



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda

Regular Meeting

May 7, 2024 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. 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: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning& Zoning Regular Meeting April 02, 2024, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 2307-002 Densan Park Phase 4**

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.

D09-028

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a zoning map amendment to change the zoning district from A10C (Sumter County) to R-2 (City) for the parcel listed above on 19.68 acres MOL. This request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment request CP 2307-002 (O2024-27). **Ordinance Number O2024-28 (attached) subject to approval of O2024-27, which establishes a Future Land Use appropriate to the proposed zoning.**

2. RZ 2403-002 Pest Bear Office

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.

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 (County) to C-3 (City) for parcel G15D009 on 1.86 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2403-002 (O2024-20).

3. RZ 2403-003 Freeman-Allen Home Site

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.

F01-116

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 RR5C (Sumter County) to RMU (City) for the parcel listed above on 1.00 MOL. The request is accompanied by Small Scale Future Land Use Comprehensive Plan Amendment CP 2403-003 (O2024-29). **Ordinance O2024-30 to be considered by the Special Magistrate for further action.**

4. RZ 2403-004 Empey Home Site

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.**

**G16ED001 Ordinance O2024-32 to be considered by the Special Magistrate
for further action.**

5. RZ 2404-001 301 Lots

**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.**

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 CMU (City) and R4C (County) to C-3 (City) for parcels D30-020 and D30-026 on 0.66 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2404-001 (O2024-30).

6. SP 2301-007 Bigham Plaza

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a commercial/retail plaza consisting of a one-story 11,960-square-foot commercial building, with 48 parking spaces including two (2) Florida ADA Accessible parking spaces, landscaping buffers, Dumpsters, Loading Areas, and associated infrastructure improvements on 2.48 acres MOL, as per the attached plans. **The Project Review Committee recommends approval.**

**7. SP 2307-007 WW Cave Vehicular Multi-story Garage
D08E002**

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Multi-Story Vehicular Storage Garage Project consisting of three buildings featuring a total of 84,917 square feet of space (9,012 sq. ft. for Building 1, 52,264 sq. ft. for Bldg. 2, and 23,641 sq. ft. for Bldg. 3 respectively), with 48 units and associated garage parking space, a 704-square-foot Wash Bay, landscaping buffers, retentions pond area, Lift Station, Irrigation Well, and associated infrastructure improvements on 4.15 acres MOL, on a C-3 zoned parcel, as per the attached plans. **The Project Review Committee recommends approval.**

**8. SP 2310-012 Betancur Orthodontics
Parcel D17-036**

The applicant is seeking a favorable recommendation from the Planning and

Zoning Board/Special Magistrate for the construction of a 3,193 square-foot orthodontist office with associated infrastructure on 0.5156 acres, MOL. This site plan is accompanied by a technical waiver in regard to the Design District Standards Chapter 1 Section G(1) to allow the stormwater retention area to be within the landscape buffer due to constraints on the site. The technical waiver was approved at the regularly scheduled Project Review Committee (PRC) meeting on April 9, 2024. **The Project Review Committee recommends approval.**

V. ADJOURNMENT

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

May 7, 2024 2:15 PM

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Planning& Zoning Regular Meeting April 02, 2024, at 2:15 PM.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
April 2, 2024 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:23 p.m. 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 Regular Meeting March 05, 2024, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the March 5, 2024, meeting.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. RZ 2312-002 Wildwood III

Special Magistrate Holt read aloud the title of RZ 2312-002 Wildwood III. The item was presented by Planner Bondi. The applicant, M&S Dev, LLC, sought 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 NMU-7 (City) to R-3 (City) with a proposed planned development overlay PD 2312-001 for parcels G06-007, G06-012, G06-012A, and G06-204, on 55.73 acres MOL. Kevin Reali and Annie Barnes, with Stearns Weaver Miller, were present on the behalf of the applicant. Reali and Barnes gave a presentation regarding the project request and its compatibility and consistency with the surrounding area. No further comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

2. RZ 2312-001 Boulder Square

Special Magistrate Holt read aloud the title of RZ 2312-001 Boulder Square. The item was presented by Planner Bondi. The applicant, PFD Twisted Sisters, LLC, sought 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 (County), R2C (County), C-2 (City), and C-2A (City) to R-1 (City) for parcels F01A008, F01-101, G06-185, G06-186, and G06-187, on 83.97 acres MOL. Special Magistrate Holt stated there was an ex-parte communication received from Edward and Edna Adams, as well as on behalf of David and Christina Adams, that was not in support of the project. Dwight Saathoff with Project Finance & Development, LLC was present on behalf of the applicant. No further comments were offered or received.

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

3. RZ 2402-002 Matteo Oaks

Special Magistrate Holt read aloud the title of RZ 2402-002 Matteo Oaks. The item was presented by Assistant Development Services Director Then. The applicant, Woodrow L. Clymer with Clymer Farner Barley, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from A10C (Sumter County) to R-1 (City) for parcel C36-102 on 4.57 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

4. RZ 2402-004 Perez Home Site

Special Magistrate Holt read aloud the title of RZ 2402-004 Perez Home Site. The item was presented by Assistant Development Services Director Then. The applicant, Richard Ortengren, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to Rural Residential (City) for parcel D19-047 on 4.57 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

5. SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2

Special Magistrate Holt read aloud the title of SP 2302-010 South Wildwood Industrial Park, Lot 5A Bldg 2. The item was presented by Planner Bondi. The applicant, Harry Harmer, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 5,592 square foot warehouse with 360 square feet used as office space and associated infrastructure within the South Wildwood Industrial Park Subdivision on Lot 5A, located on parcel G30E005A, consisting of 1.85 acres MOL. David Springstead of Springstead Engineering was present on behalf of the applicant. No comments were offered or received.

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

6. SP 2305-013 SmarterSpace Storage at Twisted Oaks

Special Magistrate Holt read aloud the title of SP 2305-013 SmarterSpace Storage at Twisted Oaks. The item was presented by Assistant Development Services Director Then. The applicant, Erik Henson with SmarterSpace Storage, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Self Storage Facility consisting of a two-story 114,700-square-foot commercial building (featuring 57,350 square feet on each floor), with 14 parking spaces including one (1) Florida ADA Accessible parking space, landscaping buffers, and associated infrastructure improvements on a portion of parcel D31-007, the southern half of Tract C-2 within the Twisted Oaks Phase 1 & 2 Final Plat, consisting of 2.27 acres MOL. Tim Boehlein of JBPro was present on behalf of the applicant. No comments were offered or received.

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

7. SP 2307-009 Wawa Wildwood - Turkey Run

Special Magistrate Holt read aloud the title of SP 2307-009 Wawa Wildwood - Turkey Run. The item was presented by Planner Bondi. The applicant, Gregg Zuckerman of Rock Properties, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 6,119 square foot convenience, a 7,150 square foot gas canopy with 8 gas pumps (16 dispensers) and associated infrastructure within the Turkey Run Subdivision on lots 7, 8, and a portion of 9, located on parcels G05V007, G05V008, and G05V009, consisting of 2.25 acres MOL. Stewart Hill with Kimley-Horn and Associates was present on behalf of the owner and applicant. No comments were offered or received. Special Magistrate Holt recommended approval contingent on the finalization of the utility agreement with the city.

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

8. SP 2309-007 Gresco North Lot Expansion

Special Magistrate Holt read aloud the title of SP 2309-007 Gresco North Lot Expansion. The item was presented by Assistant Development Services Director Then. The applicant, GOMA dba Wagner Construction Company, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the North Lot expansion of the Gresco Utility Supply Facility for the construction of a 21,000-square-foot new shed structure and associated infrastructure improvements, located on M-1-zoned parcel F12-022, consisting of 2.27 acres MOL. Keith Riddle of Riddle Newman Engineering was present on behalf of the applicant. No comments were offered or received.

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

9. SP 2311-009 Trailwinds Retirement Community

Special Magistrate Holt read aloud the title of SP 2311-009 Trailwinds Retirement Community. The item was presented by Assistant Development Services Director Then. The applicant, Cameron General Contractors, Inc., sought a favorable recommendation by the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of an Independent Living Facility consisting of a three-story building with a total of 130 dwelling units featuring a mix of studio, one-, two-, and three-bedroom units with 148 parking spaces consisting of eight (8) Florida ADA Accessible parking spaces, 128 surface spaces and 20 garage spaces, providing amenities consisting of a dog park, pool and pool house, horseshoe pits, and pickleball courts, with landscaping buffers and associated infrastructure improvements on parcel G04LRI-001, consisting of 7.361 acres MOL. Then also stated the applicant submitted a technical waiver requesting a reduction in the amount of parking spaces required, as well as a utility easement application, which was being reviewed by the city attorney. The applicant, Bob Lewis with Cameron General Contractors, was present. No comments were offered or received. Special Magistrate Holt recommended approval contingent on the resolution of the utility easement agreement.

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

V. ADJOURNMENT

The meeting was adjourned at 2:50 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 2307-002 Densan Park Phase 4

REQUESTED ACTION: Ordinance Number O2024-28 (attached) subject to approval of O2024-27, 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 2307-002 Densan Park Phase 4
Ordinance #	O2024-28
Applicant	Dennis Ferguson w/ Densan Park Partners, LLC
Owner	Allen J. & Julie R. Katra
Property Location	Located at 5057 Country Road 104, Oxford, FL 34484, approximately 0.12 miles west of the intersection of CR 101 and CR 104
Parcel Number	D09-028
Date	05/2/2024

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from A10C (Sumter County) to R-2 (City) for the parcel listed above on 19.68 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2307-002 (O2024-27).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant 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 applicant intends to develop a single-family residential subdivision on the subject property consisting of 75 detached dwelling units. Justification has been presented to the city to support the proposed development, highlighting the demand for residential housing in the

area, particularly for the workforce. This parcel will be connected to Phase 1 by extending access to the south of the property that has already established the City's Medium Density Residential Future Land Use Designation. The adjacent properties along CR 101 are annexed into the City and have a future land use of MDR (Medium Density Residential), making the requested land use a good fit with the current adjacent uses.

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

The proposed rezoning to R-2 is compatible with the current zoning in this area along CR 101 within the Densan Park Development. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The rezoning is consistent with surrounding properties to the southern neighboring parcel being zoned R-2, making the passage of the proposed amendment adequate.

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

Schools: The residential development is proposed to add 25 students to Wildwood Schools (8 High School students, 6 Middle School students, and 11 Elementary School students). The school district advises that capacity is available.

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 for the subject property. The applicant/owner will work with City utilities at the subdivision plan stage.

Proximity to the Densan Park Phases 1-3 Development ensure maximum use of existing and future public facilities and services in accordance with Policy 1.2.8. m.

Streets: The property will have one full-access point along CR 104.

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

Justification has been presented to the city to support the proposed residential subdivision development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, and to bring the property into compliance with the proposed Future Land Use designation.

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

Review of the traffic analysis indicates not cause any adverse effect on transportation facilities, as shown by the Sumter County approved traffic impact analysis. All other public facilities appear to have no adverse effects, with the school system confirming capacity, and the City of Wildwood reviewing concurrency of the utility system.

Transportation: One full-access point for the property is proposed at CR 104, which is a local urban county maintained road. The proposed Future Land Use change to MDR and proposed development is estimated to add 1,429 new daily external trips, including 105 new AM peak hour & 142 new PM peak hour trips. A full Traffic Impact Analysis has been conducted for maximum density and was accepted by Sumter County. A 2028 future roadway conditions analysis of the study roadway segments indicates that the study roadway segments currently

operate within the adopted Level of Service standard and are projected to continue to do so upon buildout of the proposed development. Based on the analysis, the turn lane warrant analysis shows that the project driveways do not warrant exclusive turn lanes. The Sumter County accepted TIA indicates that the originally required northbound left turn lane at the southern entrance on CR 101 is still to be constructed by the developer.

(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. The CR104 area transitions into a mix of residential developments.

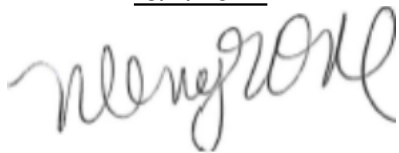
ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	ROW CR 104/RR1C (Sumter County)
SOUTH	R-2 (City)
EAST	RR5C (Sumter County)
WEST	RR1C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a preliminary/improvement plat plan and final plat applications to the City prior to developing the residential project. The plan will need to follow requirements established in the City's Land Development Regulations, the Design District Standards, F.S. Chapter 177, and any Developer's Agreements that may be needed to address utilities and traffic mitigation.

The applicant seeks a favorable recommendation of Ordinance Number O2024-28 (attached) subject to approval of O2024-27, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 5/2/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-28

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 D09-028
Allen J. & Julie R. Katra
19.68 +/-

LEGAL DESCRIPTION:

BEING THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SECTION 9,
TOWNSHIP 18 SOUTH, RANGE 23 EAST, LYING SOUTH OF COUNTY ROAD 104
(RIGHT OF WAY WIDTH VARIES), SUMTER COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SAID SECTION 9:

THENCE ALONG THE WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF
SAID SECTION 9, S.00°24'59"E., A DISTANCE OF 24.91 FEET TO A POINT ON THE
SOUTH RIGHT OF WAY LINE OF AFOREMENTIONED COUNTY ROAD 104, SAID
POINT ALSO BEING THE POINT OF BEGINNING.

THENCE DEPARTING THE WEST BOUNDARY OF N.W. 1/4 OF THE N.W. 1/4 OF
SAID SECTION 9, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°51'24"E., A
DISTANCE OF 662.26 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST
1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9,

THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID EAST
BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID
SECTION 9, S.00°02'16"E., A DISTANCE OF 1294.40 FEET TO THE S.E. CORNER
OF THE WEST 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE DEPARTING THE EAST BOUNDARY OF THE WEST 1/2 OF THE N.W. 1/4
OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE SOUTH BOUNDARY OF THE

N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.89°54'00"W., A DISTANCE OF 662.38 FEET TO THE S.W. CORNER OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9;

THENCE DEPARTING SAID SOUTH BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, ALONG THE AFOREMENTIONED WEST BOUNDARY OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 9, N.00°01'58"W., A DISTANCE OF 1294.90 FEET TO THE POINT OF BEGINNING

SAID LANDS CONTAINING 19.68 ACRES, MORE OR LESS

This property is to be reclassified from A10C (Sumter 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 _____, 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: _____

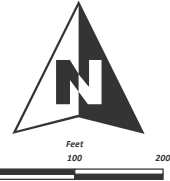
Second Reading: _____

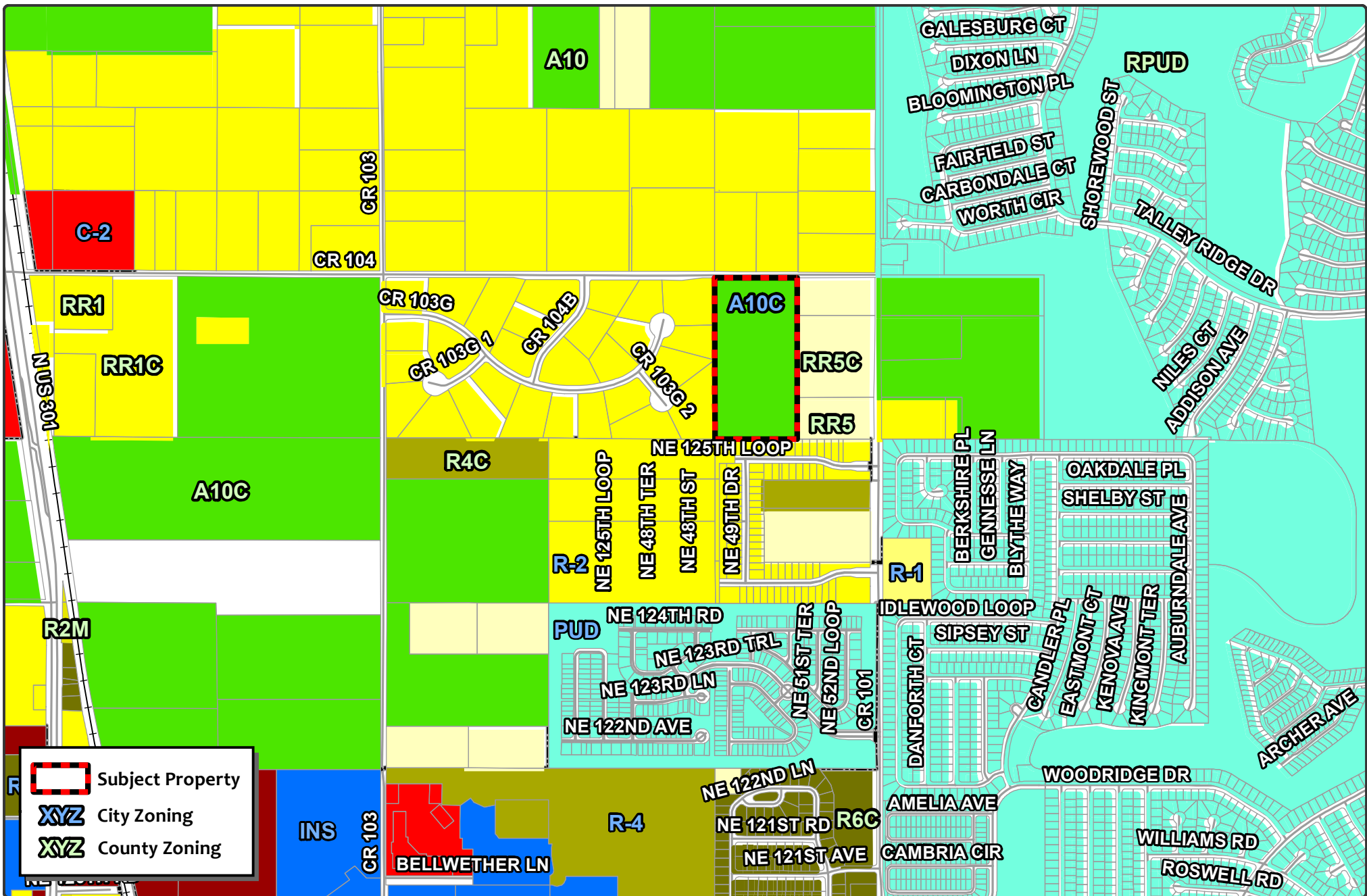
Approved as to form:

City Attorney



	Subject Property
	City of Wildwood
	Sumter County

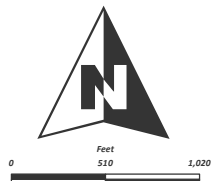
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2307-002 DENSAN PARK - PHASE 4 PARCEL D09-028	MAP 1B LOCATION MAP SEPTEMBER 2023



-  Subject Property
-  City Zoning
-  County Zoning



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

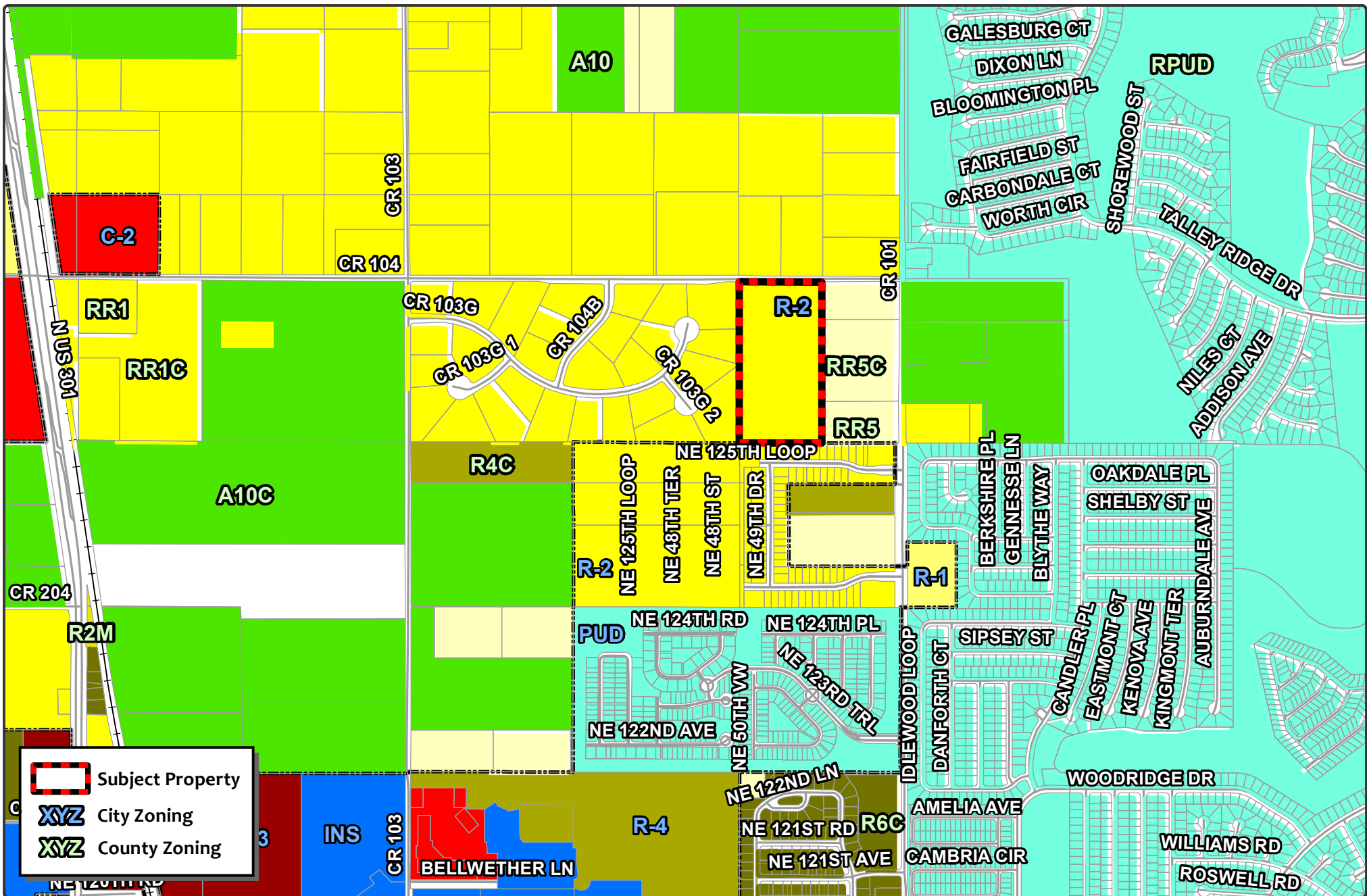


RZ 2307-002
DENSEN PARK - PHASE 4
PARCEL D09-028

MAP 3A

**CURRENT
ZONING**

**SEPTEMBER
2023**



Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-28

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2403-002 Pest Bear Office

REQUESTED ACTION:

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2403-002 Pest Bear Office
Ordinance	O2024-21
Owner(s)	Jacksonville 1 LLC
Applicant(s)	Megan Stover
Property Location	The subject property is generally located northeast along E SR 44, approximately 1.81 miles north of Morse Blvd, and approximately 2.9 miles south of S Main St.
Parcel(s)	G15D009
Date	April 23, 2024

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 (County) to C-3 (City) for the parcel listed above on 1.86 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2403-002 (O2024-20).

ANALYSIS: This property will be used for commercial professional services.

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

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

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial 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;

This parcel is located along a state-owned principal arterial road with commercial zonings within the area. The proposed C-3 zoning designation is consistent with the surrounding 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 no available water and sewer to the parcel. The development will continue to use the existing well and septic on the property. The owner will need to work with the City to service the property with utilities when they become available.

Streets: Access to the property is proposed from E SR 44, a four-lane divided road maintained by FDOT. The proposed development is projected to generate less than 50 trips per day and received a transportation impact analysis (TIA) exemption from Sumter County's Public Works department.

(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 surrounding parcel zoning.

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

With the project having less than 50 trips per day, a TIA was not needed as there would be minimal additional traffic from this project. The project qualified for a TIA exemption.

(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	RPUD (County)
SOUTH	PIE (County)
EAST	RR1C (County), C-3 (City)
WEST	RRC1 (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 Bondi
Planner II, Development Services

ORDINANCE NO. O2024-21

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:

G15D009
Jacksonville 1 LLC
1.86 +/-

LEGAL DESCRIPTION:

LOT 9, BAKERS ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE(S) 15, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RR1C (County) 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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

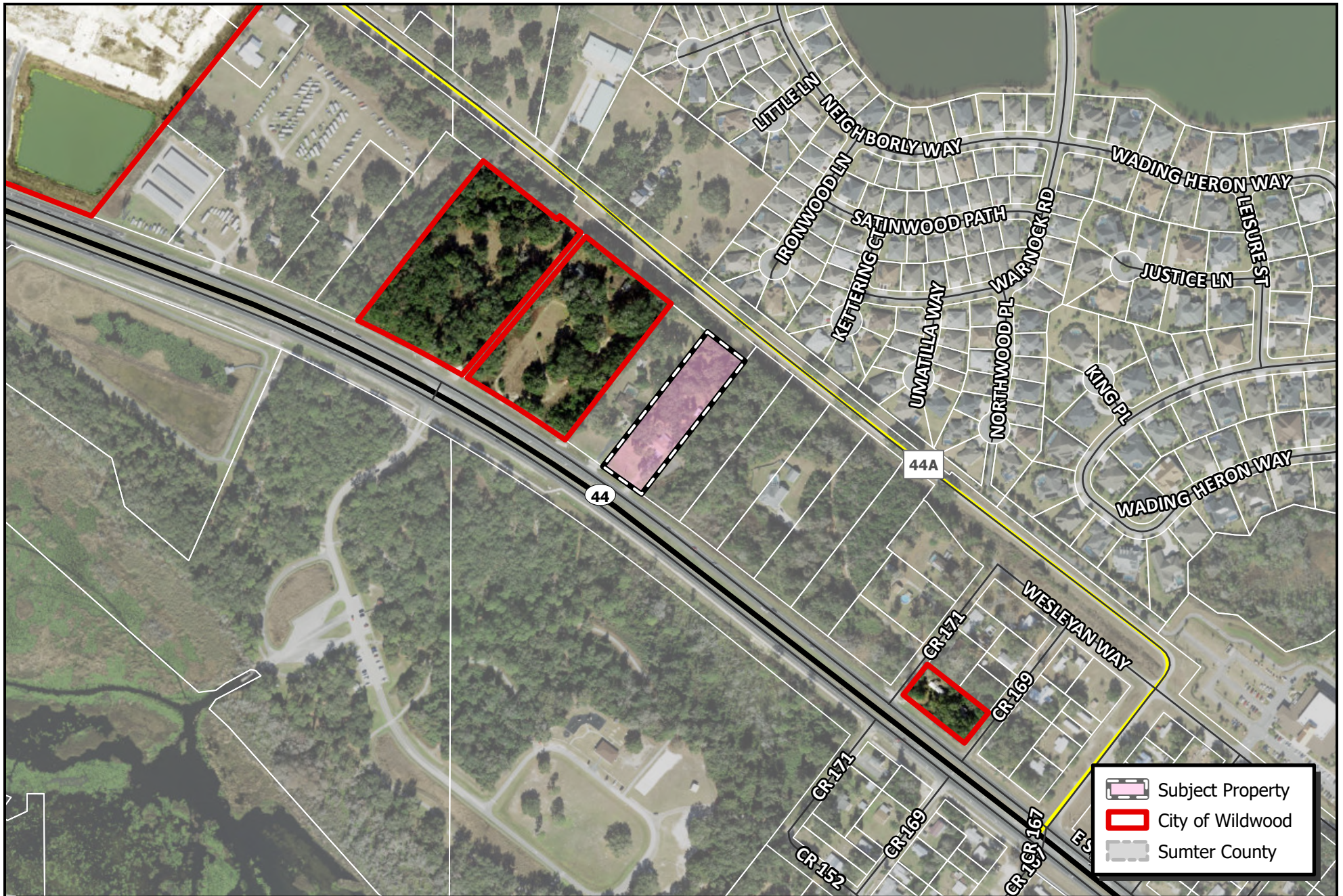
ATTEST: _____
Jessica Barnes, City Clerk

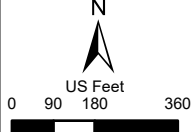
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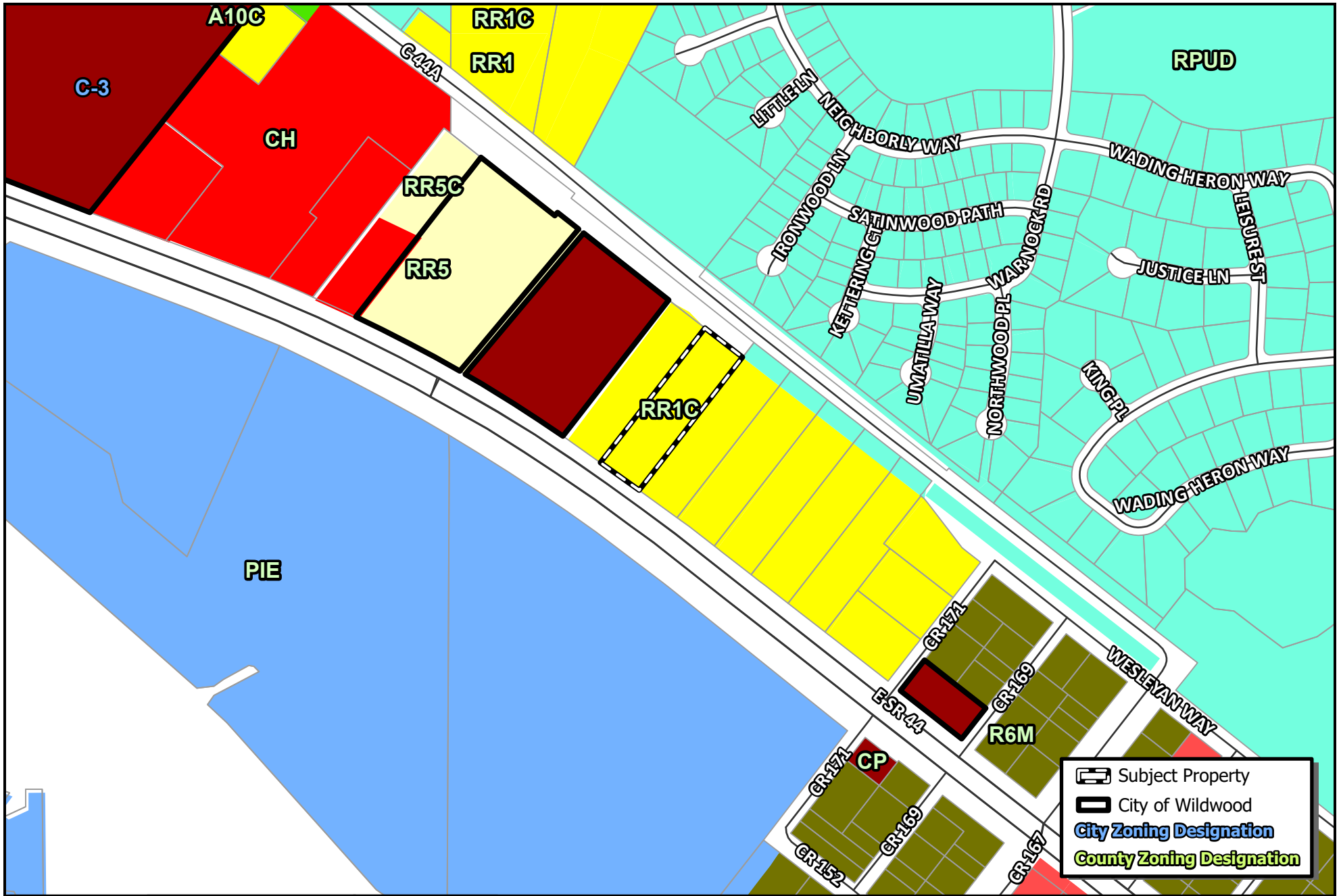
Second Reading: _____

Approved as to form:

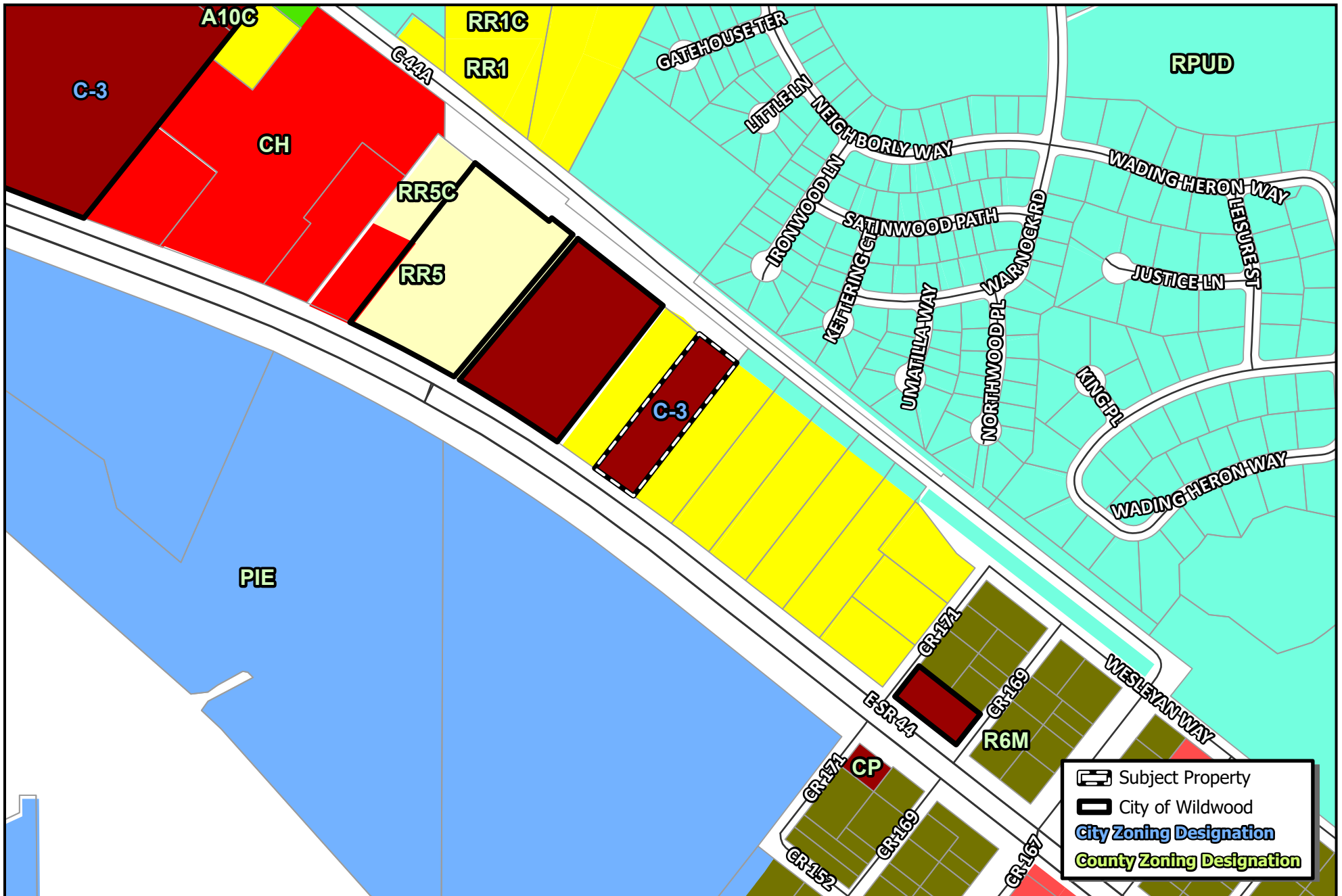
City Attorney



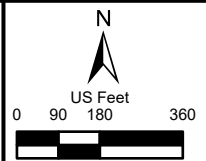
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 90 180 360	RZ 2403-002 PEST BEAR OFFICE PARCEL G15D009	MAP 1B LOCATION MAP MAR 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N US Feet 0 90 180 360 	RZ 2403-002 PEST BEAR OFFICE PARCEL G15D009	MAP 3A EXISTING ZONING MAR 2024
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CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



RZ 2403-002
PEST BEAR OFFICE
 PARCEL G15D009

MAP 3B
PROPOSED ZONING
MAR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-21

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2403-003 Freeman-Allen Home Site

REQUESTED ACTION: Ordinance O2024-30 to be considered by the Special Magistrate for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2403-003 Freeman-Allen Home Site
Ordinance #	O2024-30
Applicant	James Hartley with Gooding and Batsel, PLLC
Owner	Arthur Freeman, Jr
Property Location	A 1.0 acre (+/-) A/K/A "Tract C" within property located at 2865 C-44A, Wildwood, FL 34785
Parcel Number	F01-116
Date	05/2/2024

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR5C (Sumter County) to RMU (City) for the parcel listed above on 1.00 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2403-003 (O2024-27).

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

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

At this time, the applicant intends to construct a single family dwelling unit (manufactured home) on the parcel. At the most, the applicant could develop up to two single family residences should he proceed with a Lot Split application. The proposed rezoning to Rural Residential (RR) is consistent with the proposed Future Land Use Map designation of Rural Residential and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. The proposed changes also coincide with Pollicy 1.2.5. of the Future Land Use Element, which is

to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

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

The proposed rezoning to Rural Residential is compatible with the current zoning in this area along CR 209, as this is a developing residential corridor. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The property is intended to be developed at a very low density, thus having minimal impact on levels of services.

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

Schools: Two single family residences would generate one (1) student to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: There is a 12-inch sanitary sewer force main currently available on the east side of CR 209 along the subject property; however, the closest water line is a 16-inch water main located at the intersection of CR 209 and CR 462, which is 5,280 linear feet south of the subject parcel. For the construction of one or two single family residences, the City would allow the applicant a well for potable water and a septic tank for waste disposal since connection to water is not feasible at this time.

Streets: The property has legal access via CR 44A; which is a Major Collector Rural maintained by Sumter County until it reaches CR 213; which segment is maintained by the City.

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

Justification has been presented to the city to support the proposed development, highlighting that the subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, and to bring the property into compliance with the proposed Future Land Use designation.

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

Transportation: For a single family residence, it's expected up to 10 daily trips; which is de minimis in nature relative to the size of the parcel.

(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.

ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH RR1C (Sumter County)

SOUTH	RR5C (Sumter County)
EAST	RR5C (Sumter County)
WEST	RR5C (Sumter County)

If the rezoning is approved, the applicant will be required to submit a general plan to the City prior to submitting construction plans to the Sumter County Building Department. The site plan will need to follow requirements established in the City's Land Development Regulations in accordance to the Rural Residential Zoning District.

The applicant seeks a favorable recommendation of Ordinance Number O2024-30 (attached) subject to approval of O2024-29, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 5/2/2024

A handwritten signature in dark ink, appearing to read 'Wendy Then', is written over a light gray circular stamp.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-30

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 F01-116
Arthur Freeman Jr.
1.00 +/-

LEGAL DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION I, TOWNSHIP 19 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA SEMICOLON THENCE RUN S 00°08'19" WEST 324.91 FEET TO THE POINT OF BEGINNING OF TRACT C; THENCE NORTH 89°24'15" EAST 227.54 FEET; THENCE S 00°12'15" W 191.75 FEET THENCE S 89°45'06" W 226.95 FEET; THENCE N 00°08'19" E 191.75 FEET TO THE POINT OF BEGINNING

TOGETHER WITH A 50 FOOT EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 19 SOUTH, RANGE 22 EAST SUMTER COUNTY, FLORIDA THENCE RUN S 00°08'19 " W 516.65 FEET; THENCE N 89°45'06" E 226.73 FEET TO THE POINT OF BEGINNING OF THE 50 FEET INGRESS EGRESS EASEMENT; THENCE CONTINUE N 89°45'06" E 50.00 FEET; THENCE N 00°12'15" E 480.76 FEET TO THE MONUMENTED SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 44A; THENCE NORTH 88°09'47" WEST ALONG MONUMENTED RIGHT-OF-WAY LINE 50.02 FEET; THENCE S 00°12'15" W 482.58 FEET TO THE POINT OF BEGINNING OF THE 50 FEET INGRESS EGRESS EASEMENT.

A 1.0 ACRE (+/-) A/K/A "TRACT C" WITHIN PROPERTY LOCATED AT 2865 C-44A, WILDWOOD, FL 34785

This property is to be reclassified from RR5C (Sumter County) to RMU (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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

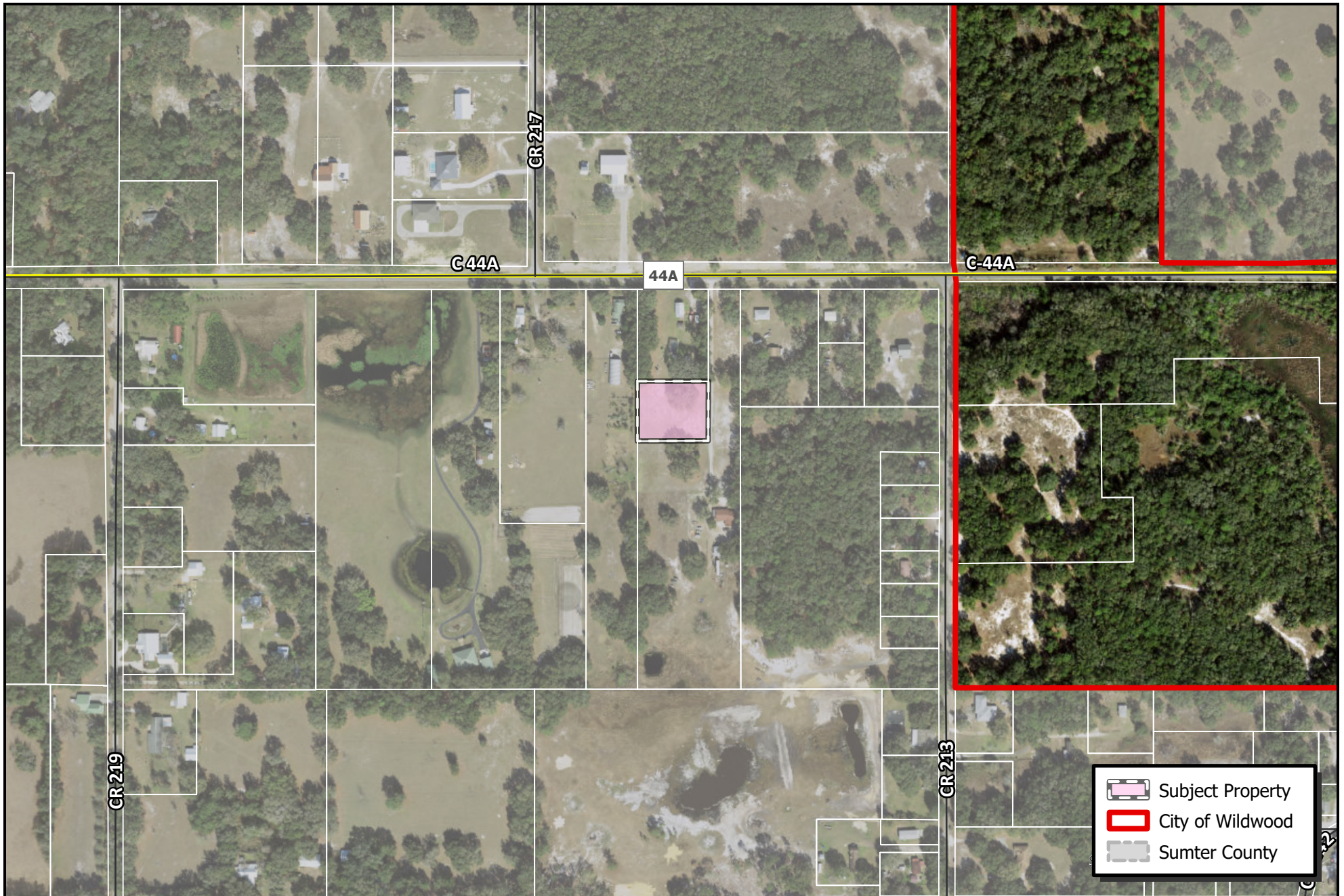
ATTEST: _____
Jessica Barnes, City Clerk

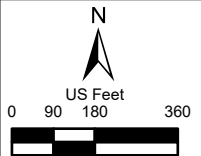
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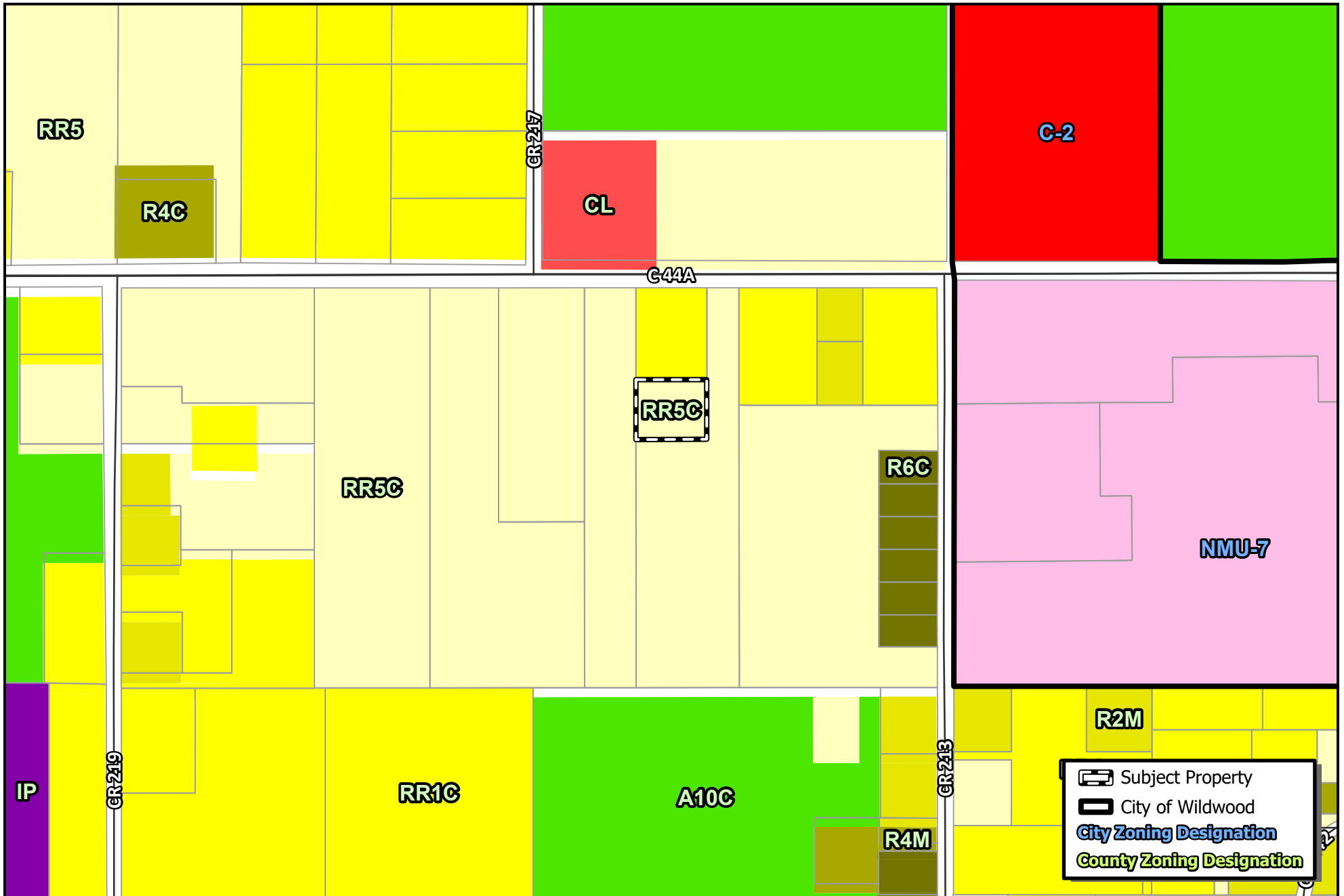
Second Reading: _____

Approved as to form:

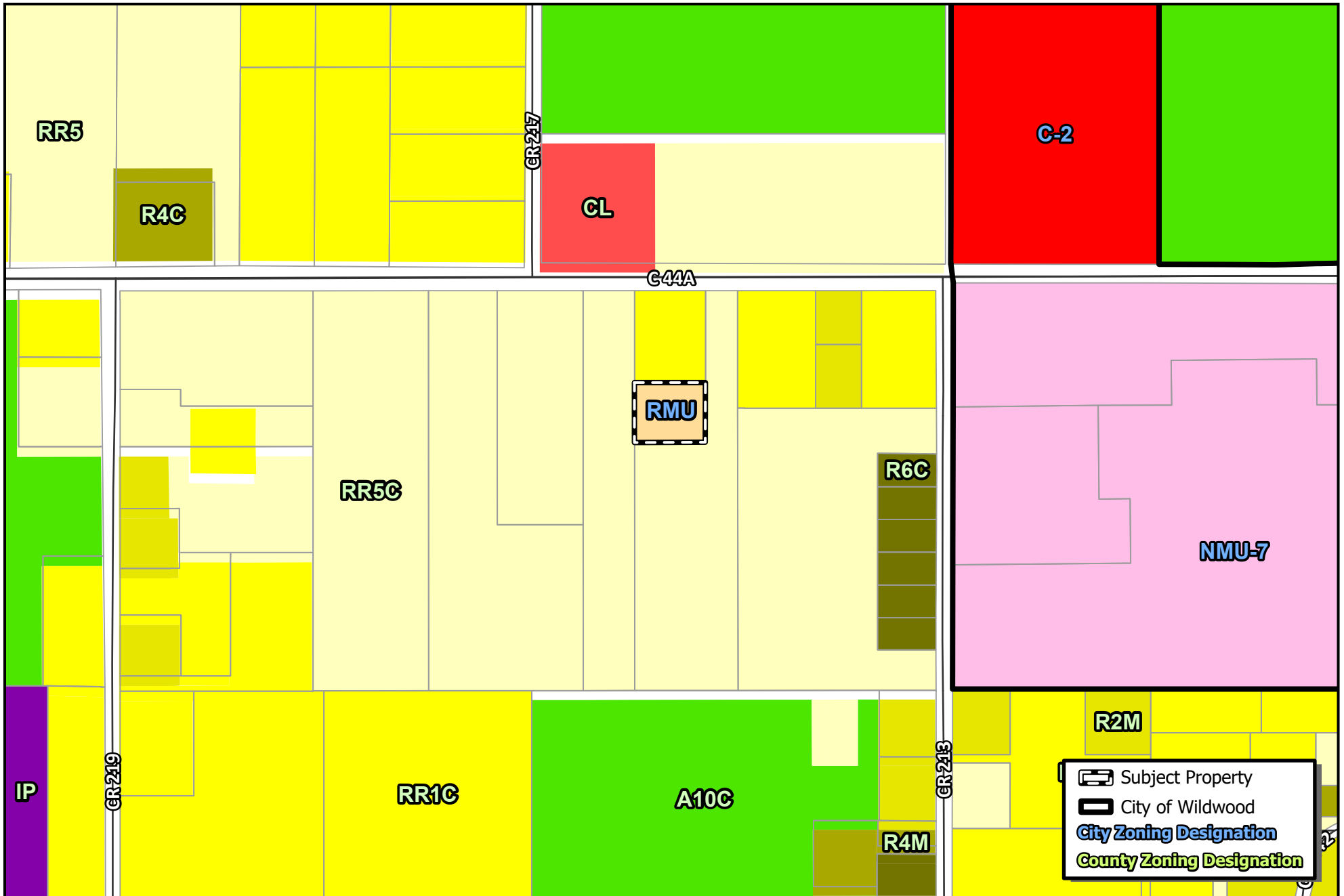
City Attorney

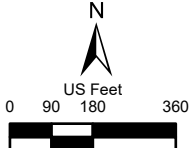


 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 90 180 360	RZ 2403-003 FREEMAN-ALLEN ANNEXATION PARCEL F01-116	MAP 1B
			LOCATION MAP
			MAR 2024



Subject Property
 City of Wildwood
City Zoning Designation
County Zoning Designation



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	RZ 2403-003		MAP 3B
			FREEMAN-ALLEN ANNEXATION		PROPOSED ZONING
			PARCEL F01-116		MAR 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-30

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2403-004 Empey Home Site

REQUESTED ACTION: Ordinance O2024-32 to be considered by the Special Magistrate for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2403-004 Empey Home Site
Ordinance #	O2024-32
Applicant	Sarah E. Empey
Owner	Sarah E. Empey
Property Location	5369 Lexington Circle, Wildwood, FL 34785
Parcel Number	G16ED001
Date	05/2/2024

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for the parcel listed above on 0.125 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2403-004 (O2024-31).

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

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

At this time, the applicant intends to construct a single family dwelling unit (manufactured home) on the parcel. The subject parcel is located within the City's Joint Planning Area with Sumter County and upon the applicant submitting a Building Permit to the Sumter County Building Department, the property owner was notified of the requirement for annexation. The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of MHP and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. to accommodate the character of existing neighborhoods. The proposed changes also coincide

with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

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

The proposed rezoning to MHP is compatible with the current zoning in this area and the existing character of the subdivisions within this community. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The area is mostly built out with less than 30 lots still remaining to be completed. The community exhibits a mix of manufactured homes and single family residences.

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

Schools: A single family residence would generate one (1) student to Wildwood Schools. The school district advises that capacity is available.

Potable Water & Sewer: There is an 8-inch water and 8-inch sewer line servicing the subdivision(s).

Streets: Access to the property will be accommodated along either along Heritage Blvd. or Lexington Circle; both of which are private roads.

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

The subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, and to bring the property into compliance with the proposed Future Land Use designation.

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

Transportation: For a single family residence, it's expected up to 10 daily trips; which is de minimis in nature relative to the size of the parcel.

(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.

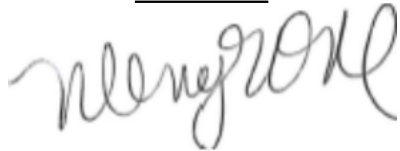
ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	RPUD(Sumter County)
SOUTH	RPUD (Sumter County)
EAST	RR5C (Sumter County)
WEST	Private ROW Heritage Blvd. & ARD (City)

The applicant has already received a Building Permit from the Sumter County Building Department for the erection of a Manufactured Home at the subject parcel. The site plan will follow requirements established in the City's Land Development Regulations in accordance to the MHP Zoning District.

The applicant seeks a favorable recommendation of Ordinance Number O2024-32 (attached) subject to approval of O2024-31, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 5/2/2024

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-32

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

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel G16ED001
Sarah E. Empey
0.125 +/-

LEGAL DESCRIPTION:

LOT 1 BLK D HERITAGE WOOD N LAKES ESTATES PB 4 PG 61-61A, OF THE
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RPUD (Sumter County) to MHP (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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

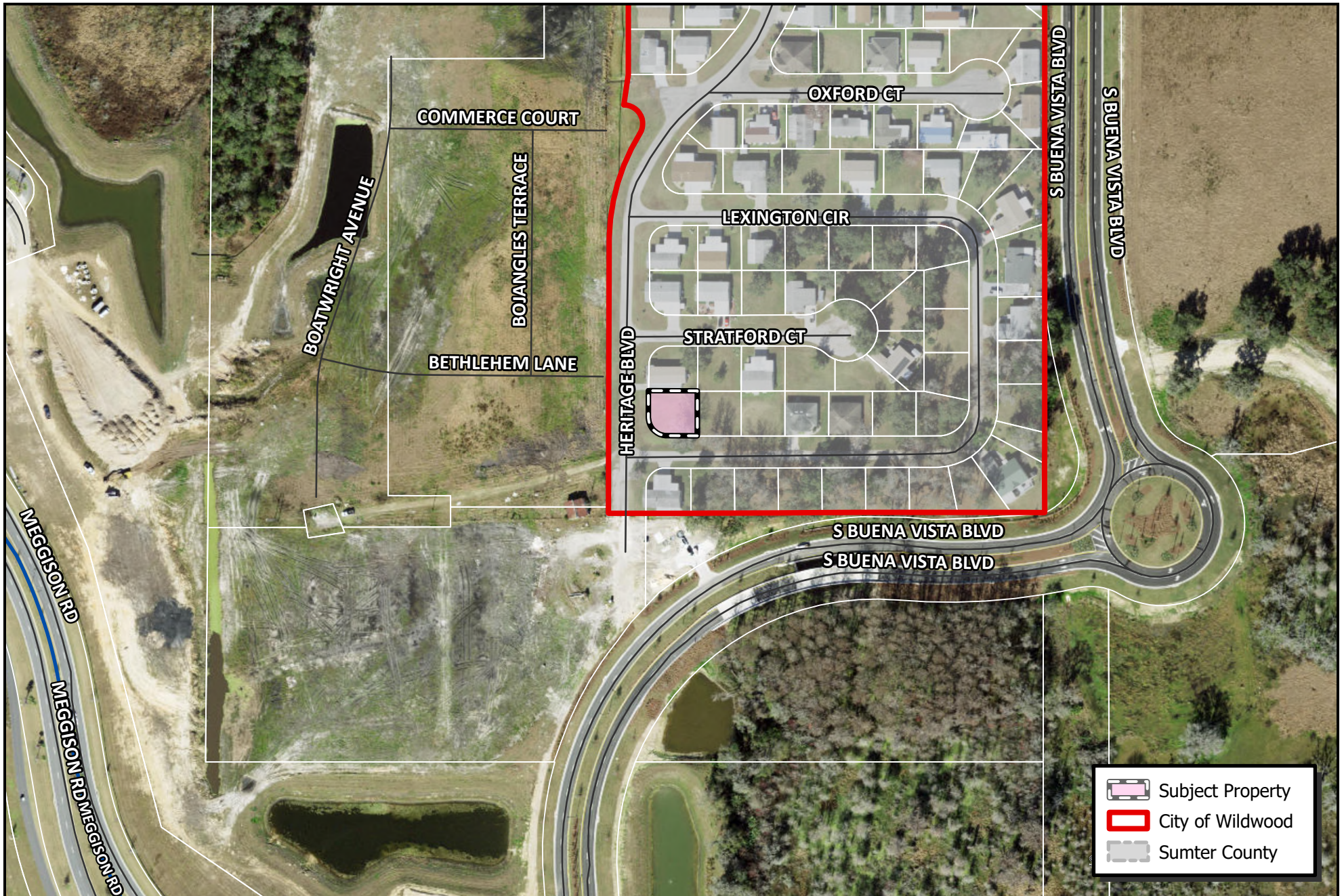
ATTEST: _____
Jessica Barnes, City Clerk

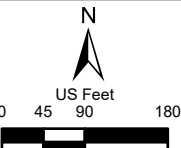
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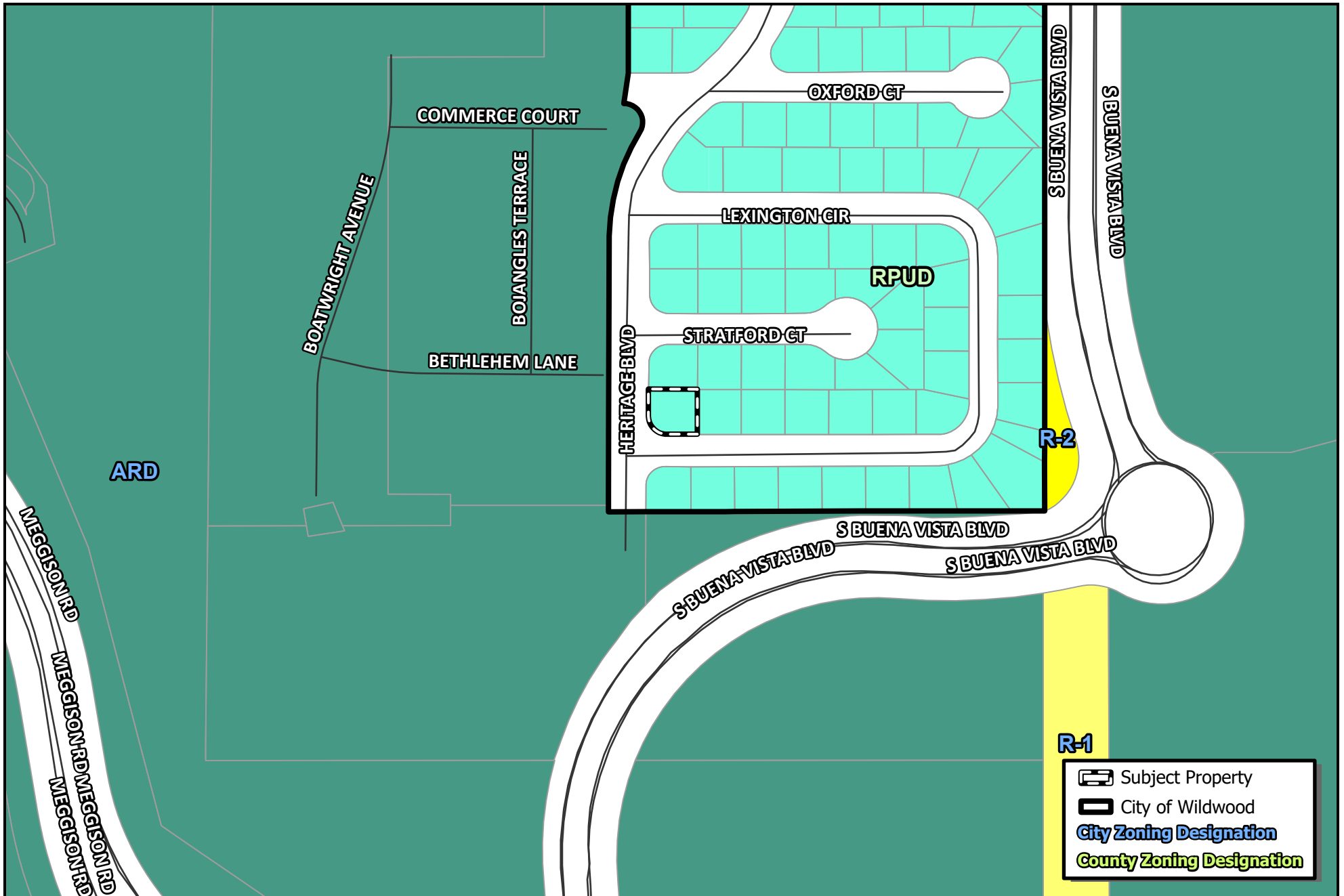
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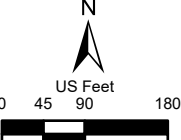
Approved as to form:

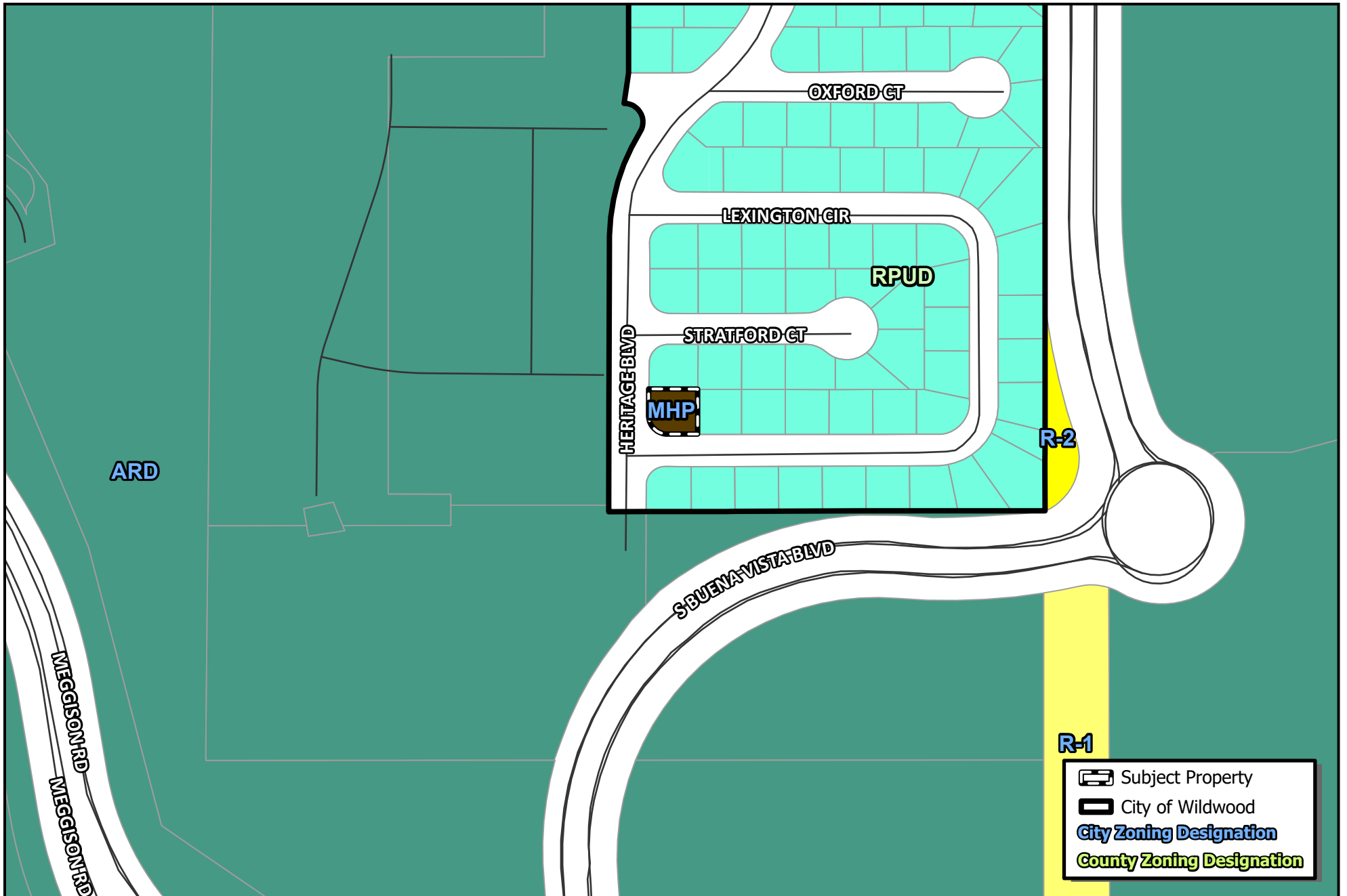
City Attorney

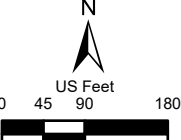


 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 45 90 180	RZ 2403-004 SARAH EMPEY PARCEL G16ED001	MAP 1B LOCATION MAP MAY 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	RZ 2403-004 SARAH EMPEY PARCEL G16ED001	MAP 3A EXISTING ZONING MAY 2024
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	RZ 2403-004 SARAH EMPEY PARCEL G16ED001	MAP 3B PROPOSED ZONING APR 2024
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Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-32

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2404-001 301 Lots

REQUESTED ACTION:

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2404-001 301 lots
Ordinance	O2024-34
Owner/Applicant(s)	Danon J. Slinkard, Trustee of the Blue Water Trust UTD
Property Location	The subject property is generally located west along N US 301, approximately 0.35 miles north of E C 462, and approximately 0.62 miles south of CR 222.
Parcel(s)	D30-020 & D30-026
Date	April 23, 2024

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 CMU (City) and R4C (County) to C-3 (City) for the parcels listed above on 0.66 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan amendment CP 2404-001 (O2024-30).

ANALYSIS: The applicant is proposing a 3,000 square-foot dog training facility.

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

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

The proposed rezoning to C-3 is consistent with the proposed Future Land Use Map designation of Commercial 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;

This parcel is located along a N US 301 with commercial zonings within the area. The

proposed C-3 zoning designation is consistent with the surrounding 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: City water and sewer are available to the subject property. The applicant/owner will work with City utilities to connect to City water and sewer.

Streets: Access to the property is proposed from N US 301, a four-lane divided road maintained by FDOT. The proposed development is projected to generate less than 50 trips per day and received a transportation impact analysis (TIA) exemption from Sumter County's Public Works department.

(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 surrounding parcel zoning.

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

With the project having less than 50 trips per day, a TIA was not needed as there would be minimal additional traffic from this project. The project qualified for a TIA exemption.

(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	CL (County)
SOUTH	R-2 (City)
EAST	M-1 (City)
WEST	RRC1 (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 Bondi
Planner II, Development Services

ORDINANCE NO. O2024-34

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:

D30-020 & D30-026

Danon J. Slinkard, Trustee of the Blue Water Trust UTD

0.66 +/-

LEGAL DESCRIPTION:

PARCEL D30-020

COMMENCE 50 FEET WEST AND 735 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA FOR POINT OF BEGINNING. THENCE RUN SOUTH 105 FEET; WEST 150 FEET; NORTH 105 FEET; EAST 150 FEET TO THE POINT OF BEGINNING. LESS THE RIGHT OF WAY GOT STATES ROAD NO. 35(NOW KNOWN AS US HWY 301)

PARCEL D30-026

BEGIN 50 FEET WEST AND 630 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA FOR A POINT OF BEGINNING, THENCE RUN SOUTH 105 FEET, THENCE WEST 420 FEET, THENCE NORTH 105 FEET, THENCE EAST 420 FEET TO THE POINT OF BEGINNING, LESS ROAD RIGHT-OF-WAY ALSO LESS THAT PORTION DEEDED TO THE STATE OF FLORIDA FOR WATER RETENTION AREA IN OFFICIAL RECORDS BOOK 154, PAGE 41 AND CORRECTED IN OFFICIAL RECORDS BOOK 155, PAGE 800, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from CMU (City) and R4C (County) 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 _____, 2024, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

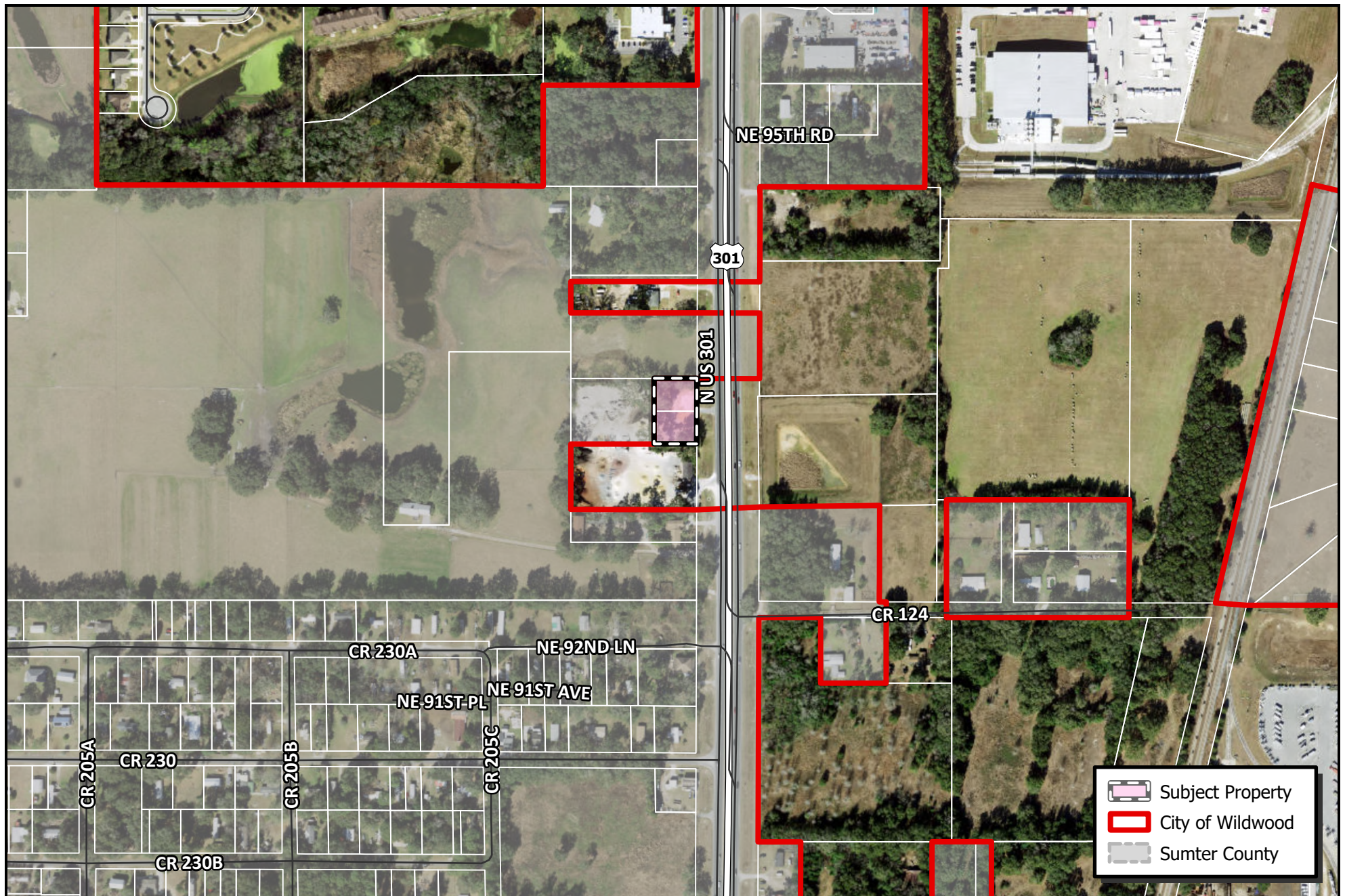
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

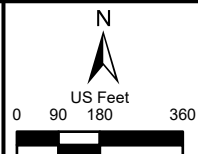
Second Reading: _____

Approved as to form:

City Attorney

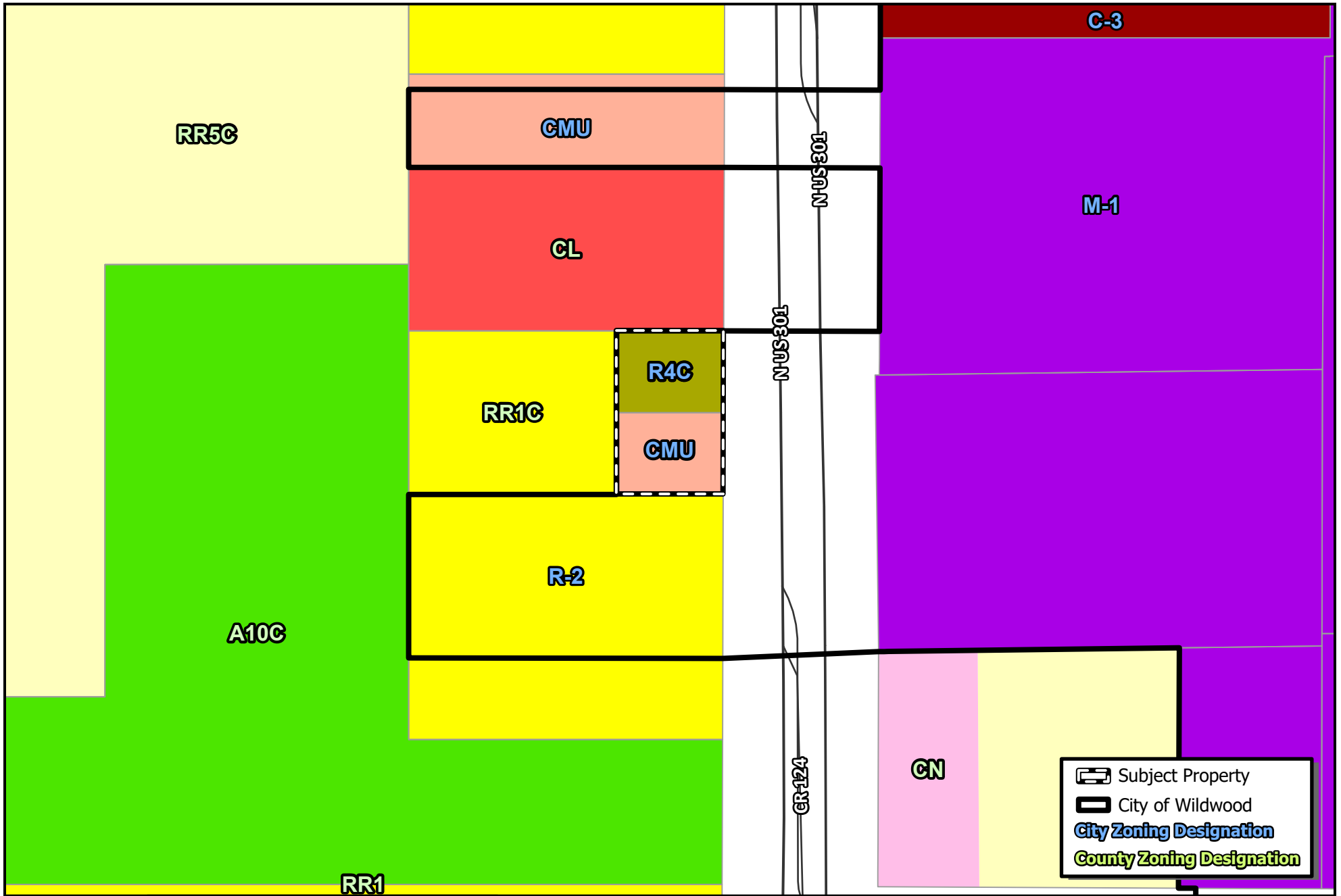


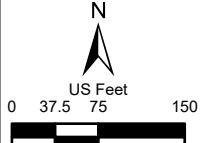
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

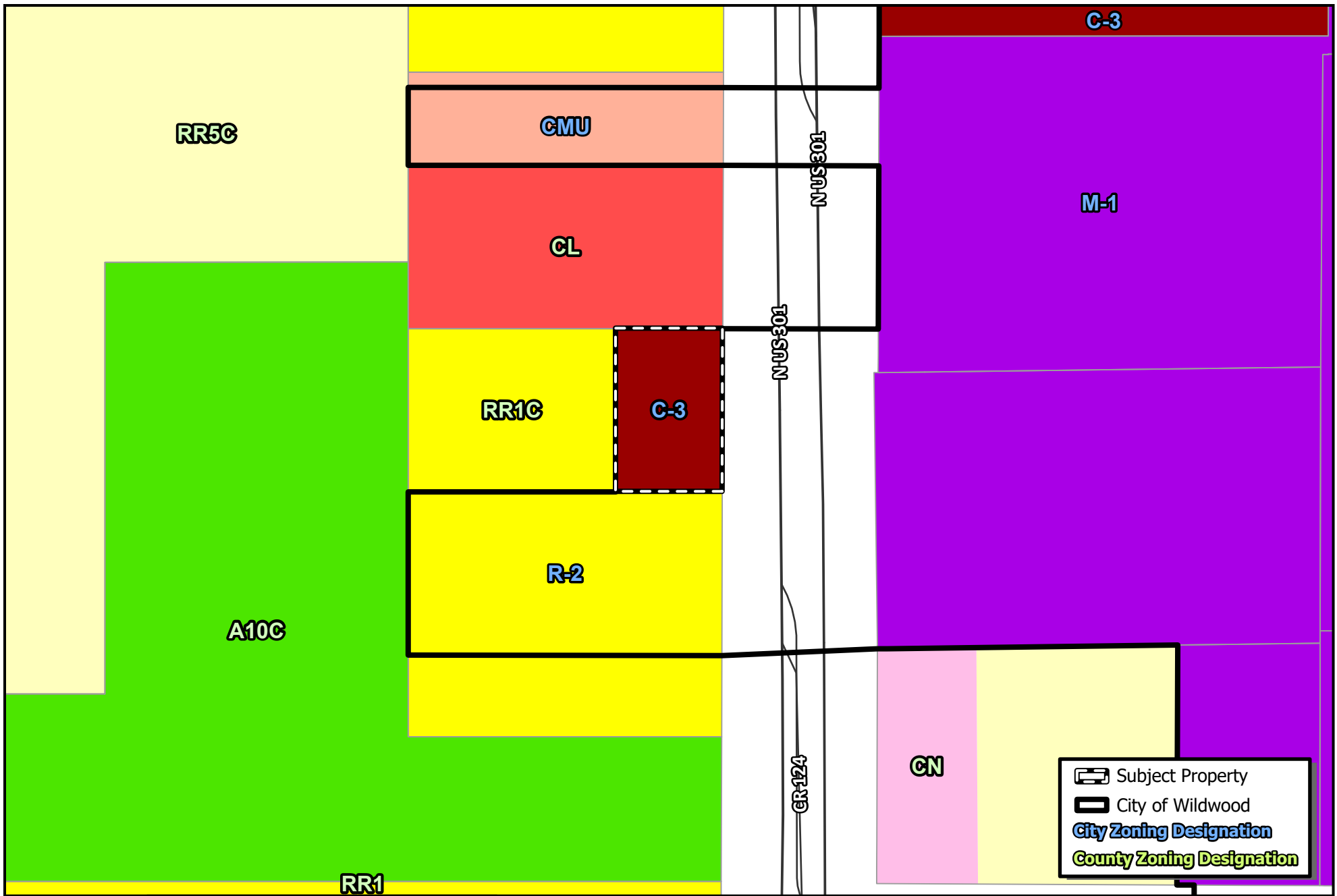


RZ 2404-001
301 LOTS
 PARCELS D30-020 & D30-026

MAP 1B
LOCATION
MAP
APR 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 37.5 75 150 US Feet	RZ 2404-001		MAP 3A
			301 LOTS		EXISTING ZONING
			PARCELS D30-020 & D30-026		APR 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 37.5 75 150	RZ 2404-001 301 LOTS PARCELD 30-020 & D30-026	MAP 3B PROPOSED ZONING APR 2024
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Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-34

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2301-007 Bigham Plaza

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SP 2301-007 Bigham Plaza

Parcel Numbers: G33-065, G33-153, G33-078

Acreage: 2.78 +/- MOL

Property Location: Located at the Southeast Corner of the intersection of Bigham Trail and Warm Spring Avenue

Owner: 468 Properties, LLC

Applicant: Vinod Miryala w/ 468 Properties, LLC

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a commercial/retail plaza consisting of a one-story 11,960-square-foot commercial building, with 48 parking spaces including two (2) Florida ADA Accessible parking spaces, landscaping buffers, Dumpsters, Loading Areas and associated infrastructure improvements on 2.48 acres MOL, on an NMU-4 zoned parcel as per the attached plans. The area identified as Future Development will need to be considered before the City under a separate site plan application.

The applicant will be dedicating 10 feet of right-of-way for a length of approximately 383 linear feet along the east side of Bigham Trail. Additionally, there will be a right-turn lane off-site improvement along Bigham Trail as part of this development, which includes the relocation of a light pole and utility box. The applicant is actively working to provide staff with the Deed Documents and Sketch and will be providing this information prior to final consideration before the City Commission Meeting.

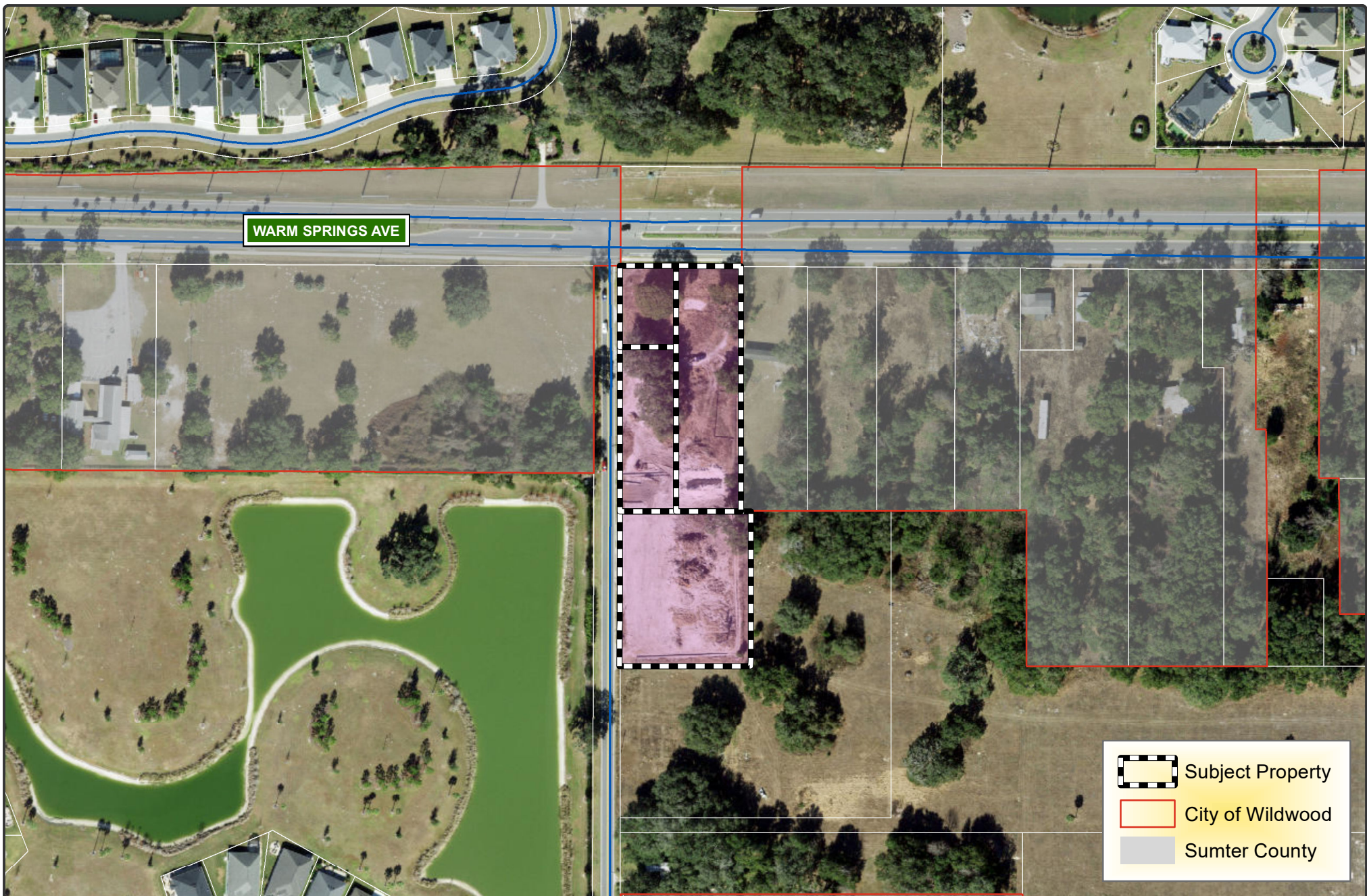
SP 2301-007 meets the criteria set forth in the Design District Standards, Land Development

Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 5/2/2024

A handwritten signature in black ink, appearing to read "Wendy Then", written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 100 200	SP 2301-007 BIGHAM PLAZA PARCELS G33-065, G33-078 & G33-153	MAP 1B LOCATION MAP AUGUST 2023
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1

SECTION 33, TOWNSHIP 19 SOUTH, RANGE 23 EAST

 **LOCATION PLAN**
SCALE: 1"=1,000'

WATER - CITY OF WILDWOOD (UP TO METERS)
WASTEWATER - CITY OF WILDWOOD (UP TO PROPERTY LINE)
LIFT STATION - PRIVATE
FORCE MAIN - PRIVATE
STORM - PRIVATE
ROADWAY / PARKING LOT - PRIVATE

1 inch = 1,000 ft.
GRAPHIC SCALE



1. BOUNDARY AND TOPOGRAPHICAL INFORMATION SHOWN ARE PER DRAWINGS PREPARED BY D.W. HIRST & ASSOCIATES, DATED 4/20/22.
2. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER OR ARCHITECT.
3. CONTRACTOR SHALL LOCATE AND MAINTAIN IN GOOD WORKING ORDER ALL ABOVE GROUND AND BELOW GROUND UTILITIES. CONTRACTOR SHALL COORDINATE THE RELOCATION OR ALTERATION OF EXISTING UTILITIES AS MAY BE REQUIRED. CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATES PRIOR TO DIGGING.
4. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MILWOOD, SUMNER COUNTY PUBLIC SERVICES, FLORIDA BUILDING CODE, AND ALL OTHER APPLICABLE CODES.
5. ALL DISTURBED OPEN AREAS SHALL BE SOLOID OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING COMPLETION OF THE BUILDING CONSTRUCTION AS SHOWN ELSEWHERE IN THESE PLANS.
6. CONTRACTOR SHALL SUPPLY THE ENGINEER WITH "AS-BUILT" CONDITIONS OF ACTUAL CONSTRUCTION.
7. CONSTRUCTION SURVEYING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.
8. CONTRACTOR TO PAY COST OF WE TAPS INTO CITY OF MILWOOD WATER MAIN.
9. ALL WATER & SEWER LINE CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH CITY OF MILWOOD REQUIREMENTS.
10. ANY SOIL MATERIAL (EITHER ON-SITE OR IMPORTED) UTILIZED FOR THE CONSTRUCTION OF RETENTION SHALES OR RETENTION PONDS SHALL BE CLEAN FINE SAND (SP) AS DEFINED BY THE UNIFIED SOIL CLASSIFICATION SYSTEM. FINES (WATERIAL PASSING NO. 200 SIEVE) SHALL BE LESS THAN 5%.
11. THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PERMIT AS REGULATED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL BECOME FAMILIAR WITH THE NPDES PERMITTING REQUIREMENTS, DESIGN AND IMPLEMENT A STORMWATER PREVENTION PLAN (SWPP). THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE CONSTRUCTION SITE IS IN COMPLIANCE WITH NPDES REGULATIONS AND WILL BE RESPONSIBLE FOR ANY VIOLATIONS CITED BY DEP DURING CONSTRUCTION. INFORMATION PERTAINING TO THE NPDES PROGRAM IS AVAILABLE ON LINE AT WWW.DEP.STATE.FL.US/WATER/STORMWATER/NPDES OR BY CALLING FDEP NPDES STORMWATER SECTION AT 850-245-7522.
12. ALL ROADWAY AND STREET CONSTRUCTION MUST MEET THE REQUIREMENTS OF THE STATE OF FLORIDA MANUAL OF UNIFORM MINIMUM SPECIFICATIONS FOR DESIGN, CONSTRUCTION AND MAINTENANCE OF STREETS AND HIGHWAYS, AND ALL CONSTRUCTION SHALL MEET THE MINIMUM REQUIREMENTS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) UNLESS OTHERWISE SPECIFIED HEREIN.
13. CONTRACTOR SHALL SUBMIT CONSTRUCTION SITE SEDIMENT AND EROSION CONTROL AFFIDAVIT TO THE CITY PRIOR TO ANY LAND DISTURBANCE.
14. CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE CITY OF MILWOOD TWO (2) WEEKS PRIOR TO COMMENCEMENT

Parcel C-33-065 (per D.R. Book 3555, Page 645)
The North 100.0 feet of that part of the following described Parcel lying South of the South Right-of-Way of C=68; Begin at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida, run East 35 yards (105 feet), South 140 yards (420 feet), West 35 yards, North 140 yards to the Beginning.

Parcel C-33-153 (per O.R. Book 3729, Page 538)
The North 150.00 feet of that part of the following described Parcel lying South of the South Right-of-Way of C=68; Begin at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida, run East 35 yards (105 feet), South 140 yards (420 feet), West 35 yards, North 140 yards to the Beginning.
AND
Begin at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida, run East 35 yards (105 feet), South 140 yards (420 feet), West 35 yards, North 140 yards to the Beginning. Less the North 150 foot thereof.

Parcel C-33-127 (per O.R. Book 3671, Page 482)
Run 672 feet North from the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida, run North 249 feet; East 225 feet; South 249 feet; West to the Point of Beginning. LESS AND EXCEPT existing road right-of-way.

Parcel C-33-076 (per O.R. Book 3488, Page 594)
Beginning at the NW corner of the NW 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 23 East; run thence East, 210 feet; thence South, 399 feet; thence West, 210 feet; thence North 399 feet to the Point of Beginning. LESS Road Right Of Way and LESS the West 100 feet thereof (or 128, page 107). Sumter County, Florida.

ALL BEING DESCRIBED AS FOLLOWS:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 33, Township 19 South, Range 23 East, Sumter County, Florida; then N02°28'58"E, along the West line of the NW 1/4 of the NW 1/4 of said Section 33, a distance of 672.000 feet, then S89°47'02"W, a distance of 249.142 feet to a steel rod and cap stamped "Yarbar, LB 4709"; then E00°00'00"W, a distance of 249.142 feet to a steel rod and cap stamped "Yarbar, LB 4709"; then S00°28'58"W, a distance of 382.882 feet, then S89°47'51"E, a distance of 14.72 feet to a steel rod and cap stamped "Yarbar, LB 4709"; then S00°25'03"W, a distance of 249.14 feet to a steel rod and cap stamped "Yarbar, LB 4709"; then N89°47'02"W, a

TOTAL AREA = 120,930 sq.ft. (2.78 ac.)
PROJECT AREA = 68,444 sq.ft. (1.57 ac.)
PARCEL ID# G33-065, G33-153, G33-127 & G33-078
PROPOSED IMPERVIOUS AREA = 43,232 sq.ft. (0.99 ac.)
PERCENT IMPERVIOUS AREA = 35.7% (of total area)
MAX ISR = 70%
FLOOD ZONE = "X"
ZONING = MHI-4
FUTURE LAND USE = SOUTH WOODLAND NEIGHBORHOOD MIXED USE
EXISTING USE OF SITE = VACANT
PROPOSED USE OF SITE = COMMERCIAL / RETAIL
PROPOSED BUILDING SQUARE FOOTAGE = 11,960 sq.ft.
FAR = 11,960 / 120,930 = 0.10
MAX FAR = 0.5
BUILDING MAX HEIGHT = 28'-6"
BUILDING SINGLE STORY
PROJECTED NUMBER OF EMPLOYEES = 15 EMPLOYEES
CONSTRUCTION TYPE = S-3 (UNSPRINKLED)
REQUIRED FIRE FLOW PER NFPA = 220 GPM
PARKING REQUIRED = 1 space per 250 sq. ft. = 48 spaces
PARKING PROVIDED = 48 spaces
ELEVATIONS BASED ON N.A.S.D. 1988 VERTICAL DATUM

Vinod Miryala, Manager
648 Properties, LLC
2777 CR 202
Oxford, Florida 34484

CONTRACTOR

Jimmy Mullins, President
Sundspic Construction
20 W. Muddox Street
Wildwood, Florida 34785
Phone (352) 326-8331
Email: jmmullins@sundspic.com

ENGINEER

Keith E. Riddle, P.E.
Riddle - Newman Engineering, Inc.
115 North Canal Street
Lewesburg, Florida 34748
Phone (352) 787-7882
Fax (352) 787-7212
Email: Keith_E.Riddle@Newman.com

SURVEYOR

David W. Hirst
D.W. Hirst & Associates, Inc.
13560 SE 36th Avenue
Summerfield, Florida 34491
Phone (352) 471-6775
Email: dwhirst@surveying@aol.com

FILE: \2018\Bigdam Plaza

COVER SHEET

BIGHAM PLAZA
WILDWOOD FLORIDA

SHEET NO.
C1.1

RIDDLE NEWMAN ENGINEERING INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-1412
FAX (352) 787-1412
keith@riddlenewman.com

Digitally
signed by
Keith E Ridd
Date:
2024.02.14
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+05'00'

KEITH E. RIDOLE, P.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 3880

DATE	R.S.H.
BY	K.E.R.
NO.	1"-1,000
DATE	1/17/23

CONSTRUCTION NOTES

ALL CONSTRUCTION WITHIN RIGHT-OF-WAY SHALL MEET THE LATEST EDITION OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

ALL DISTURBED AREAS WITHIN RIGHT-OF-WAY SHALL BE GRADED & SOODED WITH ARGENTINE BAHIA 500.

ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS SECTION 102.

ALL STRIPING WITHIN RIGHT-OF-WAY SHALL BE LEAD-FREE THERMOPLASTIC.

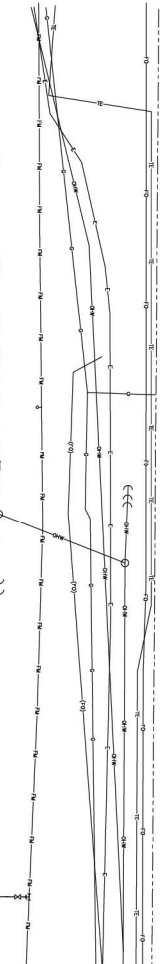
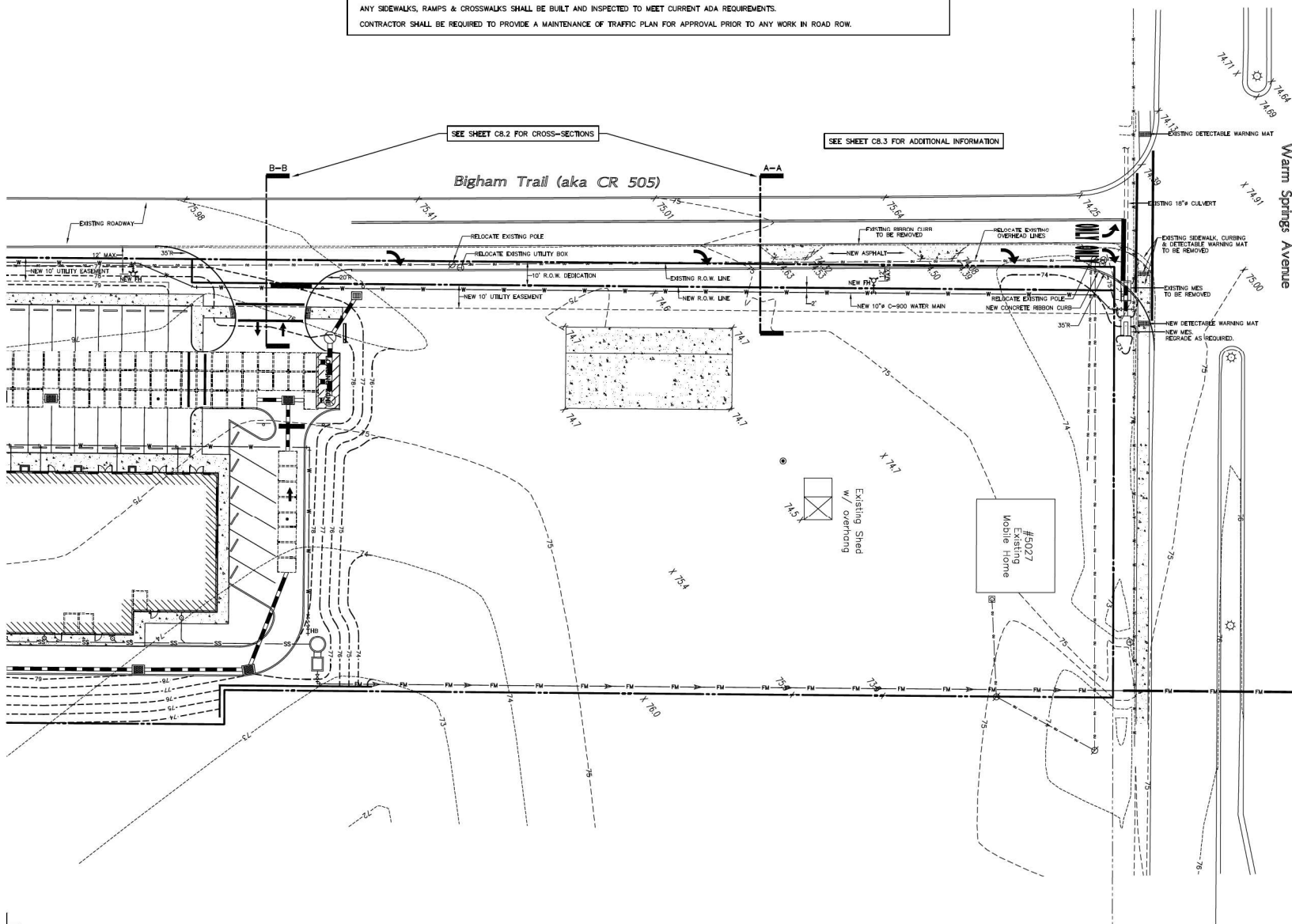
ALL SIGNAGE SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 700.

REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED PER FDOT INDEX NO. 706-001.

CONTRACTOR SHALL BE REQUIRED TO UPDATE\ADD\REMOVE SIGNS AND/OR PAVEMENT MARKINGS THAT ARE NOT IN COMPLIANCE WITH CURRENT STANDARDS.

ANY SIDEWALKS, RAMPS & CROSSWALKS SHALL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.

CONTRACTOR SHALL BE REQUIRED TO PROVIDE A MAINTENANCE OF TRAFFIC PLAN FOR APPROVAL PRIOR TO ANY WORK IN ROAD ROW.



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TURN LANE PLAN

BIGHAM PLAZA

FLORIDA

WILDWOOD

1/1/24 & 2/1/24

DATE: 1/1/24

DESIGNED: K.E.R.

DRAWN: R.S.H.

DATE: 1/1/24

CHECKED: 1/1/24

DATE: 1/1/24

DATE: 1/1/24

CHECKED: 1/1/24

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PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2307-007 WW Cave Vehicular Multi-story Garage

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No:	SP 2307-007 WW Cave Vehicular Multi-Story Garage
Parcel Number:	D08E002
Acreage:	4.15 +/-
Property Location:	Located at the NE Corner of CR 105
Owner:	The Caves Development Group TV, LLC
Applicant:	Charles Ringland III w/ The Caves Development Group TV, LLC

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a Multi-Story Vehicular Storage Garage Project consisting of three buildings featuring a total of 84,917 square feet of space (9,012 sq. ft. for Building 1, 52,264 sq. ft. for Bldg. 2, and 23,641 sq. ft. for Bldg. 3 respectively), with 48 units and associated garage parking space, a 704-square-foot Wash Bay, landscaping buffers, retentions pond area, Lift Station, Irrigation Well, and associated infrastructure improvements on 4.15 acres MOL, on a C-3 zoned parcel, as per the attached plans.

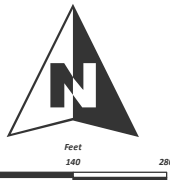
SP 2307-007 meets the criteria set forth in the Design District Standards, Land Development Regulations, and is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

DATED: 5/2/2024

A handwritten signature in black ink, appearing to read 'Wendy Then', written in a cursive style.

Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 140 280	SP 2307-007 WW CAVES VEHICULAR MULTI-STORY GARAGE PARCEL D08E002	MAP 1B LOCATION MAP AUGUST 2023
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NOTE:
THESE PLANS MAY HAVE BEEN REDUCED OR INCREASED IN
SIZE BY REPRODUCTION(S). THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.

LEGAL DESCRIPTION

LOT 2, LEATHERMAN SUBDIVISION, ACCORDING TO THE MAP
OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGE 24,
PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

UTILITY COMPANIES

ELECTRIC:

SECO ENERGY
330 US-301
SUMTERVILLE, FL 33585
(352) 793-3801

CABLE PROVIDER:

COMCAST SERVICE CENTER
17860 SE 109th AVE. SUITE 624
SUMMERFIELD, FL 34491
(855) 616-9200

WASTE COLLECTION:

CITY OF WILDWOOD
PHYSICAL ENVIRONMENT/UTILITY
BILLING DEPARTMENT
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1336

WASTEWATER:

CITY OF WILDWOOD
UTILITIES DEPARTMENT
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1336

POTABLE WATER:

CITY OF WILDWOOD
UTILITIES DEPARTMENT
100 N. MAIN STREET
WILDWOOD, FL 34785
(352) 330-1336

TELEPHONE:

CENTURYLINK TELEPHONE
1020 S. MAIN STREET
WILDWOOD, FL 34785
(352) 323-1297

SITE DATA TABLE

SITE ADDRESS:	C.R. 105 WILDWOOD, FL. 34785
SITE AREA:	180,717 S.F. (4.15AC.)
PARCEL ID:	D08E002
EXISTING ZONING DESIGNATION:	C-3 - (COMMERCIAL)
FUTURE LAND USE:	C - (COMMERCIAL)
DEVELOPMENT TYPE:	COMMERCIAL
BUILDING USE:	VEHICULAR STORAGE GARAGE
FEMA FLOOD ZONE:	"X"
SOILS:	(08) LAKE FINE SAND
DESIGN DISTRICT:	COMMUNITY
OPEN SPACE REQUIREMENTS:	20% OPEN SPACE
FAR REQUIREMENTS:	MAXIMUM FAR 0.5

AGENT / OWNER

OWNER / AUTHORIZED AGENT:

THE CAVES DEVELOPMENT
GROUP TV LLC
CHARLES RINGLAND III
4848 SW 23RD AVE.
CAPE CORAL, FL 33914
(239) 980-4613

ENGINEERING / AUTHORIZED AGENT:

MAASTRICHT ENGINEERING INC.
DANIEL JOHNSON PE
7370 COLLEGE PARKWAY
SUITE 211
FORT MYERS, FL 33907
(239) 362-1605

SURVEYOR & MAPPER:

CLYMER FARNER BARLEY, INC.
KAYE M. JAMESON PSM
4450 NE 83rd
WILDWOOD, FL 34785
(352) 748-3126

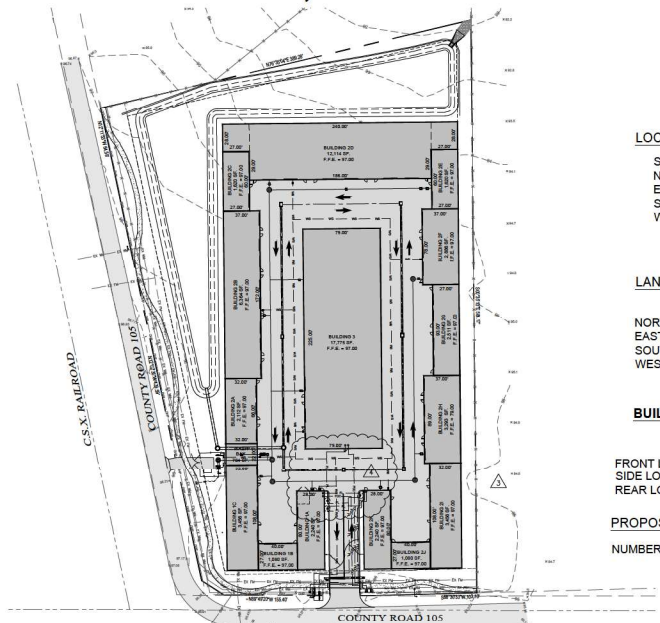
ARCHITECTURE:

INDIGO ARCHITECTURE
KEVIN S. CRUZ PA
4575 VIA ROYAL # 205
FT. MYERS, FL 33919
(239) 245-7195

LANDSCAPE ARCHITECT:

JOSEPH H. KELLEY, RLA, LLC.
LANDSCAPE ARCHITECT AND PLANNING
JOSEPH H. KELLEY, RLA
3805 HANOVER STREET
FT. MYERS, FL 33901
EMAIL: JOSH.KELLEY85@COMCAST.NET

SITE CONSTRUCTION PLANS FOR WILDWOOD CAVES VEHICULAR STORAGE GARAGE SECTION 08, TOWNSHIP 18 S, RANGE 23 E WILDWOOD, FLORIDA 34785



VICINITY MAP

SCALE: 1" = 60' (24X36)
1" = 120' (11X17)

LAND USE TABLE			
TOTALS	SITE S.F.	ACRES	%
BLDG.	180,717	4.149	100.0
SIDEWALK CONC.	64,551	1.482	35.72
PAVEMENT	3,781	0.087	2.09
IMPERVIOUS	45,231	1.038	25.03
GREEN SPACE	113,563	2.607	62.84
PERVIOUS	67,154	1.542	37.16

LOCATION	ZONING / FLU	LAND USE
SITE:	C-3 / COM	COMMERCIAL
NORTH:	C-3 / COM	FARM
EAST:	C-3 / COM	COMMERCIAL
SOUTH:	C-3 / COM	COMMERCIAL
WEST:	C-3 / COM	VACANT LOT

LANDSCAPE BUFFERS

	REQ'D	PROVD	ZONE
NORTH:	-	-	C-3
EAST:	-	-	C-3
SOUTH:	25'	25'	C-3 ROW
WEST:	25'	25'	C-3 ROW

BUILDING SETBACKS

	REQ'D	PROVD	LOCATION
FRONT LOT:	25'	25' (S) / 28.35' (W)	SOUTH / WEST
SIDE LOT:	15'	15'	EAST
REAR LOT:	15'	46.24'	NORTH

PROPOSED EMPLOYEES

NUMBER OF EMPLOYEES = 0

PARKING REQUIREMENTS

VEHICULAR STORAGE GARAGE:
STORAGE AREA - 1 SPACE / 2000 SF.
64,551 / 2,000 = 33 SPACES REQUIRED
48 UNITS x 1 GARAGE SPACE/UNIT = 48
SPACES PROVIDED

PROPOSED BUILDING

LOCATION	TOTAL	1st FLOOR	2nd FLOOR
BLDG. 1	9,012 SF.	6,776 SF.	2,236 SF.
BLDG. 2	52,264 SF.	39,296 SF.	12,968 SF.
BLDG. 3	23,641 SF.	17,776 SF.	5,865 SF.
	84,917 SF.	58,848 SF.	21,069 SF.

INDEX OF SHEETS

1. COVER SHEET
2. GENERAL NOTES
3. EXISTING CONDITIONS
4. EROSION CONTROL PLAN (SWPPP)
5. SITE, PAVEMENT MARKING
6. GRADING, PAVING & DRAINAGE PLAN
7. - 8. CROSS SECTION
9. GRADING, PAVING & DRAINAGE DETAIL
10. CONTROL STRUCTURE DETAIL
11. UTILITY PLAN
- 11A. - 11B. PLAN & PROFILES
12. - 14. UTILITY DETAILS (WATER AND SEWER)
15. LIFT STATION DETAILS

DIGITAL SIGNATURE

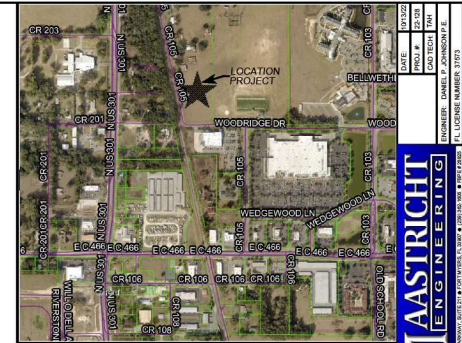
Digitally signed by Daniel Johnson
Date: 2024.03.22
13:54:40 -0400
Adobe Acrobat
version:
2024.001.20604

DANIEL JOHNSON P.E. 37573
7370 COLLEGE PARKWAY SUITE 211
FORT MYERS, FL 33907
PHONE: (239) 362-1605

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY DANIEL JOHNSON P.E., ON THE DATE
ADJUNCT TO THE SEAL.
PRINTED COPIES OF THE DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND
SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!
DIAL 811 Know what's below.
Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.



LOCATION MAP

SCALE: 1" = 1000'

MAASTRICHT
ENGINEERING

DEVELOPER:
THE CAVES DEVELOPMENT
GROUP TV LLC
CHARLES RINGLAND III
4848 SW 23RD AVE.
CAPE CORAL, FL 33914

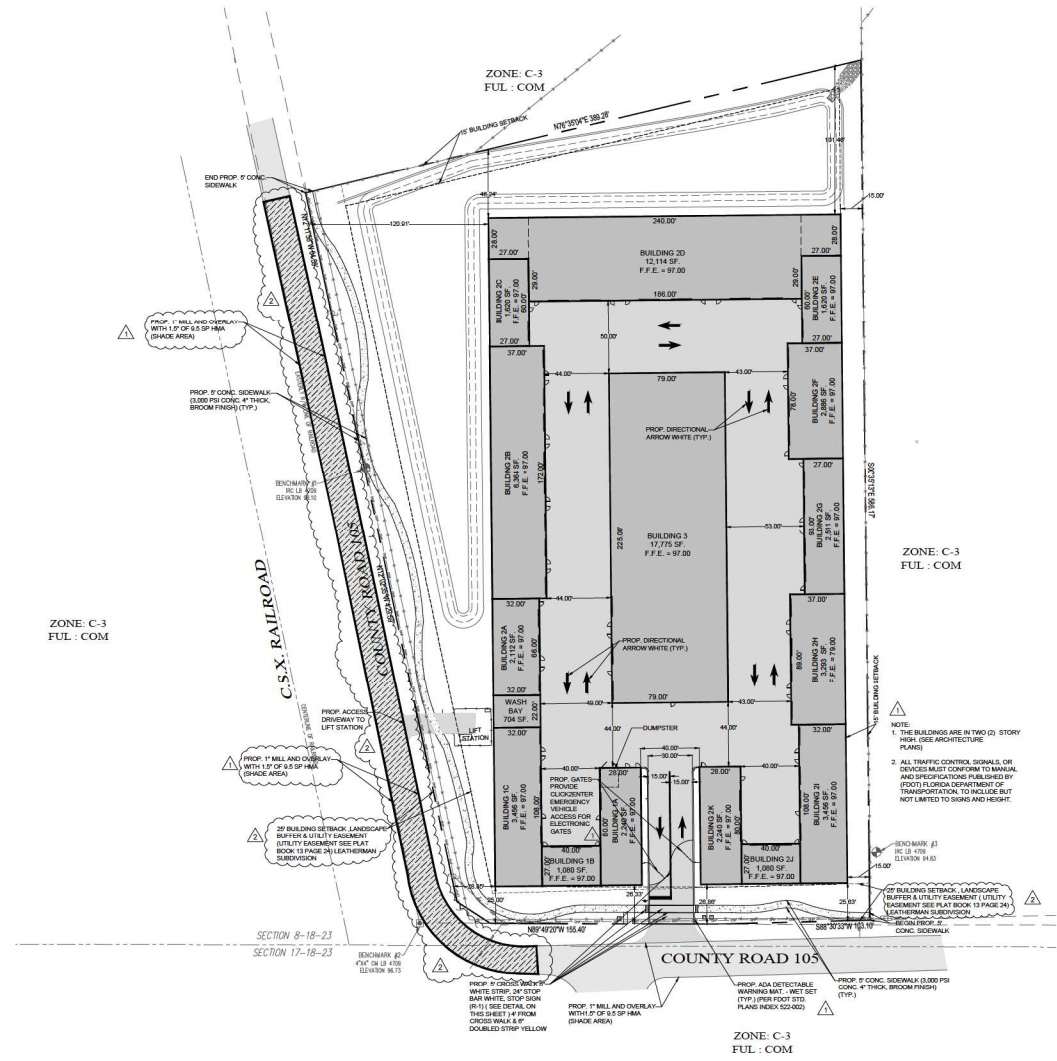
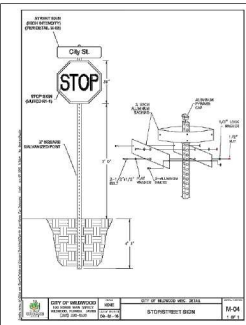
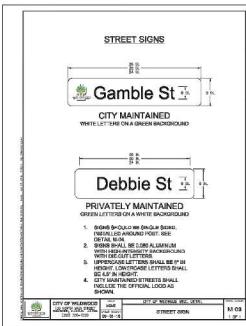
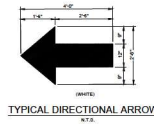
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2. REVISION 2: ADDED COMMENTS FOR ALUMINUM
3. REVISION 3: ADDED COMMENTS FOR ALUMINUM
4. REVISION 4: ADDED COMMENTS FOR ALUMINUM
5. REVISION 5: ADDED COMMENTS FOR ALUMINUM

WILDWOOD CAVES
(VEHICULAR STORAGE
GARAGE)
SECTION 08 - TOWNSHIP 18 S, RANGE 23 E
WILDWOOD, FLORIDA 34785

COVER
SHEET

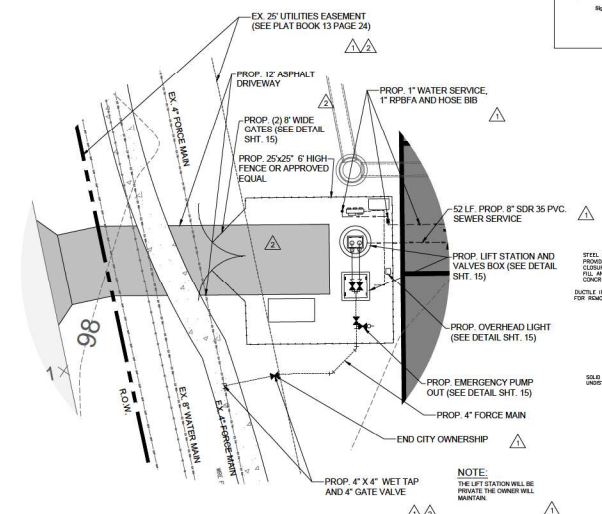
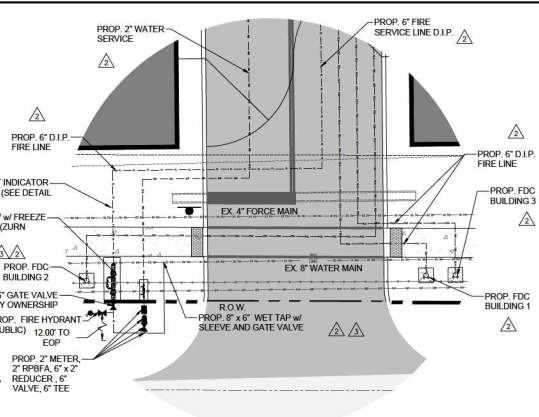
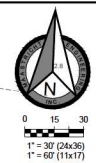
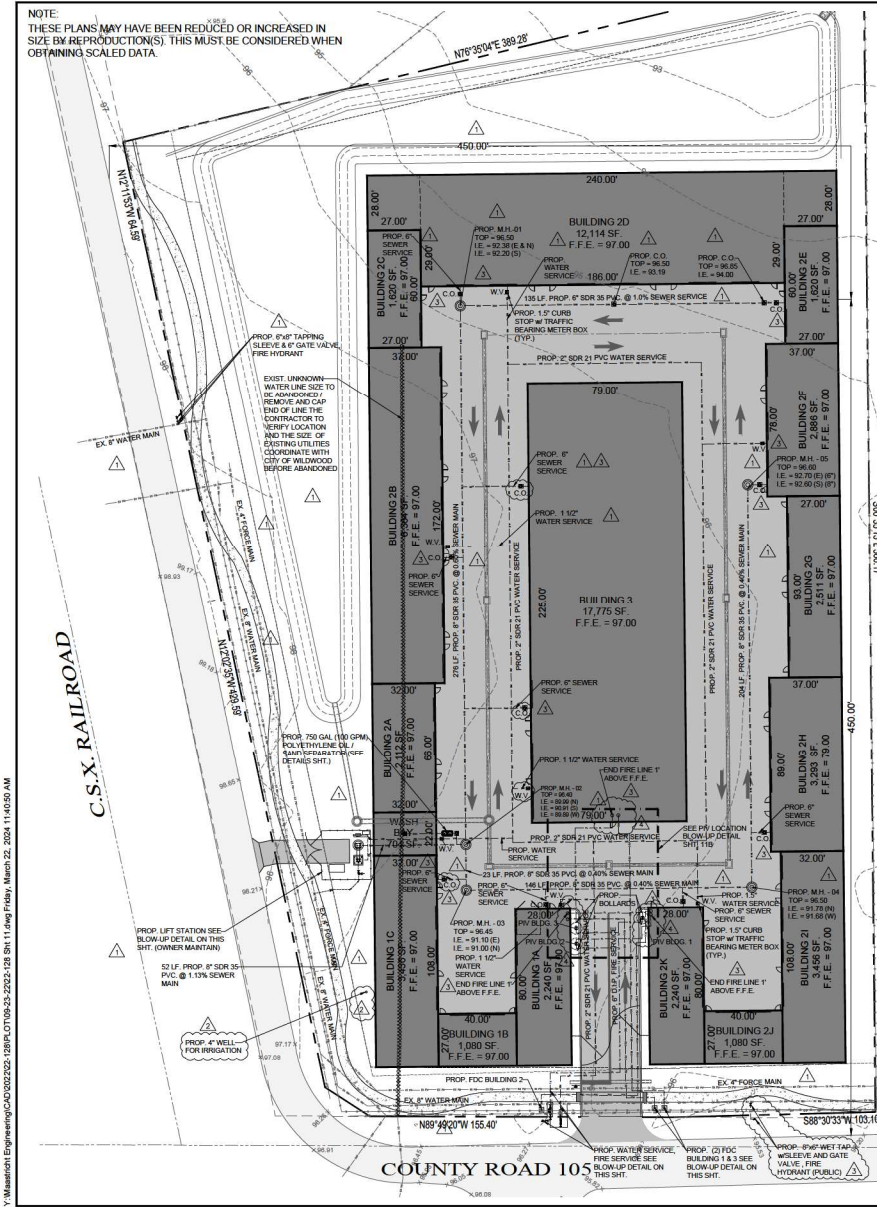
SHEET
1 OF 15

MAASTRICHT Engineering\Research\Engineering\CA0000022-02\PR-OT16-2-22-02-28 CN 12.dwg Friday, March 14, 2020 08:57:25



SHEET		5 OF 15
SITE DIMENSION, SIGN AND MARKING PLAN		
WILWOOD CAVES (VEHICULAR STORAGE GARAGE)		
SECTION 17-18-23		
DATE		10/15/19
BY		MAASTRICHT
REVISION DESCRIPTION		PROJECT OF WILWOOD CAVES (VEHICULAR STORAGE GARAGE)
DEVELOPER		THE CAVES DEVELOPMENT GROUP, LLC
PROJECT ADDRESS		CAPE CORAL, FL 33914
PROJECT NUMBER		CA-16-0000022-02
DATE		10/15/19
BY		MAASTRICHT
REVISION DESCRIPTION		PROJECT OF WILWOOD CAVES (VEHICULAR STORAGE GARAGE)
DEVELOPER		THE CAVES DEVELOPMENT GROUP, LLC
PROJECT ADDRESS		CAPE CORAL, FL 33914
PROJECT NUMBER		CA-16-0000022-02

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OBTAINING SCALED DATA.



FIRE FLOW CALCULATIONS

BASED ON NFPA 1 FIRE CODE LATEST EDITION, CHAPTER 18, TABLE 18.4.1.2 MINIMUM REQUIRED FIRE FLOW AND FLOW CURVE FOR BUILDINGS: A MINIMUM OF 6250 GPM IS REQUIRED FOR BUILDINGS 1, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Y:\Mastri\Engineering\CD\202202-128\11.dwg Friday, March 22, 2024 11:40:50 AM

NOTE:
ALL UTILITY SERVICE TO
PROPERTY NOT UTILIZED FOR
PROJECT TO BE ABANDONED.

**CALL 48 HOURS
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DIAL 811**

Know what's below.
Call before you dig.

**MAASTRICHT
ENGINEERING**

700 WINDING ROAD, SUITE 100, WILLOWOOD, FL 33511
PHONE: (202) 960-1000 FAX: (202) 960-1001

PROJECT: 128
SHEET: 11 OF 15

DATE: 03/22/24
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE

REVISIONS:

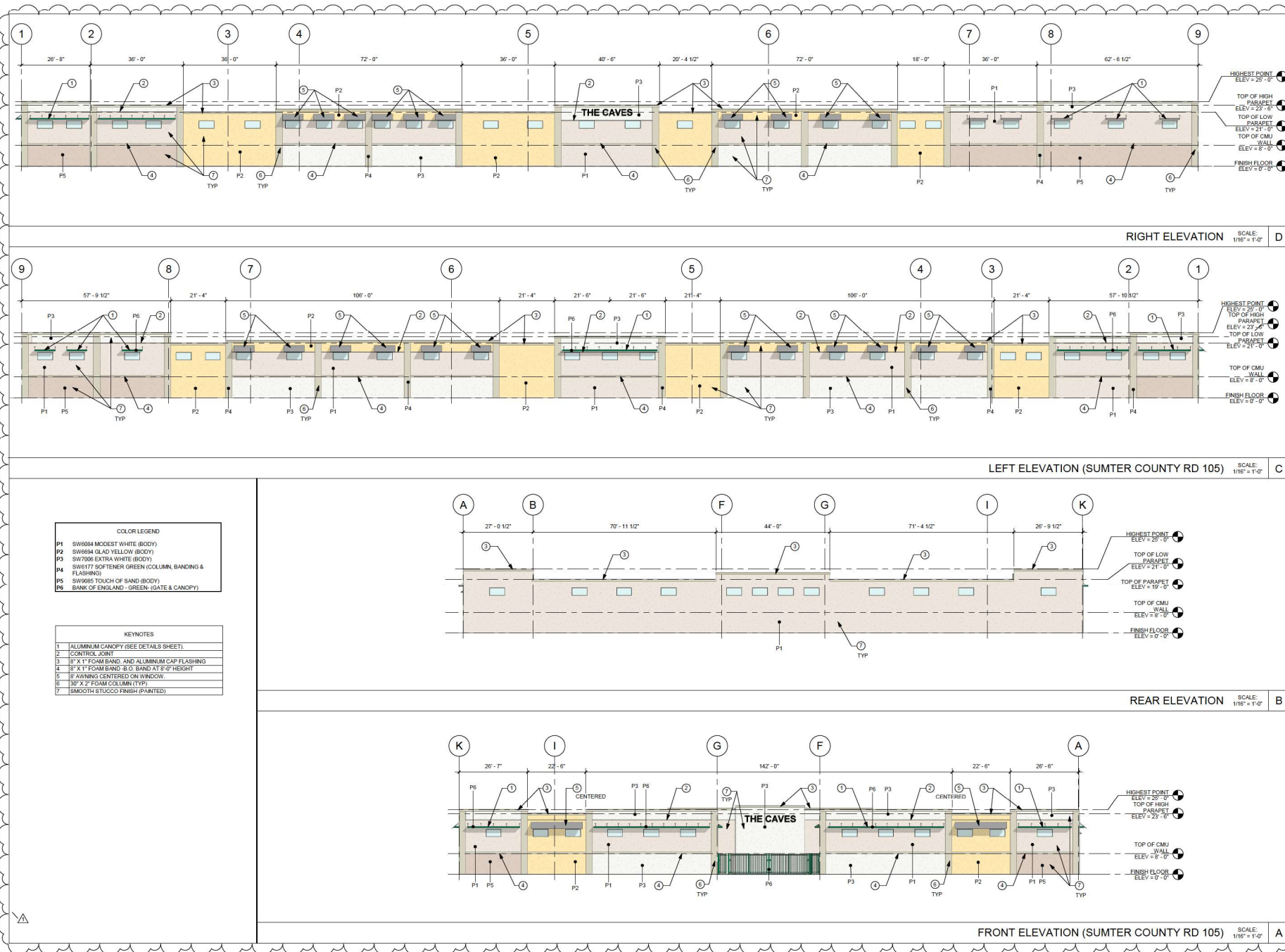
NO.	DATE	DESCRIPTION
1	03/22/24	ISSUED FOR PERMIT

WILLOWOOD GAVES
(VEHICULAR STORAGE
GARAGE)

SECTION 06, TOWNSHIP 8 S, RANGE 2 E
WILLOWOOD, FLORIDA 34786

UTILITIES PLAN

**SHEET
11 OF 15**



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ARCHITECTURE
4575 Via Royale # 205
Fort Myers, FL 33919
L 239.245.7195
FL Reg. No.: AR57952

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Client
THE CAVES DEVELOPMENT
GROUP TV, LLC

Project
THE CAVE WILDWOOD (THE
VILLAGES)
SECTION 08, TOWNSHIP 18 S,
RANGE 23 E WILDWOOD,
FLORIDA 34785

Drawing History
P & Z PERMIT 06/14/23

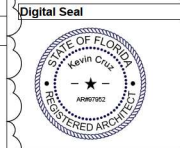
Revisions		
#	Description	Date
1	CITY COMMS	12/13/23

Consulting

Digital Signature
This item has been electronically
signed and sealed by Kevin Cruz
AIA on the date adjacent to the seal
using a SHA authentication code.

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Kevin S Cruz
AIA
REGISTERED ARCHITECT



Project Number
23018

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number
A-2.1

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SP 2310-012 Betancur Orthodontics

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	SP 2310-012 Betancur Orthodontics
Applicant/Owner(s)	Oxford Oaks Investments, LLC
Acreage	0.5156 +/-
Property Location	The subject property is generally located approximately 0.27 miles east of N US 301, approximately 0.06 miles south of E C 466, along CR 106.
Parcel	D17-036

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 3,193 square-foot orthodontist office with associated infrastructure, per the attached plans. This site plan is accompanied by a technical waiver in regard to the Design District Standards Chapter 1 Section G(1) to allow the stormwater retention area to be within the landscape buffer due to constraints on the site. The technical waiver was approved at the regularly scheduled Project Review Committee (PRC) meeting on April 9, 2024. The developer will mill and resurface 150 feet of CR 106, due to the increased number of trips the development will produce, per the attached plan.

SP 2310-012 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is consistent with the goals, objectives, and policies in the 2050 Comprehensive Plan.



Date: 04/23/2024
Amanda Bondi
Planner II, Development Services



Project Review Committee Technical Standards Waiver Request

Project Name Betancur Orthodontics

Project # _____

1. Briefly describe your waiver request.

Build stormwater system within landscape buffer.

2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.

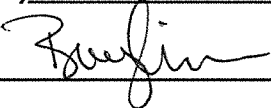
Landscape Design Development Standards, Paragraph G.1

3. Please provide the justification for your waiver request.

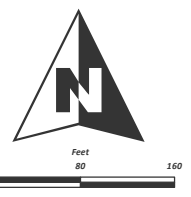
Small site and soils necessitate size of retention system shown on plans.

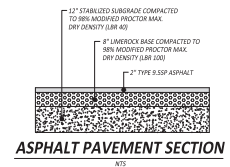
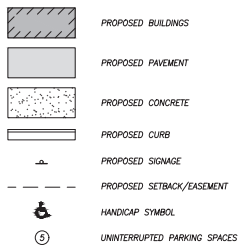
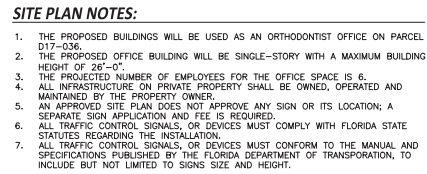
Name (Print) Barry Ginn

Date October 30, 2023

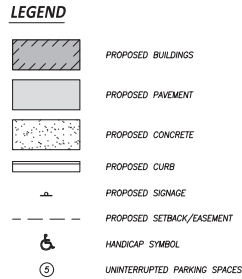
Signature 



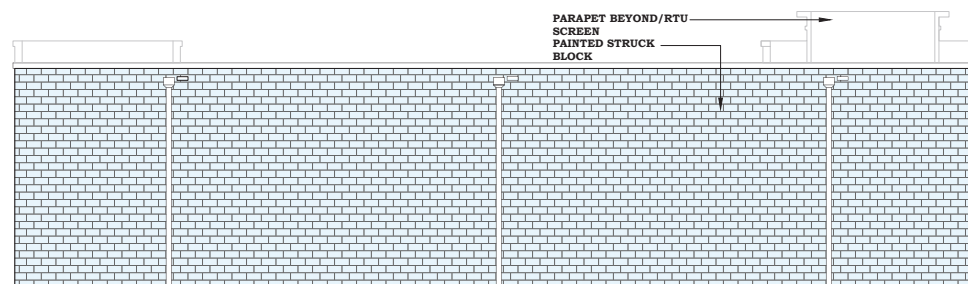
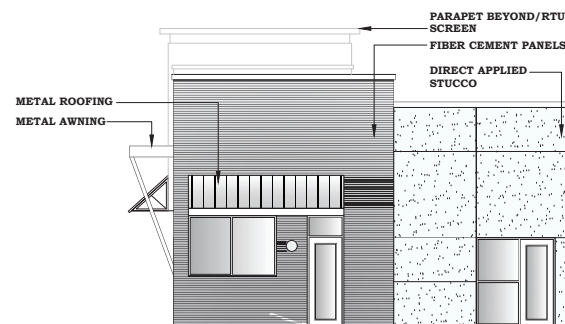
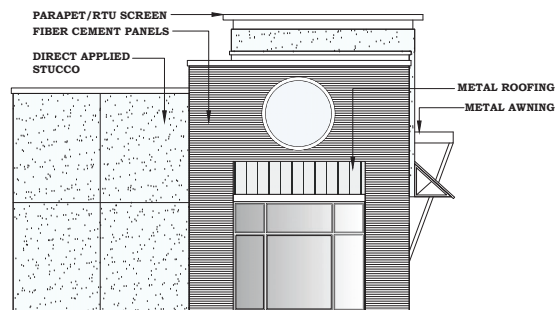
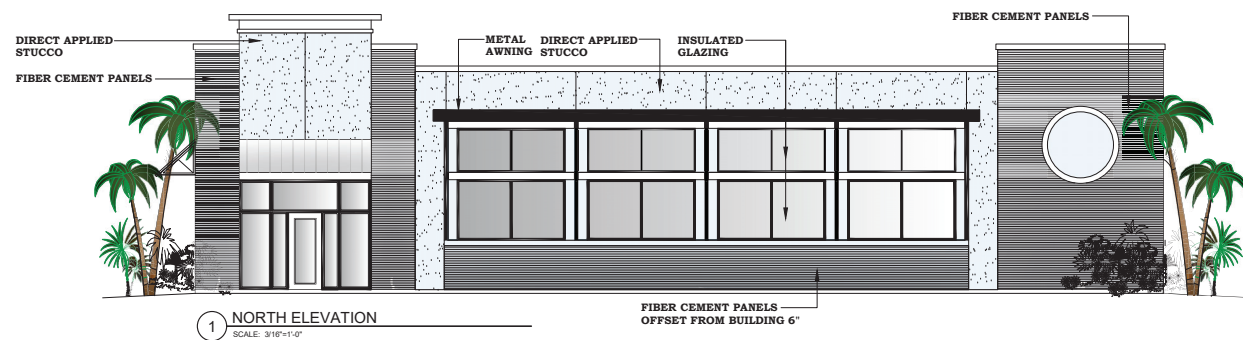
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 Feet 0 80 160	SP 2310-012 BETANCUR ORTHODONTICS PARCEL D17-036	MAP 1B LOCATION MAP OCTOBER 2023
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 Infinite Engineering ONE SIX SIX NORTH WEAVER OCEAN FLORIDA 33457 TEL: 904.246.4444 WWW.INFINITEENGINEERING.COM GED: 00000000000000000000										
PROJECT TITLE										
A MAJOR SITE PLAN FOR BETANCUR ORTHODONICS 4255 CR 106 OXFORD, FLORIDA 34484										
SHEET TITLE										
SITE PLAN										
CLIENT INFORMATION										
OXFORD CLASS INVESTMENTS, LLC 814 SW 14TH STREET OCEAN, FLORIDA 33473										
SUBCONSISTANTS										
										
PROJECT NUMBER 2022-204										
REVISIONS										
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SHEET 4 OF 10										



SHEET



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No.	DATE	REVISIONS / SUBMISSIONS
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DATE: 11-02-2023 DRAWN: DBM CHECKED: SBK

PROJECT NO.: K22-02	SEAL
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SCOTT B. KREHL AR 94-104

1871 SW 42ND STREET
OCALA, FLORIDA 34471
SCOTT.KREHL@YAHOO.COM
352-817-4194

**BETANCUR
ORTHODONTICS**
MARION COUNTY FLORIDA

ELEVATIONS

A200