



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
July 11, 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 June 13, 2023 at 2:00 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **CP 2304-002 Pen-a-ckle Pickleball Pavilion
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) G16-107

The applicant Lamar Underwood, representing MGE Holdings LLC 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 Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 4 acres MOL. This request is accompanied by rezoning request RZ 2303-003. **Staff recommends approval of Ordinance Number O2023-28 contingent upon Sumter County acceptance of a full transportation impact analysis (TIA), and acceptance of all recommended improvements within the final TIA.**

2. CP 2304-003 Right at Home-504 Stanley

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) G05G011

The applicant, Glenn Fechtenburg of GLEM Properties LLC 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 Medium Density Residential (City) to Central Mixed Use (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by rezoning request RZ 2304-003. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-34 be forwarded to the City Commission for further action.**

3. CP 2305-001 Oxford Oaks Professional Plaza

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 D17-036 & D17-069

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 Commercial (Sumter County) to Commercial (City) for the

parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2305-001 (O2023-32). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-31 be forwarded to the City Commission for further action.**

4. **CP 2306-002 Karpati Law**

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) D18-023

The applicant, Judit Karpati, 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 (Sumter County) to Commercial (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by rezoning request RZ 2304-001. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-36 be forwarded to the City Commission for further action**

V. **ADJOURNMENT**

July 11, 2023 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 13, 2023 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsey C.T. Holt	Special Magistrate	Present
Terri O'Neal	Planning Manager	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	Present
Jessica Barnes	Administrative Assistant	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 as Local Planning Agency/ Special Magistrate - Regular Meeting
April 4, 2023 at 2:00 PM

Special Magistrate Holt approved the summary of minutes from the April 4, 2023 meeting at the previous meeting on May 2, 2023.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2212-001 Thomas Group Planned Development

Special Magistrate Holt read the title of CP 2212-001 Thomas Group Planned Development Parcel 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. City Planner Shaun Raja stated that there had been an ecological assessment of the site done along with a traffic study. Raja stated that there are city water and sewer lines in the area, and the applicant will need to connect to those lines. Ryan Thompson of CHW, a representative for the Thomas Group Investments, was present and available for any questions. Thompson stated that the applicant had submitted a land use and zoning application last year, and the commission felt it was too broad a scope, so we have resubmitted the application with a PD

very specific to indoor storage. Special Magistrate Holt asked if the Developers Agreement restricting the use had been finalized. Thompson answered that it had been finalized. No other comments were offered or received.

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

2. CP 2302-002 Lucky U Landholding LLC

Special Magistrate Holt read the title of CP 2302-002 Lucky U Landholding, LLC Parcels 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. City Planner Shaun Raja stated that an ecological assessment had been done along with a traffic study. Raja stated that city water and sewer lines are available, and the applicant will need to connect to those lines. Micheal Rankin of LPG Urban & Regional Planners Inc. was present to answer any questions. No other comments were offered or received.

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

3. CP 2303-002 All County Collision

Special Magistrate Holt read the title of CP 2303-002 All County Collision 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. No comments were offered or received.

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

4. CP 2304-001 House of Hope

Special Magistrate Holt read the title of CP 2304-001 House of Hope Parcel 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. David Springstead of Springstead Engineering was present

for the applicant to answer any questions. Richard Reeves asked how this rehabilitation facility would affect the residents in the area if the road was going to be widened. Special Magistrate Holt directed Reeves to the proper meeting to ask that question. 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 2:18 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 2304-002 Pen-a-ckle Pickleball Pavilion

REQUESTED ACTION: Staff recommends approval of Ordinance Number O2023-28 contingent upon Sumter County acceptance of a full transportation impact analysis (TIA), and acceptance of all recommended improvements within the final TIA.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2304-002 Pen-A-Ckle Pickleball Pavilion
Ordinance #	O2023-28
Applicant	Lamar Underwood
Owner	MGE Holdings LLC
Property Location	Generally located south along C 44A, approximately 0.14 miles north of E SR 44
Parcel Number(s)	G16-107
Date	7/2/2023

The applicant Lamar Underwood, representing MGE Holdings LLC 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 Rural Residential (Sumter County) to Commercial (City) for the parcels listed above on 4 acres MOL. This request is accompanied by rezoning request RZ 2303-003.

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 an 18.36-acre MOL facility, consisting of a one-hundred twenty (120) hotel, seventy (70) pickleball courts, five thousand (5,000) square feet of office space, twenty-one thousand two hundred fifty (21,250) square feet of retail space, and ten thousand (10,000) square feet of restaurant space. The proposed amendment of the four (4) acre parcel is necessary to bring the parcel into compliance with the existing parcels within the proposed development. Justification has been presented to the city to support the proposed development, with the surrounding parcels on the FLUM depicting primarily Commercial (COM), with some Central Mixed Use (CMU), which conforms 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 are a mix of Commercial (COM), and Central Mixed Use (CMU) within the city, and a mixture of Commercial, Agricultural, and Rural Residential within the county. 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 along C 44A. The existing mix of land use designations is a mix of rural residential (RR1C) and Agricultural (A10C) within the county, and Commercial (COM), with some Central Mixed Use (CMU) within 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 require an Environmental Resource Permit (ERP) issued by the Southwest Florida Water Management District (SWFWMD) as development may alter identified wetlands/surface waters. Environmental and ecological assessments were conducted by Stillwater Environmental, Inc on June 18th, 2020 for the approved Bonita Plaza project. Areas classified as wetland/surface waters were located within the parcel. Additional surveys did not result in the location of any "potentially occupied" gopher tortoise burrows or any other listed wildlife. However, it is 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 via SR 44, and one (1) full access driveway on CR 44A. A TIA methodology was submitted to and accepted by Sumter County, with the proposed development projected to generate approximately 4,718 daily external trips, of which 302 trips occur during the AM peak hour, and 528 trips during the PM peak hour. Due to the large

quantity of additional trips, a full TIA is required and must be accepted by Sumter County.

Potable Water & Sewer: The subject properties are within the City of Wildwood's Utility Service Boundary according to the 2019 Utility Master Plan, and the property is within the Central Expansion Area 3 designation. There is a 12" water main on the north side of E CR 44, and an 8" force main on the south side of E CR 44. 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 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. O2023-28

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) G16-107
MGE Holdings LLC (Owner)
4 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. SAID POINT ALSO BEING THE NORTHEAST CORNER OF OAK PARK ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE S. 00°41'38" W., 871.83 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE S. 68°56'13" E. ALONG SAID NORTHERLY RIGHT OF WAY LINE, 249.98 FEET; THENCE N. 21°02'46" E., 686.20 FEET TO A POINT ON THE EAST LINE OF LANDS RECORDED IN OFFICIAL RECORDS BOOK 3229, PAGE 138, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N. 21°00'37" E. ALONG SAID EAST LINE, A DISTANCE OF 448.94 FEET TO THE SOUTHERLY LINE OF FORMER S.A.L.R.R. RIGHT-OF-WAY LINE; THENCE S. 51°24'52" E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 542.95 FEET; THENCE S. 38°35'54" W. DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.15 FEET; THENCE N. 68°57'55" W., A DISTANCE OF 427.21 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Rural Residential (Sumter County) to Commercial (City) and contains 4 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: _____

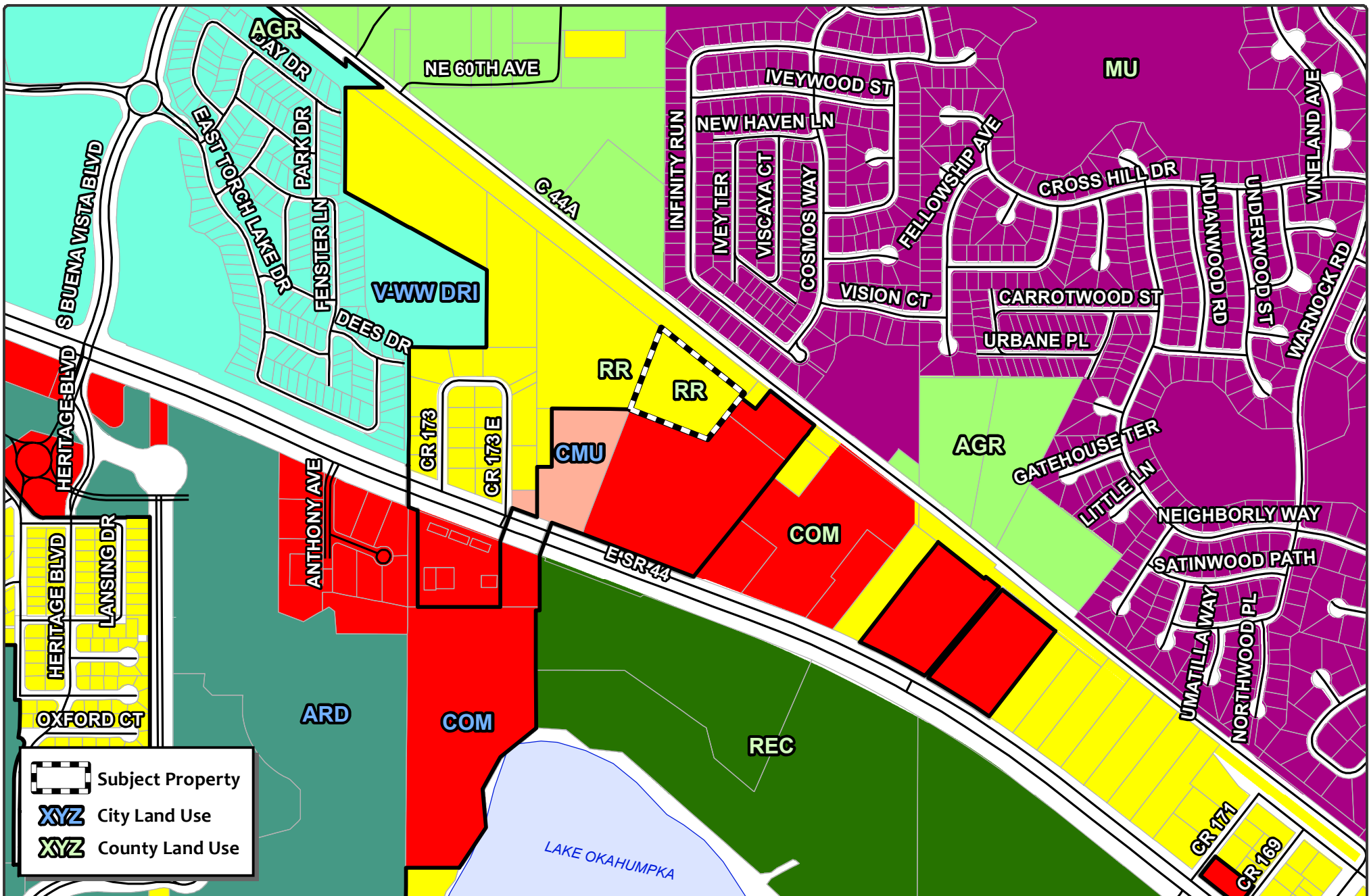
Second Reading: _____

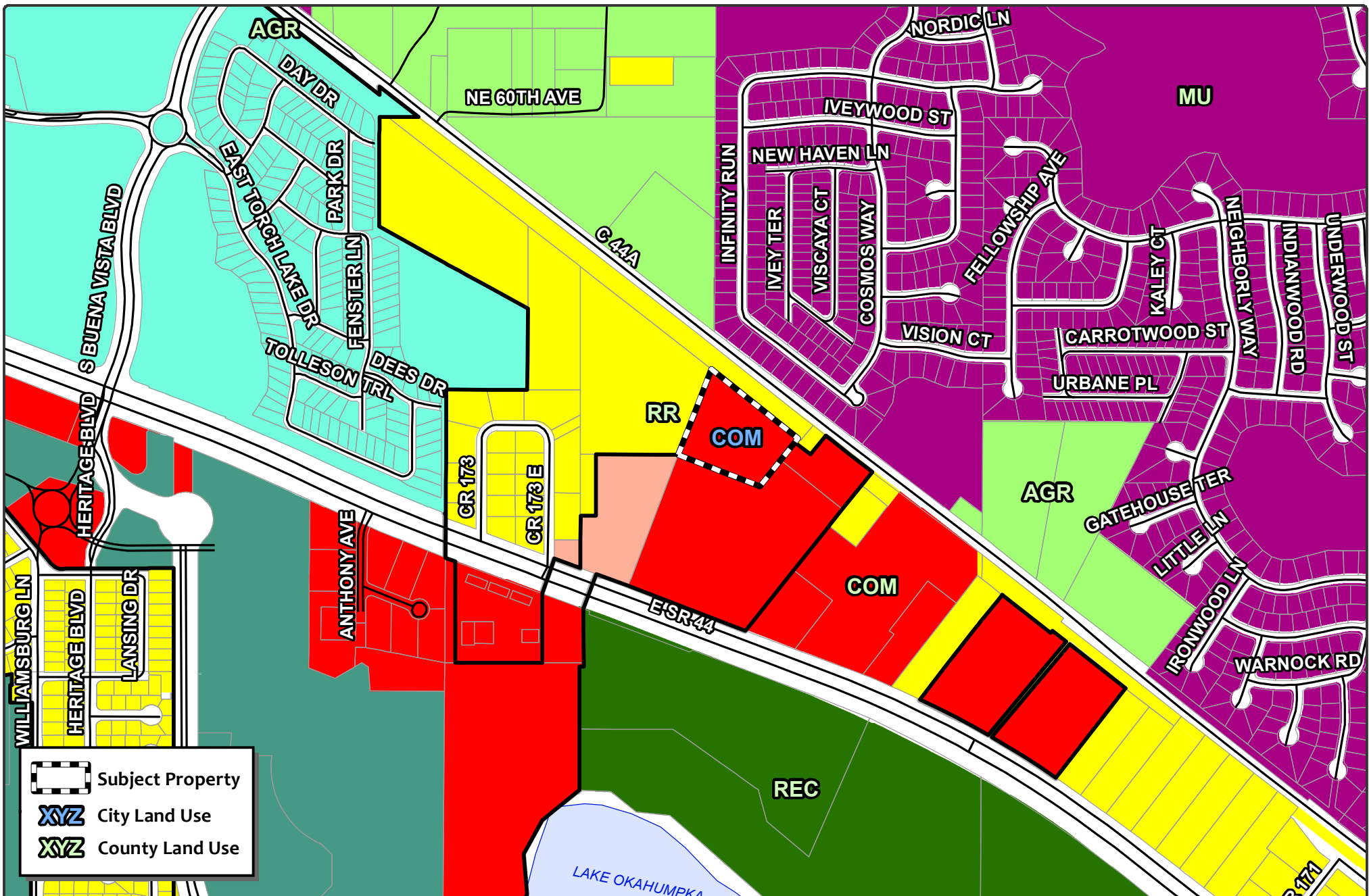
Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	CP 2304-002 PEN-A-CKLE PICKLEBALL PAVILION PARCEL G16-107	MAP 1B LOCATION MAP JUNE 2023
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PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2304-003 Right at Home-504 Stanley

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-34 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 2304-003 Right at Home 504 Stanley
Ordinance #	O2023-34
Applicant	Glenn Fechtenburg
Owner	Glenn Fechtenburg
Property Location	Generally located east at the intersection of Stanley Ave and Cleveland Ave
Parcel Number(s)	G05G011
Date	7/2/2023

The applicant, Glenn Fechtenburg of GLEM Properties LLC 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 Medium Density Residential (City) to Central Mixed Use (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by rezoning request RZ 2304-003.

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 is proposing a modification to the existing residential structure to enable its use as a commercial office. Justification has been presented to the city to support the proposed development, with the surrounding parcels on the FLUM depicting primarily Medium Density Residential (MDR), alongside some Central Mixed Use (CMU), 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 seven-five (0.75) FAR with a maximum eighty percent (80%) 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 will conform with Policy 1.2.8.e. by providing economic opportunities, and stable employment for residents. In addition to Policy 1.3.4.c. of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall encourage a reduction in building footprints and impervious surface areas to the maximum extent feasible. The surrounding parcels are primarily residential, specifically Medium-Density Residential, with a handful of Central Mixed Use (CMU) properties within the city's jurisdiction. 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 does not exemplify an energy-inefficient land use pattern. The subject property will remain as is, with the existing structure being repurposed for commercial use. The proposed development adds only the required parking needed and does not detract from existing features of the parcel, abiding by Policy 1.2.8.l., and would maintain compatibility with adjacent land uses through the use of design standards.

(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. The parcel was already developed, and no additional construction of the site is requested. Natural elements will be left as is, with only the existing structure being modified to serve the needs of the applicant.

(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 Stanley Ave. A traffic statement was submitted, with the proposed development estimated to generate twenty-one (21) total daily trips. A PM peak hour increase of two (2) trips compared to its residential use. Far fewer than the fifty (50) trip threshold required for a full TIA.

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 need to 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, reading "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner I, Development Services Department

ORDINANCE NO. O2023-34

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) G05G011
Glenn Fechtenburg (Owner)
0.25 Acres +/-

LEGAL DESCRIPTION:

LOT 1 and the West 1/2 of Lot 2, Block B of MISSION HEIGHTS SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page(s) 4-1/2, of the Public Records of Sumter County, Florida. LESS AND EXCEPT THAT PART OF PARCEL NO. 44, AS DESCRIBED IN ORDER OF TAKING FOR PROPERTY NUMBER 44, RECORDED AT BOOK 2638 PAGE 478, PURSUANT TO CASE NO. 13-CA-00809, CIRCUIT COURT, FIFTH JUDICIAL CIRCUIT, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Medium Density Residential (City) to Central Mixed Use (City) and contains 0.25 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

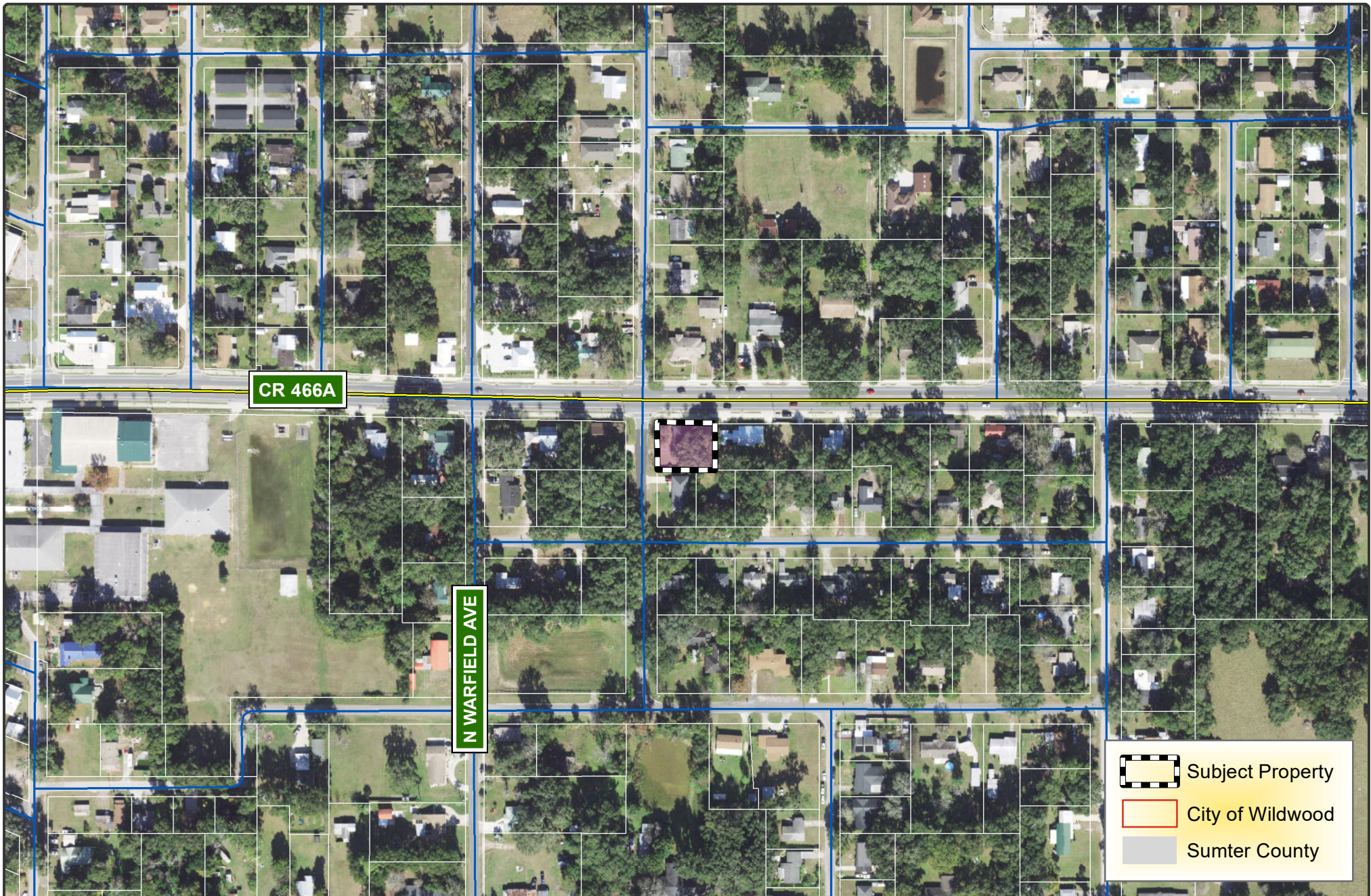
ATTEST: _____
Susan Patterson, City Clerk

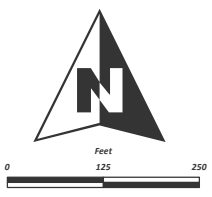
First Reading: _____

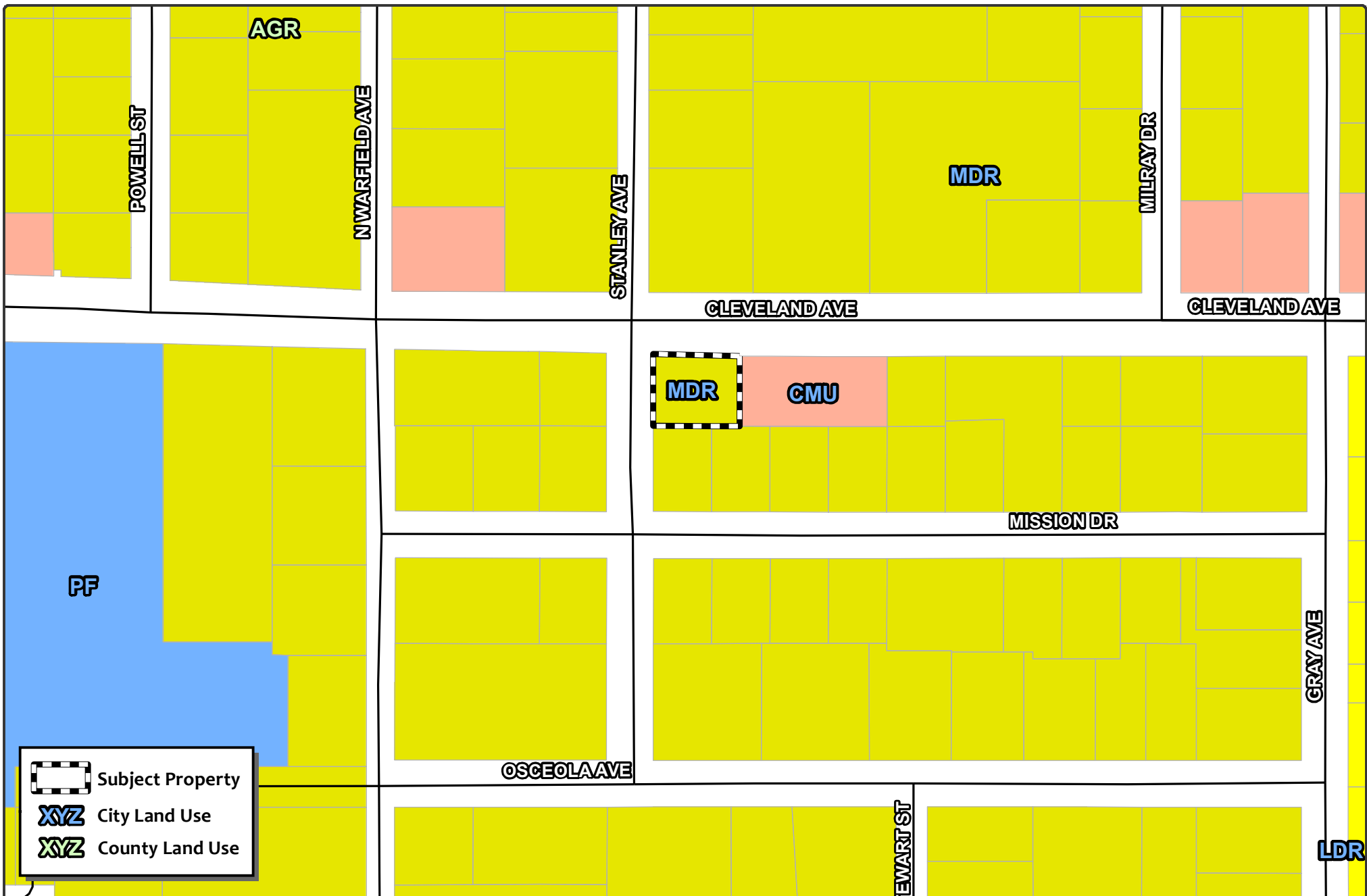
Second Reading: _____

Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 125 250	CP 2304-003	MAP 1B
			RIGHT AT HOME - 504 STANLEY	LOCATION MAP
			PARCEL G05G011	MAY 2023

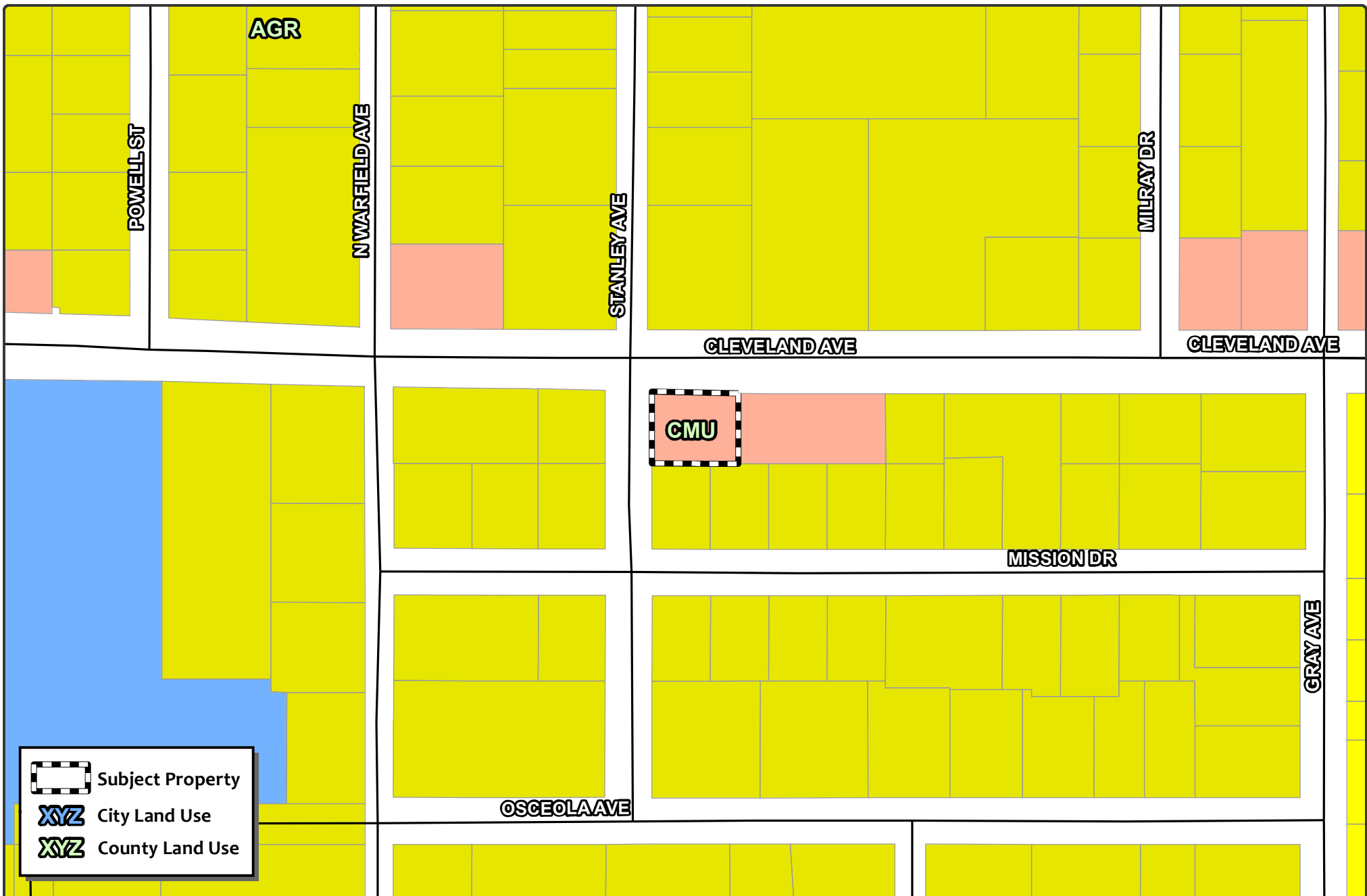



Subject Property


City Land Use


County Land Use

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2304-003		MAP 2A
			RIGHT AT HOME - 504 STANLEY		EXISTING LAND USE
			PARCEL G05G011		MAY 2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2304-003 RIGHT AT HOME - 504 STANLEY PARCEL G05G011	MAP 2B PROPOSED LAND USE MAY 2023
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PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: CP 2305-001 Oxford Oaks Professional Plaza

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-31 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 NUMBER	CP 2305-001
ORDINANCE NUMBER	O2023-31
APPLICANTS	Luisa Betancur & Rodolfo De Anda
OWNER	Oxford Oaks Plaza, LLC & Oxford Oaks Investments, LLC
PROPERTY LOCATION	The property is generally located approximately 0.27 miles east of N US 301, approximately 0.06 miles south of E C 466, and south along CR 106.
PARCEL NUMBERS	D17-036 & D17-069
DATE	July 3, 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 Commercial (Sumter County) to Commercial (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2305-001 (O2023-32).

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 Commercial (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan Amendment. Policy 1.2.7 states “upon

the annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” The proposed land use amendment is consistent with the proposed land use category on the JPA Map.

(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 Commercial (Sumter County) to Commercial (City). The proposed land use amendment is consistent with objective 1.2 stating “the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implanting a compact land use pattern.” Objective 1.2 is being met specifically from Policy 1.2.7 and Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses through the use of design standards that would limit the light intrusion on surrounding properties and limit buffering.

(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 existing adjacent land use designations within the City limits are Commercial (COM) and the proposed land use amendment is consistent with the proposed land use category on the JPA Map. This is consistent with policy 1.2.8., the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses through the use of design standards that would limit the light intrusion on surrounding properties and limit buffering.

(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. A Protected Wildlife Report was conducted by Keystone Environmental Consulting, LLC in May of 2023. Per the Protected Wildlife Report, Gopher Tortoise burrows were observed, but not occupied. It is recommended a 100% gopher tortoise survey be done before construction and if any gopher tortoises are found it will be necessary to apply for a gopher relocation permit with FFWCC.

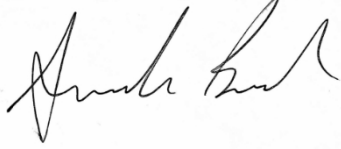
(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: The property will have a full-access driveway on CR 106. The proposed project is to generate 1,185 net daily trips of which 51 will occur in the A.M. peak hour and 143 in the P.M. peak hour. The transportation impact analysis indicates that with the added number of trips, the impacted roadway segments and intersections are projected to operate at satisfactory Levels of Service.

Potable Water & Sewer: City water is available to the subject property. The nearest force main is approximately 350 feet north of the property. The applicant/owner will work with the

City's Utility Department and adjacent developers at the site plan stage to connect to the City water and sewer.

Schools: The commercial development will not generate any school-age children.

A handwritten signature in black ink, appearing to read "Amanda Bush", written over a faint rectangular stamp.

Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-31

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:

D17-036 & D17-069
Oxford Oaks Plaza, LLC & Oxford Oaks Investments, LLC
3.68 +/-

LEGAL DESCRIPTION:

Parcel D17-069

THE WEST 297.2 FEET OF BLOCK F OF TOWN OF OXFORD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE(S) 32-33, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

Parcel D17-036

BEGIN 5 FEET WEST OF THE NE CORNER OF BLOCK B AS SHOWN BY PLAT OF THE TOWN OF OXFORD, RECORDED IN PLAT BOOK 1, PAGE 32; RUN WEST 150 FEET, THENCE RUN SOUTH 150 FEET EAST 150 FEET, THENCE RUN NORTH 150 FEET TO THE P.O.B

This property is to be reclassified from Commercial (County) 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: _____
Jessica Barnes, City Clerk

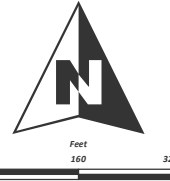
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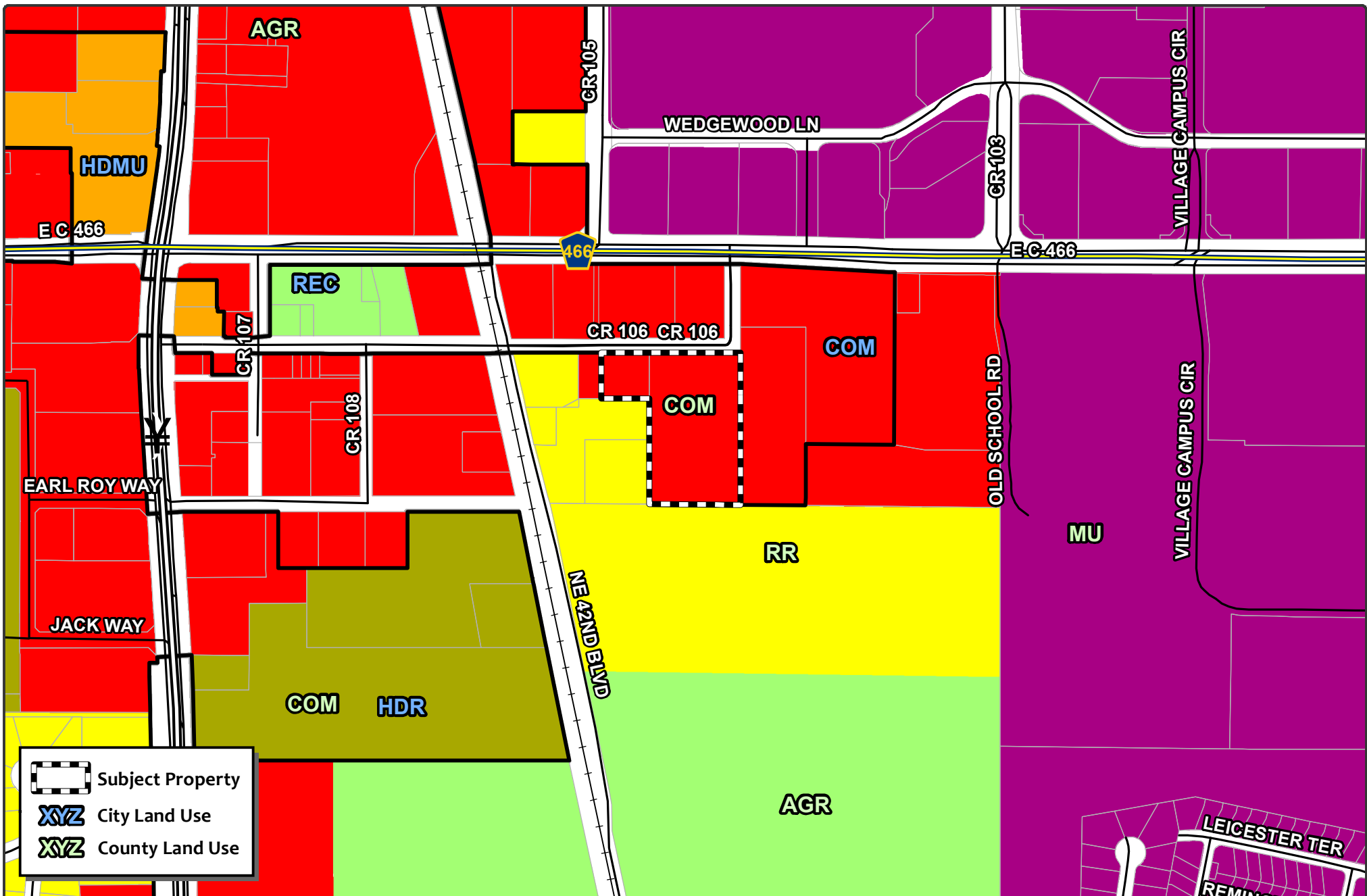
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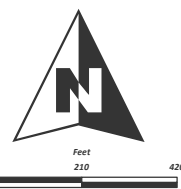
Approved as to form:

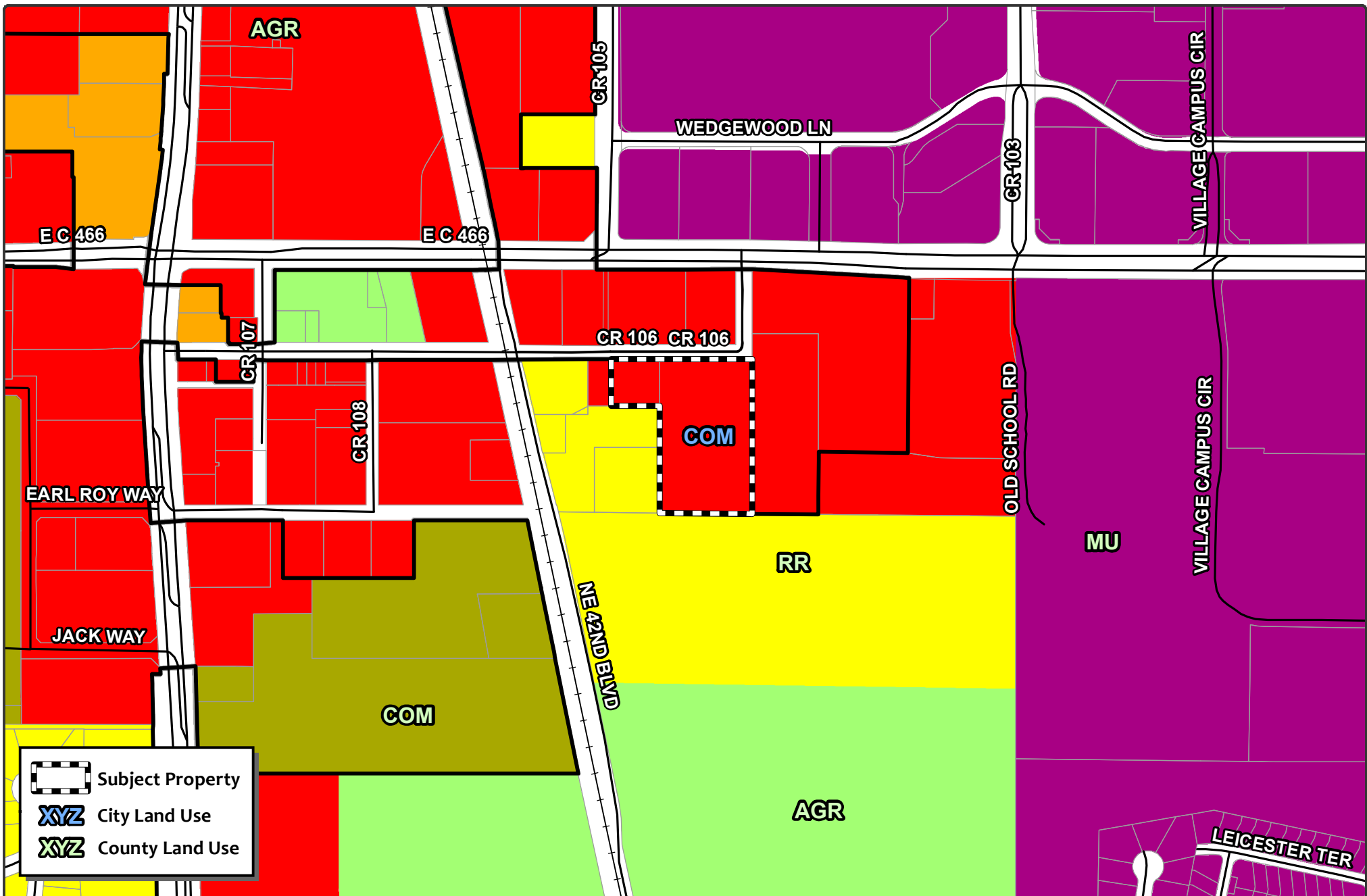
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 160 320	CP 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 1B LOCATION MAP MAY 2023
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 210 420	CP 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 2A EXISTING LAND USE JUNE 2023
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Subject Property

City Land Use

County Land Use

EST. 1877 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	Feet 0 200 400	CP 2305-001		MAP 2B
			OXFORD OAKS PROFESSIONAL PLAZA		PROPOSED LAND USE
			PARCELS D17-036 & D17-069		JUNE 2023

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

EXECUTIVE SUMMARY

SUBJECT: CP 2306-002 Karpati Law

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-36 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 2306-002 Karpati Law
Ordinance #	O2023-36
Applicant	Judit Karpati
Owner	Judit Karpati
Property Location	Generally located along CR 201, approximately 0.13 miles northwest of the intersection of E C 466 and N US 301
Parcel Number(s)	D18-023
Date	7/2/2023

The applicant Judit Karpati 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 (Sumter County) to Commercial (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by rezoning request RZ 2304-001.

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 is proposing a modification to the existing single-family residential home present on the parcel to enable its use as a law office. 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 Mixed Use (HDMU), and Commercial (COM), 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 will conform

with Policy 1.2.8.g. by retaining the existing parcel as it is, with minimal modifications, thus preserving the open space and natural environment. In addition to Policy 1.3.4.c. of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall encourage a reduction in building footprints and impervious surface areas to the maximum extent feasible. Surrounding parcels, specifically those to the east are currently primarily zoned High-Density Mixed Use, with those parcels to the south and west composed of Commercial (COM) properties within the city. 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 does not exemplify an energy-inefficient land use pattern. The subject property will remain as is, with the existing structure being repurposed for commercial use. The proposed development does not add or detract from existing features of the parcel, abiding by Policy 1.3.4.b., and would respect the natural topography of the site.

(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. The parcel was already developed, and no additional construction of the site is requested. Natural elements will be left as is, with only the existing structure being modified to serve the needs of the applicant.

(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 CR 201. A full TIA or traffic statement was judged unnecessary by Sumter County, with the proposed development projected to generate far fewer than the fifty (50) trip threshold required.

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 understands that they will need to 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. O2023-36

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) D18-023
Judit Karpati (Owner)
1.2 Acres +/-

LEGAL DESCRIPTION:

Beginning 606.50 feet South and 362 feet West of the NE corner of Section 18, Township 18 South, Range 23 East, for Point of Beginning, thence run West 298 feet, thence run South 188 feet, thence run East 298 feet, thence run North 188 feet to the Point of Beginning. LESS road right of way.

This property is to be reclassified from Commercial (Sumter County) to Commercial (City) and contains 1.2 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

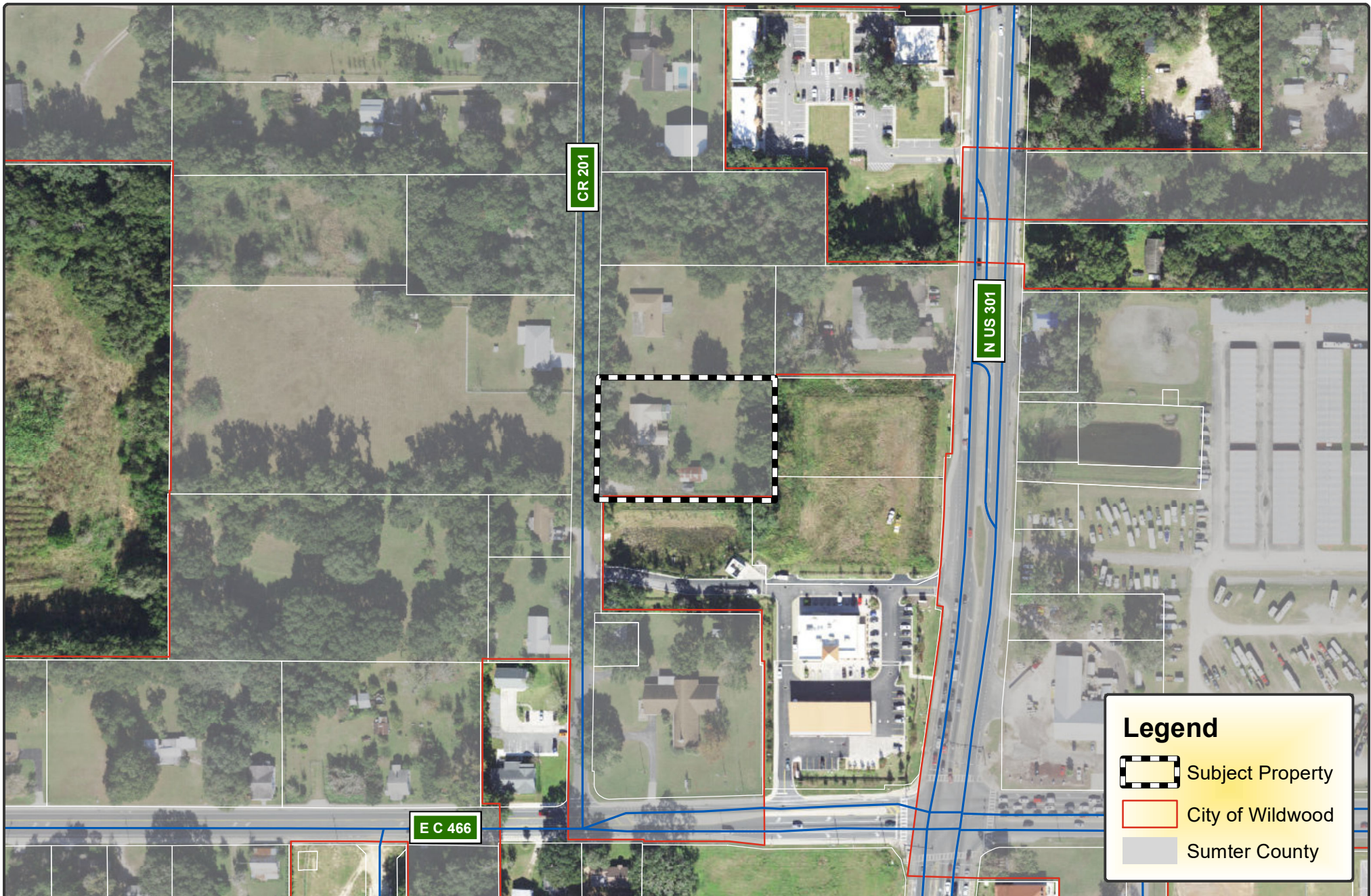
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

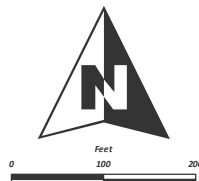
Second Reading: _____

Approved as to form:

City Attorney



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

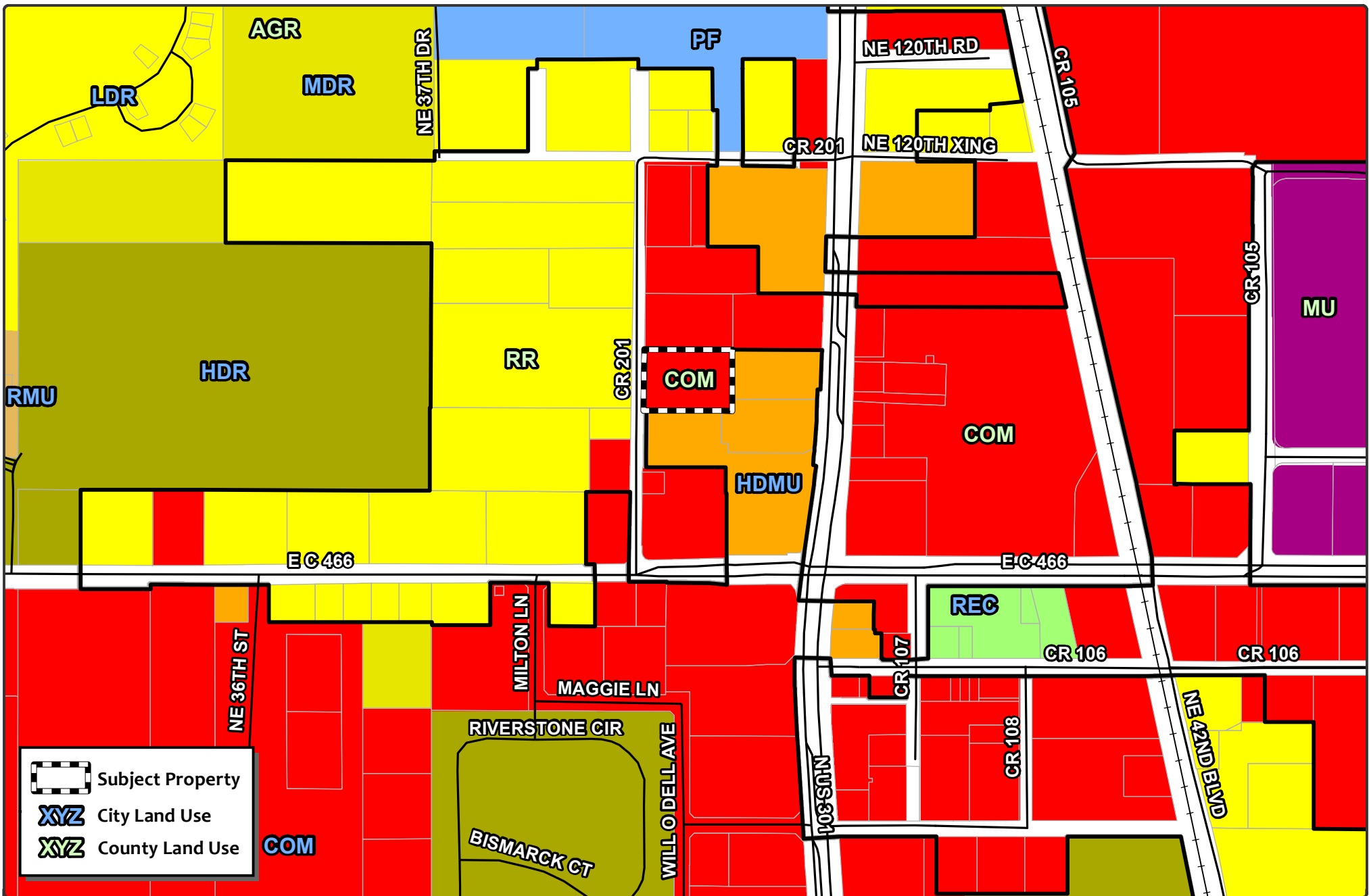


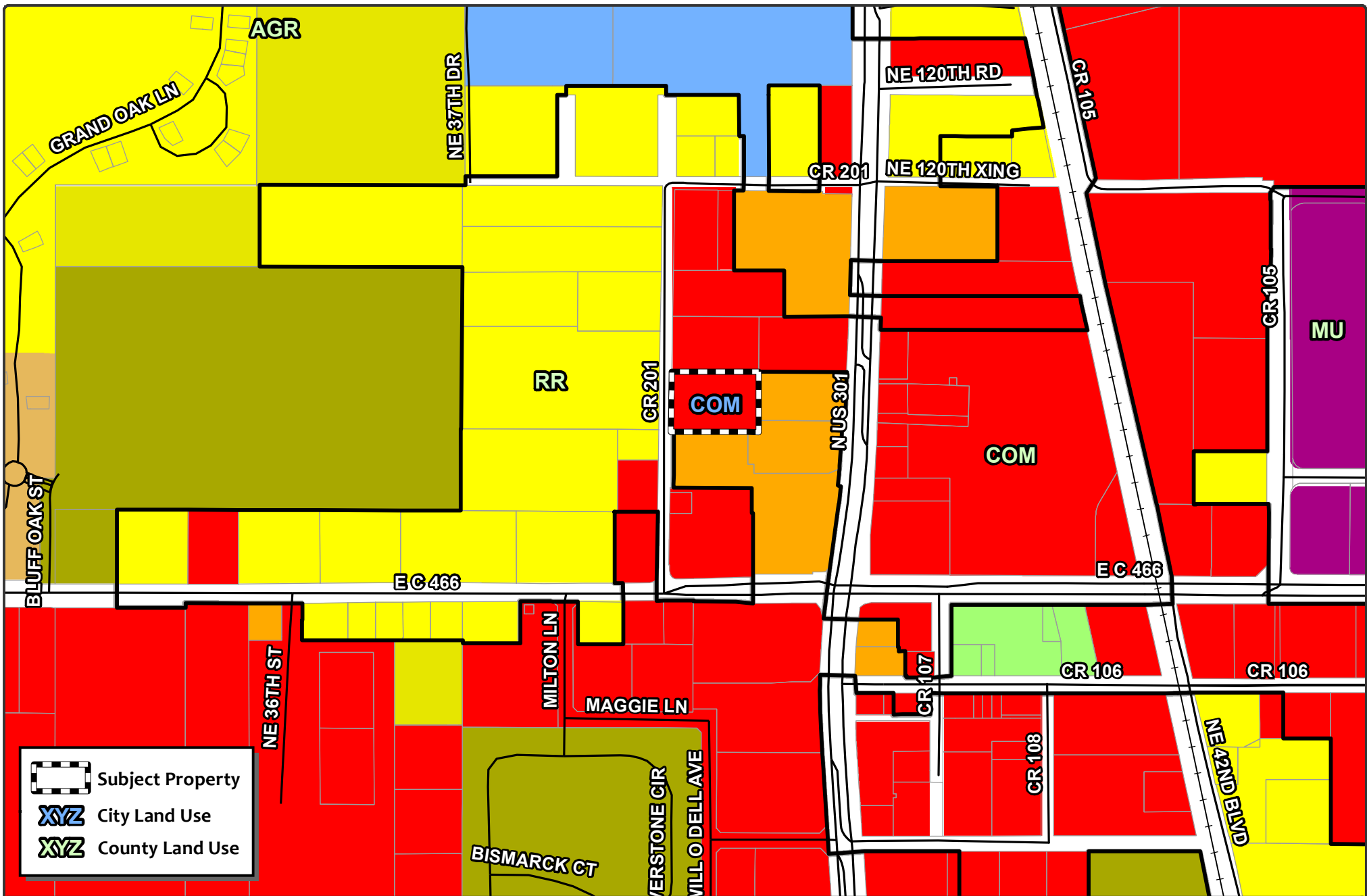
CP 2306-002
KARPATI LAW
PARCEL D18-023

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 2306-002
KARPATI LAW
PARCEL D18-023

MAP 2B
**PROPOSED
LAND USE**
**JUNE
2023**