



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
July 11, 2023 2:15 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: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Regular Meeting June 13, 2023 at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2303-003 Pen-a-ckle Pickleball Pavilion**
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND

**DEVELOPMENT REGULATIONS; 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, is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to C-3 (City) for the parcel listed above on 4 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-002 (O2023-28) **Staff recommends approval of Ordinance Number O2023-33 contingent upon Sumter County acceptance of a full transportation impact analysis, and acceptance of all recommended improvements within the final TIA.**

2. RZ 2304-001 Karpati Law

**AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A
ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN
ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND
DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION;
PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.**

PARCEL(S) D18-023

The applicant Judit Karpati is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2306-002 (O2023-36) **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-37 subject to the approval of O2023-36, which establishes a Future Land Use appropriate to the proposed zoning.**

3. RZ 2304-003 Right at Home-504 Stanley

**AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A
ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN
ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND
DEVELOPMENT REGULATIONS; 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 is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-003 (O2023-34) **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-35 subject to the**

approval of O2023-34, which establishes a Future Land Use appropriate to the proposed zoning.

4. **RZ 2305-001 Oxford Oaks Professional Plaza**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; 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 City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL – Light Commercial (County) to C-2 (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-001 (O2023-31). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-32 (attached) subject to approval of O2023-31, which establishes a Future Land Use appropriate to the proposed zoning.**

5. **PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan**

Parcels D30-030, D30-031, D30-047, D30-080, & D30-091

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a subdivision consisting of 394 single-family detached units on 104.35 acres MOL. **Staff recommends approval.**

6. **SP 2302-002 Panda Express - Beaumont**

Parcel G04Q247

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,600 sq ft fast food restaurant on 2.088 acres MOL. **Staff recommends approval contingent on the resolution of outstanding comments and approval of PLAT 2304-003 Beaumont Lot 247 Replat (Panda Express Lot Split).**

7. **SE 2304-001 House of Hope**

Parcel(s) D29B001

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the proposed House of Hope development on a property with a proposed zoning of C-3. House of Hope is a faith-based non-profit seeking to provide needed services within the community. The proposed site will consist of a warehouse, lodge building, administration building, training structure, and a future thrift store, per the attached site plan. **Staff recommends approval of the special exception.**

8. **SE 2305-001 Exalt Health Rehabilitation Hospital of Wildwood**

Parcel G08-021

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an Exalt Health Rehabilitation Hospital on the parcel listed above, zoned C-1. The Exalt Health Rehabilitation Hospital is a proposed 38,870-square-foot, 40-bed inpatient rehabilitation hospital that includes a stand-alone medical office building of 6,028 square feet.

Staff recommends approval.

V. ADJOURNMENT

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

July 11, 2023 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 13, 2023 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

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
Brian Harrie	Police Lieutenant	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 & Zoning Regular Meeting May 2, 2023 at 2:15 PM

Special Magistrate Holt approved the summary of minutes from the May 2, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2212-001 Thomas Group Planned Development

Special Magistrate Holt read the title of RZ 2212-001 Thomas Group Planned Development Parcel G33-154. The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR-1 & A10C (Sumter County) to C-2 (City) for the parcel listed above on

4.86 acres MOL. Ryan Thompson of CHW, a representative for the Thomas Group Investments #1 LLC was present and available for any questions. No comments were offered or received.

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

2. PD 2212-001 Thomas Group Planned Development

Special Magistrate Holt read the title of PD 2212-001 Thomas Group Planned Development Parcel G33-154. The applicant, Ryan Thompson of CHW, representing Thomas Group Investments #1, LLC, seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) amendment for the development of a multistory indoor storage facility, of approximately one hundred-five thousand eight hundred and fifty (105,850) square feet, and a floor area ratio of 0.5. Encompassing a parcel of approximately 4.86 acres MOL. The only permitted use stated is for a multistory indoor storage facility, consistent with C-2 zoning while maintaining a minimum of twenty (20) percent open space. Ryan Thompson of CHW, a representative for the Thomas Group Investments #1 LLC, was present to answer any questions. No comments were offered or received.

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

3. RZ 2302-003 Lucky U Landholding LLC

Special Magistrate Holt read the title of RZ 2302-003 Lucky U Landholding LLC Parcel D2-023 & D29-024. The applicant, Michael Rankin of LPG Urban & Regional Planners Inc, representing Nina Jean Driggers Davis, is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from IN (Sumter County) to COM (City) for the parcel listed above on 4.45 acres MOL. Michael Rankin of LPG Urban & Regional Planners, Inc. was available for any questions. No comments were offered or received.

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

4. RZ 2303-004 All County Collision

Special Magistrate Holt read the title of RZ 2303-004 All County Collision Parcel D08A001. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the

zoning district from RR1 (Sumter County) to C-3 (City)for the parcel 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

5. RZ 2304-002 House of Hope

Special Magistrate Holt read the title of RZ 2304-002 House of Hope Parcel D29B001. The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from IN (City) to COM (City) for the parcel listed above on 5.56 acres MOL. David Springstead, of Springstead Engineering representative for the applicant, was present to answer any questions. Richard Reeves stated his concerns about the increase in traffic. No comments were offered or received.

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

6. SP 2108-007 PSL Headquarters

Special Magistrate Holt read the title of SP 2108-007 PSL Headquarters Parcel G07-095. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a 3,148 sq. ft. office and storage warehouse. Planning Manager Terri O'Neal stated that prior to commission approval, there were design district standards that would need to be met. Mike Springstead of MWS Engineering, a representative for the applicant, was present to answer any questions. No comments were offered or received.

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

7. SP 2201-010 Hotel Site @ Lot 12 (Turkey Run)

Special Magistrate Holt read the title of SP 2201-010 Hotel Site @ Lot 12 (Turkey Run) Parcel G05V012. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of two four-story hotel buildings totaling 112,034 SF. The Westerly building will contain 92 rooms, and the Easterly building will contain 124 rooms. City Planner Amanda Bush stated there were stipulations that Inspiration Drive would need to be constructed before they received their certificate of occupancy, along with fire department restrictions. Tom Skelton of American Civil Engineering stated that he was aware of the fire restrictions and had agreed to the stipulation. No other comments were offered or received.

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

8. SP 2211-001 Trailwinds Village Target

Special Magistrate Holt read the title of SP 2211-001 Trailwinds Village Target Parcels G04LOF-002 & G04LOF-001. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one hundred thirty-six thousand and six hundred eighty-five (136,685) square foot commercial retail building and associated infrastructure improvements, parking, and drive aisles. Logan Peter of JBrown Professional Group, a representative for the applicant, was present to answer any questions.

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

9. SP 2211-007 Livano Wildwood

Special Magistrate Holt read the title of SP 2211-007 Livano Wildwood Parcel D08F003 & D08F005. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for 248 residential units (5 four-story multi-family buildings), a six thousand three hundred fifty-seven square foot clubhouse, a dog park, and a pool area, with associated parking and drive aisles. City Planner Shaun Raja stated that the final approval is contingent upon the resolution of the approval of a utility easement. Jonathan Knudsdn, a representative for the applicant, was present to answer any questions. Special Magistrate Holt stated that she would recommend approval contingent upon the approval of the utility easement.

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

10. SP 2212-006 CVC-ASC Lot 9 Oxford Pointe

Special Magistrate Holt read the title of SP 2212-006 CVC-ASC Lot 9 Oxford Pointe Parcel D18E009. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of an 8,805 sq ft medical facility. Simon Abbott, Chief Operating Officer for the Cardiac and Vascular Consultants, thanked the staff and was present to answer any questions.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

11. SP 2301-003 VPSD #46

Special Magistrate Holt read the title of SP 2301-003 VPSD #46 Parcels G32-008 & G32-027. The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a nine thousand thirty-six (9,036) square foot public safety building and associated infrastructure improvements, parking, and drive aisles. Stephen Campbell of Farner Barley was present to answer any questions.

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

V. ADJOURNMENT

The meeting was adjourned at 2:48 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2303-003 Pen-a-ckle Pickleball Pavilion

REQUESTED ACTION: Staff recommends approval of Ordinance Number O2023-33 contingent upon Sumter County acceptance of a full transportation impact analysis, 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 #	RZ 2303-003 Pen-A-Ckle Pickleball Pavilion
Ordinance #	O2023-33
Applicant	Lamar Underwood
Owners	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 is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to C-3 (City) for the parcel listed above on 4 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-002 (O2023-28)

ANALYSIS: The applicant proposes the development of an 18.36-acre MOL facility, consisting of a one-hundred twenty (120) room 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.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.e. and policy 1.2.8.i. These policies state that the city shall develop a thriving and equitable economy, while also maintaining compatibility with adjacent land uses through the use of design standards, buffering, and vegetative buffering. The surrounding parcels are a combination of Commercial, Residential, and Agricultural both within the city and the county, which further promotes the requested zoning change to C-3.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is a mix of rural residential, commercial, and agricultural. The proposed C-3 zoning designation will follow policy 1.2.8.I. which seeks to maintain compatibility with adjacent land uses. As well as policy 1.2.8.a. which states that the city should contribute to a mix of land uses that are compatible with existing communities. The proposed development would conform with the existing land use pattern and would fit within the existing FLUM.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools:

The proposed development is commercial and is not intended to add any new students to the Wildwood school system.

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.

Streets:

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 via CR 44A.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Recent developments in the area have resulted in changing land uses from Agricultural, and Low-Density residential to commercial and mixed-use properties. These changing conditions make the rezoning to a C-3 commercial designation more in line with the trending future developments in the surrounding area.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

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 number of additional trips, a full TIA is required and must be accepted by Sumter County. It is highly likely that the proposed change will increase traffic congestion, however, a full TIA is necessary to fully understand the actions needed moving forward.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation. While properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION
SURROUNDING PROPERTIES
NORTH RPUD (County)
SOUTH C-3 (City)
EAST C-3 (City)
WEST A10C & CC (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards or Developer's Agreements that may be needed.

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. O2023-33

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; 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 Official Zoning Map of said City, to include a rezoning of real property 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 A10C (County) to C-3 (City) containing 4 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map 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: _____

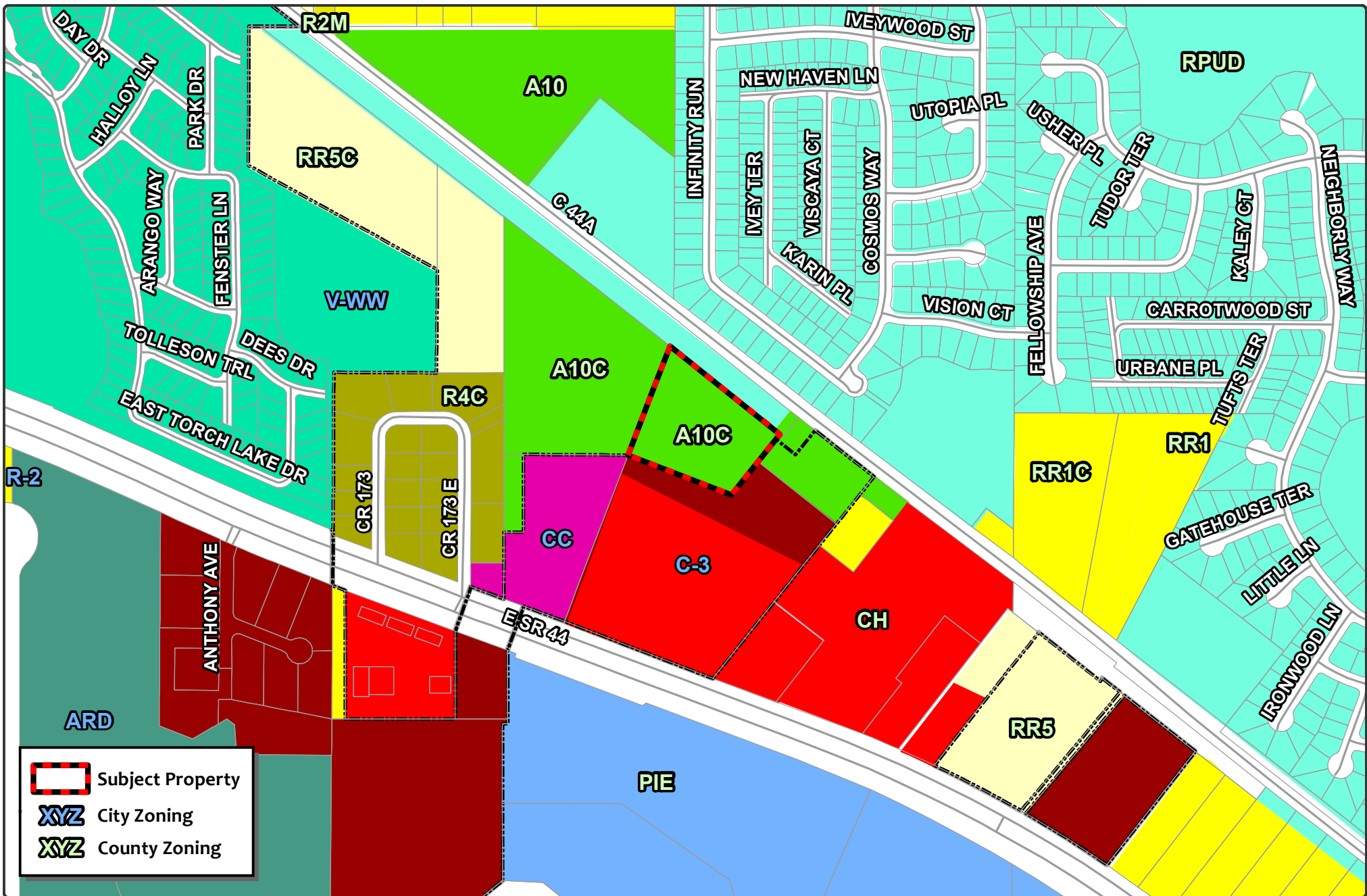
Second Reading: _____

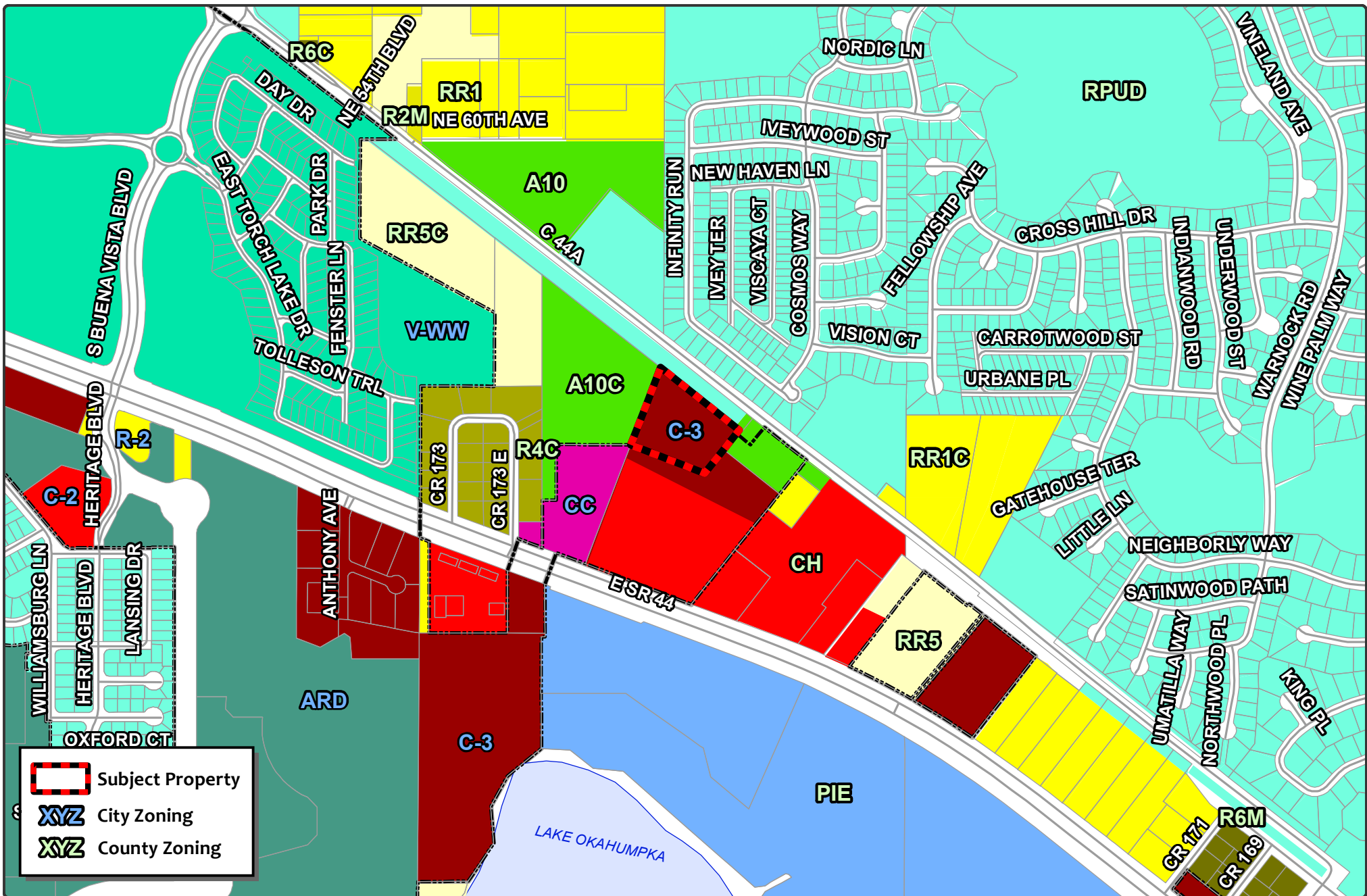
Approved as to form:

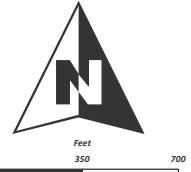
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	RZ 2303-003 PEN-A-CKLE PICKLEBALL PAVILION PARCEL G16-107	MAP 1B LOCATION MAP JUNE 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		RZ 2303-003 PEN-A-CKLE PICKLEBALL PAVILION PARCEL G16-107	MAP 3B PROPOSED ZONING JUNE 2023

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2304-001 Karpati Law

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-37 subject to the approval of O2023-36, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2304-001 Karpati Law
Ordinance #	O2023-37
Applicant	Judit Karpati
Owners	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 is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (Sumter County) to C-3 (City) for the parcel listed above on 1.2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2306-002 (O2023-36)

ANALYSIS: The applicant is proposing a modification to the existing single-family residential home on the parcel to enable its use as a law office.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.e. and policy 1.2.8.i. These policies state that the city shall develop a thriving and equitable economy, while also maintaining compatibility with adjacent land uses through the use of design standards, buffering, and vegetative buffering. Surrounding parcels are currently primarily zoned 466/301 Mixed Use and C-3 commercial, with county parcels being a mix of residential and commercial.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is a mix of residential, commercial, and High-

Density Mixed Use. The proposed C-3 zoning designation will follow policy 1.2.8.I. which seeks to maintain compatibility with adjacent land uses. As well as policy 1.2.8.a. which states that the city should contribute to a mix of land uses that are compatible with existing communities. The proposed development would conform to the existing land use pattern and would fit within the existing FLUM.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools:

The proposed development is commercial and does not intend to add new students to the Wildwood school system.

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.

Streets:

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. No new construction or modification is expected from this development.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Recent developments in the area have resulted in changing land uses from Low-Density residential and County commercial to High-Density Mixed Use and commercial within the city. These changing conditions make the rezoning to a C-3 commercial designation more in line with the trending future developments within the surrounding area.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

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

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation. While properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION
SURROUNDING PROPERTIES
NORTH RR1 (County)
SOUTH 466/301 Mixed Use (City)

EAST 466/301 Mixed Use (City)
WEST RR1C & R6C (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards or Developer's Agreements that may be needed.

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. O2023-37

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; 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 Official Zoning Map of said City, to include a rezoning of real property 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 RR1 (Sumter County) to C-3 (City) containing 1.2 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map 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

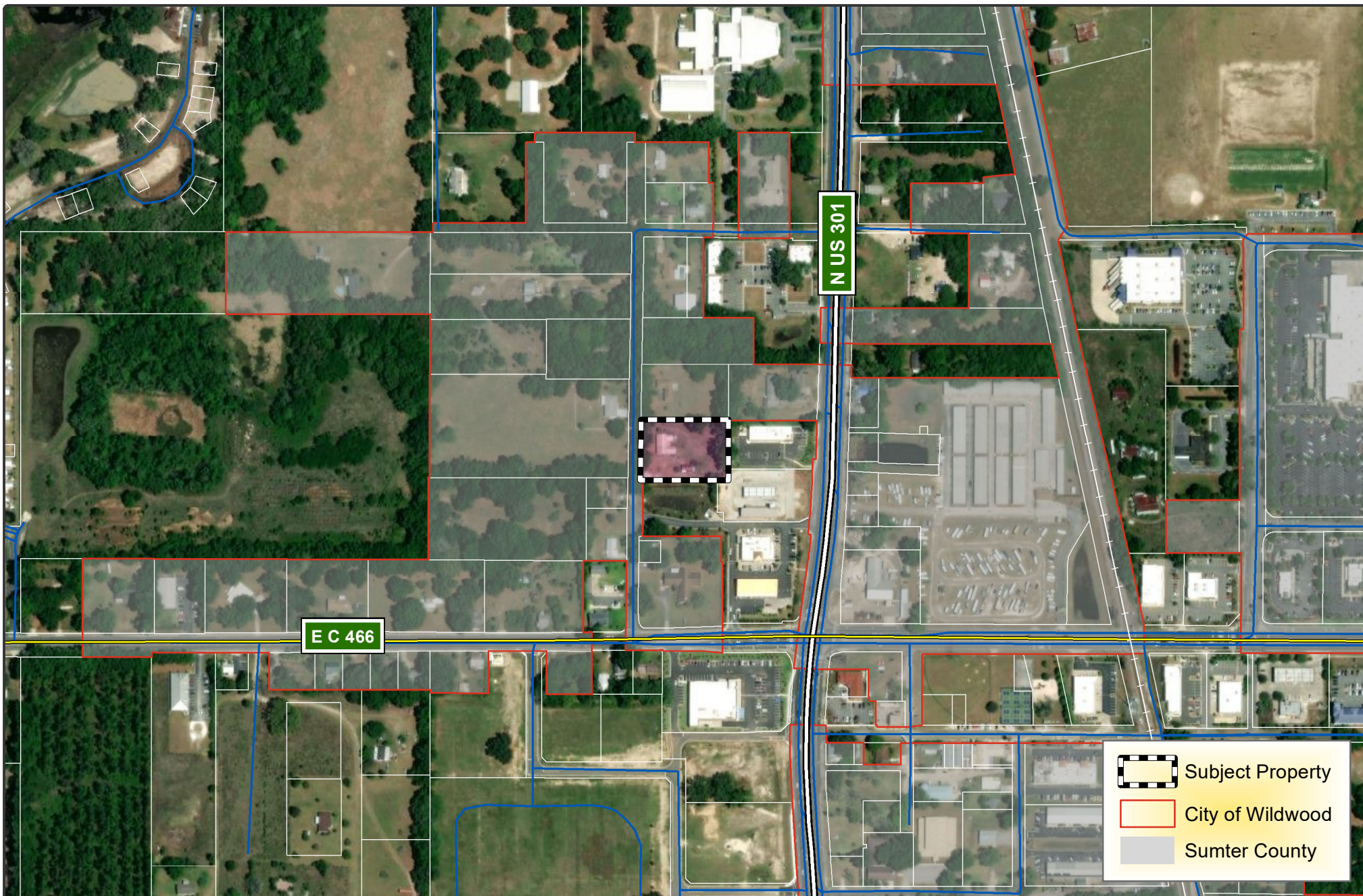
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

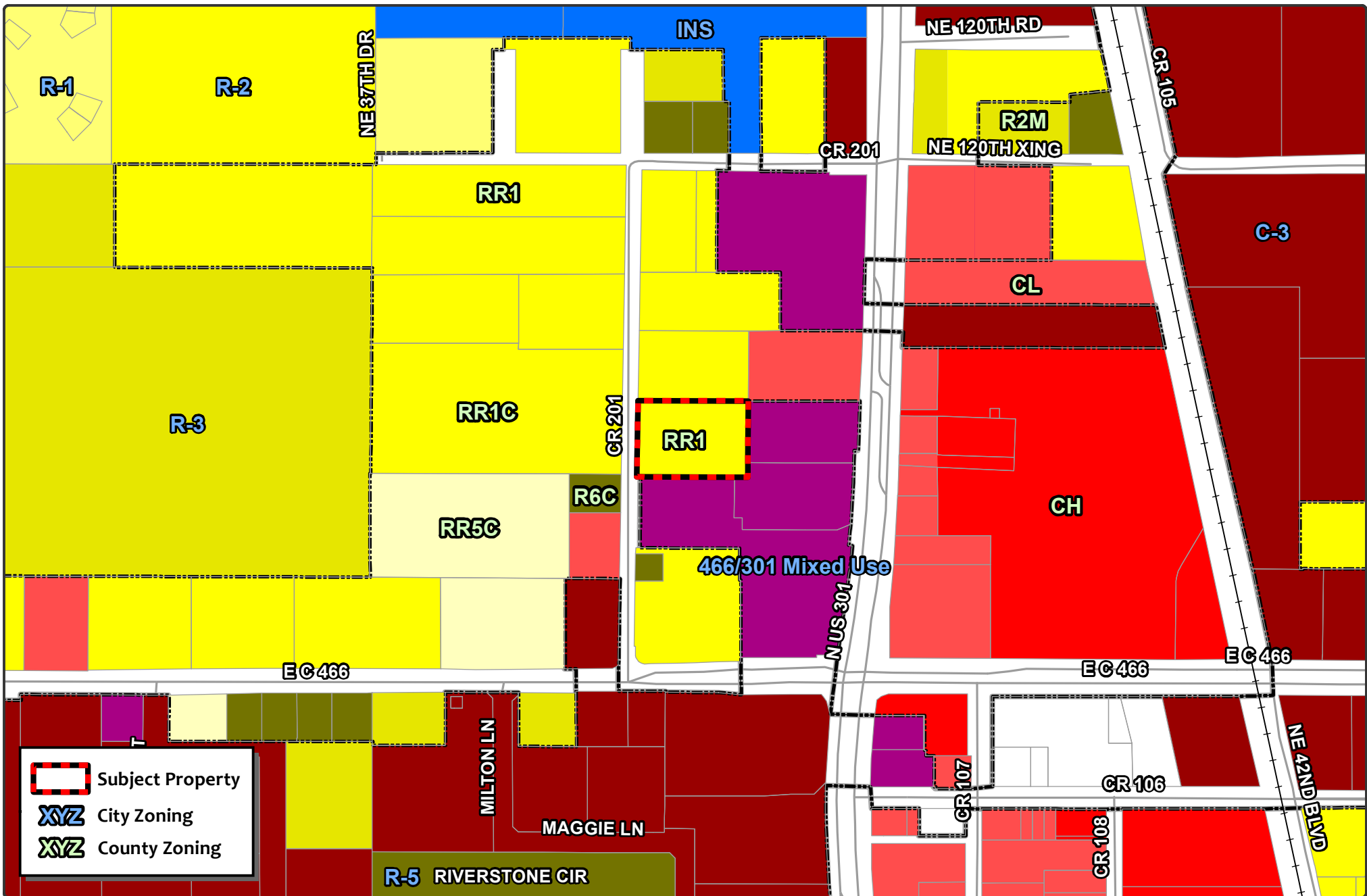
Second Reading: _____

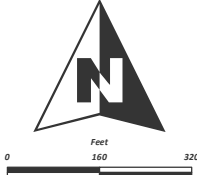
Approved as to form:

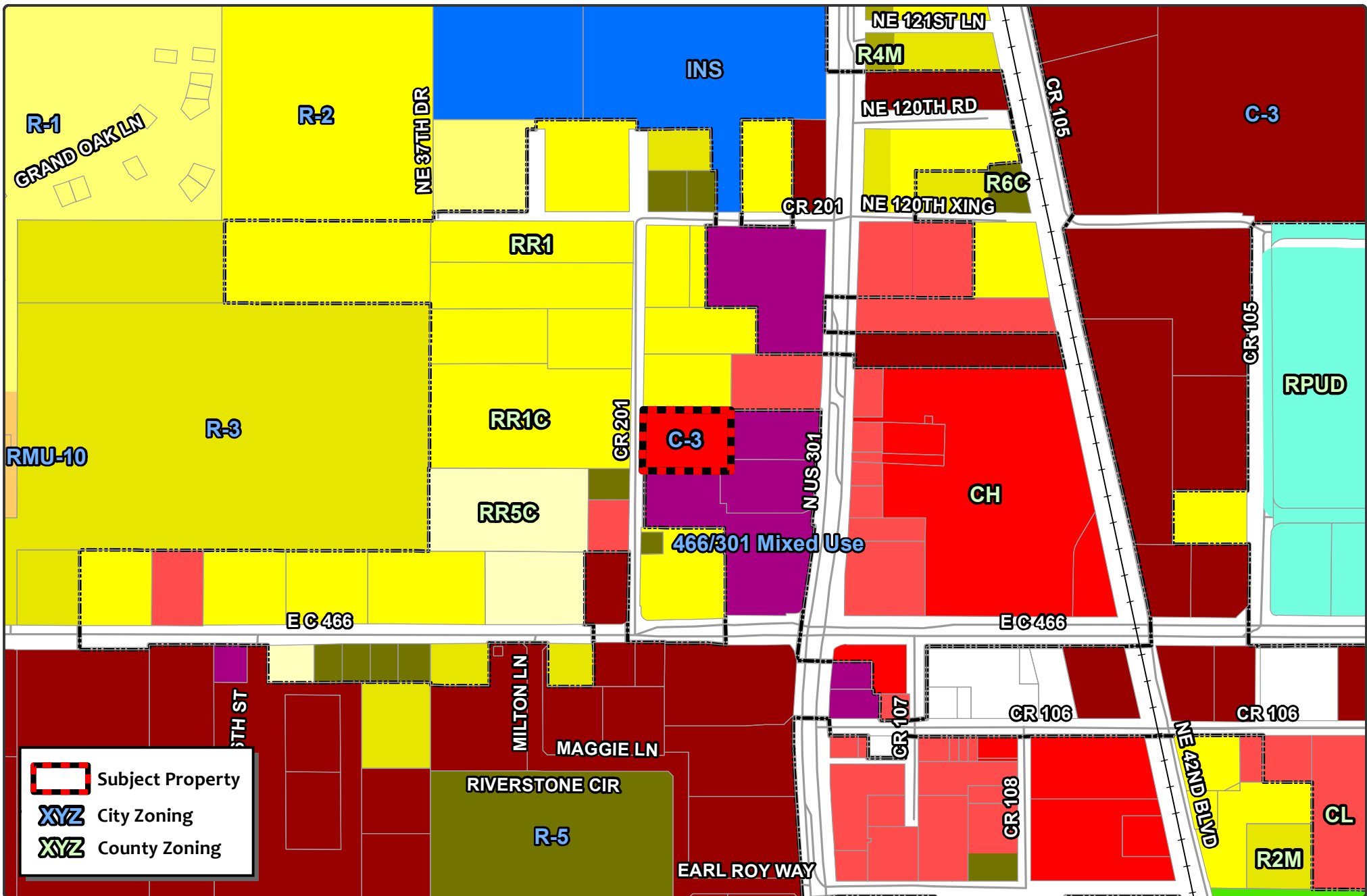
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 210 420	RZ 2304-001 KARPATI LAW PARCEL D18-023	MAP 1B LOCATION MAP JUNE 2023
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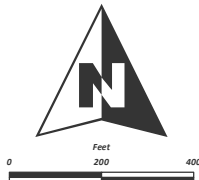


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2304-001 KARPATI LAW PARCEL D18-023	MAP 3A CURRENT ZONING JUNE 2023



**CITY OF
WILDWOOD**

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



RZ 2304-001

KARPATI LAW

PARCEL D18-023

MAP 3B

**PROPOSED
ZONING**

**JUNE
2023**

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

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

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-35 subject to the approval of O2023-34, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2304-003 Right at Home 504 Stanley
Ordinance #	O2023-35
Applicant	Glenn Fechtenburg
Owners	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 is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R-3 (City) to CMU (City) for the parcel listed above on 0.25 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2304-003 (O2023-34)

ANALYSIS: The applicant is proposing a modification to the existing residential structure on the parcel to enable its use as a commercial office.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-3 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to CMU is consistent with the proposed Future Land Use Map designation of Central Mixed Use (CMU) and the intent of the Comprehensive Plan as stated in FLU policy 1.2.8.e. and policy 1.2.8.I. These policies state that the city shall develop a thriving and equitable economy, while also maintaining compatibility with adjacent land uses through the use of design standards, buffering, and vegetative buffering. Surrounding parcels are currently primarily zoned R-3 and CMU.

(b) The existing land use pattern of the surrounding area;

The land use pattern of the surrounding area is primarily residential and Mixed Use. The proposed CMU zoning designation will follow policy 1.2.8.I. which seeks to maintain

compatibility with adjacent land uses. As well as policy 1.2.8.a. which states that the city should contribute to a mix of land uses that are compatible with existing communities. The proposed development would conform to the existing land use pattern and would fit within the existing FLUM.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools:

The proposed development is commercial and does not intend to add new students to the Wildwood school system.

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.

Streets:

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.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

Recent developments in the area have resulted in changing land uses from primarily Medium-Density residential to a mixture of residential and Central Mixed Use. These changing conditions make the rezoning to CMU more in line with the trending future developments within the surrounding area.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

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.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation. While properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION
SURROUNDING PROPERTIES
NORTH R-3 (City)
SOUTH R-3 (City)
EAST CMU (City)

WEST R-3 (City)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards or Developer's Agreements that may be needed.

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. O2023-35

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; 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 Official Zoning Map of said City, to include a rezoning of real property 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 R-3 (City) to CMU (City) containing 0.25 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map 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

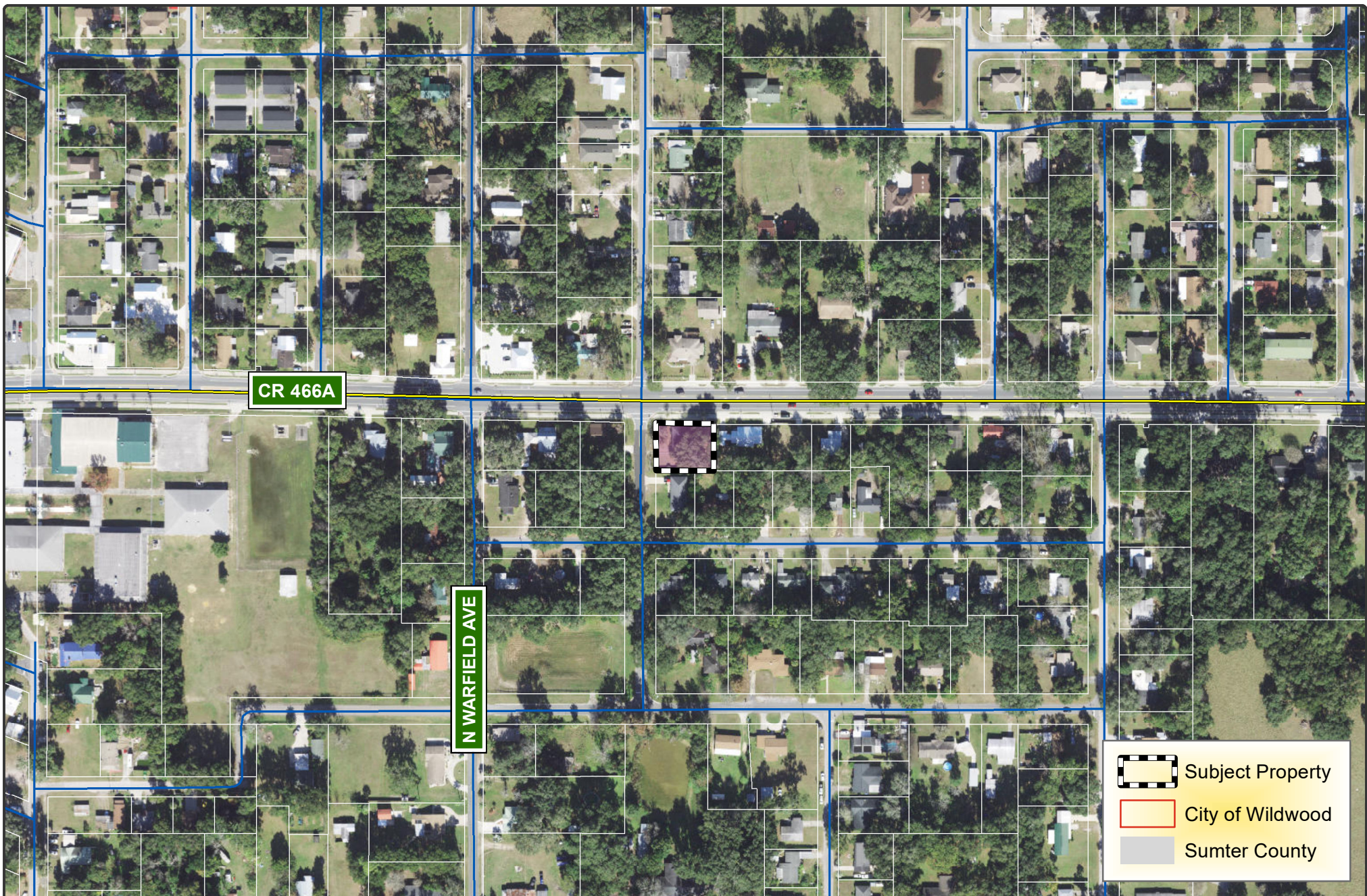
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

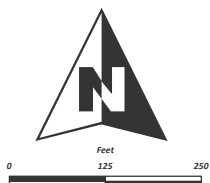
Approved as to form:

City Attorney



CITY OF
WILDWOOD

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



CP/RZ 2304-003

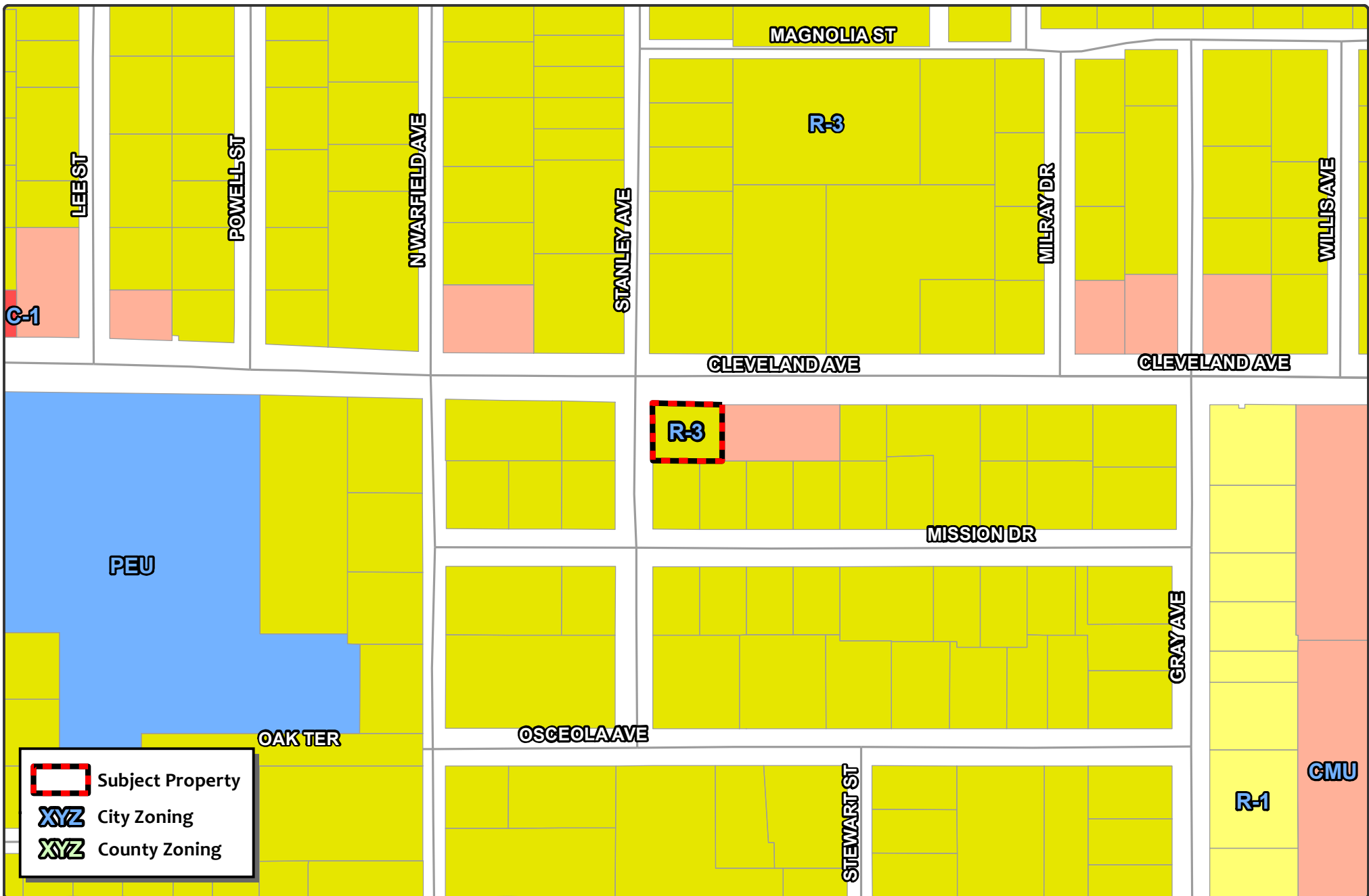
RIGHT AT HOME - 504 STANLEY

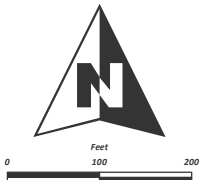
PARCEL G05G011

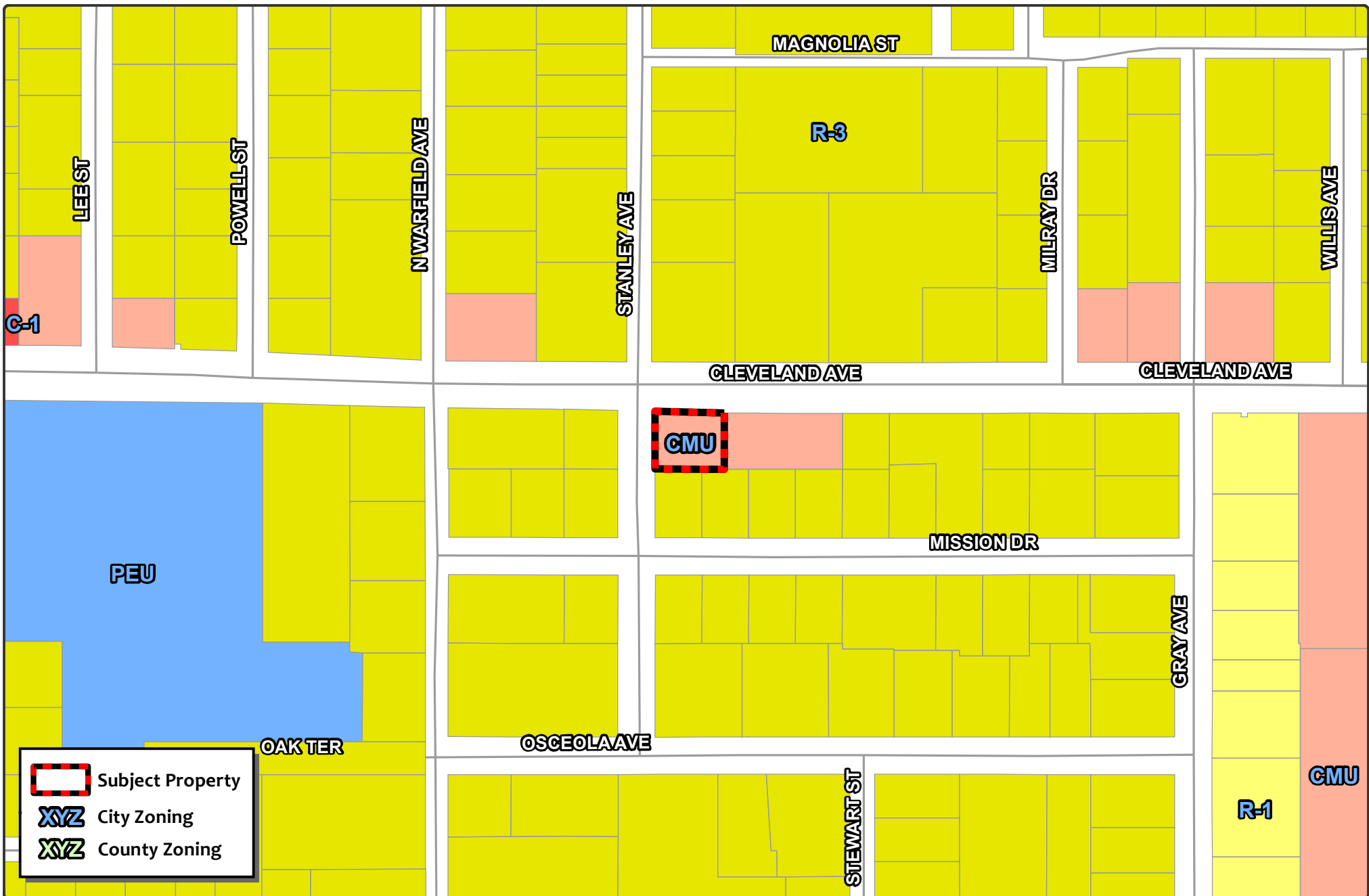
MAP 1B

LOCATION
MAP

MAY
2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 100 200	RZ 2304-003 RIGHT AT HOME - 504 STANLEY PARCEL G05G011	MAP 3A CURRENT ZONING 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		RZ 2304-003 RIGHT AT HOME - 504 STANLEY PARCEL G05G011	MAP 3B PROPOSED ZONING MAY 2023
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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2305-001 Oxford Oaks Professional Plaza

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-32 (attached) subject to approval of O2023-31, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT: Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	RZ 2305-001
ORDINANCE NUMBER	O2023-32
APPLICANT	Luisa Betancur & Rodolfo De Anda
OWNERS	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 City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL – Light Commercial (County) to C-2 (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-001 (O2023-31).

ANALYSIS: The applicant is proposing a retail/medical professional plaza consisting of 27,198 SF of leasable tenant space. The commercial uses are consistent with the adjacent City parcels.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-2 should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;

The proposed rezoning to C-2 is consistent with the proposed Future Land Use Map designation of Commercial and the intent of the 2050 Comprehensive Plan 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.

(b) The existing land use pattern of the surrounding area;

The City land use pattern of the surrounding area is commercial and is compatible with the proposed C-2 zoning.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

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

Potable Water & Sewer: There is an existing 8" water main on CR 206 by the northwest corner of the subject property and a 6" and 8" force main at the Southwest corner of the CR 466 and CR 105 intersection. The owner will need to work with the City to service the property with utilities.

Streets: The applicant submitted a transportation impact analysis from Traffic Planning and Design, Inc in June of 2023. The property will have a full-access driveway on CR 106. The proposed project is to generate 1,185 new net daily trips of which 51 will occur in the A.M. peak hour and 143 in the P.M. peak hour.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The proposed future land use of commercial is consistent with the proposed land use category on the JPA Map which requires City zoning. The proposed zoning of C-2 is consistent with the adjacent City parcels and compatible with the proposed future land use.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

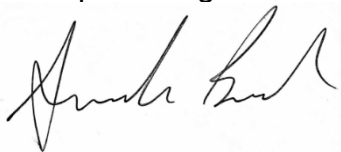
The applicant submitted a transportation impact analysis from Traffic Planning and Design, Inc in June of 2023. The transportation impact analysis indicates that with the added number of trips, the impacted roadway segments and intersections are projected to operate at satisfactory Levels of Service.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	C-3 (City) MUNC (County)
SOUTH	A10C (County)
EAST	C-3 (City)
WEST	CL, RR1, R2M (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.



Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-32

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA;
PROPOSING A ZONING MAP AMENDMENT TO THE
OFFICIAL ZONING MAP IN ACCORDANCE WITH
SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT
REGULATIONS; 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 Official Zoning Map of said City, to include a rezoning of real property 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 CL (County) to C-2 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment

to the Official Zoning Map 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

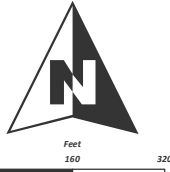
First Reading: _____

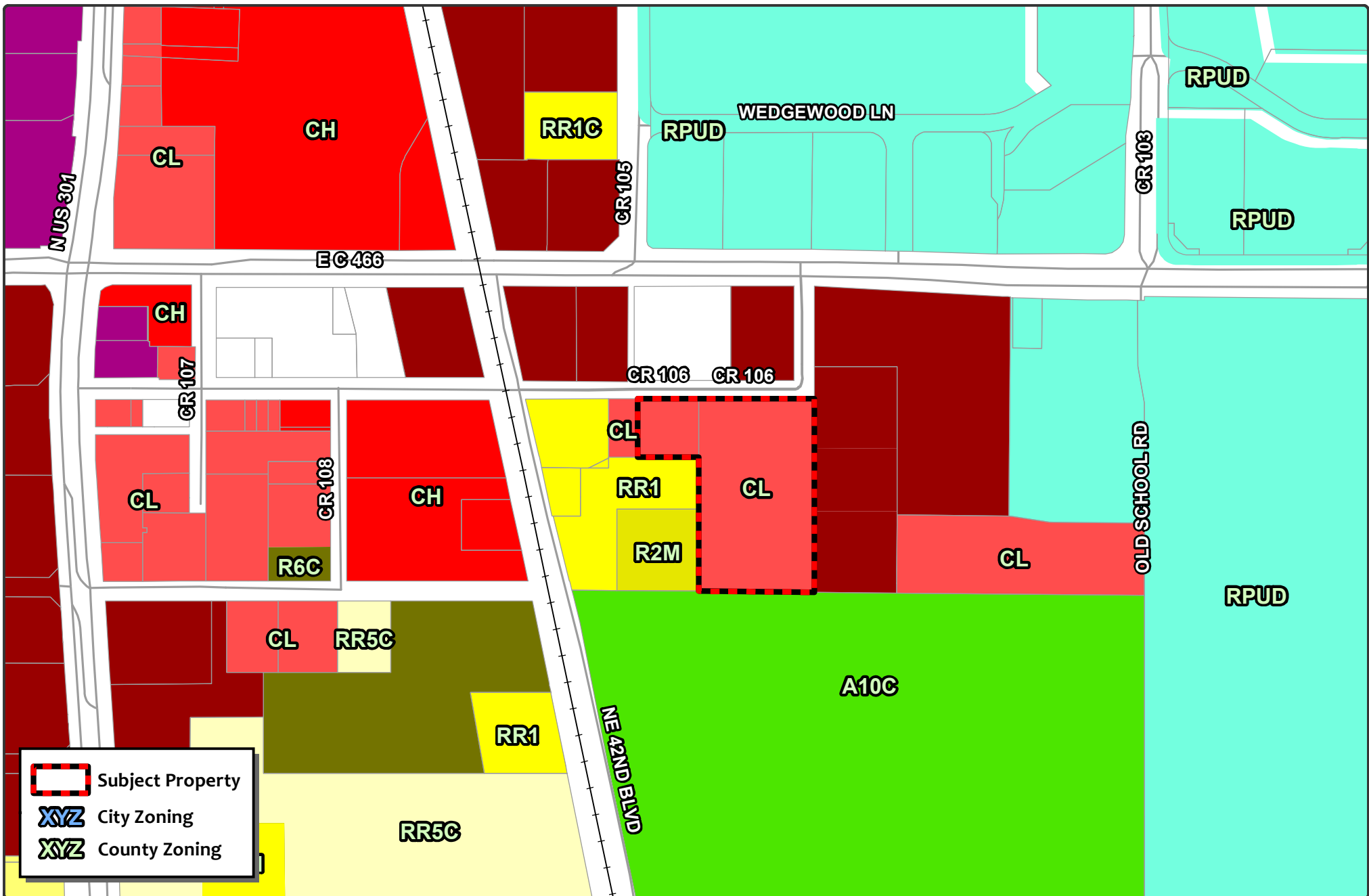
Second Reading: _____

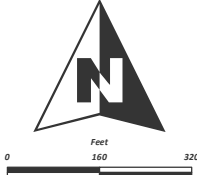
Approved as to form:

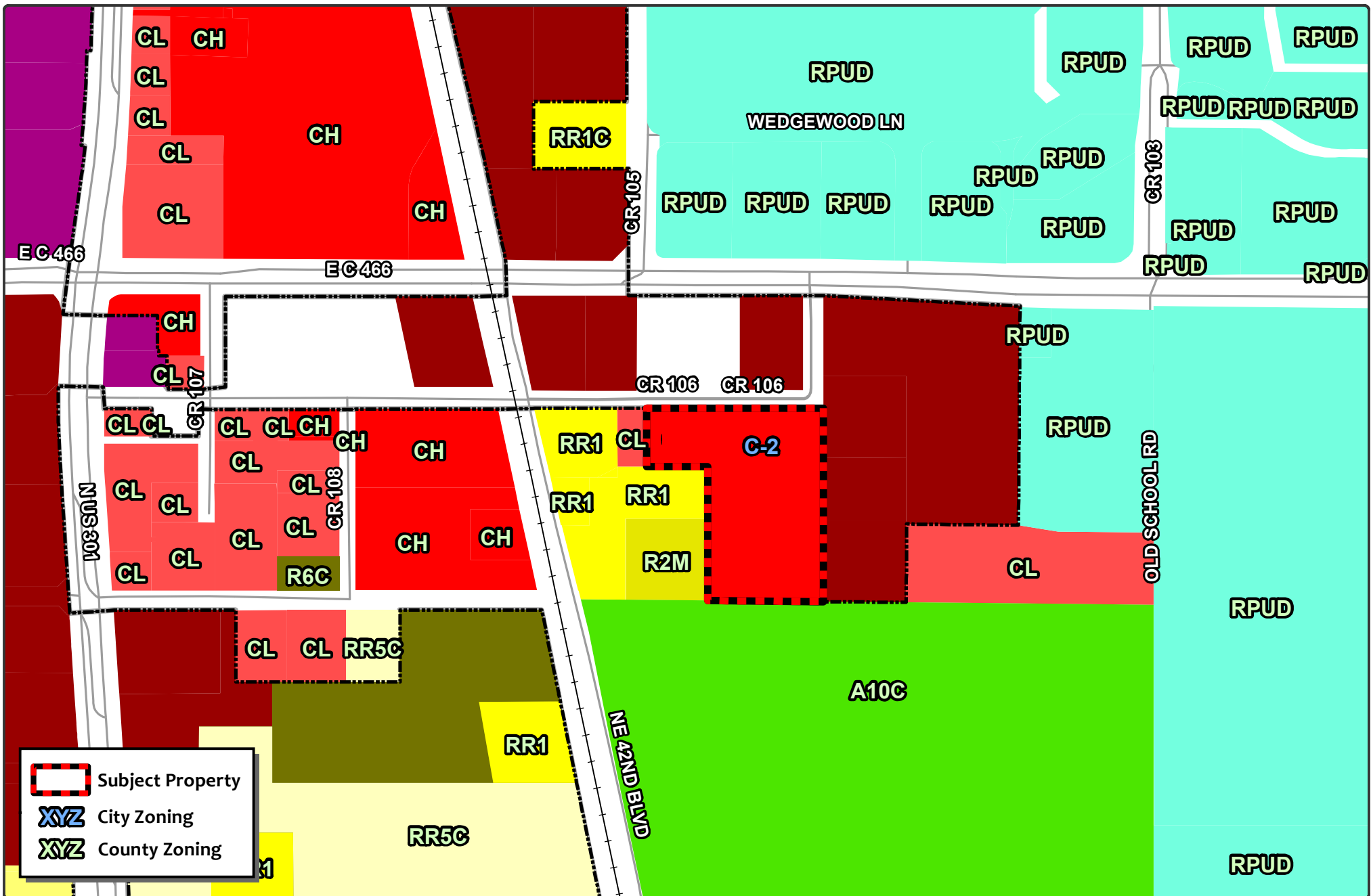
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 160 320	RZ 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 0 160 320	RZ 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 3A CURRENT ZONING MAY 2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2305-001 OXFORD OAKS PROFESSIONAL PLAZA PARCELS D17-036 & D17-069	MAP 3B PROPOSED ZONING MAY 2023
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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan
PARCEL NUMBER(S)	D30-030, D30-031, D30-047, D30-080, & D30-091
ACREAGE	104.32 +/-
PROPERTY LOCATION	The subject property is generally located at the northeast corner of E C 462 and CR 209.
OWNER/APPLICANT	KL Highfield, LLC

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a subdivision consisting of 394 single-family detached units.

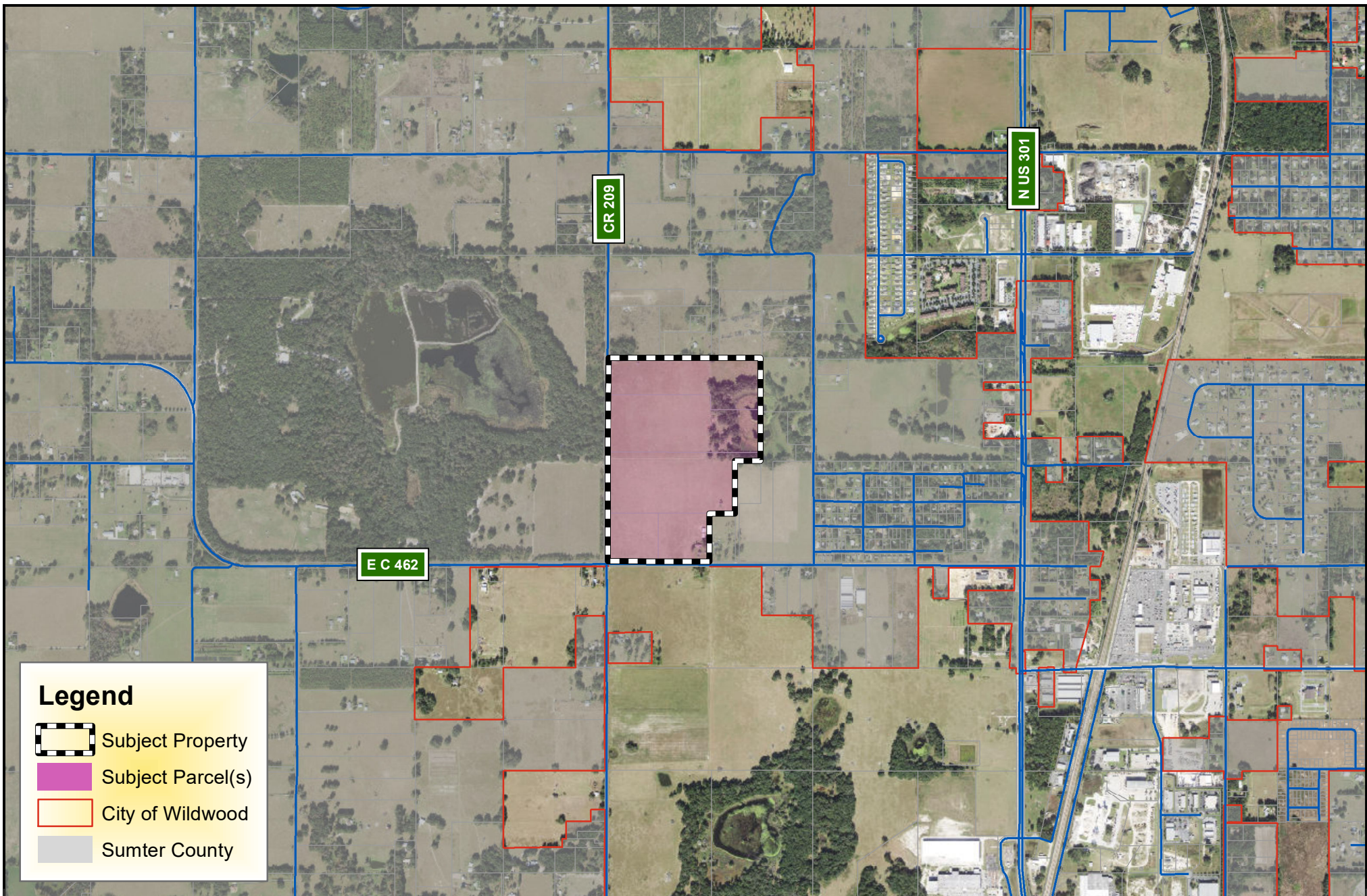
PLAT 2208-003 meets the criteria set forth in the Land Development Regulations and the Design District Standards. The Highfield at Twisted Oaks development will be able to use the amenities within the Twisted Oaks development.



DATED: 07/03/2023

Amanda Bush

Planner, Development Services



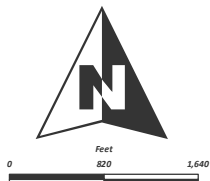
Legend

-  Subject Property
-  Subject Parcel(s)
-  City of Wildwood
-  Sumter County



**CITY OF
WILDWOOD**

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



PLAT 2208-003

HIGHFIELD AT TWISTED OAKS IMPROVEMENT PLAN

PARCELS D30-047, D30-080, D30-091, D30-031 & D30-030

MAP 1B

**LOCATION
MAP**

**AUGUST
2022**

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2302-002 Panda Express - Beaumont

REQUESTED ACTION: Staff recommends approval contingent on the resolution of outstanding comments and approval of PLAT 2304-003 Beaumont Lot 247 Replat (Panda Express Lot Split).

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

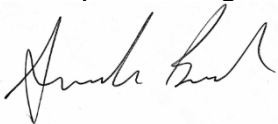
BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER	SP 2302-002 Panda Express - Beaumont
PARCEL NUMBER(S)	G04Q247
ACREAGE	2.088 +/-
PROPERTY LOCATION	The subject property is generally located on the northeast corner of C 466A and E C 462.
OWNER	Casto Beaumont 462, LLC
APPLICANT	Panda Express, Inc

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 2,600 sq ft fast food restaurant.

SP 2302-002 meets the criteria set forth within the Beaumont Planned Development, Land Development Regulations, and Design District Standards.



DATED: 07/03/2023

Amanda Bush

Planner, Development Services



WILDWOOD FLORIDA

City of Wildwood

Project #: SP 2302-002 Panda Express Inc

Representative: Jeremy M. Pettit - Ingenium Enterprises, Inc

*****PLEASE NOTE: Two hard copies of plans, along with the electronic copy are required with every submittal. Partial submittals are not accepted. *****

CITY ATTORNEY

1. Draft easements provided appear to have been drafted for use in Nevada and do not contain information (owner, place, state, etc) relevant to the plat/development. Please update easement for use with site plan and resubmit.

UTILITIES – WATER/WASTEWATER

1. Sheet C04.0: Plan proposes a monument sign constructed over existing water main on CR 466A. Note field adjustment will be made if needed to avoid conflict with existing water main.
2. Sheet L01.0: Proposed oak tree planted on Sundance Trail within 5 feet of existing water and sewer services for this parcel. Remove all root baring trees within 10 feet of existing utility lines.

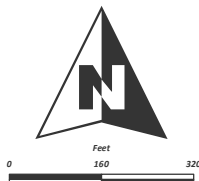


-  Subject Property
-  City of Wildwood
-  Sumter County



**CITY OF
WILDWOOD**

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



SP 2302-002

PANDA EXPRESS - BEAUMONT

PARCEL G04Q247

MAP 1B

**LOCATION
MAP**

**FEBRUARY
2023**

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SE 2304-001 House of Hope

REQUESTED ACTION: Staff recommends approval of the special exception.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SE 2304-001 House of Hope

Parcel Number(s): D29B001

Property Location: Generally located along CR 126, approximately 0.17 miles east of the intersection of N US 301 and E C462

Owner: Coniglio C. John Trustee

Applicant: Mary Starkey

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for the proposed House of Hope development on a property with a proposed zoning of C-3. House of Hope is a faith-based non-profit seeking to provide needed services within the community. The proposed site will consist of a warehouse, lodge building, administration building, training structure, and a future thrift store, per the attached site plan.

The City's Land Development Regulations, Chapter 3, Table 3-6 allows "Private or nonprofit organizations providing schooling and/or training programs with associated facilities and dormitories" as a Special Exception use in the C-3 zoning district.

Analysis/Justification: The Planning and Zoning Board/Special Magistrate shall consider the following requirements and criteria:

1) The proposed use must comply with the Comprehensive Plan;
Comprehensive Plan Policy 1.1.1 Commercial (COM) Intended to accommodate a mix of commercial and office uses.

The proposed use complies with the Comprehensive Plan Policy 1.1.1 by providing a commercial service to residential developments in the nearby area, in addition to vocational training alongside other services. The proposed development provides a needed service for the community, while additionally providing commercial value.

2) Size location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code;

There are no other special exceptions in the immediate vicinity.

3) Justification has been presented as to why the special exception should be granted;

The current proposed land use of COM requests a mix of commercial and office uses. The proposed development fulfills these criteria and is desirable in that it provides a unique service, combining training programs with commercial opportunities on-site. The addition of this development will satisfy the components of Comprehensive Plan Policy 1.1.1. within the 2050 Comprehensive Plan.

4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished

The proposed special exception will not impair or diminish the use of neighboring properties. A special exception approval on the subject property will not interfere with the surrounding property owners' use of their own property in accordance with the zoning district.

5) Consideration has been given to surrounding property values.

The property currently is vacant, and there is no existing structure present. The proposed structure and associated improvements will provide appropriate buffers and follow the city's Land Development Regulations (LDR) and Design District Standards (DDS), per the city's requirements.

(D) 1) Special exceptions may run with the property and the ownership of a special exception use may be transferred to another party.

The special exception should run with the property and may be transferred to another party.

Based on the requirements of the Land Development Regulations along with supporting data and justification provided by the applicant, staff recommends approval of the special exception.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for Public Notices have been posted on the property. A notice of this meeting was published in a newspaper of general circulation (Daily Sun) on June 30, 2023.



DATED: 7/3/2023

Shaun Raja,
Planner I, Development Services Department

Site Plan Application for CR 126, Wildwood, Florida

Narrative/Justification

City of Hope International, Inc., dba House of Hope of Florida provides a one-year, residential, non-profit, faith-based substance abuse recovery program for men over 18. The program deals with all aspects of healing from addiction, including counseling for past childhood abuses, and prepares students to return to their families as contributing members of our society. The cost of addiction is staggering but it is estimated that every dollar spent on prevention results in a \$12.00 savings for the community. Since 2014, over 250 students have been a part of the program and for those tracked for 2 years, 60% are leading productive lives and have reunited with their families. The focus is not only on the men in the program but also for their children since we know addiction is likely to be generational if the cycle is not broken.

The 28-acre campus we were originally leasing was sold. We are now in temporary housing in Wildwood. In our current location we are only able to serve a small number of men so we are seeking the special exception to allow House of Hope to build suitable facilities so the program can return to full capacity of approximately 20 students. The impact of these future graduates returning to their families and workplaces after being healed from their addiction is enormously important for our entire Wildwood community and we thank you for your consideration regarding this application.

As per Land Development Regulations Section 3.9(B)(2) we have provided the following information:

Explanation of the proposed use on the property

Proposed and future buildings for use as a rehabilitation facility. Parking and drive areas will serve the needs of the new use.

Explanation of proposed structures and their location

Proposed structures will include approximately a 3,710 sf Administration Building, a 5,400 sf Lodging Building, a 5,000 sf Future Warehouse, a 3,000 sf Thrift Store, and a 3,000 sf Future Training Building. Approximate locations of the buildings are found on the site plan.

Provision for ingress and egress

A minimum 20' wide ingress/egress easement will be obtained on CR 126 as shown on the site plan.

Provision for off-street parking and loading areas

Off-street parking for program participants is not required as they are not allowed to have personal/private transportation during the active phases of the program. Parking is provided for counselors, staff and guests.

Provision for refuse and service areas

A dumpster will be placed on site.

Provision for utilities

Proposed water and sewer services will be provided by City of Wildwood.

Provision for screening and buffering of dissimilar uses (h) Provision for signs and exterior lighting

Landscape buffers incorporating the existing trees in the buffer area will be maintained on the Northwest and South boundaries.

Provision for required yards and green space

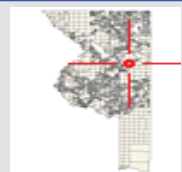
Yard and green space ratios will be maintained.

Provision for compatibility with adjacent properties

The Future Land Use of the site is Industrial. This facility fits in the commercial/industrial use area.

Provision for meeting any special requirements

Not applicable.



House of Hope Aerial/Location Map



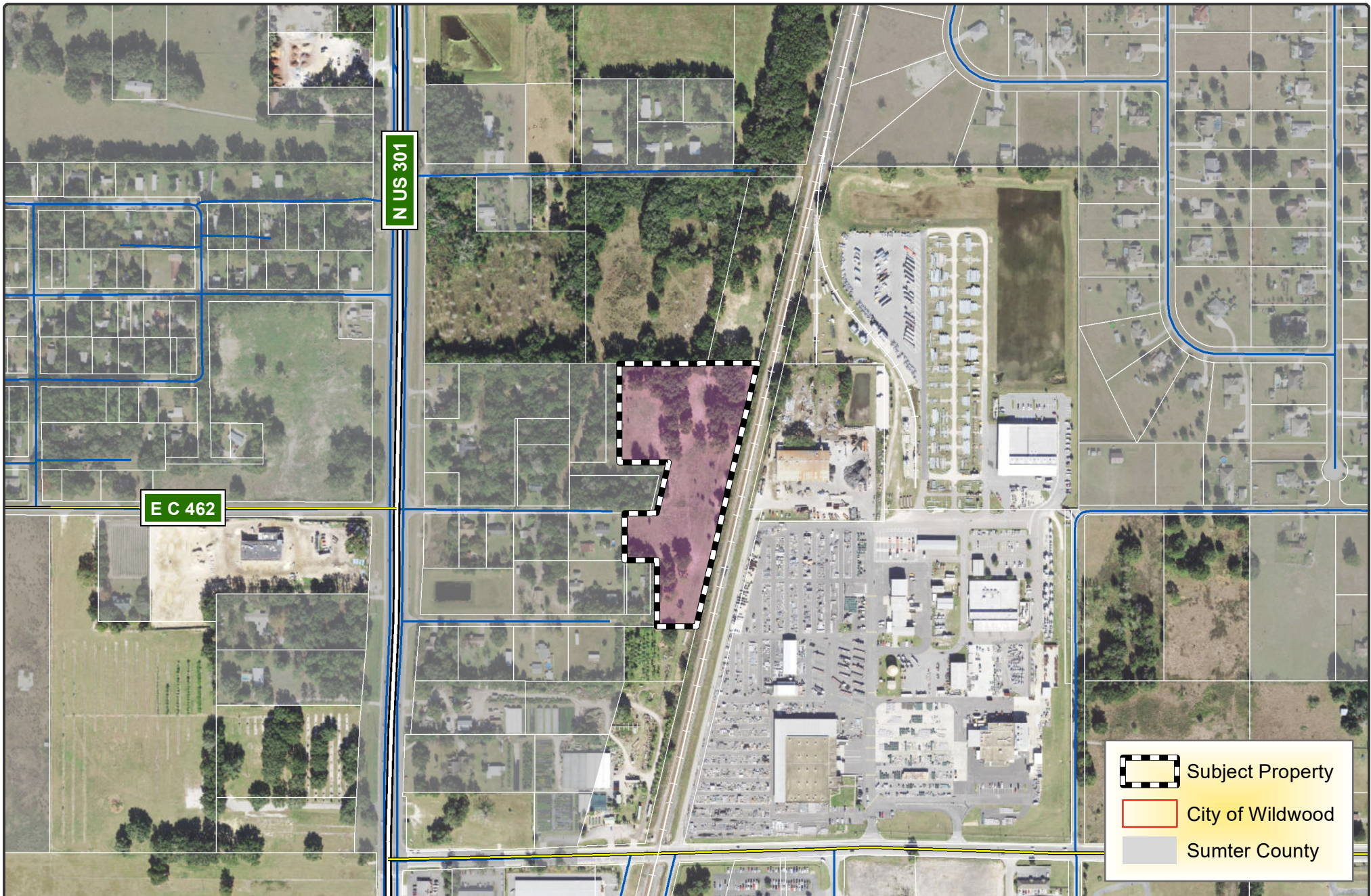
S 29/ T 18S/ R 23E

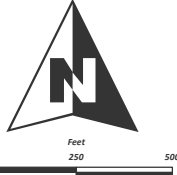
SEI Project: 1810018.001

Date: January 2023



Springstead
Engineering, Inc.
727 South 14th Street
Lansburg, FL 34748
(352) 787-1414



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 250 500	SE 2304-001 HOUSE OF HOPE PARCEL D29B001	MAP 1B LOCATION MAP MAY 2023
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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SE 2305-001 Exalt Health Rehabilitation Hospital of Wildwood

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER SE 2305-001

PARCEL NUMBER(S) G08-021

PROPERTY LOCATION The subject property is generally located approximately 0.03 miles northwest of Powell Rd and C 44A intersection, north of C 44A.

OWNER Brownwood Properties, LLC

APPLICANT Wildwood Rehab, LP

DATE July 3, 2023

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an Exalt Health Rehabilitation Hospital on the parcel listed above, zoned C-1. The Exalt Health Rehabilitation Hospital is a proposed 38,870-square-foot, 40-bed inpatient rehabilitation hospital that includes a stand-alone medical office building of 6,028 square feet.

The City's Land Development Regulations, Chapter 3, Table 3-6 allows hospitals as a Special Exception use in the C-1 zoning district.

Analysis/Justification: The Planning and Zoning Board/Special Magistrate shall consider the following requirements and criteria:

1) The proposed use must comply with the Comprehensive Plan;

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, services, and utilities, and implementing a compact land use pattern. This request correlates with Policy 1.2.8 as the City encourages new development and redevelopment projects that contribute to a mix of land uses that are compatible with existing communities and supported by community infrastructure, services, and utilities.

2) Size location or number of special exception uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code;

There are no other special exceptions in the immediate vicinity. The closest special exception is approximately 0.65 miles (3,455 ft) to the northeast.

3) Justification has been presented as to why the special exception should be granted;

The project is compatible and will not adversely impact, the surrounding areas. Although this property is zoned C-1, the property shall utilize the IN (Institutional) zoning requirements per LDR3.9(E)(10), which would provide appropriate buffering to the adjacent parcels. A transportation impact analysis was submitted stating the level of service will not be reduced by the development as the roads and intersections have the adequate capacity with the combination of future growth, vested trips, and project traffic. There are utilities available for this parcel that have sufficient capacity.

4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished; and

The proposed special exception will not impair or diminish the use of neighboring properties. A special exception approval on the subject property will not interfere with the surrounding property owners' use of their own property in accordance with the zoning district.

5) Consideration has been given to surrounding property values.

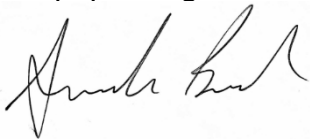
The subject property is currently vacant land in the C-1 zoning district. The proposed development shall utilize the IN (Institutional) zoning requirements per LDR3.9(E)(10), which would provide sufficient buffering to the adjacent parcels.

(D) 1) Special exceptions may run with the property and the ownership of a special exception use may be transferred to another party.

The special exception should run with the property and may be transferred to another party.

Based on the requirements of the Land Development Regulations along with supporting data and justification provided by the applicant, staff recommends approval of the special exception.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for Public Notices have been posted on the property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on June 30, 2023.



Amanda Bush
Planner, Development Services

GOODING & BATSEL, PLLC

ATTORNEYS AT LAW
1531 SE 36TH AVENUE
OCALA, FLORIDA
34471

W. JAMES GOODING III
ROBERT W. BATSEL, JR.
ROBERT W. BATSEL
JAMES T. HARTLEY
WYATT STEPHENS

TELEPHONE (352) 579-1290
FACSIMILE (352) 579-1289
EMAIL: RBatsel@lawyersocala.com

May 25, 2023

City of Wildwood Development Services
Melanie Peavy, Director
100 N. Main Street
Wildwood, FL 34785

Re: Wildwood Rehab, LLC / Exalt Health
4756 SR 44-A, Wildwood, FL 34785 – Parcel ID G08-021
Narrative Accompanying Special Exception Request (Rehabilitation Hospital)

Pursuant to Sections 3.9(2) and 3.9(10) of the City of Wildwood Land Development Regulations (the “Code”), the following narrative and attached conceptual plan are hereby submitted to address the criteria applicable to the instant request for special exception for the proposed rehabilitation hospital and detached medical office uses.

Specifically, the following responses correspond with the subsections of Section 3.9(2):

(a) Explanation of the proposed use on the property.

- *The proposed use of the 5.4-acre site will include an in-patient rehabilitation hospital and detached medical office facility, as more specifically depicted on the concept plan.*

(b) Explanation of proposed structures and their location.

- *The proposed 40-bed rehabilitation hospital building will be approximately 38,870 square feet size, centrally located on the site as depicted on the concept plan.*
- *The proposed stand-alone medical office facility will be approximately 6,028 square feet in size, located along the subject property’s boundary with State Road 44A.*

(c) Provision for ingress and egress.

- *Access to be provided at one location depicted on the concept plan, which meets City Code requirements and provides adequate spacing from the intersection of State Road 44A and Powell Road. See enclosed “Exalt Health Medical Facility Minor Traffic Impact Study” for additional information.*

(d) Provision for off-street parking and loading areas.

- *The hospital will be allocated 90 parking spaces (18 disabled, 72 regular handicap). The Code requires 1 per 3 beds and .5 per employee, which equates to 90 spaces.*
- *The medical office facility will be allocated 24 parking spaces (2 disabled, 23 regular).*

The Code requires 1 per 250 SF which equates to 24 spaces.

- *Additional detail within the Parking Calculations set forth on the concept plan.*

(e) Provision for refuse and service areas.

- *There are two proposed dumpster pads depicted on the concept plan, each providing ample access for employees, vendors and Waste Management.*

(f) Provision for utilities.

- *City of Wildwood water and wastewater utilities are available adjacent to the subject property, have sufficient capacity, and will be utilized. An Application for Concurrency Determination has been submitted simultaneously with this application.*

(g) Provision for screening and buffering of dissimilar uses.

- *Pursuant to the City's Land Development Regulations, the concept plan includes a 15' landscaped buffer along the west boundary, a 20' landscaped buffer along the east boundary, and no buffer along the north boundary (adjacent to SR 44-A) or the south boundary (adjacent to Millennium Park).*
- *Despite the foregoing, the north boundary will include a drainage retention area along the entire boundary providing more than 75' of separation between the project's parking area and Millennium Park. The south boundary will include landscaped courtyards on either side of the medical office and adjacent to SR 44-A.*

(h) Provision for signs and exterior lighting.

- *All signage will be designed and constructed in a professional manner with quality workmanship and materials. All signs will be compatible with the surrounding development and complementary with architectural styles. Any exterior lighting will be designed and shielded to not cause glare onto adjacent properties or existing rights of way.*

(i) Provision for required yards and green space.

- *All setbacks will comply with the Land Development Regulations, as depicted on the concept plan. Minimum open space requirements established in the Land Development Regulations of 15% will be greatly exceeded and will amount to 47% of the project site, as depicted on the concept plan.*

(j) Provision for compatibility with adjacent properties.

- *This project is compatible with, and will not adversely impact, the surrounding area. There is demonstrated demand for a rehabilitation hospital and medical providers in the area. The subject property is appropriately located in close proximity to Brownwood, is easily accessible by residents of the Villages of Wildwood by way of SR-44-A, provides an ideal transition between such residential and commercial uses and Millennium Park, and is compatible with other adjacent commercial and professional uses along the north boundary of SR 44-A.*

(k) **Provision for meeting any special requirements**

➤ *Not applicable.*

Further, the following responses correspond to the subsections set forth in Section 3.9(10), City of Wildwood Land Development Regulations:

(i) **The proposed site shall front an arterial or collector road unless it is an allowed use in an approved Planned Development.**

➤ *As described above and on the concept plan, the project fronts SR 44-A.*

(ii) **The proposed site shall utilize the lot requirements for the IN zoning district unless it is an allowed use in an approved Planned Development.**

➤ *As set forth on the concept plan, the project meets all lot requirements of the IN zoning district.*

(iii) **A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project.**

➤ *Please see the enclosed "Exalt Health Medical Facility Minor Traffic Impact Study."*

(iv) **A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.**

➤ *Please see enclosed preliminary concurrency application, submitted simultaneously herewith.*

(v) **The facility shall be compatible with the adjacent area.**

➤ *Please see response to item 3.9(2)(j), above.*

(vi) **Additional buffering or screening may be required.**

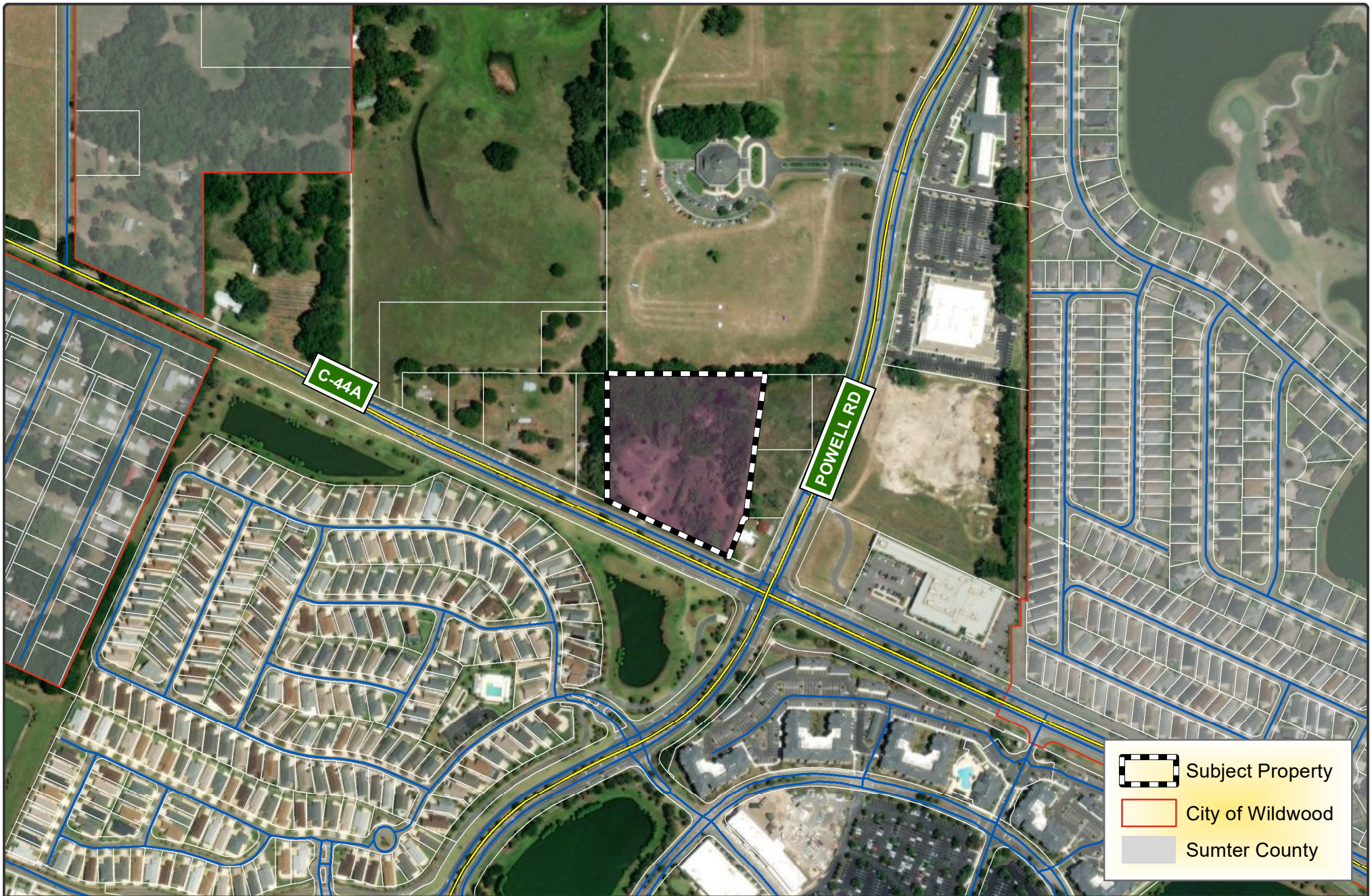
➤ *Please see response to item 3.9(2)(g), above.*

Thank you, in advance, for your consideration. Should you have any questions, please do not hesitate to contact me. I look forward to speaking with you soon.

Best regards,

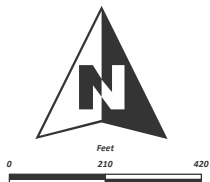
/s/Robert W. Batsel, Jr.

Robert W. Batsel, Jr.



**CITY OF
WILDWOOD**

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



SE 2305-001

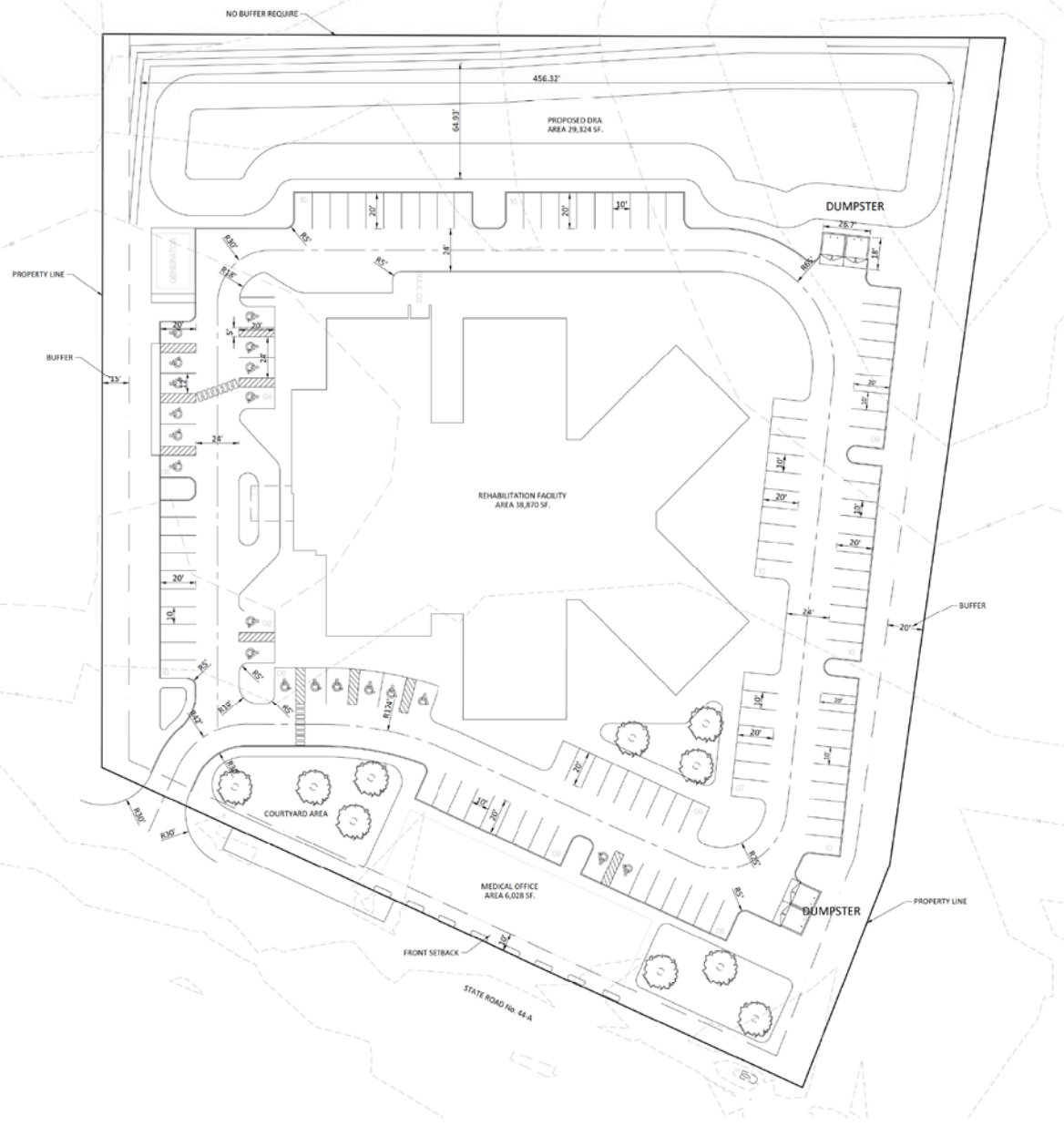
EXALT HEALTH REHABILITATION HOSPITAL OF WILDWOOD

PARCEL G08-021

MAP 1B

**LOCATION
MAP**

**JUNE
2023**



SITE DATA:

PROJECT LOCATION: SEC 8, TWP. 18, R6E, 23
 PARCEL ID: 008-023
 DEVELOPER: BROWNSWOOD PROPERTIES LLC
 PHONE: 304-447-1000
 SITE ADDRESS: 4750 C-40A, WILLOWOOD, FL 34785
 SITE AREA: 5.45 ACRES
 EXISTING ZONING: C-1
 FUTURE LAND USE: COM
 PROPOSED BUILDING HEIGHT: 3000'

SITE COVERAGE:

BASED ON "TABLE 9-4: Density, Intensity, and Lot Standards", MINIMUM OPEN SPACE PER LOT: 1.17% (1.17%)

TOTAL SITE AREA	= 237,490 S.F. (5.45 AC)
REHABILITATION FACILITY AREA	= 18,870 S.F. (0.43 AC)
MEDICAL OFFICE AREA	= 6,028 S.F. (0.14 AC)
COURTYARD/ASPHALT/GRASS	= 85,879 S.F. (1.97 AC)
PROPOSED DRAINAGE RETENTION AREA	= 25,324 S.F. (0.58 AC) (100%)
PROPOSED OPEN SPACE	= 111,987 S.F. (2.58 AC)
REQUIRED OPEN SPACE	= 35,623 S.F. (0.81 AC)

PARKING CALCULATIONS:

REHABILITATION FACILITY
 BASED ON 1 PER 3 BEDS PLUS 0.5 PER EMPLOYEE (TABLE 6-12 MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES - SKILLED NURSING FACILITY).

PROPOSED UNITS	= 40 BEDS
PARKING REQUIRED	= 90 SPACES
PARKING PROVIDED	= 90 PARKING SPACES (18 DISABLED, 72 REGULAR)

MEDICAL OFFICE
 BASED ON 1 PER 250 SF (TABLE 6-12 MINIMUM STANDARDS FOR OFF-STREET PARKING REQUIREMENTS FOR NON-RESIDENTIAL LAND USES - SKILLED NURSING FACILITY).

PARKING REQUIRED	= 24 SPACES
PARKING PROVIDED	= 23 PARKING SPACES (2 DISABLED, 21 REGULAR)

PAVEMENT MARKING NOTES:

ALL MARKINGS PER FOOT 712-001 & 712-002.
 ALL MARKINGS WITHIN PUBLIC RIGHT OF WAY TO BE THERMOPLASTIC PER LATEST FOOT DESIGN STANDARDS.

BUFFERS:

SEE PLAN.

Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

EXALT HEALTH REHABILITATION HOSPITAL
 CITY OF WILLOWOOD
 SUMTER COUNTY, FLORIDA

CONCEPT PLAN

DATE: 5/10/23
 DRAWN BY: CAD
 CHECKED BY: PM
 JOB NO:

SHEET

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER