



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
August 1, 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 July 11th, 2023 at 2:00 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. CP 2303-001 Blount Development at Peppertree
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 D30-016, D30-043, D30-083, & D30-097

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential & Agricultural (Sumter County) to Medium Density Residential - MDR (City) for the parcels listed above on 3.68 acres MOL. This request is accompanied by a rezoning request RZ 2303-001 (O2023-40). **Staff recommends approval and a favorable recommendation of ordinance number O2023-39 to be forwarded to the City Commission for further action.**

2. CP 2306-003 New Horizon 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.

Parcel G18-009

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 Industrial and Commercial (City) to Commercial (City) for a portion of the parcel listed above on 18.01 acres, MOL. The request is accompanied by rezoning request RZ 2304-004 (O2023-42). **Staff recommends approval and a favorable recommendation of ordinance number O2023-41 to be forwarded to the City Commission for further action.**

3. CP 2305-004 Wildwood Land Company

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) G05C090

The applicant Wildwood Land Company 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 0.53 acres MOL. This request is accompanied by rezoning request RZ 2305-004. **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-43 be forwarded to the City Commission for further action.**

V. ADJOURNMENT

August 1, 2023 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 11, 2023 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Jessica Barnes	Administrative Assistant	Present
Susan Patterson	City Clerk	Present
Brian Harrie	Police Lieutenant	Present

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

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

Special Magistrate Holt approved the summary of minutes from the June 13, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2304-002 Pen-a-ckle Pickleball Pavilion

Special Magistrate Holt read the title of CP 2304-002 Pen-a-ckle Pickleball Pavillion. 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 G16-10 on 4 acres MOL. Lamar Underwood was present to answer any questions. David and Michelle Brainard stated their concern about the noise and asked if there would be a berm or

some noise barrier or what the hours of operation might be. Special Magistrate Holt asked City Planner Shaun Raja if the buffering would be at the site plan stage or if he had any idea of what type of buffering this would call for. Raja stated that there had been nothing in the planning as to what the project might call for regarding buffering and that this was only to approve the designation from rural residential to commercial city. Special Magistrate Holt said she would recommend approval contingent on Sumter County accepting a full traffic impact analysis. No other comments were offered or received.

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

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

Special Magistrate Holt read the title of CP 2304-003 Right at Home 504 Stanley. 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 G05G011 on 0.25 acres MOL. City Planner Shaun Raja stated a traffic study had been submitted. Jason Hurley from Springstead Engineering was present to answer any questions. Special Magistrate Holt recommended approval. No other comments were offered or received.

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

3. CP 2305-001 Oxford Oaks Professional Plaza

Special Magistrate Holt read the title of CP 2305-001 Oxford Oaks Professional Plaza. 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 D17-036 & D17-069 on 3.68 acres MOL. Rodolfo De Anda was present to answer any questions. Special Magistrate recommends approval. No comments were offered or received.

4. CP 2306-002 Karpati Law

Special Magistrate Holt read the title of CP 2306-002 Karpati Law. 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 D18-023 on 1.2 acres MOL. Judit Karpati was present for any questions. Special Magistrate recommends approval. No comments were offered or received.

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

V. ADJOURNMENT

The meeting was adjourned at 2:17 p.m.

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

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

SEAL

Date

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

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

EXECUTIVE SUMMARY

SUBJECT: CP 2303-001 Blount Development at Peppertree

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of ordinance number O2023-39 to 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 2303-001 Blount Development at Peppertree
Ordinance	O2023-39
Applicant(s)	LPG Urban & Regional Planners, Inc
Owner(s)	Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
Property Location	The subject property is generally located south along CR 222, approximately 0.38 miles west of N US 301.
Parcel(s)	D30-016, D30-043, D30-083, & D30-097
Date	07/13/2023

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential & Agricultural (County) to Medium Density Residential - MDR (City) for the parcels listed above on 23.79 acres MOL. This request is accompanied by rezoning request RZ 2303-001 (O2023-40).

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

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

The applicant intends to develop a single-family attached development on the subject property, with the maximum potential of 214 dwelling units on 23.79 acres MOL. Justification has been presented to the city to support the proposed development, with a land use of

Medium-Density Residential (MDR) in accordance with policy 1.2.1 stating the City shall encourage growth and development in areas where public infrastructure and utilities are already present. Policy 1.2.8 states “that the city shall encourage all new development projects to abide by principles of sustainable land development patterns contributing to a mix of land uses that are compatible with existing communities and supported by community infrastructure, service, and utilities” which advances the creation of a diverse housing inventory.

(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 2050 Comprehensive Plan. The Medium-Density Residential (MDR) Future Land Use (FLU) designation within the 2050 Comprehensive Plan allows for a maximum of 214 dwelling units on the subject property. Policy 1.1.1 designates a maximum density allowance of 9 units per acre for the proposed FLU designation, with the accompanied zoning request of Low-Medium Density Residential (R-2) allowing a maximum of 6 units per acre placing the project within acceptable development standards. Policy 1.2.8 states that the city shall encourage all new development projects to abide by principles of sustainable land development patterns contributing to a mix of land uses that are compatible with existing communities and supported by community infrastructure, service, and utilities while creating housing diversity. Surrounding parcels have an existing mix of land use designations of Low-Density Residential (LDR), Rural Residential, and Agricultural. 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. With access from CR 222 and Pepper Tree Lane it conforms with Policy 2.5.11 stating “developments provide vehicular connectivity internally, and to surrounding areas where feasible” along with Policy 2.5.12 which states “the City shall require new subdivisions to connect to existing roadways that provide cross-access at their boundaries.”

(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 proposed land use of Medium Density Residential (MDR) transitions well with the existing mix of land use designations of Low Density Residential (LDR), Rural Residential and Agricultural. The proposed development directly combats urban sprawl with policy 1.2.5 as the parcels fall within the Joint Planning Area (JPA) between the City of Wildwood and Sumter County.

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

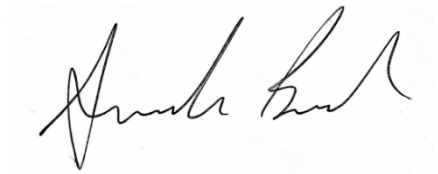
The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Stillwater Environmental, Inc in May of 2023. Wetlands and/or surface waters were present within the southwest portion of the subject property. One area is classified as FLUCFCS 620 – Coniferous Wetland Forests. Any proposed development impacting these wetlands and/or surface water will need to be accounted for in the ERP and permittable by SWFWMD. In addition, there was one “potentially occupied” Gopher Tortoise burrow that was observed. It is recommended that a 100% gopher tortoise survey is 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: Access to the property is proposed from both CR 222, a two-lane minor local road maintained by Sumter County, and Pepper Tree Lane a two-lane City of Wildwood maintained road. The proposed development is to generate 998 trips per day, of which 67 trips occur during AM peak hour and 82 trips occur during PM peak hour. Improvements are to be made at the intersection of N US 301 and Pepper Tree Lane with a planned signalization from Sumter County in 2024. The proposed development will not affect the current LOS at the project buildout in 2025.

Potable Water & Sewer: City water and sewer are available to the subject property from Pepper Tree Lane with an 8" gravity sewer and water main. The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer.

Schools: The residential development is proposed to add 75 students to Wildwood Schools, which is an increase of 61 students from the existing future land use. The school district advises that capacity is available.

A handwritten signature in black ink, appearing to read 'Amanda Bush', is positioned above the printed name and title.

Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-39

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:

D30-016, D30-043, D30-083, & D30-097

Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
23.79 +/-

LEGAL DESCRIPTION:

W ½ OF THE NW ¼ OF THE NE ¼, LESS BEGIN AT THE NE CORNER OF THE W ½ OF THE NW ¼ OF THE NE ¼, RUN SOUTH ALONG BOUNDARY 104.00 FEET, THENCE WEST ALONG BOUNDARY 215.00 FEET, THENCE NORTH ALONG BOUNDARY 104.00 FEET, THENCE EAST ALONG BOUNDARY 215.00 FEET TO THE POB, AND LESS ROAD R/W FOR CR 222A.

AND

THE SOUTH 314.43 FEET OF THE EAST 567.42 FEET OF THE N ½ OF THE NW ¼. SUBJECT TO PUBLIC ROAD, ALL IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

BEGIN AT THE NE CORNER OF THE W ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, RUN SOUTH ALONG BOUNDARY 104.00 FEET, THENCE WEST ALONG BOUNDARY 215.00 FEET, THENCE NORTH ALONG BOUNDARY 104.00 FEET, THENCE EAST ALONG BOUNDARY 215.00 FEET TO THE POB, AND LESS ROAD R/W FOR CR 222A; SAID LAND SITUATE, LYING AND BEING IN SUMTER COUNTY, FLORIDA.

AND

COMMENCE AT THE NORTHEAST CORNER OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST,

SUMTER COUNTY, FLORIDA; THENCE S00°40'10" W ALONG THE EAST LINE OF THE SAID WEST ½, A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE S00°40'10" W ALONG THE EAST LINE OF THE SAID WEST ½, A DISTANCE OF 304.00 FEET; THENCE N89°08'15" W PARALLEL WITH THE NORTH LINE OF THE SAID WEST ½, A DISTANCE OF 215.00 FEET; THENCE N00°00'10" E PARALLEL WITH THE EAST LINE OF SAID WEST ½, A DISTANCE OF 304.00 FEET; THENCE S89°08'15" E PARALLEL WITH THE NORTH LINE OF SAID WEST ½, A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 17, BLOCK E, PEPPER TREE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 16, PAGES 1 THROUGH 1B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 00°00'27" EAST, A DISTANCE OF 30.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PEPPER TREE TRAIL AS DESCRIBED ON AFORESAID PLAT 16, PAGES 1 THROUGH 1B TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 00°00'27" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH RIGHT OF WAY LINE OF PEPPER TREE TRAIL; THENCE NORTH 89°49'37" WEST, A DISTANCE OF 122.78 FEET ALONG SAID WESTERLY EXTENSION LINE TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 12.00 FEET, THENCE SOUTHWESTERLY ALONG ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 18.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°10'23" WEST, A DISTANCE OF 19.87 FEET; THENCE NORTH 89°49'37" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 00°10'23" EAST, A DISTANCE OF 61.85 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE SOUTH 89°49'59" EAST, A DISTANCE OF 184.69 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT AS CONVEYED TO ISRAEL P. DAVES AND LUCINDA K. DAVES IN OFFICIAL RECORDS BOOK 3535, PAGE 272, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (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

First Reading: _____

Second Reading: _____

Approved as to form:

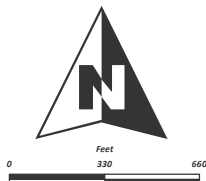
City Attorney

Exhibit A



**CITY OF
WILDWOOD**

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



CP 2303-001

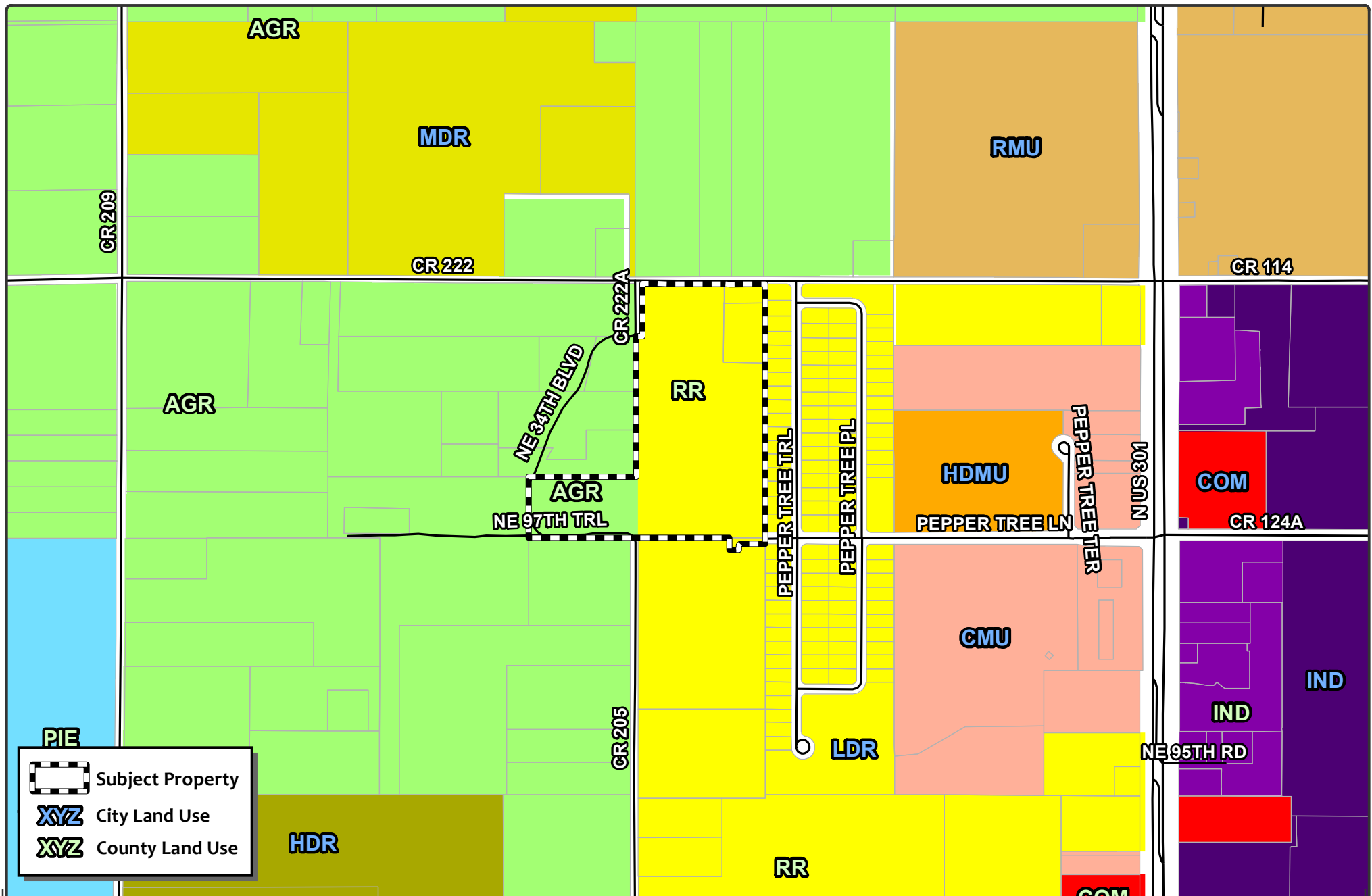
BLOUNT DEVELOPMENT AT PEPPER TREE

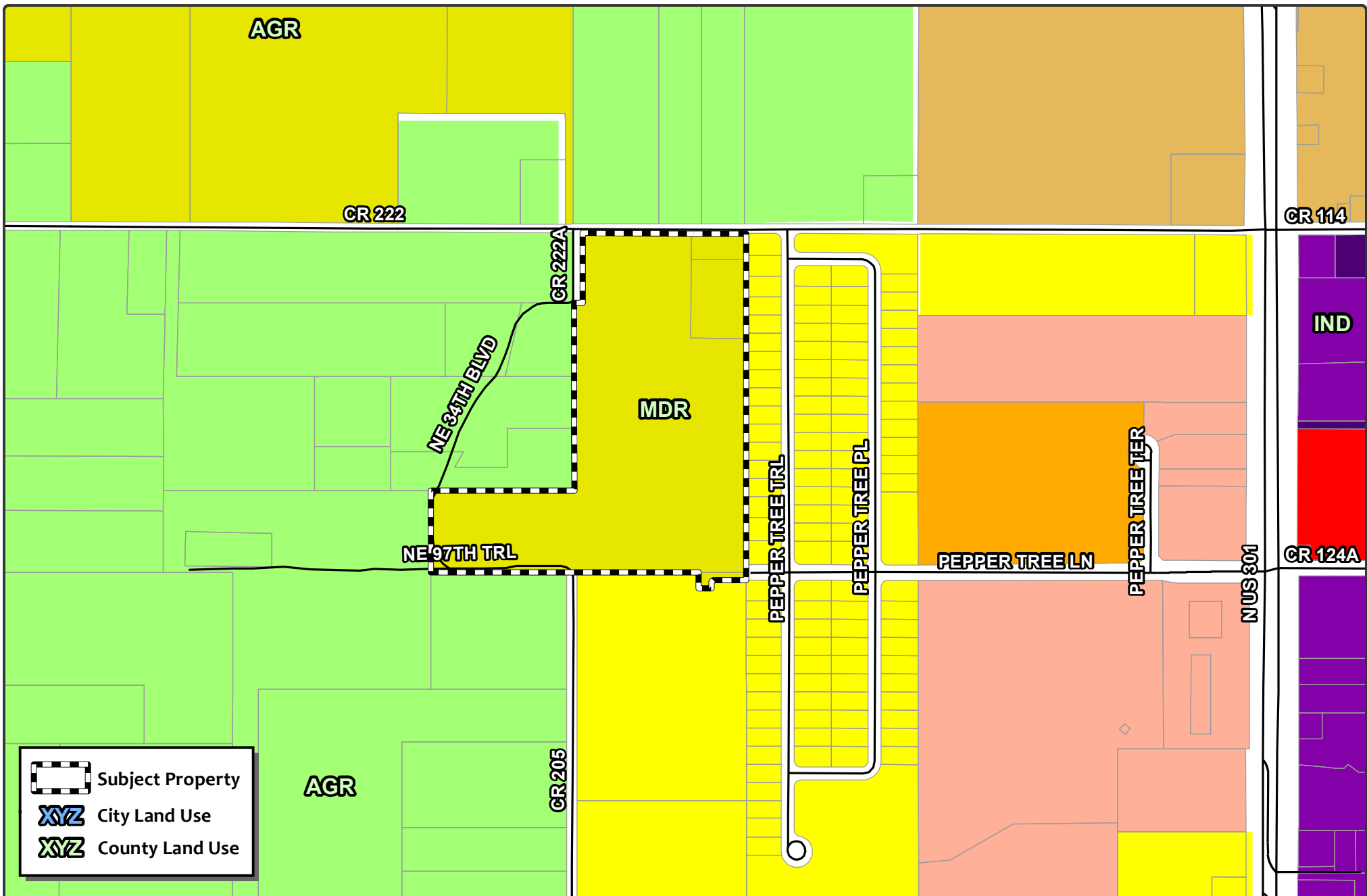
PARCELS D30-016, D30-043, D30-083 & D30-097

MAP 1B

**LOCATION
MAP**

**MAY
2023**







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

July 13, 2023

WILLIAMS ROBERT E & ELOIS SENN
P.O. Box 308
Oxford, FL 34484

Your Parcel Number(s): D30BF003

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

OWNER(S): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, August 1, 2023, at 2:00 & 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, August 28, 2023, at 7:00 p.m.**

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

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) *You may not change my property*

but it will definately change my neighborhood. This is an area where children and adults ride bikes and walk on the side walks. We mainly purchased here because of the side walks. The most troublesome part

The City of Wildwood, Florida

100 North Main Street, Wildwood, Florida 34785

352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov

over →
Page 16 of 36

of this is that Construction heavy equipment and vehicles will be using this road. Afterward this added load of so many new homes. We already have apartment complexes on both sides of Pepper Tree Lane and also a gas station on the corner of Pepper Tree and Hwy 301. Surely a more suitable plan could be implemented.



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

July 13, 2023

HOWLETT SCOTT M & JENNIFER L
9788 PEPPER TREE TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30BE008

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

OWNER(S): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, August 1, 2023, at 2:00 & 2:15 p.m.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a public hearing to be held in the City Hall Commission Chamber on **Monday, August 28, 2023, at 7:00 p.m.**

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) *Area is too crowded; increased traffic; destroying naturally occurring agriculture; too many multi-family homes already built in this area (within 5-10 mi radius)*



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

July 13, 2023

REPKA GERALD LAWRENCE & MARLEN
9812 PEPPER TREE TRL
WILDWOOD, FL 34785

Your Parcel Number(s): D30BE002

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential and Agricultural (County) to Medium Density Residential - MDR (City) and to change the Zoning Map designation from RR1 and A10C (County) to R-2 (City).

OWNER(S): Lucinda Daves, Rick Blount & Company, Inc, & Blount Development Peppertree, LLC
APPLICANT(S): LPG Urban & Regional Planners, Inc
CASE NUMBER(S): CP/RZ 2303-001
PARCEL NUMBER(S): D30-016, D30-043, D30-083, & D30-097

The subject property is generally located south along CR 222 and approximately 0.38 miles west of N US 301.

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

☐ I support this request.

☐ I do not object to this request.

☒ I do not support this request for the following reason(s) SEE BELOW

- (1) CR 222 NOT DESIGNED FOR INCREASED LOAD OF NEW TRAFFIC
- (2) PEPPER TREE LANE EXTENSION THRU EXISTING NEIGHBORHOOD
MANY SMALL CHILDREN, ADDITIONAL NOISE, HEAVY TRAFFIC
- (3) DISTURBANCE OF QUIET ENJOYMENT, RURAL ATMOSPHERE
OF ADJACENT 100 North Main Street, Wildwood, Florida 34785
FARMHOUSE, NOISE

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

EXECUTIVE SUMMARY

SUBJECT: CP 2306-003 New Horizon Plaza

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of ordinance number O2023-41 to 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 2306-003 New Horizon Plaza
Ordinance	O2023-41
Applicant(s)	LPG Urban & Regional Planners, LLC
Owner(s)	1200 New Horizon, LLC
Property Location	The subject property is generally located approximately 0.25 miles south of E SR 44, west along S Main St, and approximately 0.09 miles north of the Florida's Turnpike.
Parcel(s)	G18-009
Date	July 13, 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 Industrial and Commercial (City) to Commercial (City) for a portion of the parcel listed above on 18.01 acres MOL. This request is accompanied by rezoning request RZ 2304-004 (O2023-42).

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 Industrial and Commercial (City) to Commercial (City), as supported in the 2050 Comprehensive Plan Amendment by policy 1.2.8.; the City shall encourage all new development projects by maintaining compatibility with adjacent land

uses.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan as policy 1.1.1.c accommodates the proposed mix of commercial and office uses. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years” as utilities are available to the parcel on US 301. By amending the future land use to commercial, it is compatible with the adjacent land uses being consistent with policy 1.2.8.

(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. As the existing mix of land use designations are mainly Commercial (COM) and Industrial (IND), conforming with Objective 1.2 of the 2050 Comprehensive Plan. Objective 1.2 is being met specifically from 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. An environmental survey was conducted by Stillwater Environmental, Inc in July of 2023. The survey showed there is one wetland classification, FLUCFCS #617 – Mixed Wetland Hardwoods that occurs within the project area. ERP permit was reviewed and approved by the SWFWMD, permit #43031149.001. Although no endangered species were observed on the subject property Stillwater Environmental, Inc stated “Failure to detect a listed species does not necessarily infer species absence as wildlife is mobile and exhibit seasonality of occurrence. It is recommended that the subject property be revisited prior to the initiation of construction activities to determine if there have been any changes related to the listed flora and fauna species found in Sumter County.”

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

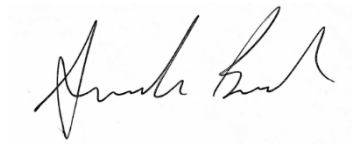
Transportation:

Access to the property is proposed from US 301 also known as S Main St, a four-lane divided road maintained by the FDOT. The proposed development is expected to generate 7,713 trips per day, of which 736 trips occur during AM peak hour and 671 trips occur during PM peak hour. Improvements are to be made by adjusting signal timing at the US 301 and Cleveland Ave intersections, a recommended signalization at the intersection of US 301 and the project’s northern access driveway, along with FDOT planned improvements at the intersection of US 301 and the Florida Turnpike. The applicant is proposing to add one left and right turn lane at the northern access driveway and one right turn lane at the southern access driveway. With improvements, the proposed development will not affect the current LOS at the project

buildout.

Potable Water & Sewer: City water and sewer are available to the subject property from US 301 with a 16" force main and a 12" water main. The applicant/owner will work with City utilities at the improvement plan stage to connect to 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", is positioned above the printed name.

Amanda Bush
Planner, Development Services

ORDINANCE NO. O2023-41

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:

Portion of G18-009
1200 New Horizon, LLC
18.01 +/-

LEGAL DESCRIPTION:

COMMENCE AT THE NE CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 23 EAST, THENCE ALONG THE NORTH LINE OF NE ¼ OF THE NW ¼ OF SAID SECTION 18, S 88°30'54" W 88.98 FEET TO THE WEST RIGHT OF WAY OF U.S HIGHWAY 301; THENCE SOUTH ALONG SAID HIGHWAY S 00°43'31" E 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S 00°46'31" E 766.39 FEET; THENCE CONTINUE N 82°52'09" E 9.42 FEET; THENCE CONTINUE S 00°46'39" E 543.47 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY S 89°22'40" W 615.00 FEET; THENCE N 00°00'11" E 1302.34 FEET TO A POINT 20 SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE NE ¼ OF THE NW ¼; THENCE N 88°30'54" E 588.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATED IN SUMTER COUNTY FLORIDA AND CONTAINS 18.01 ACRES +/- .

This property is to be reclassified from Industrial and Commercial (City) 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

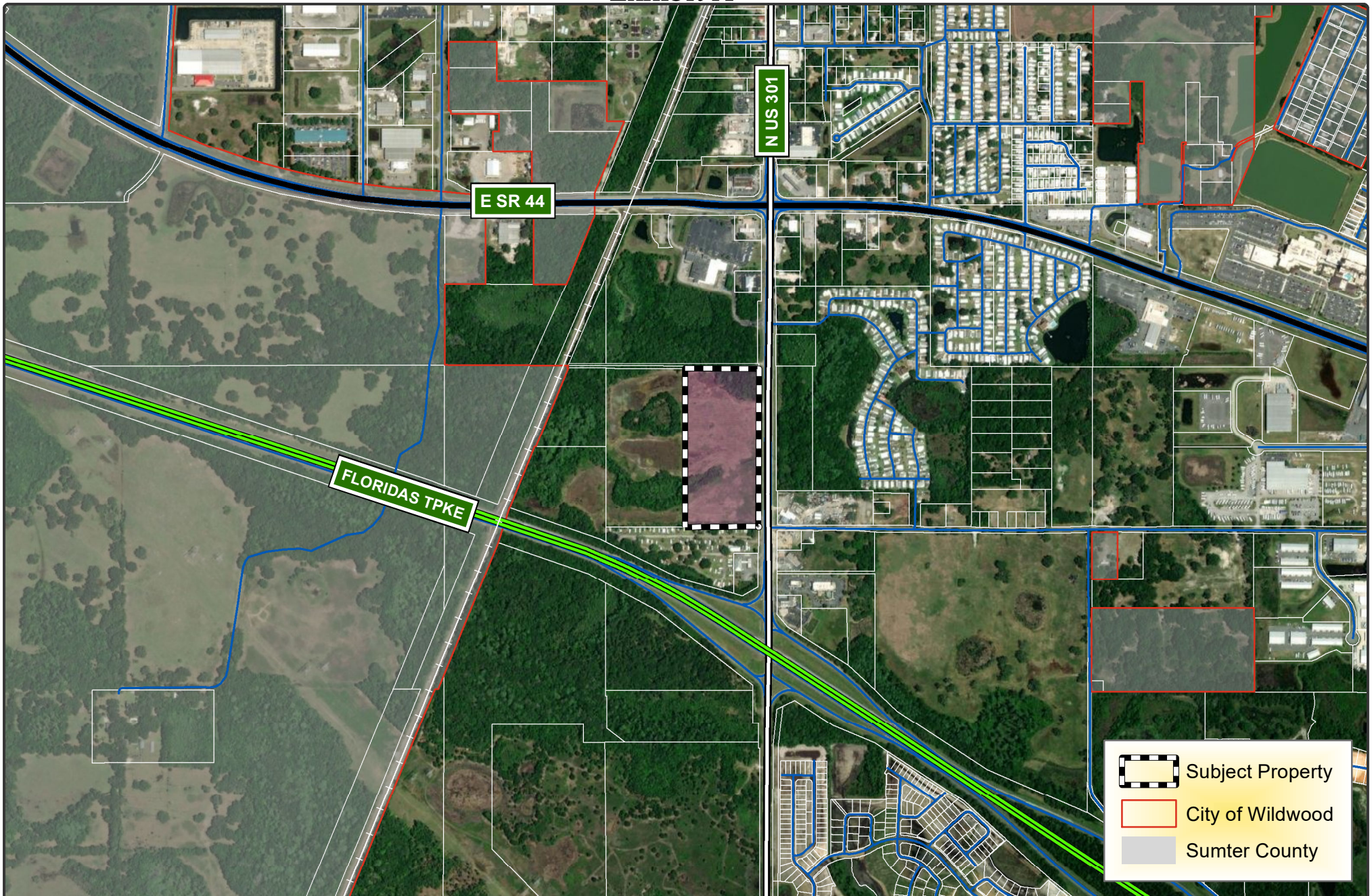
ATTEST: _____
Jessica Barnes, City Clerk

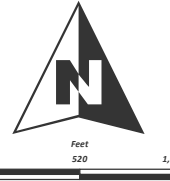
First Reading: _____

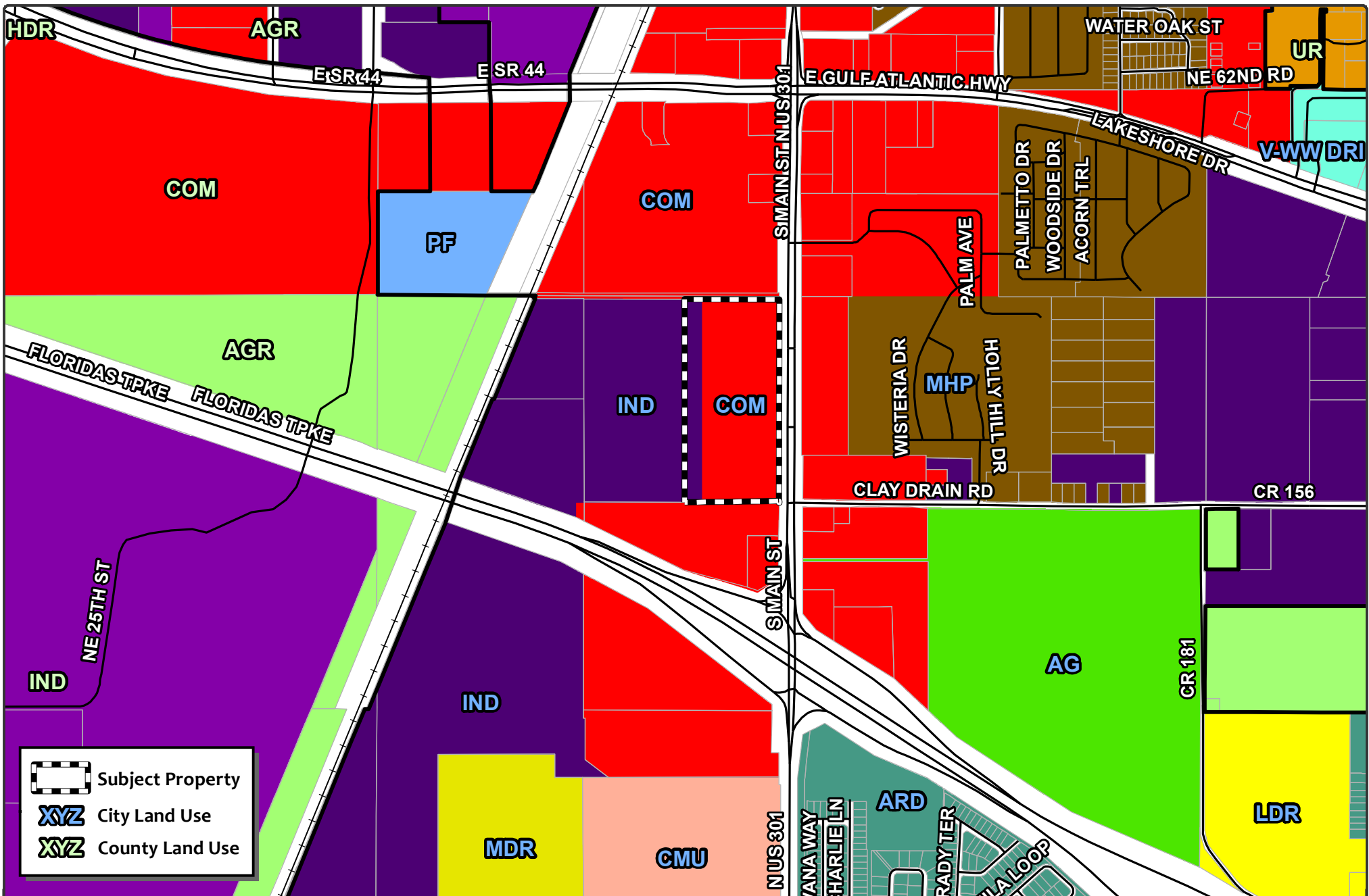
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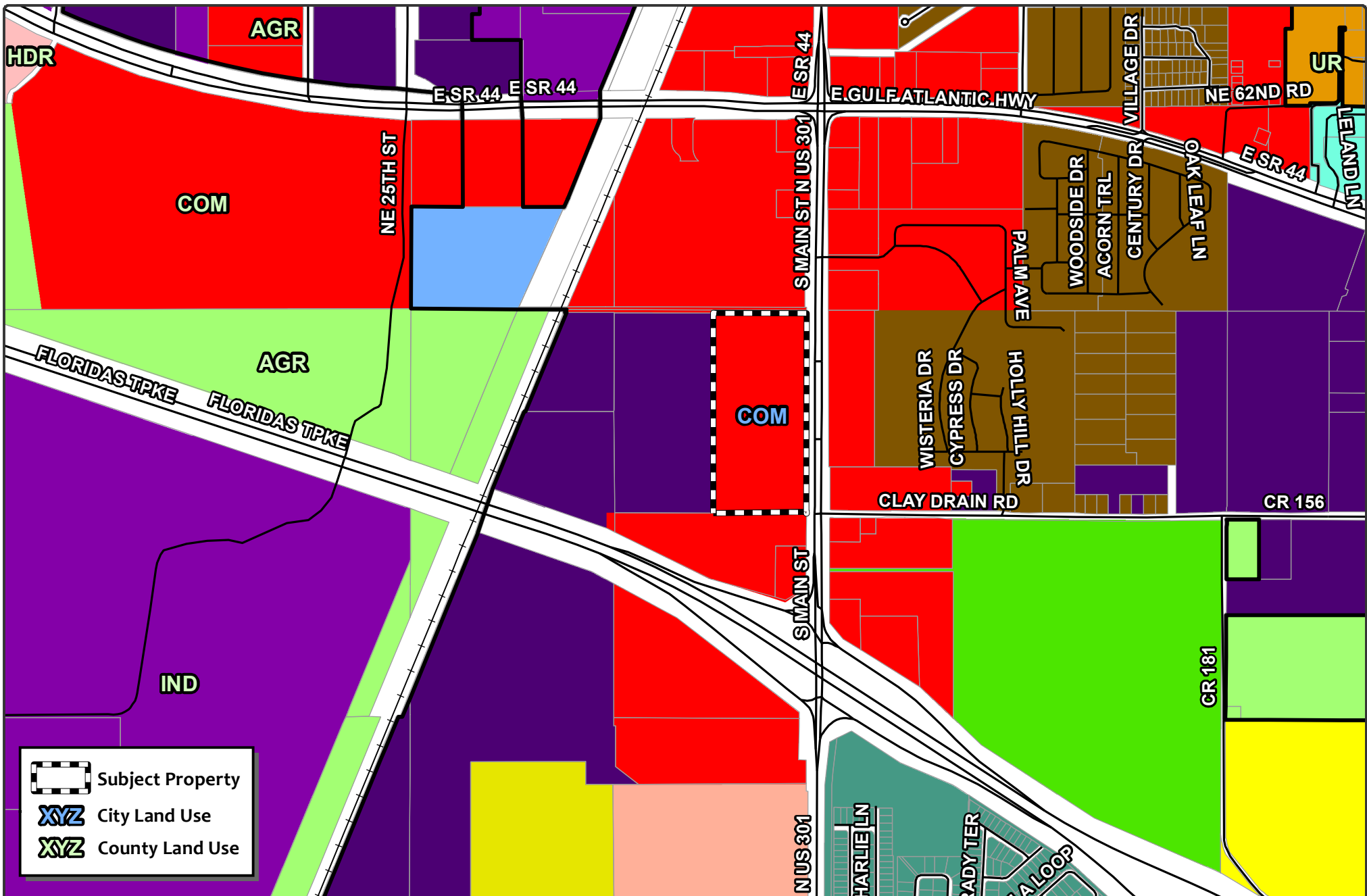
Approved as to form:

City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 520 1,040	CP 2306-003 NEW HORIZON PLAZA PORTION OF PARCEL G18-009	MAP 1B LOCATION MAP JULY 2023
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Subject Property



City Land Use



County Land Use



CITY OF
WILDWOOD

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



CP 2306-003

NEW HORIZON PLAZA
PORTION OF PARCEL G18-009

MAP 2B

PROPOSED
LAND USE

JULY
2023

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

EXECUTIVE SUMMARY

SUBJECT: CP 2305-004 Wildwood Land Company

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-43 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 2305-004 Wildwood Land Company
Ordinance #	O2023-43
Applicant	Wildwood Land Company LLC
Owner	Wildwood Land Company LLC
Property Location	Generally located north at the intersection of Stanley Ave and Cleveland Ave
Parcel Number(s)	G05C090
Date	7/14/2023

The applicant Wildwood Land Company 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 0.53 acres MOL. This request is accompanied by rezoning request RZ 2305-004.

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

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

The applicant is proposing a modification to the existing land use and rezoning to enable the current structure's use as a professional 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 matches 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.d. of the Future Land Use Element of the 2050 Comprehensive Plan, which states that the city shall encourage all new development and redevelopment projects to locate development away from environmentally sensitive areas. The proposed development is within an already developed area and does not seek to change existing structures on site. 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 minor improvements alongside the required parking needed and does not detract from existing features of the parcel, abiding by Policy 1.2.8.I., 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 is already developed, and only minimal improvements are shown to be required. Natural elements will be left as is, with only the existing structure being modified to serve the needs of the applicant, in addition to required parking elements being added to fulfill state and federal requirements.

(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 thirty-four (34) total daily trips. A PM peak hour increase of four (4) trips compared to its residential use. Fewer than the fifty (50) daily trip threshold required for a full TIA.

Potable Water & Sewer: The subject property is 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, if necessary.

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 II, Development Services Department

ORDINANCE NO. O2023-43

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) G05C090
Wildwood Land Company LLC (Owner)
0.53 Acres +/-

LEGAL DESCRIPTION:

LOTS 14, 15, 16, AND 17, BLOCK "8", HIGHLAND VIEW ADDITION TO WILDWOOD FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "1", PAGE(S) 82 1/2, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; LESS AND EXCEPT THAT PART LYING NORTH OF AND WITHIN 30 FEET OF THE CENTERLINE OF STATE ROAD S-466-A.

LESS AND EXCEPT

THAT PART OF: LOTS 14, 15, 16, AND 17, BLOCK "8", HIGHLAND VIEW ADDITION TO WILDWOOD FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "1", PAGE(S) 82 1/2, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; LESS AND EXCEPT THAT PART LYING NORTH OF AND WITHIN 30 FEET OF THE CENTERLINE OF STATE ROAD S-466-A. LYING WITHIN THE FOLLOWING-DESCRIBED PARCEL OF LAND: COMMENCE AT A 6-INCH SQUARE CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA: (SAID POINT ALSO BEING THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA); THENCE ALONG THE WESTLINE OF THE NORTHWEST 1/4 OF SECTION 5, RUN S00°02'57"E, A DISTANCE OF 2600.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°02'57"E, A DISTANCE OF 52.64 FEET TO A 1/2 INCH IRON ROD MARKING THE WEST 1/4 CORNER OF SECTION 5; (SAID POINT ALSO BEING THE EAST 1/4

CORNER OF SECTION 6); THENCE ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 5 RUN S00°03'04"E, A DISTANCE OF 2.20 FEET TO THE CENTERLINE OF SURVEY OF COUNTY ROAD 466-A; SAID POINT ALSO BEING STATION 18+12.57 OF SAID CENTERLINE; THENCE ALONG SAID CENTERLINE OF SURVEY RUN S89°58'06"E A DISTANCE OF 2527.43 FEET TO STATION 43+40; THENCE DEPARTING SAID CENTERLINE OF SURVEY RUN N00°01'54"E. A DISTANCE OF 0.97 FEET TO THE EAST-WEST MID-SECTION LINE OF SECTION 5; THENCE CONTINUE N00°01'54"E, A DISTANCE OF 31.97 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 22,958.00 FEET AND A CHORD BEARING AND DISTANCE OF N89°30'02"W, 374.93 FEET TO WHICH A RADIAL LINE BEARS N00°28'02"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°56'09", AN ARC DISTANCE OF 374.93 FEET TO A POINT OF TANGENCY; THENCE RUN N89°58'06"W, A DISTANCE OF 917.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 22,878.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°04'40", AN ARC DISTANCE OF 829.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 7,540.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°05'06", AN ARC DISTANCE 405.97 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Medium Density Residential (City) to Central Mixed Use (City) and contains 0.53 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

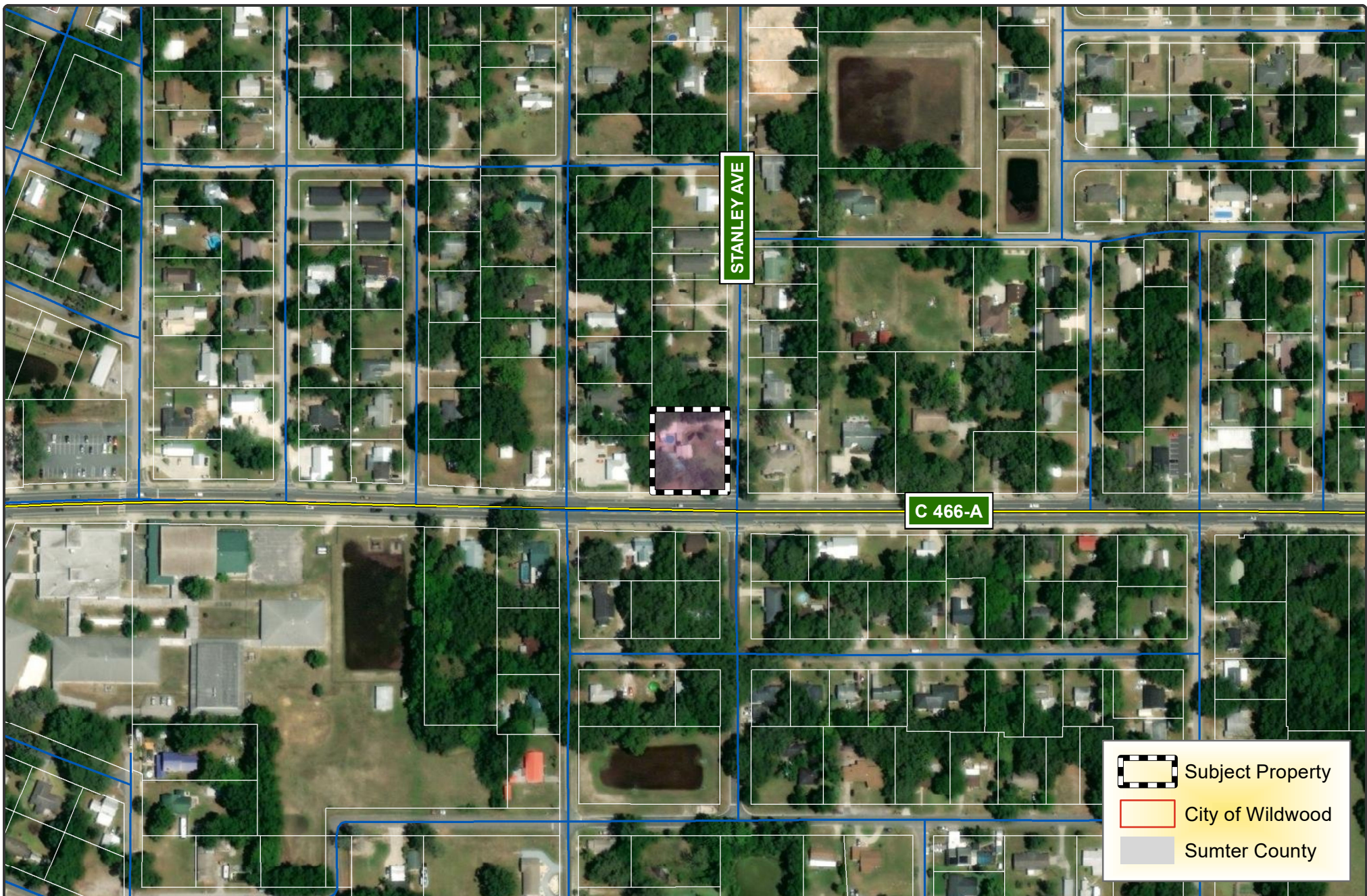
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

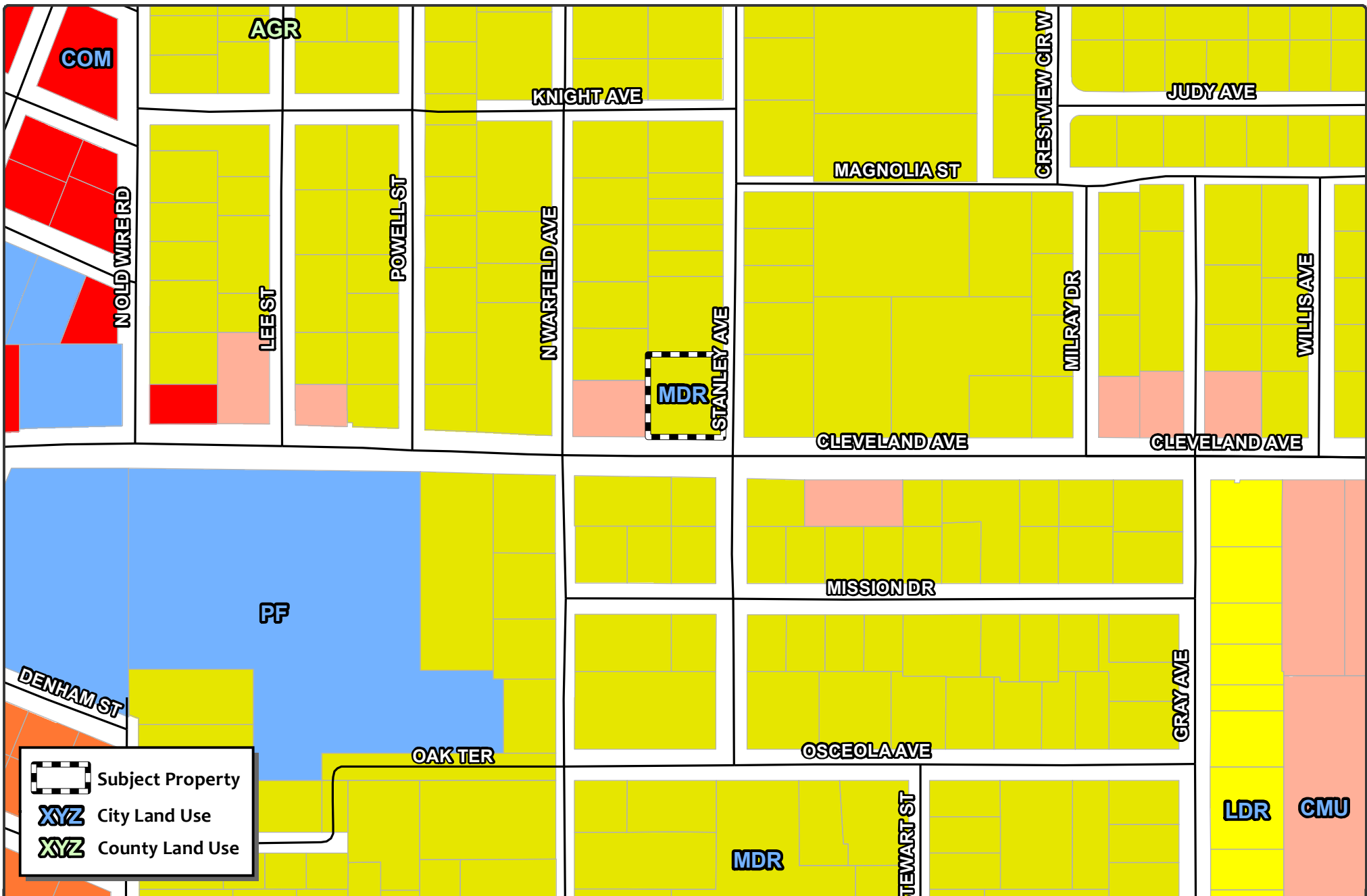
Second Reading: _____

Approved as to form:

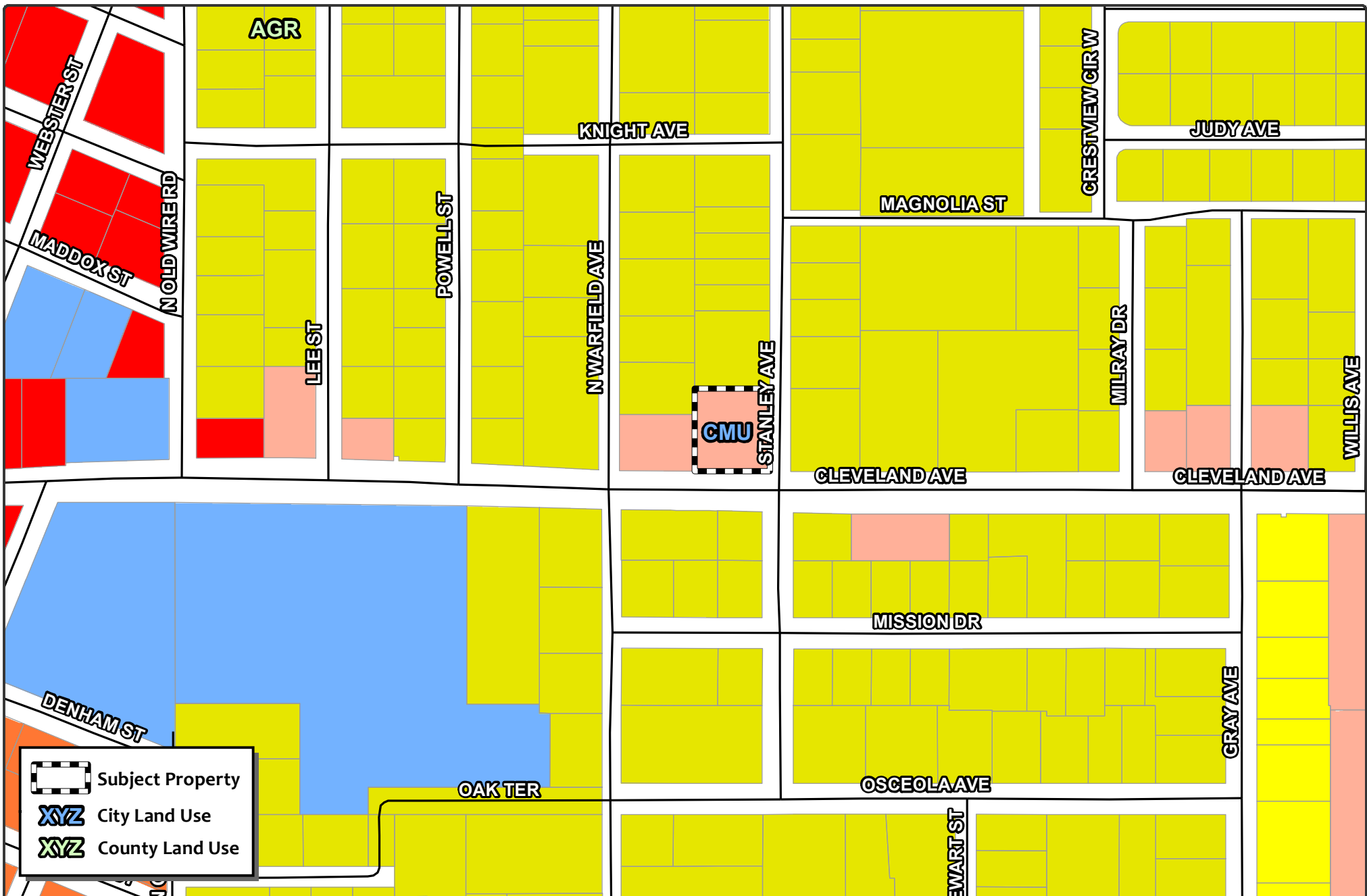
City Attorney

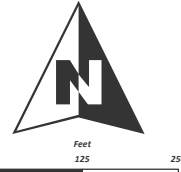


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 125 250	CP 2305-004 WILDWOOD LAND COMPANY PARCEL G05C090	MAP 1B LOCATION MAP JULY 2023
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2305-004 WILDWOOD LAND COMPANY PARCEL G05C090	MAP 2A EXISTING LAND USE JULY 2023



 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 2305-004 WILDWOOD LAND COMPANY PARCEL G05C090	MAP 2B PROPOSED LAND USE JULY 2023
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