



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
July 9, 2024 2:00 PM
City Hall Commission Chamber
100 N Main Street**

Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105 - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Board/Special Magistrate as Local Planning Agency
Regular Meeting June 11, 2024, at 2:00 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **CP 2405-002 Michael DeMers
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A
SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED**

COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G18-023, G18-024, G18-025, and G18-026

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment Request to change the Future Land Use Map designation from Mobile Home Park (City) to Industrial (City) for the parcels listed above on 0.913 acres of land MOL. This request is accompanied by rezoning request RZ 2405-002 (O2024-43). **The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-42 to be forwarded to the City Commission for further action.**

2. CP 2406-001 Oxford Oaks Professional Plaza

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Portion of Parcel D17-069

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment request to change the Future Land Use Map designation from Commercial/ROW (Sumter County) to Commercial (City) for the parcel listed above on 0.17 acres of land MOL. This request is accompanied by rezoning request RZ 2406-001 (O2024-45). **The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-44 to be forwarded to the City Commission for further action.**

V. ADJOURNMENT

July 9, 2024 2:00 PM

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
June 11, 2024 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Melanie Strickland	Development Services Director	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Leni Li	Planner	Present
Jessica Barnes	City Clerk	Present

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

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Board as Local Planning Agency/Special Magistrate
Regular Meeting May 07, 2024, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the May 7, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2309-002 Wildwood East

Special Magistrate Holt read aloud the title of CP 2309-002 Wildwood East. The item was presented by Planner Bondi. The applicant, LPG Urban & Regional Planners, Inc, sought a favorable recommendation from the Planning and Zoning Board acting as the Local Planning

Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (County) to High Density Residential (City) for parcel G04-013 on 2.94 acres MOL. Based on the most recent analysis of utility capacity, staff was unable to verify adequate wastewater treatment plant capacity for new applications which would result in an increase in density or intensity. The subject property anticipated project buildout in 2026, adding an estimated 44 ERUs of potable water and sanitary sewer.

Mike Rankin of LPG was present on behalf of the project and addressed the Special Magistrate. Rankin concurred with city staff findings and confirmed the project density. There were no public comments. Special Magistrate Holt noted that this application was the first to come before her where staff had informed there was a wastewater capacity issue. Rankin stated he had advised the applicant of the capacity issue, and the applicant was willing to move forward with the understanding that the issues could be addressed at a later date. He noted that the attorney representing the developer was with him in attendance as well. McGregor Love of Lowndes Law addressed the Special Magistrate and advised he had discussed the capacity issues with the developer. He stated the subject property had been annexed into the city at the end of 2023 and was not assigned a future land use designation or zoning district for the city at that time. He further stated that the developer understood that when it came time to develop the property, if the wastewater capacity issue had not yet been addressed, they would have to wait until there was sufficient capacity to begin building.

Special Magistrate Holt recommended approval conditioned on the capacity issue being resolved.

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

2. CP 2404-002 Cheng Zheng Home Site

Special Magistrate Holt read aloud the title of CP 2404-002 Cheng Zheng Home Site. item was presented by Assistant Development Services Director Then. The applicant, Mei Chen, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment request to change the Future Land Use Map designation from Agriculture (Sumter County) to Low Density Residential (City) for parcel G33-063 on 0.442 acres of land MOL. The owner/applicant was not present.

Resident James Gibson asked various questions regarding annexation and comp plan amendments. Then addressed his questions and advised him they could set up a meeting in the office to further discuss as it was not directly pertaining to the case. There was no further public comment. Special Magistrate Holt noted that the project did not have wastewater capacity concerns as the property would be on well and septic. Holt recommended approval.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:17 p.m.

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

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

SEAL

Date

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

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

EXECUTIVE SUMMARY

SUBJECT: CP 2405-002 Michael DeMers

REQUESTED ACTION: The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-42 to be forwarded to the City Commission for further action.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER CP 2405-002

ORDINANCE NUMBER O2024-42

APPLICANTS Michael Rankin w/ LPG Urban and Regional Planners, LLC

OWNER Michael C. DeMers

PROPERTY LOCATION The property is generally located approximately 0.33 miles east of N US 301, at 702 Clay Drain Road, Wildwood, FL 34785

PARCEL NUMBERS G18-023, G18-024, G18-025, G18-026

DATE July 1, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Mobile Home Park (City) to Industrial (City) for the parcels listed above on 0.913 acres MOL. This request is accompanied by a rezoning request RZ 2405-002 (O2024-43).

The applicant believes the proposed amendment should be granted based on the following

criteria found in Land Development Regulation (LDR) §1.7(D).

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

The applicant has submitted adequate justification to the City of Wildwood for the proposed request to change the Future Land Use from Mobile Home Park (City) to Industrial (City). The applicant states that they intend to use the parcels as industrial and combine them with the adjacent industrial parcel owned by the applicant to create a unified industrial development. Justification has been presented to the city to support the proposed development. The proposed land use amendment is consistent with the proposed land use category on the JPA Map, as supported in the 2050 Comprehensive Plan Amendment.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan, with the proposed land use change from Mobile Home Park (City) to Industrial (City).

The applicant stated that the subject property is located approximately ½ mile east of US 301 and is located within the Neighborhood Design District. Comprehensive Plan FLU Policy 1.1.1(c) outlines standards for industrial development which limits intensity of a FAR of 0.5. FLU Policy 1.2.1 states that the City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years. The subject site is located within an area of existing development where public infrastructure, services and utilities are already present.

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

According to Section 163.3177(6)(a)(9)(b), Florida Statute, the future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

1. Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

a. The proposed development is located along Clay Drain Road (CR 156) within the City of Wildwood's MSA. The proposed development abuts existing City of Wildwood industrial land use and zoning.

2. Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

a. The proposed development is located in an area where existing public infrastructure and services are available.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

a. The proposed development will provide connectivity consistent with the land development regulations.

4. Promotes conservation of water and energy.

a. The proposed development will utilize utilities that are available from the City of Wildwood.

5. Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

a. The proposed site has no agricultural operations nor do the adjacent properties, or even the immediate vicinity have agricultural operations or uses.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

a. The proposed development will provide open space requirements of the City of Wildwood.

7. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

a. The proposed development is industrial and would assist the city in meeting the nonresidential needs of the area.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in f.s. 163.3164.

a. The proposed development is infill development and has been demonstrated above to not constitute urban sprawl.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The site has been active and in operation since 2021. Should protected species occur, appropriate regulatory permits will be secured prior to development.

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

Transportation: Primary access to the property will be from Clay Drain Road (CR 156). Approximate access easements will be secured prior to development. The trip generation analysis indicates that the proposed amendment will result in an additional 31 PM Peak Hour trips. The development is expected to generate eight new PM peak hour trips, which is less than the County's threshold for a Minor TIA. The amendment is not expected to degrade the LOS of area roadways. There are five existing businesses currently operating at the site.

Potable Water & Sewer: City water and sewer are available to the subject site. The applicant/owner will work with City utilities at the construction plan stage to connect to City water and sewer.

As it refers to potable water, the applicant stated that the City has a current available capacity of 3.433 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards (Table 3). The estimated water demand is .006 mgpd. The analysis concludes that the proposed amendment will not cause a deficiency

and the City will have a remaining available capacity of 3.42 mgpd.

In relation to wastewater facilities, the applicant stated that the City has a current available capacity of 1.144 mgpd. An analysis was conducted of the proposed amendment based on land use and the City's Level of Service (LOS) standards. Wastewater demand was calculated at 250 gallons per ERU pursuant to City's LOS standard. The estimated wastewater demand is .004 mgpd. The analysis concludes that the proposed amendment will not cause a deficiency and the City will have a remaining available capacity of 1.374 mgpd.

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

Table 1 – Maximum Development Analysis

Ordinance #	Acres	Existing Land Use	Existing Intensity of Development	Proposed City Land Use	Proposed Maximum Development	Net Change in Development Potential
DeMers	0.913	Mobile Home Parks	30 Units (10 units/acre)	Industrial (0.50 FAR)	19,885 SF	- 9 Units - 9 Units + 19,885 SF industrial
TOTAL	0.913		9 Units	19,885 SF	19,885 SF	

Existing City of Wildwood Mobile Home Park – Max Density 10 units/per acre per Flu Policy 1.1.1

Proposed City of Wildwood Industrial – Max Density – 0.5 FAR per FLU Policy 1.1.1(c)

Conclusion:

The proposed land use amendment is consistent with objective 1.2 stating “the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implanting a compact land use pattern.” Objective 1.2 is being met specifically from Policy 1.2.7 and Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses. The proposal aims to address future land use discrepancies for current operations at the site.



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-42

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA,
PROPOSING A SMALL-SCALE FUTURE LAND USE MAP
AMENDMENT TO THE ADOPTED COMPREHENSIVE
PLAN AND FUTURE LAND USE MAP IN ACCORDANCE
WITH THE COMMUNITY PLANNING ACT OF 2011, AS
AMENDED; PROVIDING FOR CODIFICATION; PROVIDING
FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND
PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcels G18-023, G18-024, G18-025, and G18-026

Michael C. DeMers

0.913 +/-

LEGAL DESCRIPTION:

Parcel 1:

Begin 770.88 feet West and 7 feet North of the SE Corner of NE ¼ of NE ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, Run West 75 feet, North 138 feet, East 75 feet and South 138 feet to the Point of Beginning.

Parcel 2:

Begin 620.88 feet West and 7 feet North of the SE Corner of NE ¼ of NE ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, Run West 75 feet, North 138 feet, East 75 feet and South 138 feet to Point of Beginning.

Parcel 3:

Begin 383.99 feet West and 7 feet North of the SE Corner of NE ¼ of NE ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, Run West 78.5 feet, North 138 feet, East 78.5 feet and South 138 feet to Point of Beginning, Less Road Right of Way.

Parcel 4:

Begin 462.38 feet West and 7 feet North of the SE Corner of NE ¼ of NE ¼ of Section 18, Township 19 South, Range 23 East, Sumter County, Florida, Run West 78.5 feet, North 138.04 feet, East 78.5 feet and South 138.04 feet to Point of Beginning.

These properties are to be reclassified from Mobile Home Park (City) to Industrial (City).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this ____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

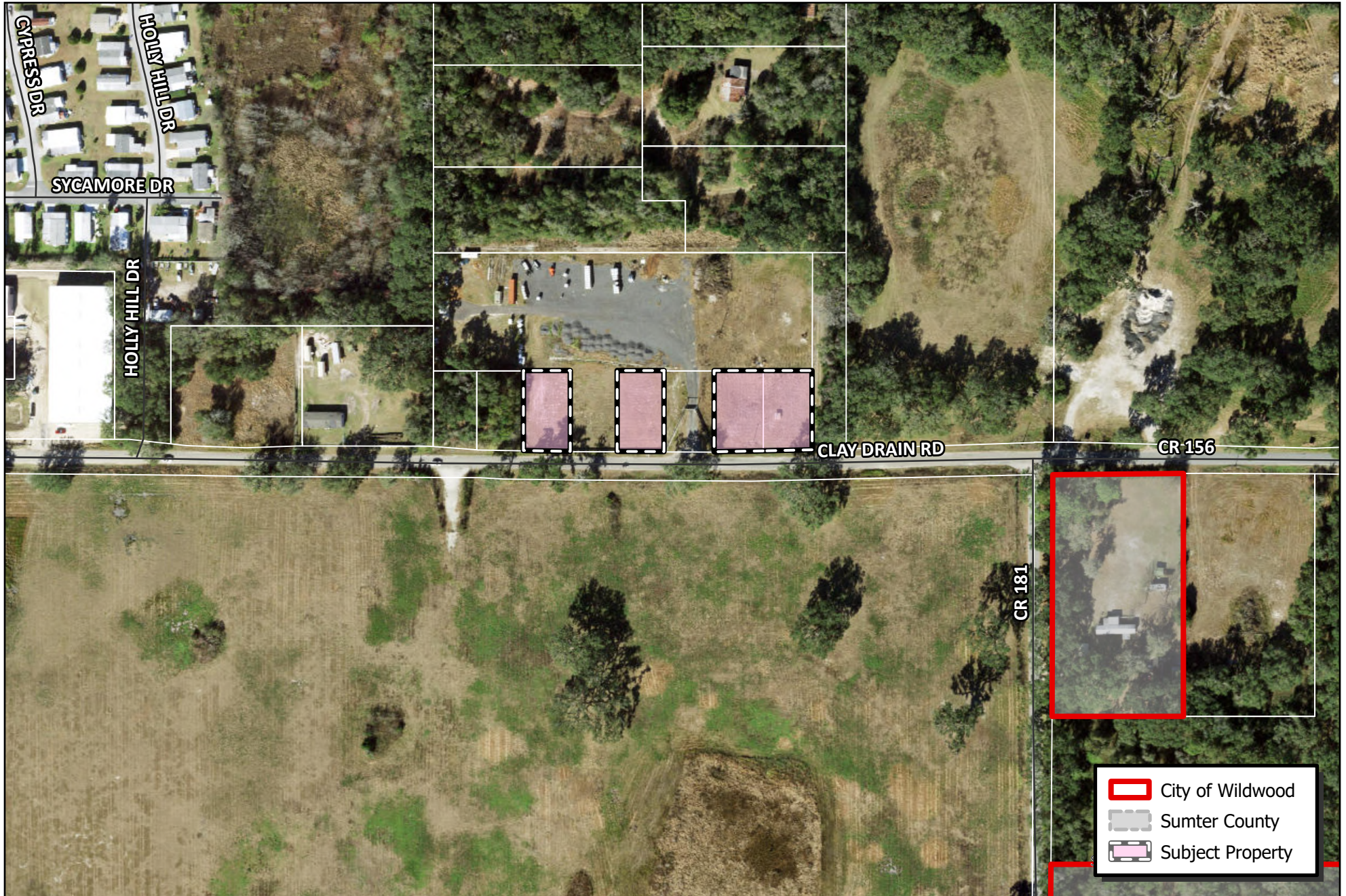
First Reading: _____

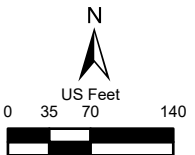
Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	CP 2405-002 MICHAEL DEMERS SSCPA PARCELS G18-023, G18-024, G18-025 & G18-026	MAP 1B LOCATION MAP MAY 2024
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Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-42

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This 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.

¹ See Section 166.041(4)(c), Florida Statutes.

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

EXECUTIVE SUMMARY

SUBJECT: CP 2406-001 Oxford Oaks Professional Plaza

REQUESTED ACTION: The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-44 to be forwarded to the City Commission for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER

CP 2406-001

ORDINANCE NUMBER

O2024-44

APPLICANTS

Luisa Betancur & Rodolfo De Anda

OWNER

Oxford Oaks Plaza, LLC

PROPERTY LOCATION

The property is generally located approximately 445 linear feet east of N US 301, and approximately 467 linear feet south of CR 106, in section 17, township 18 south, range 23 east

PARCEL NUMBERS

Portion of Parcel D17-069

DATE

July 1, 2024

The applicant seeks a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment request to change the Future Land Use Map designation from Commercial/ROW (Sumter County) to Commercial (City) for the parcel listed above on 0.17 acres of land MOL. This request is accompanied by rezoning request RZ 2406-001 (O2024-45).

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

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

The applicant has submitted adequate justification to the City of Wildwood for the proposed request to change the Future Land Use from Commercial (Sumter County) to Commercial (City), as supported in the 2050 Comprehensive Plan Amendment. Policy 1.2.7 states “upon the annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” The proposed land use amendment is consistent with the proposed land use category on the JPA Map.

The applicant is looking to establish a future land use designation consistent with the remaining portion of parcel D17-069; which consists of the north 1/2 of Perry Street, being approximately 25 feet in width and 297.2 linear feet in length.

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

The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan, with the proposed land use change from Commercial/ROW (Sumter County) to Commercial (City). The proposed land use amendment is consistent with objective 1.2 stating “the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implanting a compact land use pattern.” Objective 1.2 is being met specifically from Policy 1.2.7 and Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern.

The applicant is planning to utilize the vacated right of way land for the southern landscaping buffer and retention pond of the proposed Oxford Oaks Professional Plaza.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The existing adjacent land use designations within the City limits are Commercial (COM) and the proposed land use amendment is consistent with the proposed land use category on the JPA Map.

The applicant plans to construct a professional/medical plaza (Oxford Oaks Professional Plaza), whose site plan has been submitted for review and this is how it was found that the extra step is necessary to incorporate that piece of land into the City limits and establish a future land use (Commercial) and zoning designation (C-2) consistent with the City for the rest of Parcel D17-069.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. A Protected Wildlife Report was conducted by Keystone Environmental Consulting, LLC in May of 2023. Per the Protected Wildlife Report, Gopher Tortoise burrows were observed, but not occupied. It is recommended a 100% gopher tortoise survey be done before construction and if any gopher tortoises are found it will be necessary to apply for a gopher relocation permit with FFWCC.

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

Transportation: The property will have a full-access driveway on CR 106. As it refers to the overall development, the proposed project is to generate 1,185 net daily trips of which 51 will occur in the A.M. peak hour and 143 in the P.M. peak hour. The transportation impact analysis indicates that with the added number of trips, the impacted roadway segments and intersections are projected to operate at satisfactory levels of service.

Potable Water & Sewer: City water is available to the subject property. The nearest force main is approximately 350 feet north of the property. The applicant/owner will work with the City's Utility Department and adjacent developers at the site plan stage to connect to the City water and sewer.

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

Conclusion:

The proposed land use amendment is consistent with objective 1.2 stating "the City shall strive to create a sustainable community by discouraging the proliferation of urban sprawl, promoting the efficient utilization of public infrastructure, services, and utilities, and implanting a compact land use pattern." Objective 1.2 is being met specifically from Policy 1.2.7 and Policy 1.2.8, the City shall encourage all new development and redevelopment projects to cultivate a more sustainable land development pattern. This would include direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl and maintaining compatibility with adjacent land uses. A site plan is under review for the Oxford Oaks Professional Plaza and this is how the discrepancy that needs to be reconciled was discovered.

A handwritten signature in dark ink, appearing to read "Wendy Then".

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-44

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Portion of Parcel D17-069
Oxford Oaks Plaza, LLC
0.17 +/-

LEGAL DESCRIPTION:

PORTION OF PARCEL D17-069

That portion of the North half of Perry Street (50 feet wide) as shown on the Plat of TOWN of OXFORD, as recorded in Plat Book 1, Page 32, of the Public Records of SUMTER County, Florida, Lying South of the Following Described Parcel: The West 297.2 feet of Block F of TOWN of OXFORD, according to the Plat thereof as recorded in Plat Book 1, Page(s) 32-33, of the Public Records of SUMTER County, Florida.

This property is to be reclassified from Commercial (County) to Commercial (City).

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the

same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2024, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

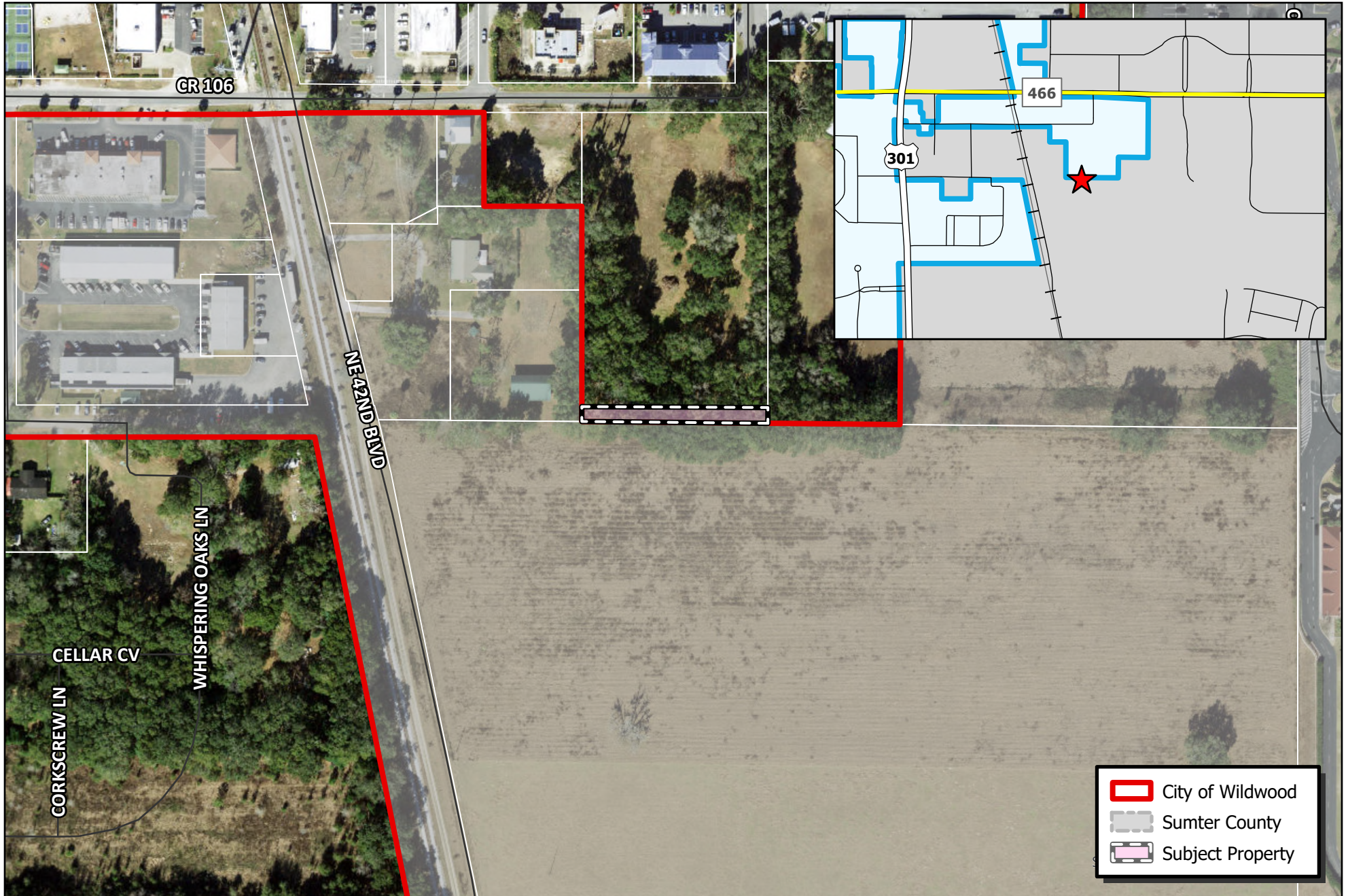
First Reading: _____

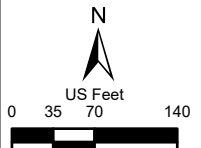
Second Reading: _____

Approved as to form:

City Attorney

EXHIBIT A



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 35 70 140 US Feet	CP 2406-001 OXFORD OAKS PROFESSIONAL PLAZA PARCEL D17-069	MAP 1B
				LOCATION MAP
				JUN 2024



Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference: O2024-44

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This 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.

¹ See Section 166.041(4)(c), Florida Statutes.