



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
August 1, 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 July 11, 2023 at 2:15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. RZ 2303-001 Blount Development at Peppertree
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 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 Zoning Map Amendment to change the zoning district from RR1C & A10C (County) to R-2 (City) for the parcels listed above on 23.79 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-001 (O2023-40). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-40 subject to the approval of O2023-39, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2304-004 New Horizon 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.**

Parcel G18-009

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 M-1 (City) to C-3 (City) for a portion of the parcel listed above on 18.01 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2306-002 (O2023-41). **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-42 subject to the approval of O2023-41, which establishes a Future Land Use appropriate to the proposed zoning.**

3. RZ 2305-004 Wildwood Land Company

**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) G05C090

The applicant Wildwood Land Company 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 0.53 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-004 (O2023-44) **Staff recommends approval and a favorable recommendation of Ordinance Number O2023-44 subject to the approval**

of O2023-43, which establishes a Future Land Use appropriate to the proposed zoning.

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.

August 1, 2023 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 11, 2023 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

ATTENDANCE	TITLE	STATUS
Lindsay C.T. Holt	Special Magistrate	Present
Amanda Bush	City Planner	Present
Shaun Raja	City Planner	Present
Susan Patterson	City Clerk	Present
Jessica Barnes	Administrative Assistant	Present
Brian Harrie	Police Lieutenant	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 June 13, 2023 at 2:15 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. RZ 2303-003 Pen-a-ckle Pickleball Pavilion

Special Magistrate Holt read the title of RZ 2303-003 Pen-a-ckle Pickleball Pavillion. 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 G16-107 on 4 acres MOL. Lamar Underwood was present to answer any questions. 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. RZ 2304-001 Karpati Law

Special Magistrate Holt read the title of RZ 2304-001 Karpati Law. 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 D18-023 on 1.2 acres MOL. Judit Karpati was present to answer any questions. Special Magistrate Holt recommended approval. No comments were offered or received.

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

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

Special Magistrate Holt read the title of RZ 2304-003 Right at Home 504 Stanley. 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 G05G011 on 0.25 acres MOL. Jason Hurley from Springstead Engineering was present to answer any questions. Special Magistrate Holt recommended approval. No comments were offered or received.

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

4. RZ 2305-001 Oxford Oaks Professional Plaza

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

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

AYES:	Special Magistrate Holt
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5. PLAT 2208-003 Highfield at Twisted Oaks Improvement Plan

Special Magistrate Holt read the title of Plat 2208-003 Highfield at Twisted Oaks Improvement Plan. 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. John Curtis was present to answer any questions. Special Magistrate recommended approval. No comments were offered or received.

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

6. SP 2302-002 Panda Express - Beaumont

Special Magistrate Holt read the title of SP 2302-002 Panda Express Beaumont. 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. Special Magistrate Holt asked if the utility and drafted easement agreements had been updated. City Planner Bush stated that both attorneys had been working on updating the agreements, and both would need to be recorded before going before the City Commission at the same time. Joey Mantegna, the representative for the applicant, was present and stated that the applicant requested that the site plan not be held up due to the split lot re-plat. Mantegna stated that the applicant would like to begin construction and open by the end of the year and that the re-plat would hold up the certificate of occupancy but not the construction. Special Magistrate Holt recommended approval contingent on the finalization of the easement and attorney comments. No other comments were offered or received.

7. SE 2304-001 House of Hope

Special Magistrate Holt read the title of SE 2304-001 House of Hope. 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, a lodge building, an administration building, a training structure, and a future thrift store, per the attached site plan. David Springstead from Springstead Engineering was present to answer any questions. Springstead stated that if there were any issues with the thrift store location, the applicant was willing to relocate the thrift store. Special Magistrate Holt recommended approval. No comments were offered or received.

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

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

Special Magistrate Holt read the title of SE 2305-001 Exalt Health Rehabilitation Hospital of Wildwood. 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 parcel G08-021, 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. Rob Batsel was present on behalf of the applicant to answer any questions. Judy Stasiak stated concerns about the height of the building and how close the building would be to the road. Stasiak also stated concerns about the noise level and the lighting on the outside of the building coming into her backyard. Stasiak stated concerns about the entrance to the rehabilitation hospital, if it could be relocated, and if the proposed buffer could include more than just 10 feet. Special Magistrate Holt stated that she did see a concept plan but not a site plan. Batsel stated that the site was nearly complete and would be provided soon. Special Magistrate Holt stated that proper notice was sent out and recommended approval. No other comments were offered or received.

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

V. ADJOURNMENT

The meeting was adjourned at 2:47 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 2303-001 Blount Development at Peppertree

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-40 subject to the approval of O2023-39, 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 2303-001 Blount Development at Peppertree
Ordinance	O2023-40
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 and approximately 0.38 miles west of N US 301.
Parcel(s)	D30-016, D30-043, D30-083, & D30-097
Date	July 17, 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 RR1C & A10C (County) to R-2 (City) for the parcels listed above on 23.79 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2303-001 (O2023-40).

ANALYSIS: The applicant is proposing a multi-family residential community, that will consist of 144 townhomes. Multi-family housing is encouraged to provide a diverse housing inventory.

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

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

The proposed rezoning to R-2 is consistent with the proposed Future Land Use Map designation of Medium-Density Residential (MDR) and is consistent with the 2050 Comprehensive Plan policy 1.1.4 which stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

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

The land use pattern of the surrounding area is residential and agricultural. The proposed R-2 zoning designation will serve as a transition in this area to serve city residents.

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

Schools:

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

Potable Water & Sewer:

There is an 8" gravity sewer and water main located on Pepper Tree Lane. The owner will need to work with the City to service the property with utilities.

Streets:

The applicant submitted a transportation impact analysis (TIA) from Traffic & Mobility Consultants in February of 2023 which was accepted by Sumter County's Public Works Department. Access to the property is proposed from Pepper Tree Lane and the south side of CR 222. The transportation impact analysis provided will generate 67 a.m. peak hour trips and 82 p.m. peak hour trips, with a total of 998 trips per day from the new development.

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

The proposed future land use of Medium Density Residential – MDR requires compatible zoning. This zoning request of R-2 is compatible with the requested future land use and adjacent parcel zoning.

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

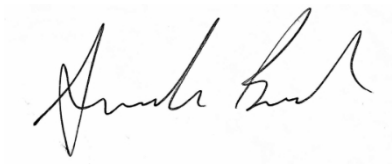
The TIA states improvements will be made at the N US 301 and Pepper Tree Lane intersection with a planned signalization from Sumter County by 2024.

(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	A10C & RR5C (County)
SOUTH	A10C (County)
EAST	R-1 (City)
WEST	RR1 & RR5C (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. O2023-40

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:

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 $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ 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 $\frac{1}{2}$, 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 $\frac{1}{2}$, A DISTANCE OF 304.00 FEET; THENCE N89°08'15" W PARALLEL WITH THE NORTH LINE OF THE SAID WEST $\frac{1}{2}$, A DISTANCE OF 215.00 FEET; THENCE N00°00'10" E PARALLEL WITH THE EAST LINE OF SAID WEST $\frac{1}{2}$, A DISTANCE OF 304.00 FEET; THENCE S89°08'15" E PARALLEL WITH THE NORTH LINE OF SAID WEST $\frac{1}{2}$, 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 RR1C & A10C (County) to R-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: _____

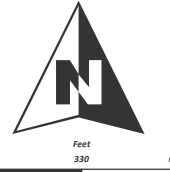
Second Reading: _____

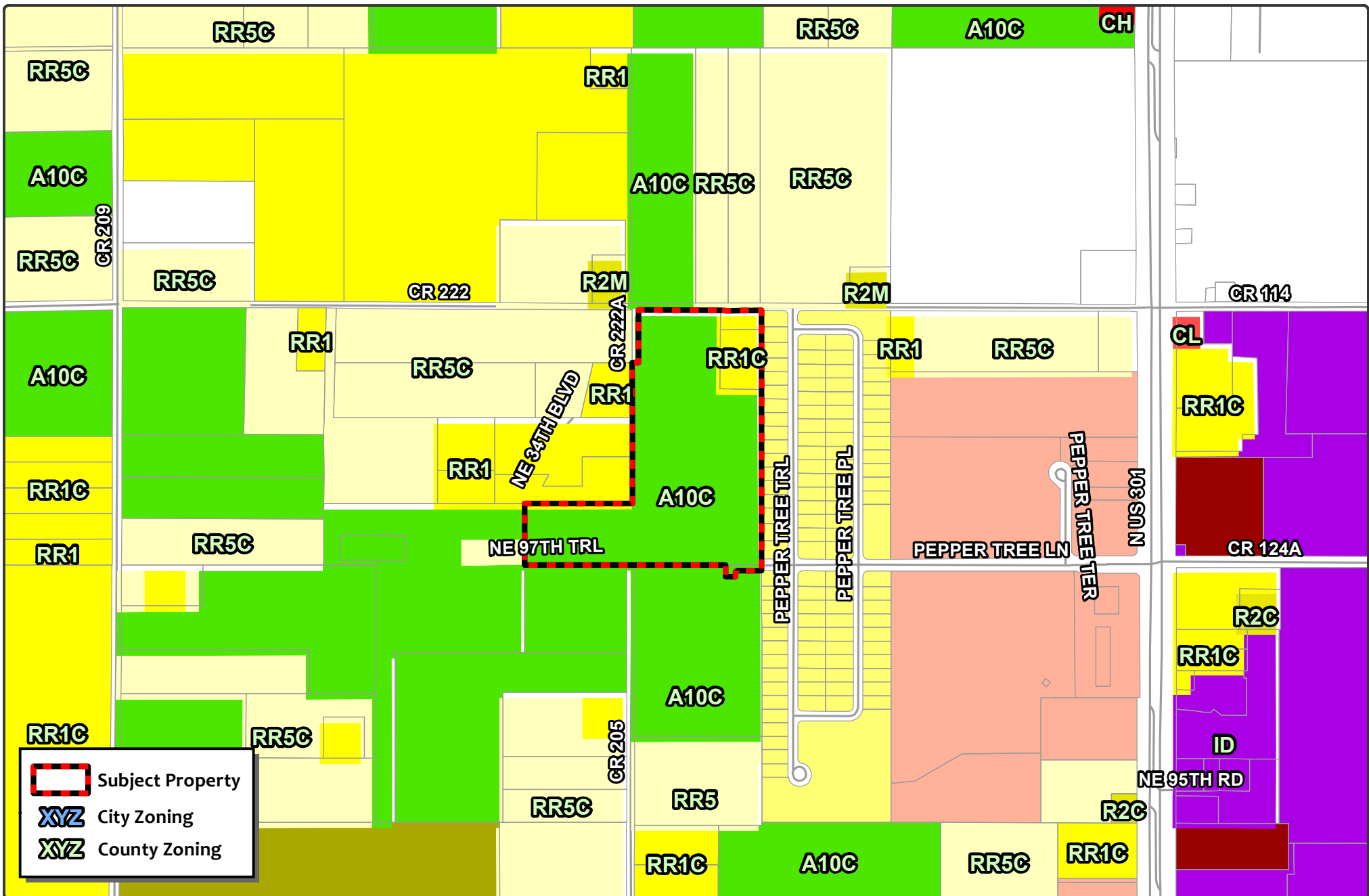
Approved as to form:

City Attorney

Exhibit A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 330 660	RZ 2303-001 BLOUNT DEVELOPMENT AT PEPPER TREE PARCELS D30-016, D30-043, D30-083 & D30-097	MAP 1B LOCATION MAP MAY 2023
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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

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.

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) 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 FAXMUND, NOISE

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2304-004 New Horizon Plaza

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-42 subject to the approval of O2023-41, 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 2304-004 New Horizon Plaza
Ordinance	O2023-42
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/Special Magistrate for a Zoning Map Amendment to change the zoning district from M-1 (City) to C-3 (City) for a portion of the parcel listed above on 18.01 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2306-002 (O2023-41).

ANALYSIS: The applicant is proposing a subdivision consisting of 9 commercial lots.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to R-5 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 and is consistent with the 2050 Comprehensive Plan policy 1.1.4

which stipulates that the City's rezoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses.

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

The land use pattern of the surrounding area is commercial and industrial. The proposed C-3 zoning designation is consistent with adjacent parcel 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 a 16" force main and a 12" water main on US 301. The owner will need to work with the City to service the property with utilities.

Streets:

The applicant submitted a transportation impact analysis (TIA) from Traffic & Mobility Consultants in May of 2023 which was accepted by Sumter County's Public Works Department. Access to the property is proposed from US 301 also known as S Main St, a four-lane divided road maintained by FDOT. The proposed development is to generate 7,713 trips per day, of which 736 trips occur during AM peak hour and 671 trips occur during PM peak hour.

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

The proposed future land use of Commercial requires compatible zoning. This zoning request of C-3 is compatible with the requested future land use and adjacent parcel zoning.

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

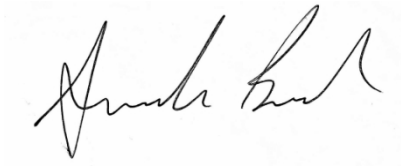
The TIA states that improvements are to be made by adjusting signal timing at the US 301 and Cleveland Ave intersections, a recommended signalization at the intersection of US 301 and the project's northern access driveway, along with FDOT planned improvements at the intersection of US 301 and the Florida Turnpike.

(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)
SOUTH	C-3 (City)
EAST	C-3 (City)
WEST	M-1 (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 as well as any Planned Development Agreements or Developer's Agreements that may be needed.

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. O2023-42

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:

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 M-1 (City) to C-3 (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

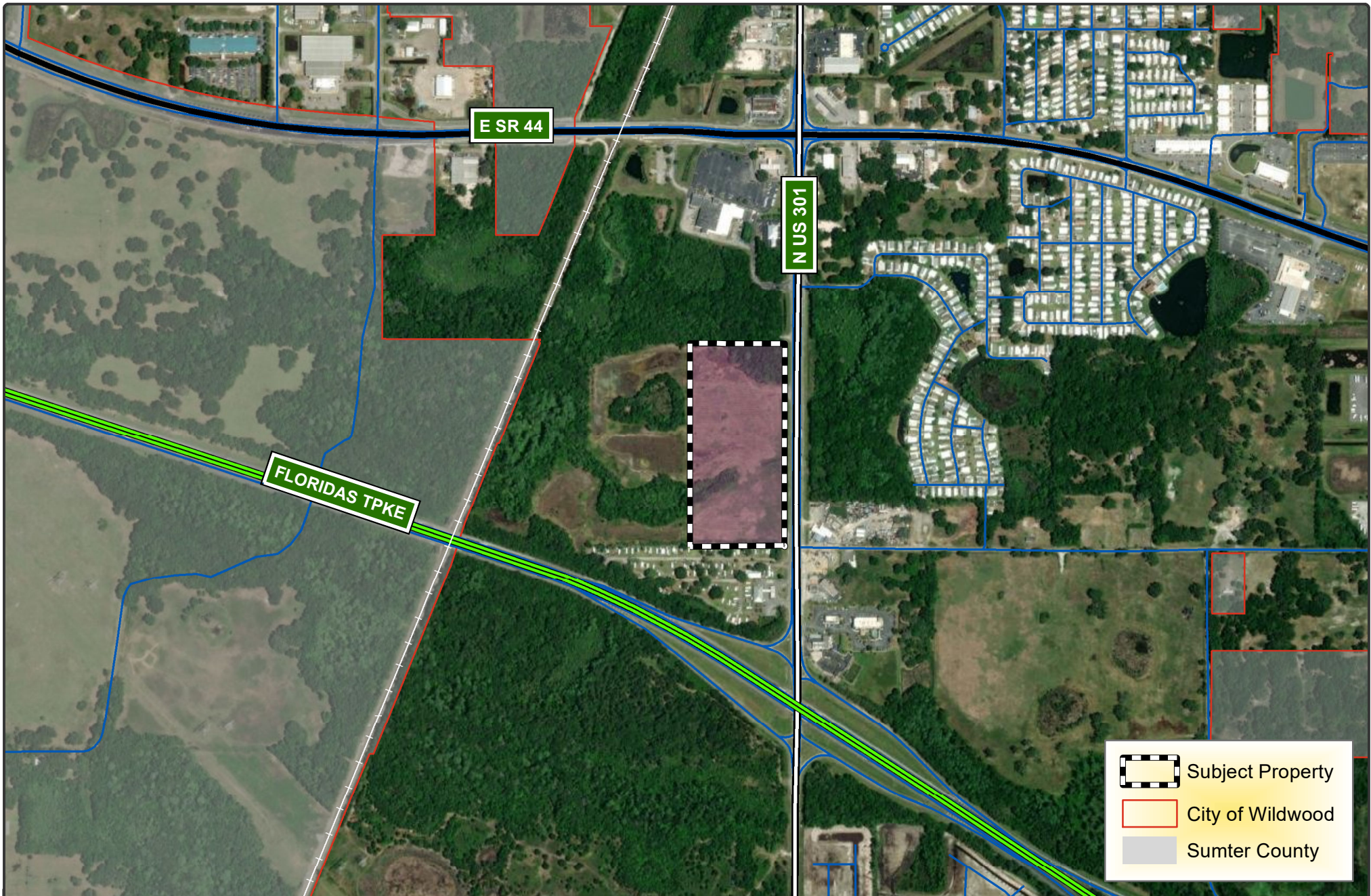
ATTEST: _____
Jessica Barnes, City Clerk

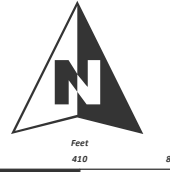
First Reading: _____

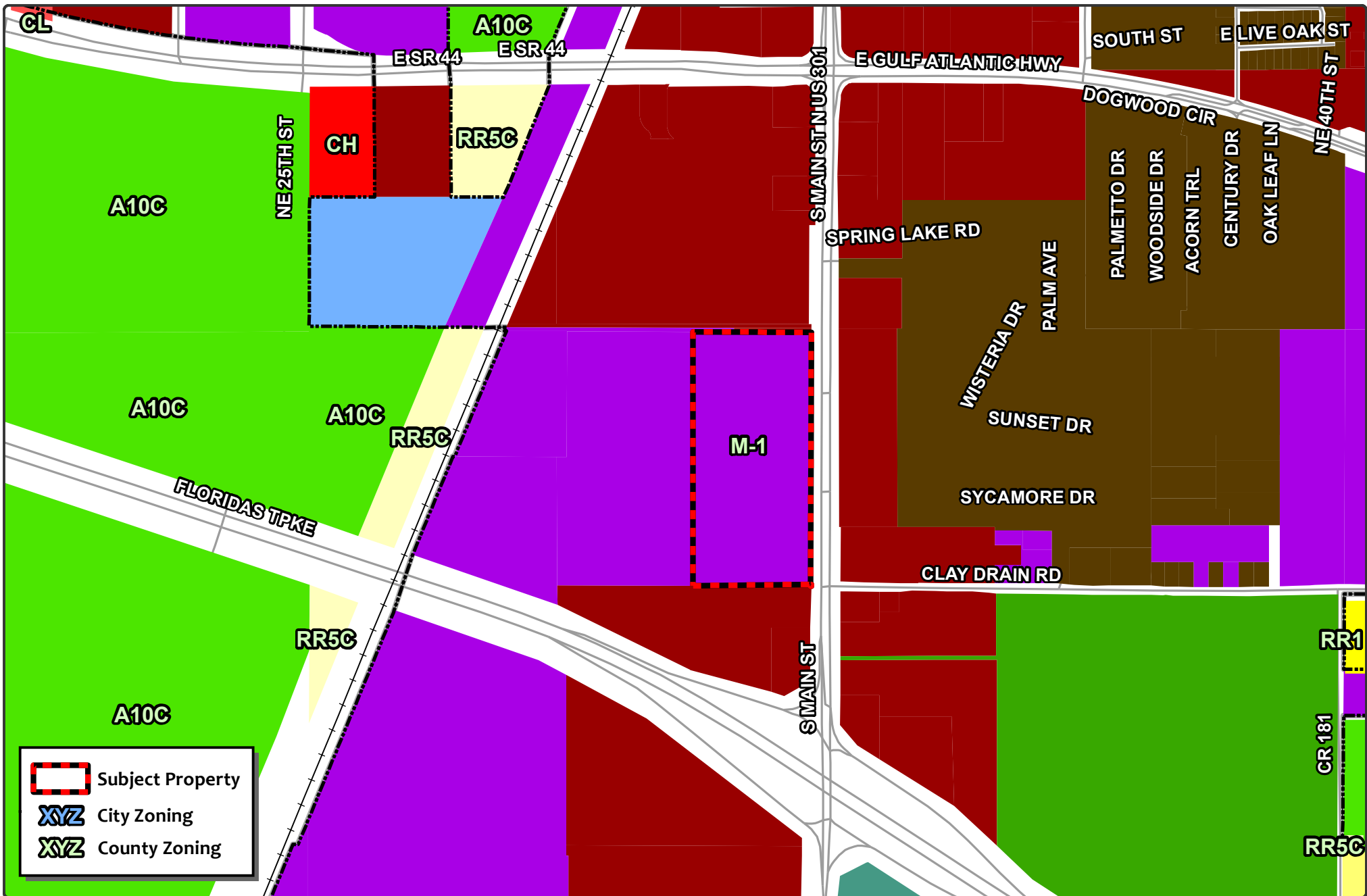
Second Reading: _____

Approved as to form:

City Attorney



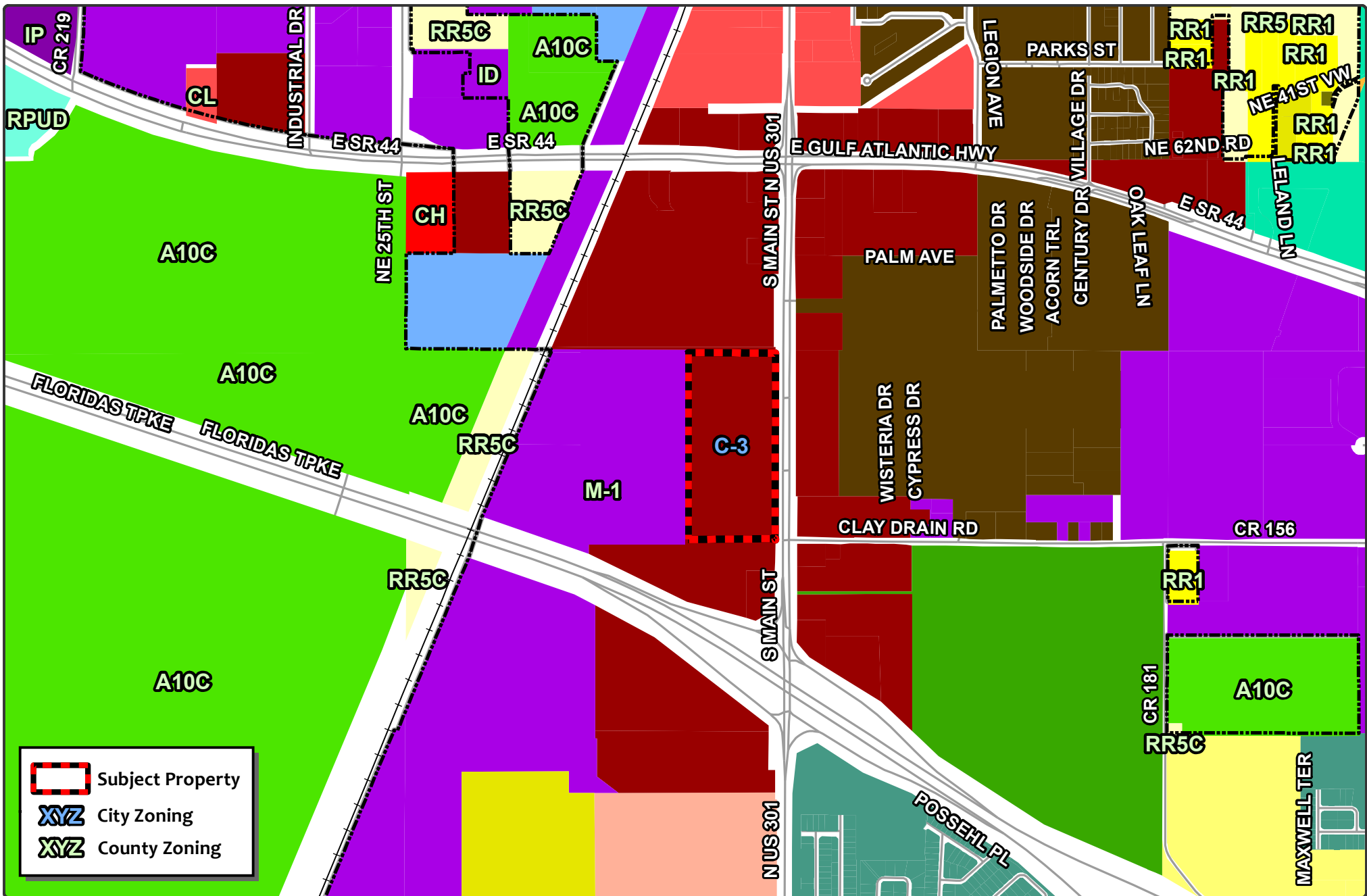
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 410 820	RZ 2304-004 NEW HORIZON PLAZA PARCEL G18-009	MAP 1B LOCATION MAP MAY 2023
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 Subject Property

 City Zoning

 County Zoning



PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2305-004 Wildwood Land Company

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2023-44 subject to the approval of O2023-43, 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 2305-004 Wildwood Land Company
Ordinance #	O2023-44
Applicant	Wildwood Land Company LLC
Owners	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 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 0.53 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2305-004 (O2023-44)

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 CMU 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 is not intended 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, if not already connected.

Streets:

Access to the site is proposed via Stanley Ave, which is owned and maintained by the city.

(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 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.

(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 R-3 (City)
WEST CMU & 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 that reads "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja
Planner II, Development Services Department

ORDINANCE NO. O2023-44

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) 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 R-3 (City) to CMU (City) containing 0.53 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

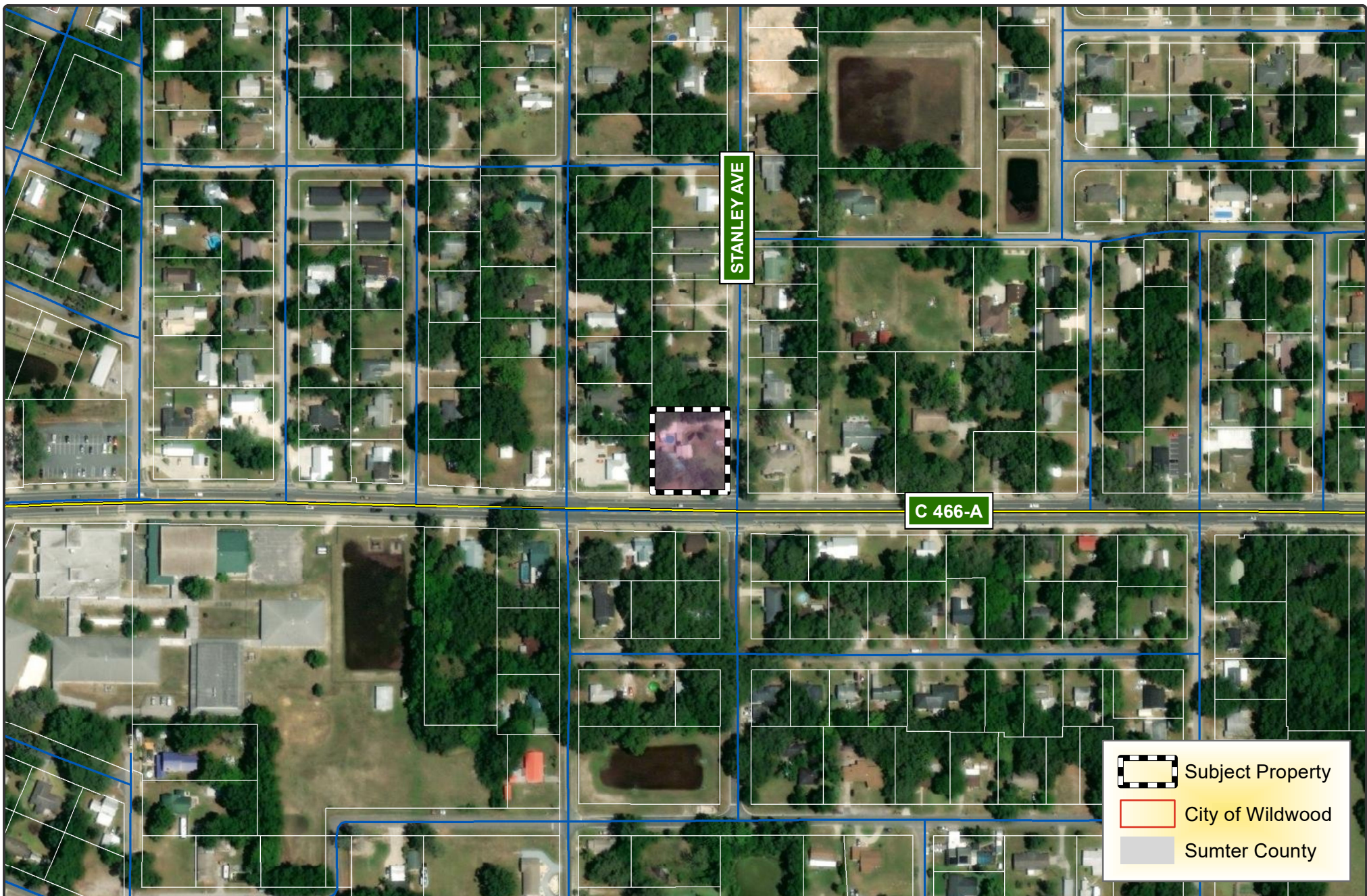
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

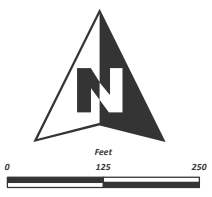
Second Reading: _____

Approved as to form:

City Attorney

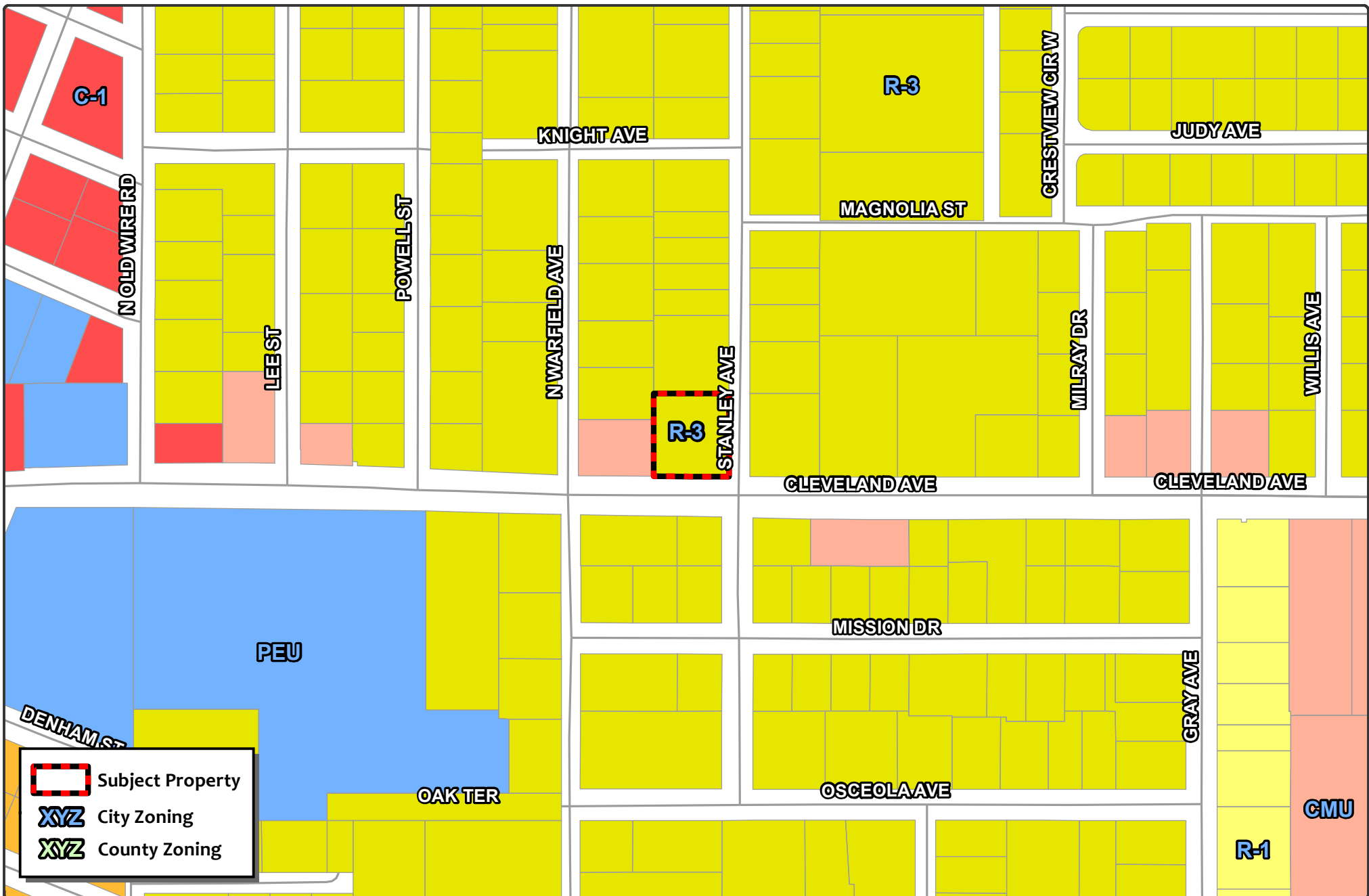


**CITY OF
WILDWOOD**
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

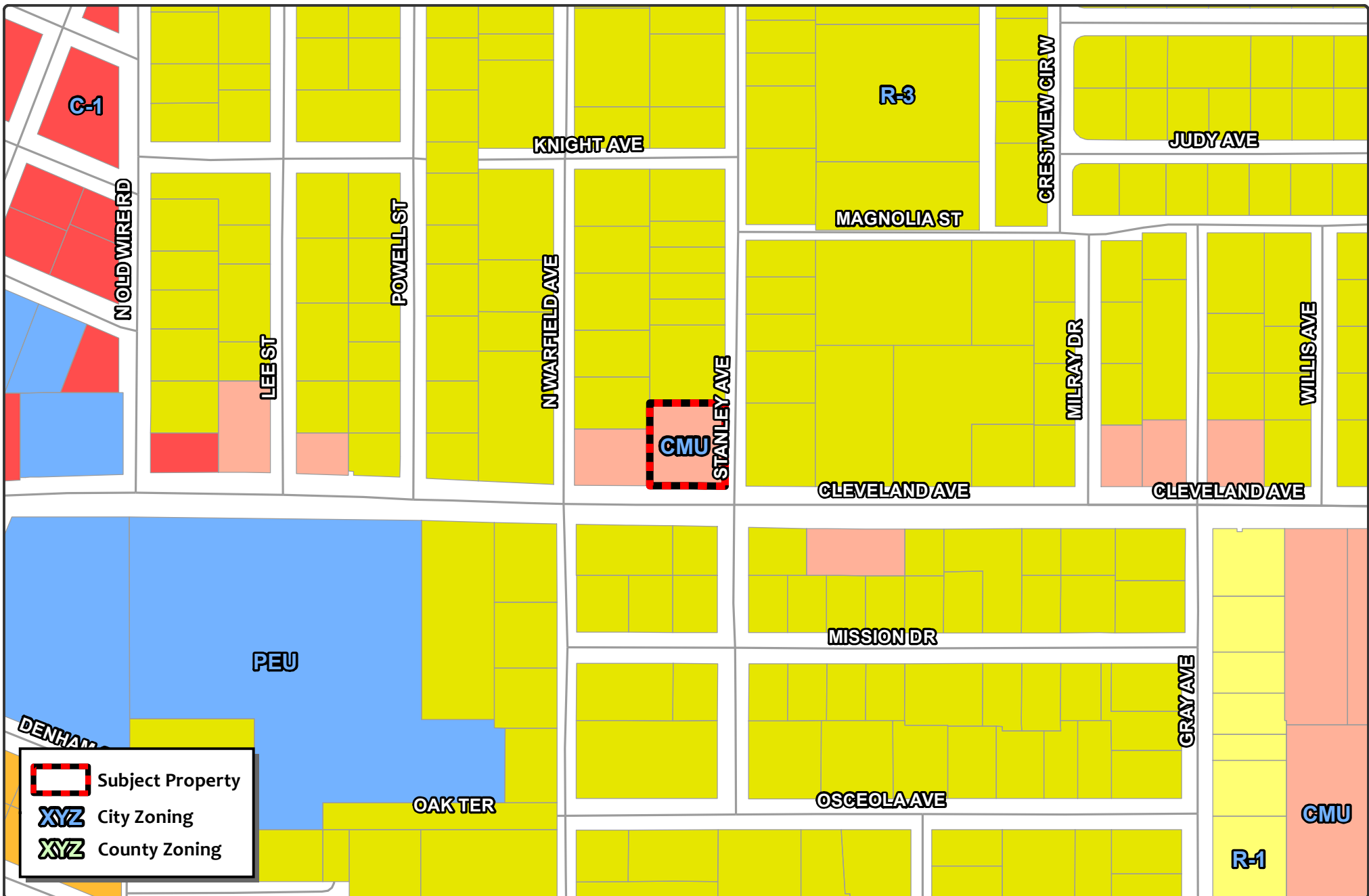


RZ 2305-004
WILDWOOD LAND COMPANY
PARCEL G05C090

MAP 1B
LOCATION
MAP
JULY
2023



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2305-004 WILDWOOD LAND COMPANY PARCEL G05C090	MAP 3A CURRENT ZONING 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	 Feet 0 125 250	RZ 2305-004 WILDWOOD LAND COMPANY PARCEL G05C090	MAP 3A PROPOSED ZONING JULY 2023