



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
February 6, 2024 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. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - 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 & Zoning Board as Local Planning Agency/Special Magistrate
-Regular Meeting October 03, 2023 at 2:00 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **CP 2306-001 Oxford Commons
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 D18-019, D18-020, D18-022, & D18-122

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) and Medium Density Residential (City) to Commercial (City) for the parcels listed above on 2.10 acres, MOL. This request is accompanied by rezoning request RZ 2306-001 (O2023-69). **Staff recommends approval.**

V. ADJOURNMENT

February 6, 2024 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 3, 2023 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Shaun Raja	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Police Lieutenant	Present

Special Magistrate Holt brought the meeting to order and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning and Zoning Board as Local Planning Agency/Special Magistrate
- Regular Meeting September 05, 2023, at 2:00 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the September 5, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2308-001 Sheila Bernstein

Special Magistrate Holt read aloud the title of CP 2308-001 Sheila Bernstein. The item was presented by Planner Shaun Raja. The applicant, Sheila Bernstein, 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 Agricultural (County) to Agricultural (City) for parcels D19-121, D19-027, D19-120, and D19-110 on 37.96 acres MOL. The owner/applicant was not present. No 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 2:04 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 2306-001 Oxford Commons

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2306-001 Oxford Commons
Ordinance Number	O2023-68
Owner(s)	KP Properties of Lake County
Applicant(s)	William (Bill) Ray
Property Location	The subject property is generally located south along E C 466 and approxiamtely 0.23 miles west of N US 301.
Parcel(s)	D18-019, D18-020, D18-022, & D18-122
Date	January 16, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) and Medium Density Residential (City) to Commercial (City) for the parcels listed above on 2.10 acres, MOL. This request is accompanied by rezoning request RZ 2306-001 (O2023-69).

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

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

The applicant has submitted adequate justification to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (Sumter County) and Medium Density Residential (City) to Commercial (City), as supported in the 2050 Comprehensive Plan Amendment Policy 1.1.1.c. The proposed land use amendment would allow for the construction of a professional office building, on 2.10 acres, MOL. Policy 1.1.1.c, Commercial,

is intended to accommodate a mix of commercial and office uses.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan, with the proposed land use change from Rural Residential (Sumter County) and Medium Density Residential (City) to Commercial (City). The subject property is located south along E C 466 with utilities available to the site on the north side of E C 466. 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."

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The existing land use designations adjacent south, west, and east of the subject property are Commercial (COM), 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.

(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 Ray and Associates Planning and Environmental in April of 2022 and was updated in June of 2023. Per the survey, no jurisdictional wetlands were identified or observed on the subject site. No potentially occupied gopher tortoise burrows were observed on the subject site, but it is noted that gopher tortoise habitats are common to this area as defined by the Florida Fish and Wildlife Conservation Commission (FWC). It is recommended that a 100% site survey locating occupied or abandoned gopher tortoise burrows should be completed within the 90 days of site development and in accordance with FWC Gopher Tortoise Guidelines. If the presence of potential occupied gopher tortoise burrows is identified, the applicant will follow FWC regulations.

(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: A Sumter County accepted transportation impact analysis was conducted by Traffic Planning and Design, Inc in August 2023 with revisions made in October 2023. The property has access off of E C 466 which is maintained by Sumter County. The proposed development is to generate 730 daily trips with 30 AM peak hour trips and 86 PM peak hour trips. The study showed that the E C 466/US 301 intersection and E C 466/CR 209 intersection will continue to operate at satisfactory levels of service at build out competition. There is also an existing bi-directional center turn lane that will serve the site, so a separate right turn lane was not warranted. This is in line with Policy 2.3.3 in the 2050 Comprehensive Plan in such that the City shall rely on the Level of Service (LOS) Standards to ensure that acceptable traffic conditions are maintained.

Potable Water & Sewer: City water and sewer are available to the subject property on the north side of E C 466 with an 8" force main and a 12" water main. The project is estimated to use 8 ERUs for potable water and 6.5 ERUs for sanitary sewer (subject to change during the review process). The applicant/owner will work with City utilities at the site plan stage to connect to City water and sewer to be in line with Policy 4.1.2 in the 2050 Comprehensive Plan. Policy 4.1.2 states that "the replacement, expansion, or increase in capacity of facilities shall be consistent with the adopted LOS standards."

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

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" and the last name "Bondi" clearly distinguishable.

Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2023-68

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:

D18-019, D18-020, D18-022, & D18-122
KP Properties of Lake County
2.10 +/-

LEGAL DESCRIPTION:

PARCEL 1 (O.R. 2727/703)

BEGINNING AT THE NORTHEAST CORNER OF SW 1/4 OF NE 1/4, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN WEST 90 FEET FOR POINT OF BEGINNING; THENCE RUN WEST 90 FEET; THENCE SOUTH 150 FEET; THENCE EAST 90 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (O.R. 1845/525)

BEGIN 180 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, RUN WEST 90 FEET; THENCE SOUTH 150 FEET; THENCE EAST 90 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 3 (O.R. 1845/525)

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE RUN WEST 90 FEET; THENCE SOUTH 150 FEET; THENCE EAST 90 FEET; THENCE NORTH 150 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (O.R. 2186/543)

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 23 EAST FOR A POINT OF REFERENCE. THENCE RUN S. 00°04'12" W. ALONG THE EAST LINE OF THE N. 1056.00 FEET OF THE SW 1/4 OF THE NE 1/4 OF SAID SECTION 18, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING. 1) THENCE RUN N.89°47'41"W. A DISTANCE OF 210 FEET; 2) THENCE RUN S.00°04'12" W. A DISTANCE OF 276 FEET; 3) THENCE RUN S. 89° 47'41" E. A DISTANCE OF 210 FEET TO THE SAID EAST LINE; 4) THENCE RUN N. 00°04'12" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 276.00 FEET TO THE POINT OF BEGINNING.

This property is to be reclassified from Rural Residential (Sumter) and Medium Density Residential (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 _____, 2024, 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: _____

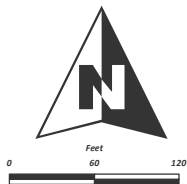
Approved as to form:

City Attorney



**CITY OF
WILDWOOD**

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



CP 2306-001

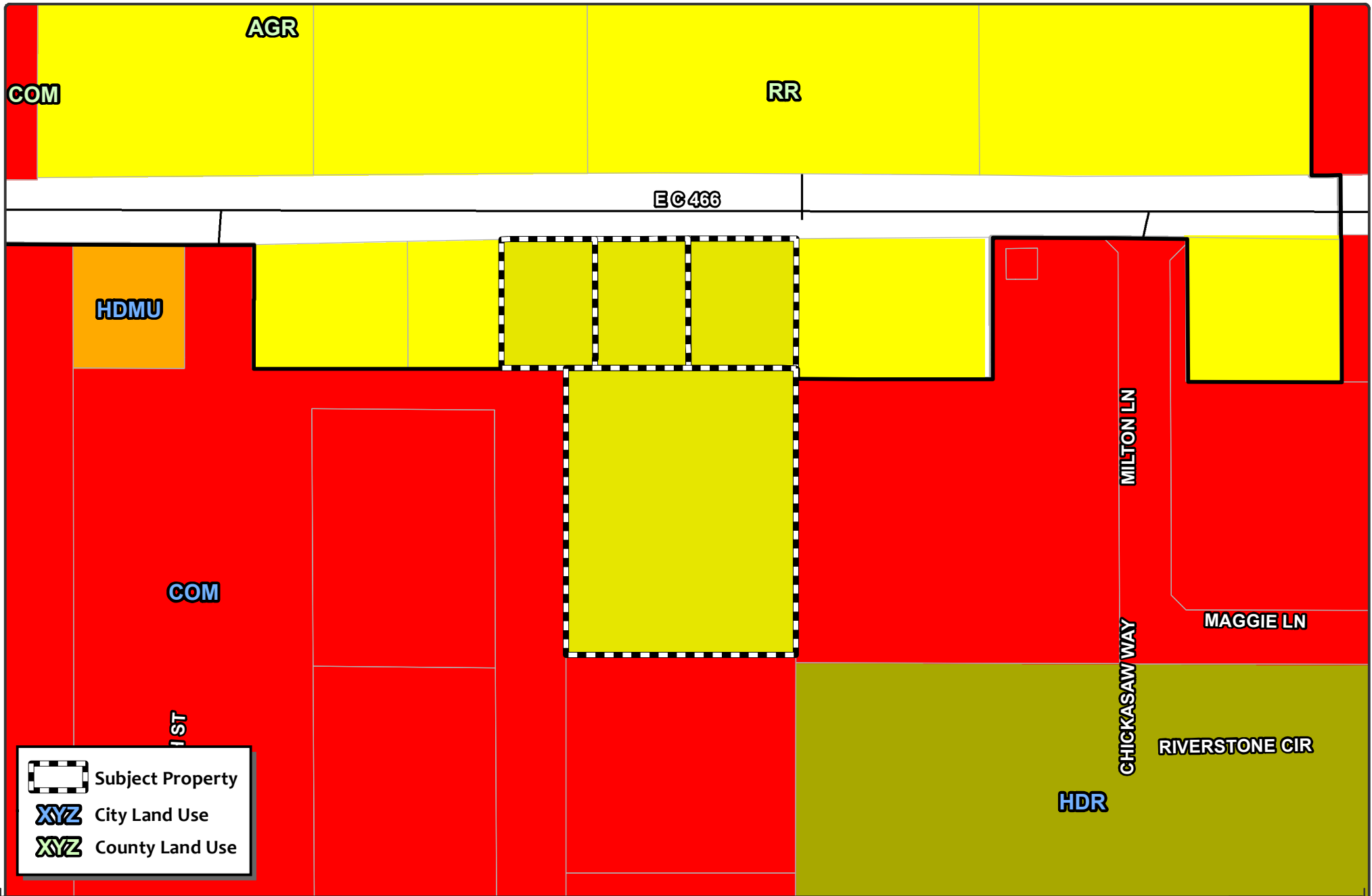
OXFORD COMMONS

PARCELS D18-019, D18-020, D18-022 & D18-122

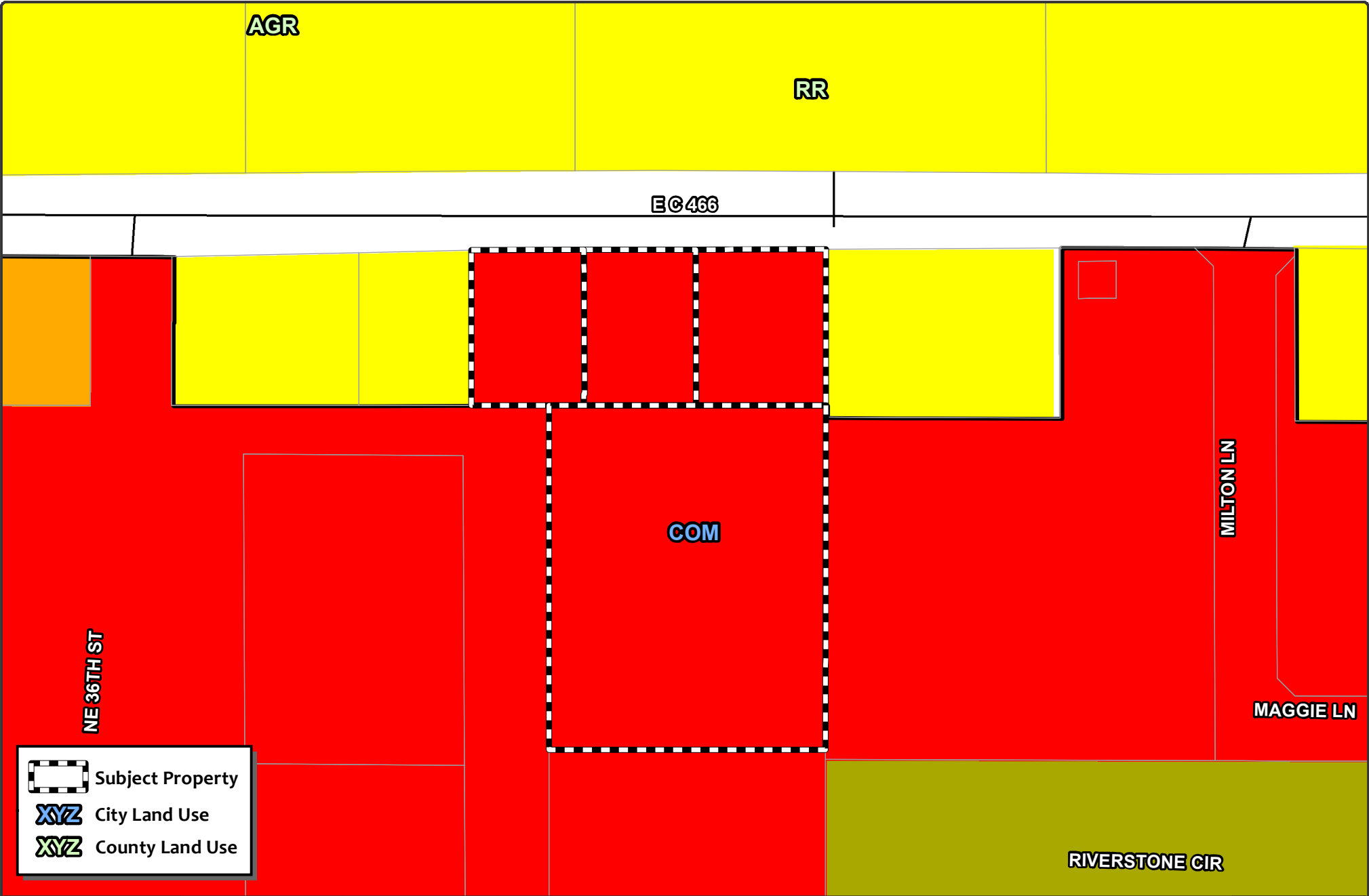
MAP 1B

**LOCATION
MAP**

**JANUARY
2024**



 Subject Property
 City Land Use
 County Land Use



Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2023-68

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.