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

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
March 5, 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 February 06, 2024, at 2:00 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **CP 2305-003 Lien Nails, LLC**

   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.

D32-173

The applicant is seeking a favorable recommendation from the City of Wildwood Local Planning Agency/Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map Designation from Low Medium Density Residential (City) to Public Facilities (PF) for the parcel listed above on 9.92 acres MOL. This request is accompanied by rezoning request RZ 2305-003. **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-5 to be forwarded to the City Commission for further action.**

2. **CP 2402-001 Evolve at Wildwood**

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.

D17-065

The applicant seeks approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001. **Staff recommends approval and a favorable recommendation of Ordinance Number O2024-7 to be forwarded to the City Commission for further action.**

V. ADJOURNMENT

March 5, 2024 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
February 6, 2024 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Amanda Bondi	Planner	Present
Jessica Barnes	City Clerk	Present
Michael Cosseboom	Police Officer	Present
James McMann	Police Officer	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 & Zoning Board as Local Planning Agency/Special Magistrate
   -Regular Meeting October 03, 2023 at 2:00 PM.

   Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 3, 2023, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2306-001 Oxford Commons

   Special Magistrate Holt read aloud the title of CP 2306-001 Oxford Commons. The item was presented by Planner Amanda Bondi. The applicant, William Ray, sought 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 parcels D18-019, D18-020, D18-022, and D18-122 on 2.10 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 2:03 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 2305-003 Lien Nails, LLC**

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2024-5 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 #	CP 2305-003 Lien Nails LLC
Ordinance #	O2024-5
Applicant	Ryan Solscite with LPG Urban & Regional Planner, LLC
Owners	Lien Nails, LLC
Property Location	North of C 462, West of CR 121, and South of CR 128
Parcel Number	D32-173
Date	02/27/2024

The applicant is seeking a favorable recommendation from the City of Wildwood Local Planning Agency/Planning and Zoning Board for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Low Density Residential (City) to Public Facilities (City) for the parcel listed above on 9.92 acres MOL. This request is accompanied by rezoning request RZ 2305-003.

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

(1) Justification of the proposed amendment has been adequately presented;
The subject property is currently vacant and has an existing future land used designation of Low Density Residential (LDR). The applicant intends to develop the site as an Assisted Living Facility. Under LDR future land use, the property could be developed at a maximum scenario of four (4) dwelling units per acre. The amendment would result in a decrease of 40

residential units and an increase of up to 259,269 square feet for public facility land use. However, the applicant is proposing to construct a 200-bed Assisted Living Facility at this time.

(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. The Public Facilities (PF) Future Land Use designation will permit development of an ALF not to exceed 259,269 square feet (based on 0.6 Floor Area Ratio (FAR) as per the 2050 Comprehensive Plan FLU Policy 1.1.1, thus placing the project within acceptable development standards. Many surrounding properties along CR 462 are developed under the Public Facilities future land use. Policy 1.2.8 states that the city shall encourage all new development and redevelopment projects to abide by principles of sustainable land development patterns. This development contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services and utilities, as well as advances the creation of diverse projects that serve different segments of the community.

(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 request proposes infill development, close to similar land uses along the E C 462 Corridor. Water and sewer are available approximately 650 linear feet west of the parcel, on the south side of E C 462. The proposed small-scale comprehensive plan amendment is compatible with adjacent land uses and is consistent with the comprehensive plan. The amendment will not cause a deficiency in the adopted level of services established for public facilities as outlined below. However, some transportation improvements will be required.

(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. on April 7, 2023. The subject site contains no floodplains or wetlands. The topography of the site ranges from a high of 68 feet to a low of 50 feet. All the onsite soil consists of Candler sand (excessively drained, very rapid to rapidly permeable soils) and Millhopper sand (moderately well drained, moderately permeable soils). Results of the analysis indicate that no protected species, wetlands or 100 year flood areas are located on the subject site.

(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.

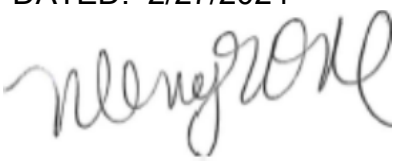
Transportation: Access to the property is proposed from the south side via E C 462, with another access off of CR 121. The traffic impact statement provided shows a total of 124 p.m. hour trips and 1,086 daily trips, a net increase of 82 pm peak hour trips and 652 daily trips from the new development. The developer will coordinate with Sumter County Public Works on creating a 145-foot westbound right turn lane to be constructed on CR 121 at E C 462 as a condition to site plan approval.

Potable Water & Sewer: The subject properties are in an infill demand service area according to the 2019 Utility Master Plan. City water and sewer are available to the subject property. The applicant/owner will coordinate with the City for connection to City utilities.

Schools: No impact to Sumter County Schools will be generated by this development.

Staff **recommends approval and a favorable recommendation of Ordinance Number O2024-5** be forwarded to the City Commission for further action.

DATED: 2/27/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-5

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 D32-173
Lien Nails, LLC
9.92 +/-

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON ROD AND CAP MARKED "LB 6514" AT THE INTERSECTION OF THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 WITH THE SOUTH LINE OF THE NORTH 191.07 FEET OF SAID EAST 1/2 OF NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE AFORESAID SOUTH LINE OF THE NORTH 191.07 FEET RUN N89°50'14"E A DISTANCE OF 82.70 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE PARALLEL WITH SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 RUN S00°13'05"W A DISTANCE OF 211.60 FEET TO AN IRON ROD AND CAP MARKED "LB 4709"; THENCE S89°48'57"E A DISTANCE OF 325.60 FEET AN IRON ROD AND CAP MARKED "LB 4709"; SAID POINT BEING ON THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3542, PAGE 677, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE RUN S00°10'25"W A DISTANCE OF 174.45 FEET TO AN IRON ROD AND CAP MARKED "PSM 3522" AT THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE ALONG THE SOUTH LINE OF SAID PROPERTY RUN S87°05'31"E A DISTANCE OF 252.76 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32; THENCE ALONG SAID EAST LINE RUN S00°11'22"W A DISTANCE OF 92.59 FEET

TO THE NORTH LINE OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID NORTH LINE RUN N89°41'48"W A DISTANCE OF 210.76 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE EAST 70 YARDS OF THE SOUTH 210 YARDS OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 32; THENCE ALONG THE WEST LINE OF SAID EAST 70 YARDS RUN S00°07'36"W A DISTANCE OF 629.98 FEET TO A 3-INCH SQUARE CONCRETE MONUMENT AT THE SOUTH LINE OF AFORESAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN N89°40'41"W A DISTANCE OF 315.43 FEET TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 462; SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 749.78 FEET WITH A CHORD BEARING AND DISTANCE OF N79°51'30"W, 137.84 FEET TO WHICH A RADIAL LINE BEARS N15°24'57"E; THENCE WESTERLY 138.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°32'53" TO AN IRON ROD AND CAP MARKED "LB 6514" ON THE WEST LINE OF SAID EAST 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE ALONG A NON-TANGENT LINE AND ALONG AFORESAID WEST LINE RUN N00°13'05"E A DISTANCE OF 1095.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR COUNTY ROAD 121 ALONG THE EAST SIDE THEREOF.

CONTAINING 10 ACRES, MORE OR LESS.

This property is to be reclassified from Low Density Residential (City) to Public Facilities (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

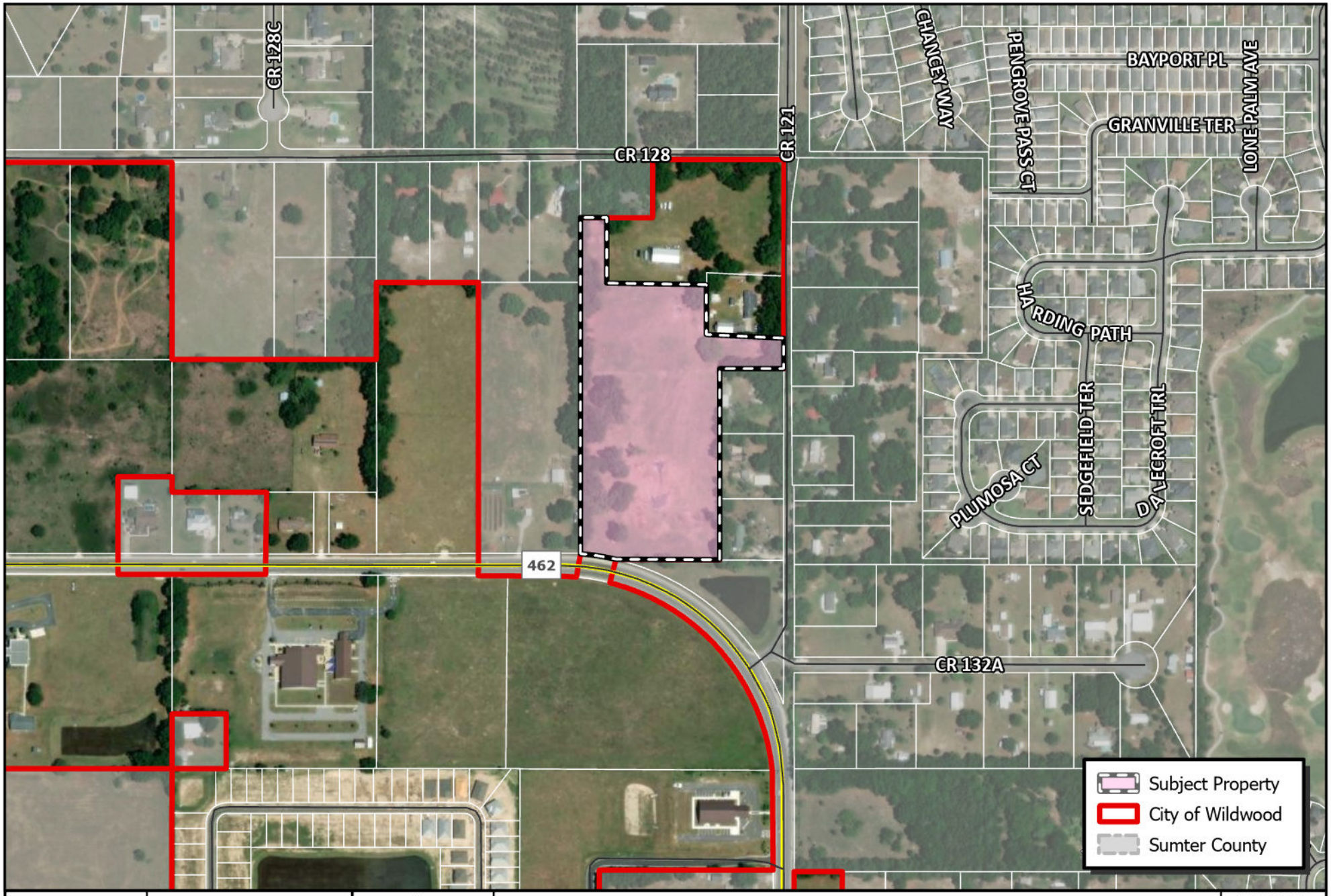
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 90 180 360

CP 2305-003

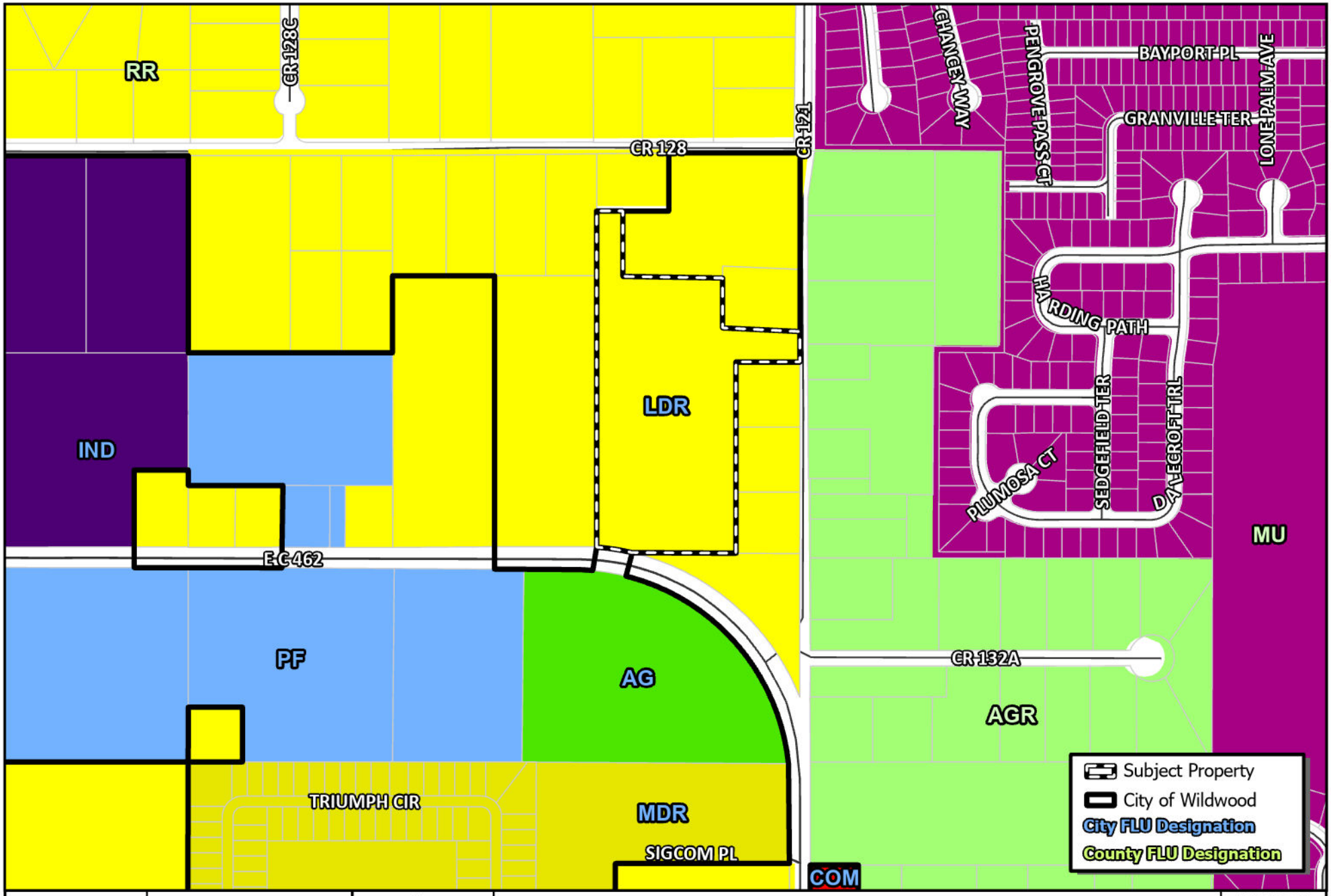
LIEN NAILS LLC

PARCEL D32-173

MAP 1B

LOCATION MAP

FEB 2024



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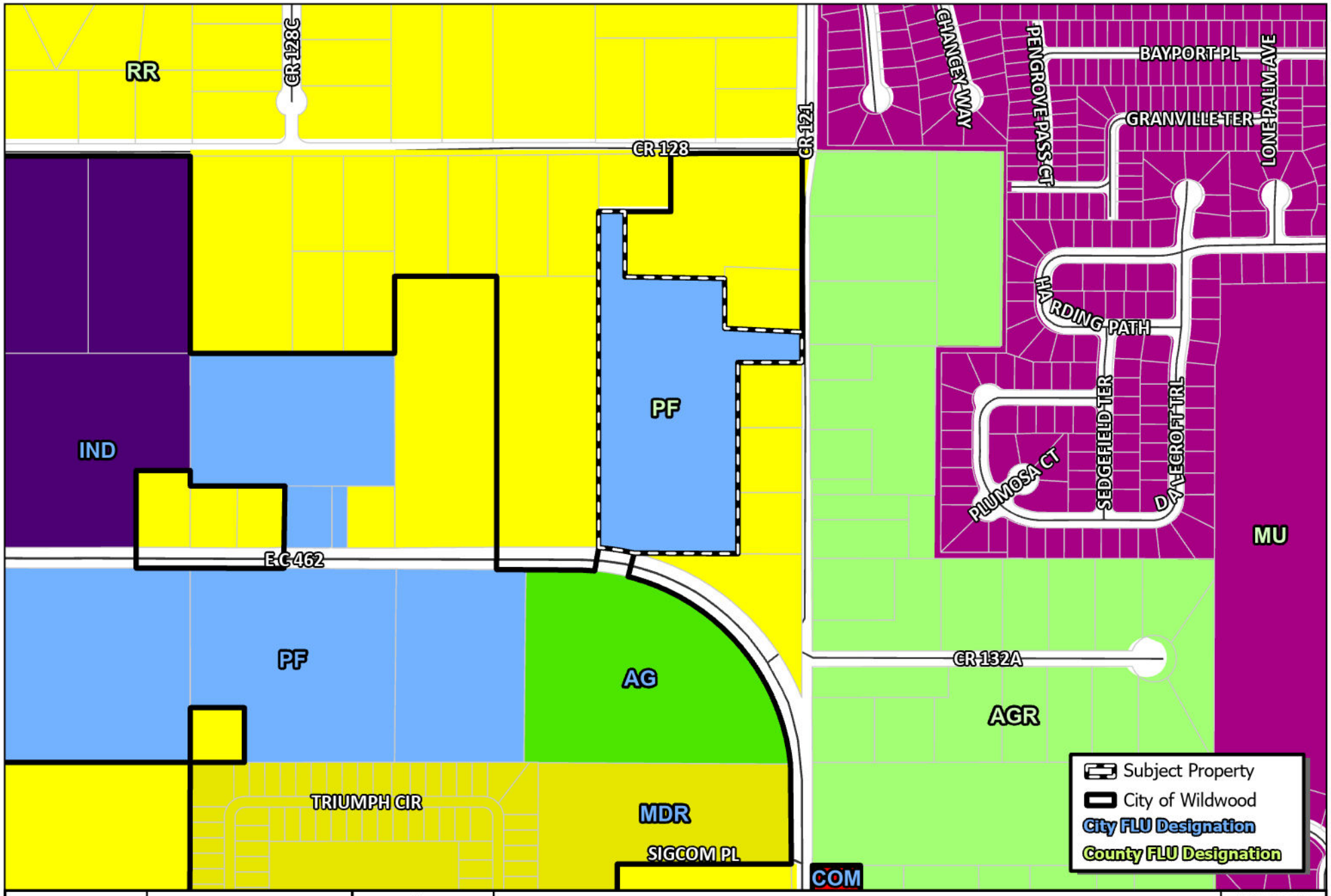
CP 2305-003

LIEN NAILS LLC

PARCEL D32-173

MAP 2A
EXISTING LAND USE
FEB 2024



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CP 2305-003

LIEN NAILS LLC

PARCEL D32-173

MAP 2B

PROPOSED LAND USE

FEB 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-5

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.

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

EXECUTIVE SUMMARY

SUBJECT: **CP 2402-001 Evolve at Wildwood**

REQUESTED ACTION: Staff recommends approval and a favorable recommendation of Ordinance Number O2024-7 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 #	CP 2402-001 Evolve at Wildwood
Ordinance #	O2024-7
Applicant	Evolve Companies, LLC
Owner	Evolve Wildwood Amenity, LLC
Property Location	Located at 4117 CR 108, Wildwood, FL 34785, approximately 0.11 miles east of the intersection of N US Hwy 301 and CR 108.
Parcel Number	D17-065
Date	02/27/2024

The applicant seeks approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to High Density Residential (City) for the parcel listed above on 0.553 acres MOL. This request is accompanied by rezoning request RZ 2402-001.

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

(1) Justification of the proposed amendment has been adequately presented;
The applicant intends to develop a multi-family residential development on the subject property consisting of 248 dwelling unit which was approved under the project name of SP 2303-005 Evolve at Wildwood on October 9, 2023, by the City Commission. Justification has

been presented to the city to support the proposed development, highlighting the demand for higher density residential development as a transition between commercial and low-density residential uses. This additional parcel was originally intended to be part of the multi-family development; however, it wasn't until recently that the new owner was able to secure the property to enhance parking and amenities. There is no increase in the number of proposed dwelling units with this application at this time.

(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. High Density Residential (MDR) Future Land Use designation allows for a maximum of 250 dwelling units on the subject property and the applicant is only proposing 248 units. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 15 units per acre for the proposed FLU designation, placing the project within acceptable development standards. As such the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy inefficient land use pattern;
The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along N US 301 and CR 108, with an additional access point from NE 42nd Blvd. which has an existing mix of High Density Residential (HDR), Low Density residential (LDR) Commercial (COM) designations. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development and maximizing use of existing and future public facilities and services.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;
Under the original CP 2206-005 applicaton, it was stated that the proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Ecological Consulting Solutions, Inc in March of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property, nor did a USFWS database search revealed no documented evidence of such species within the vicinity. No gopher tortoise burrows were observed according to the inspecting team. However, it was stated that thirty (30) days prior to construction and clearing, the USFWS must be notified regarding a protection/education plan concerning eastern indigo snakes.

(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, which is maintained by the State of Florida, and CR 108 (Perry Street), which is a minor local road maintained by the county. US 301 is currently a four-lane divided principle arterial roadway that operates at a LOS C. The proposed Future Land Use change to HDR and proposed development is estimated to add 1,768 daily trips, 105 A.M. & 134 P.M. peak hour trips to the intersection of US 301 and CR 108. A full traffic impact analysis has been conducted for maximum density

and was approved by Sumter County. The intersection of US 301/CR 472 is projected to operate at LOS F, however Sumter County plans to improve the existing intersection within two years which is expected to alleviate these concerns. The increase in acreage proposes zero net dwelling units.

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 has worked with City utilities at the site plan stage and has provided utility easements.

Schools: Under the original CP 2206-005 application, the residential development is proposed to add 74 students to Wildwood Schools. The school district advises that capacity is available. There is no increase in the number of proposed dwelling units with this application at this time.

Staff **recommends approval and a favorable recommendation of Ordinance Number O2024-7** be forwarded to the City Commission for further action.

DATED: 2/27/2024

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-7

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 D17-065
Evolve Wildwood Amenity, LLC
0.553 +/-

LEGAL DESCRIPTION:

THAT PORTION OF LANDS FROM OFFICIAL RECORDS BOOK 80, PAGE 639, BEING A PART OF LOTS 3 AND 4, PERRY PLAT, OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IN THE SOUTH 1/2 OF THE NORTHWEST 1/4, OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE 415 FEET EAST AND 50 FEET NORTH OF THE QUARTER CORNER ON THE WEST LINE OF SECTION 17, THENCE RUN NORTH 261 FEET, THENCE RUN EAST 165 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 185.2 FEET, THENCE RUN SOUTH 89 DEGREES 23'51" EAST 135 FEET, THENCE RUN SOUTH 185.2 FEET, THENCE RUN NORTH 89 DEGREES 23'51" WEST 135 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT-OF-WAY FOR PERRY STREET AS SHOWN ON PERRY PLAT OF OXFORD.

This property is to be reclassified from Commercial (Sumter County) to R-5 (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

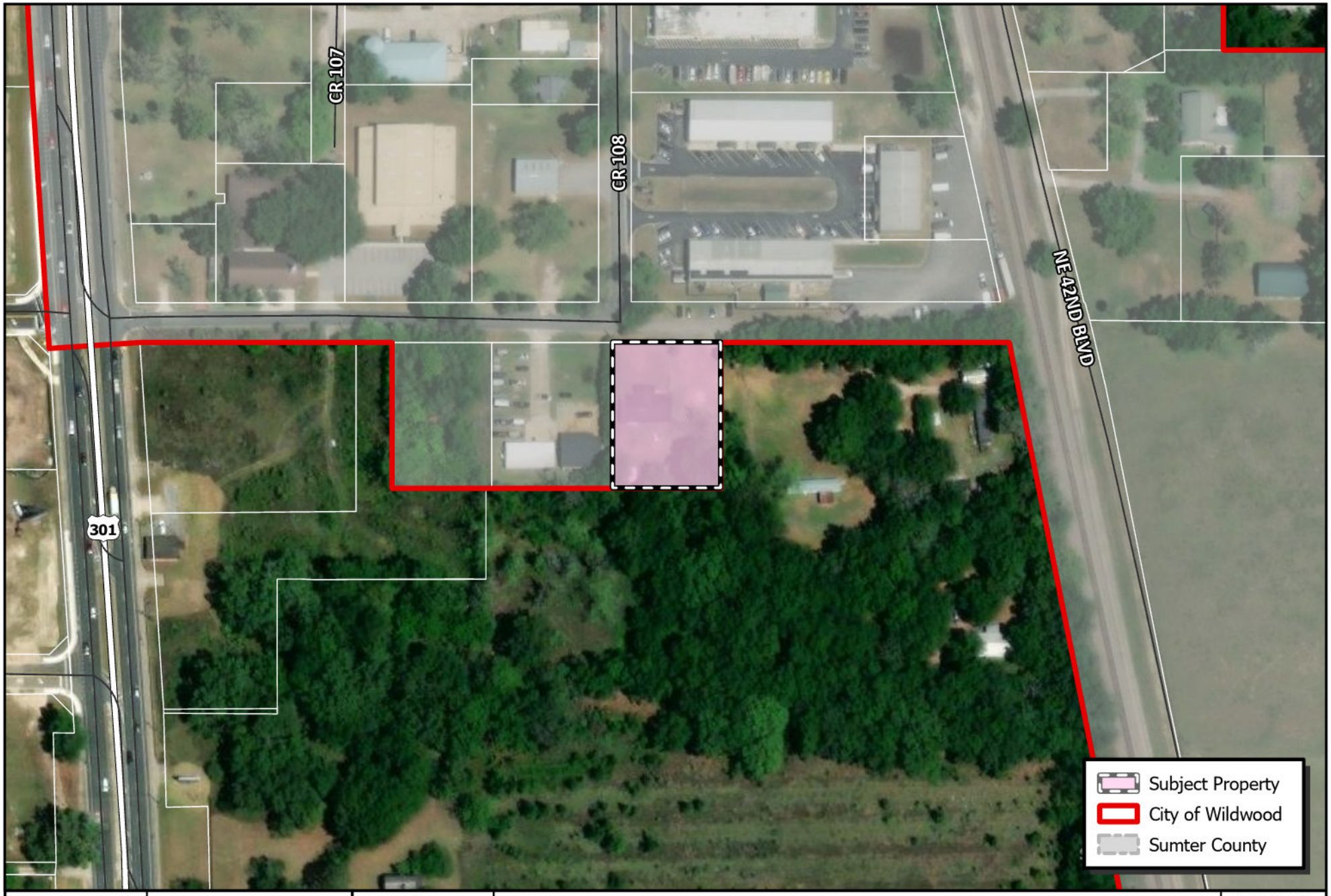
First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney

EXHIBIT A



WILDWOOD FLORIDA

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100 North Main Street
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N
US Feet
0 35 70 140

CP 2402-001

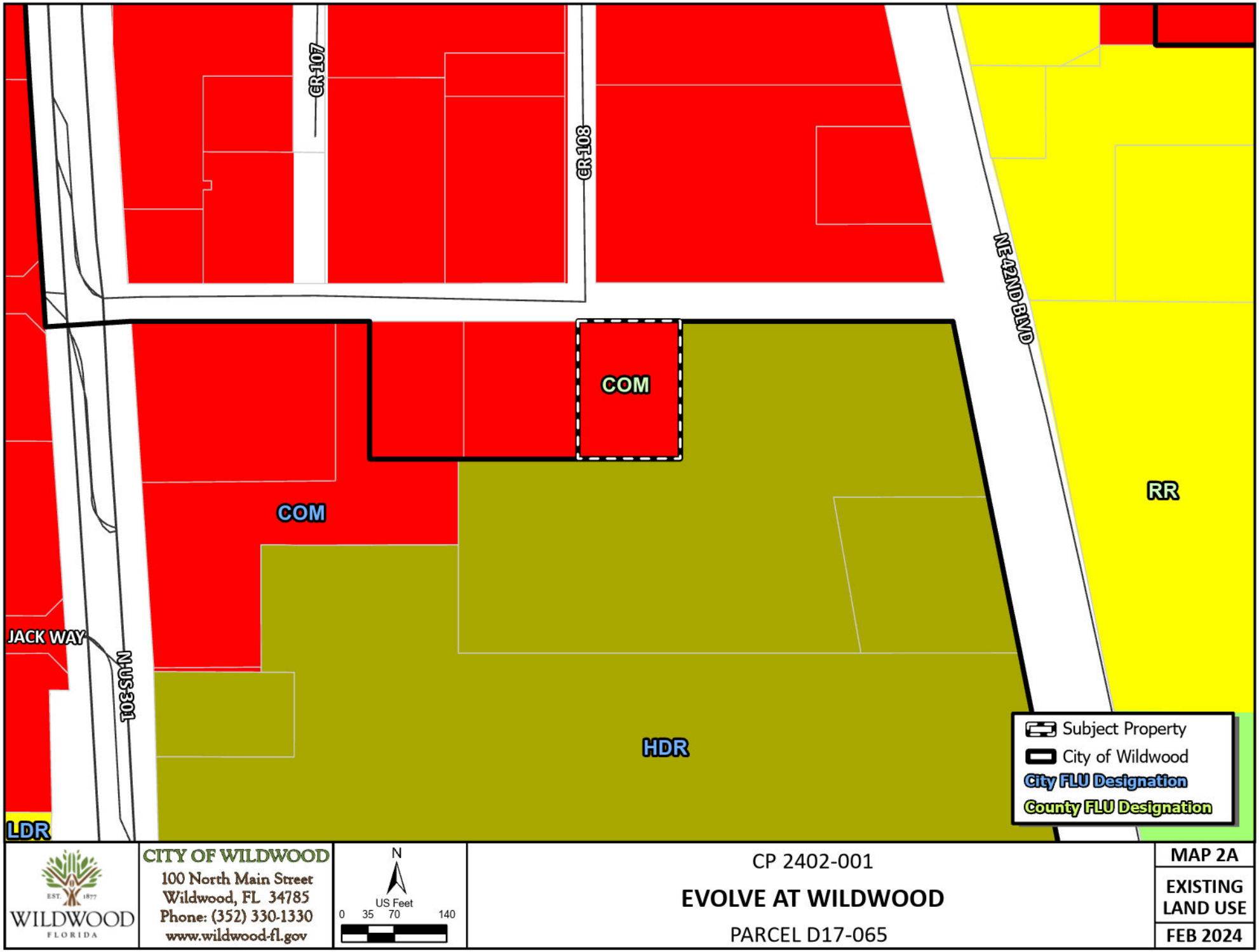
EVOLVE AT WILDWOOD

PARCEL D17-065

MAP 1B

LOCATION MAP

FEB 2024



WILDWOOD FLORIDA EST. 1877

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

N
US Feet
0 35 70 140

CP 2402-001

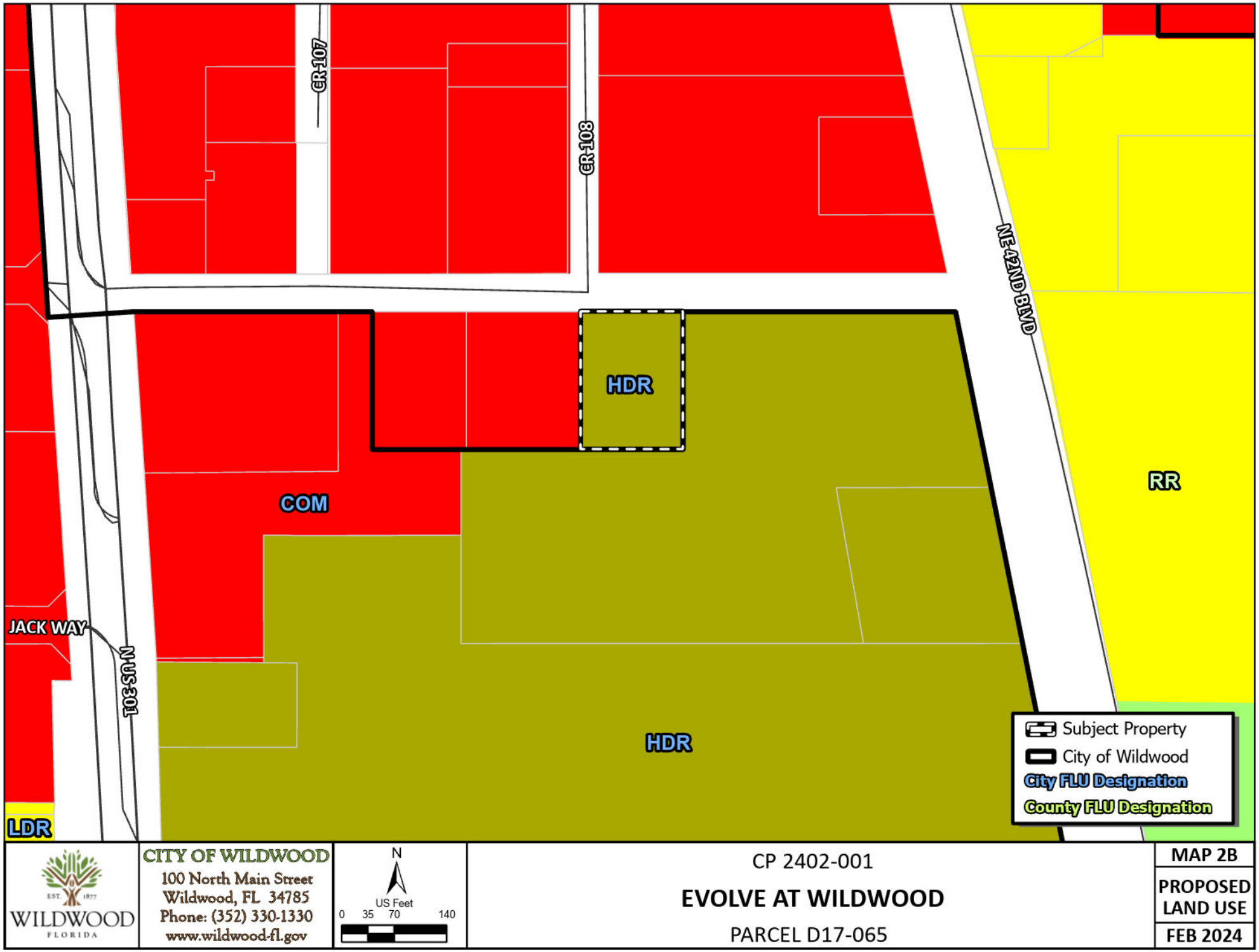
EVOLVE AT WILDWOOD

PARCEL D17-065

MAP 2A

EXISTING LAND USE

FEB 2024



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EVOLVE AT WILDWOOD

PARCEL D17-065

MAP 2B

PROPOSED LAND USE

FEB 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-7

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.