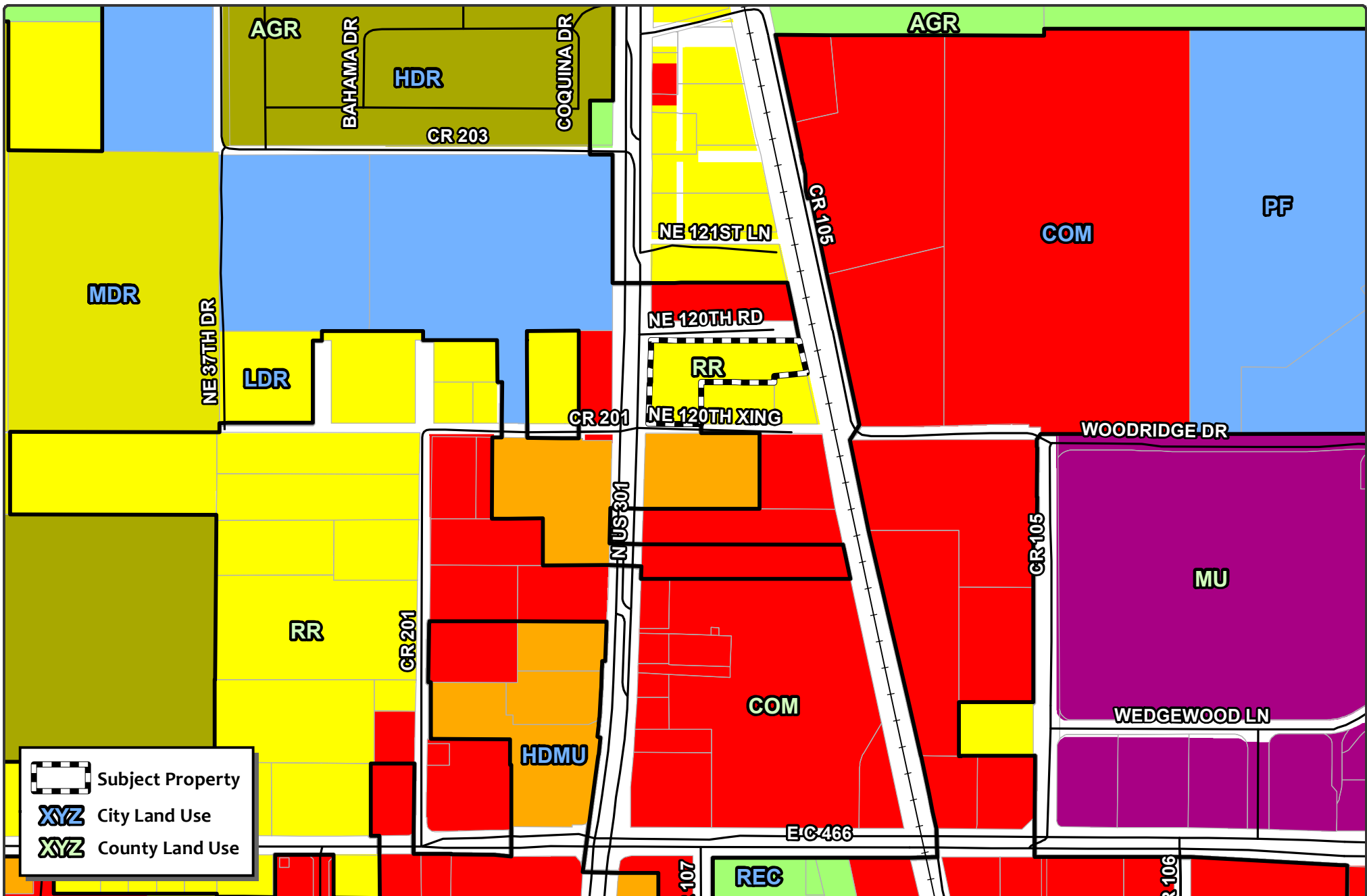
ALL COUNTY COLLISION

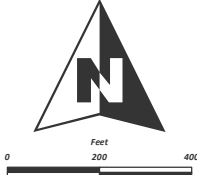
PARCEL D08A001

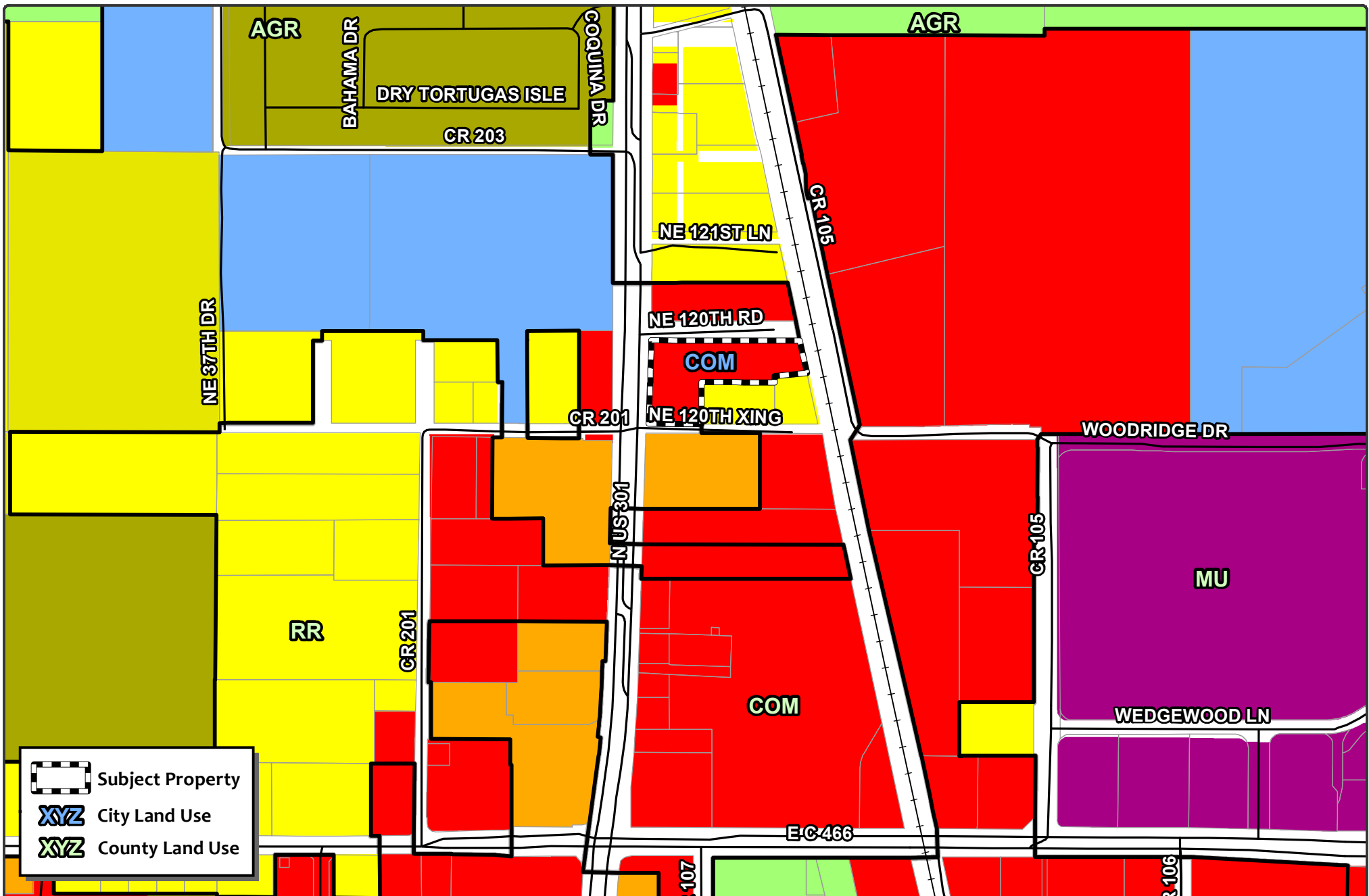
MAP 1B

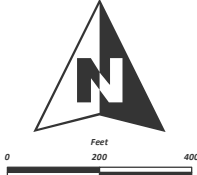
**LOCATION
MAP**

**MAY
2023**



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2303-002 ALL COUNTY COLLISION PARCEL D08A001		MAP 2A EXISTING LAND USE MAY 2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2303-002 ALL COUNTY COLLISION PARCEL D08A001		MAP 2B
	PROPOSED LAND USE				
	MAY 2023				

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

EXECUTIVE SUMMARY

SUBJECT: CP 2304-001 House of Hope

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-22 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 2304-001 House of Hope
Ordinance #	O2023-22
Applicant	Mary Starkey
Owner	Coniglio C. John Trustee
Property Location	Generally located along CR 126, approximately 0.17 miles east of the intersection of N US 301 and E C 462
Parcel Number(s)	D29B001
Date	5/30/2023

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 Industrial (City) to Commercial (City) for the parcels listed above on 5.56 acres MOL. This request is accompanied by rezoning request RZ 2304-002.

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 proposes the development of a rehabilitation facility, consisting of an administration building, lodging building, future warehouse, thrift store, and a future training building on 5.56 acres MOL. Justification has been presented to the city to support the proposed development, which includes a faith-based recovery program with counseling services, skills training and on-site dormitories.

(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. Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan allows for a maximum intensity of point five (0.5) FAR or seventy-five percent (75%) ISR on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1, placing the project within acceptable development standards. With the proposed facility conforming to

Policies 1.2.8.f. & 1.2.8.g., which states that the city shall foster distinctive neighborhoods with a strong sense of place, and the preservation of open space. Surrounding parcels, specifically those to the east, are currently primarily zoned for industrial, with the FLU solidly industrial. However, the surrounding area to the southwest and west are composed of a mix of uses, with High-Density Residential (HDR) and Commercial (COM).

Additionally, 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. The proposed development is consistent with the FLUM, and under Objective 3.2 of the Housing Element the city shall encourage the provision of affordable housing, as the proposed facility will seek to provide. 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 CR 126, east of the intersection of N US 301 and E C 462. As the existing mix of land use designations are mainly rural residential (R4C and R2C) within the county, and Commercial (COM), with some High Density Residential (HDR) in the city. The proposed development would maintain much of the existing open space while conforming to Policy 1.2.7.e. of the Comprehensive Plan. The proposed development directly combats urban sprawl by preserving natural environmental features, while assisting in developing a thriving and equitable economy through training, education, and employment for those who need it most.

(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. According to current FEMA flood maps, no wetlands and/or surface waters are present within the project boundary. Additionally, most of the existing yard and green space will be maintained.

(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 CR 126, which is a minor local road maintained by the county. A minimum twenty (20) foot wide ingress/egress easement will need to be obtained on CR 126 from the county prior to or during the site plan stage. Parking will be minimal as program participants will not have access to personal/private transportation during the program. Additionally, an increase in traffic to and from the site will be minimal and will be limited in its effect on nearby roads.

Potable Water & Sewer: There is an existing 10" water main along the railroad tracks to the east of the parcel, as well as a 6" force main. 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 commercial development is estimated to add no students to Wildwood

Schools.

A handwritten signature in black ink that reads "Shaun Raja". The script is cursive and fluid, with the first name "Shaun" and last name "Raja" clearly distinguishable.

Shaun Raja
Planner I, Development Services

ORDINANCE NO. O2023-22

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(s) D29B001
Coniglio C. John Trustee (Owner)
5.56 Acres +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE WEST ½ OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST AND IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AND LYING WESTERLYLY OF C.S.X. TRANSPORTATION, INC'S WESTERLY RIGHT OF WAY LINE, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT ON THE NORTH LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF AFORESAID SECTION 29, SAID POINT BEING 50.00 FEET WEST (AS MEASURED AT RIGHT ANGLES) OF THE CENTERLINE OF C.S.X. TRANSPORTATION, INC.'S MAIN LINE TRACK; FROM SAID POINT, RUN S13°15'50"W PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK; 789.24 FEET, TO THE NORTH LINE OF LOT 1, BLOCK A, ORANGE HEIGHTS SUBDIVISION, PLAT BOOK 3, PAGE 25, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE CONTINUE S13°15'50"W PARALLEL WITH AND 50.00 FEET FROM THE CENTERLINE OF SAID WESTERLY TRACK, 591.50 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN S89°54'37"W, 264.69 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 4, BLOCK D, ORANGE HEIGHTS, AND TO THE CENTERLINE OF MARCIA STREET IN AFORESAID ORANGE HEIGHTS; THE FOLLOWING TWO (2) COURSES BEING ALONG SAID CENTERLINE OF MARCIA STREET; RUN N00°23'55"E., 2.95 FEET; THENCE N13°33'07"E., 199.37 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 8, BLOCK B, ORANGE HEIGHTS; THENCE RUN N89°51'23"W., 191.52 FEET ALONG SAID EXTENSION LINE AND SOUTH LINE OF LOTS 8 AND 7, BLOCK B, RESPECTIVELY, TO THE SOUTHWEST CORNER OF AFORESAID LOT 7; THENCE RUN N00°04'32"E., 379.96 FEET ALONG THE WEST LINE OF LOTS 7, 6, 3, AND 2, RESPECTIVELY, BLOCK B, TO THE NORTH LINE OF ORANGE HEIGHTS; THENCE ALONG SAID NORTH LINE OF ORANGE HEIGHTS RUN S89°53'13"E., 544.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.56 ACRES, MORE OR LESS.

This property is to be reclassified from Industrial (City) to Commercial (City) and contains 5.56 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 _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

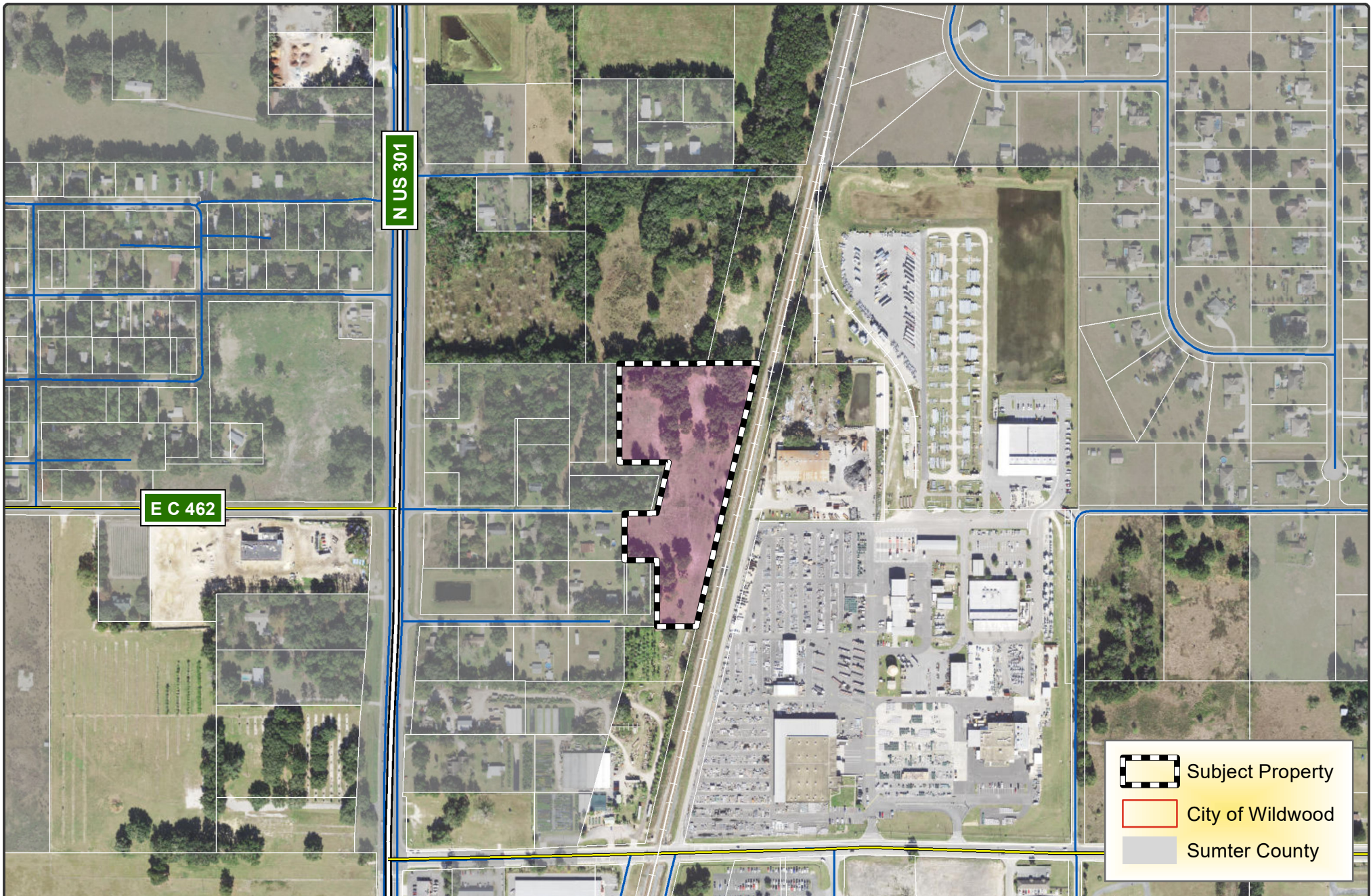
ATTEST: _____
Susan Patterson, City Clerk

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

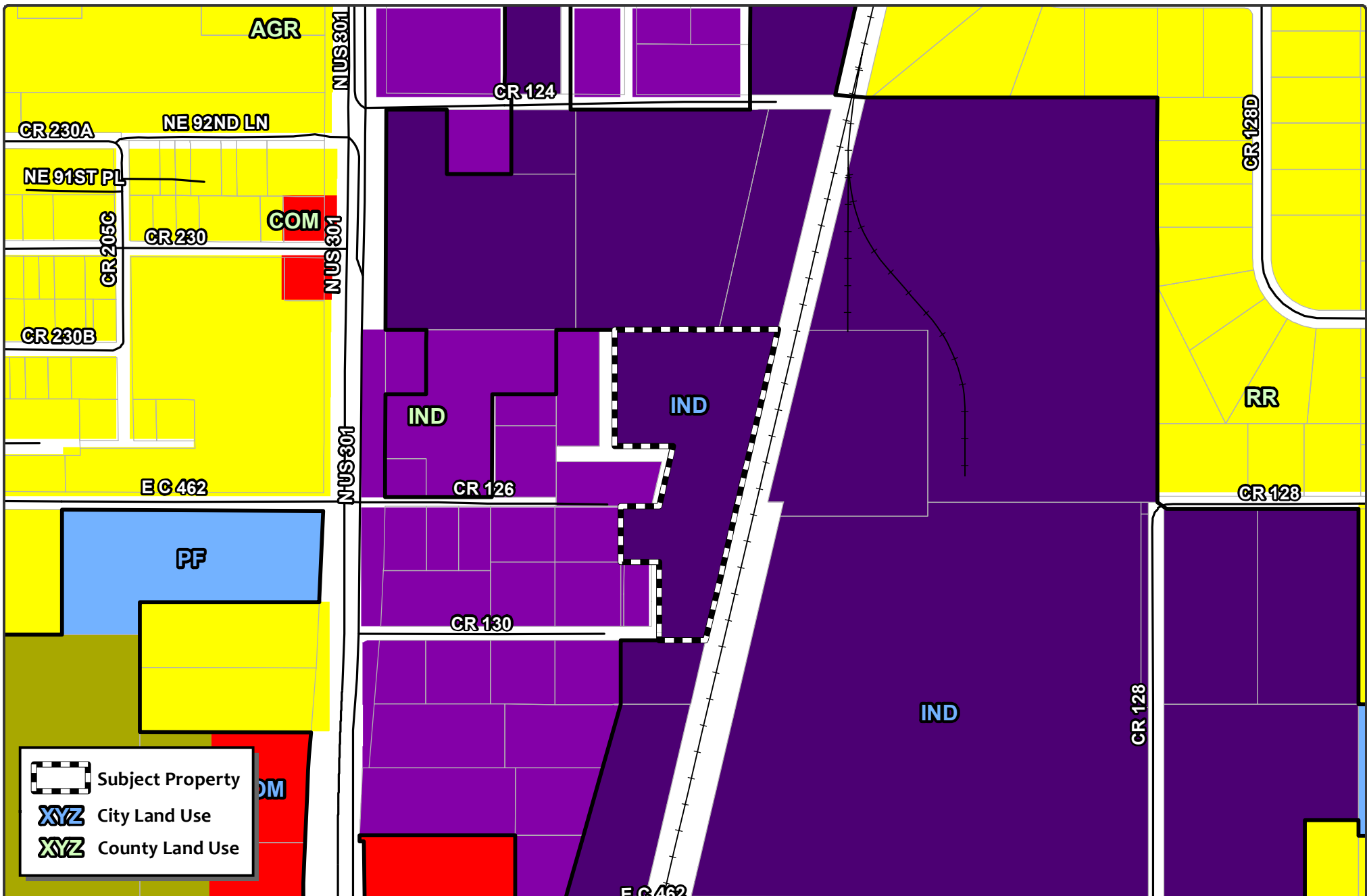


CP 2304-001
HOUSE OF HOPE
PARCEL D29B001

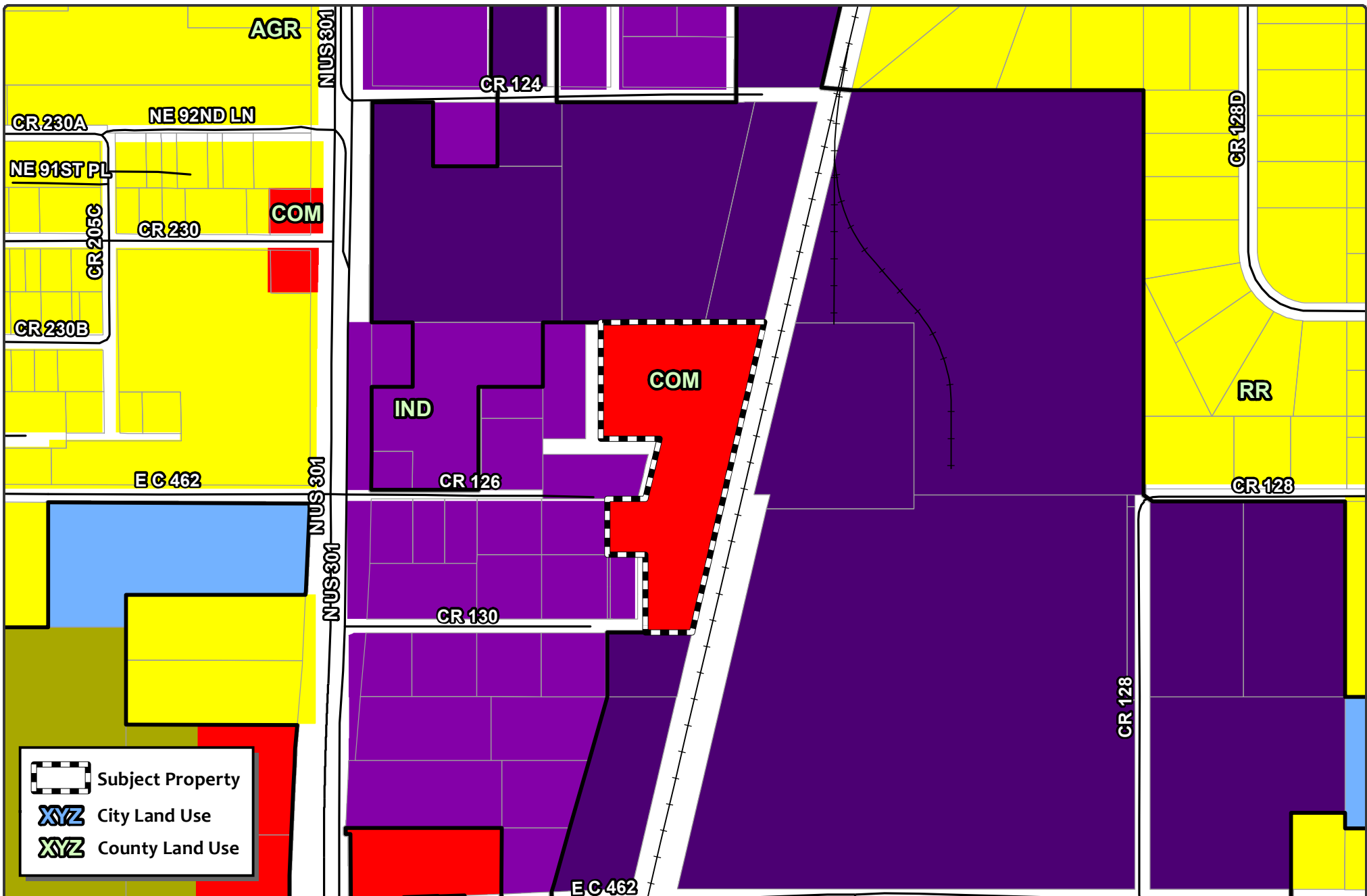
MAP 1B

**LOCATION
MAP**

**MAY
2023**



 Subject Property
 City Land Use
 County Land Use



Subject Property



City Land Use



County Land Use



CITY OF
WILDWOOD

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



CP 2304-001
HOUSE OF HOPE
PARCEL D29B001

MAP 2B

PROPOSED
LAND USE

MAY
2023