



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
September 3, 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

III. OLD BUSINESS

IV. NEW BUSINESS

1. CP 2407-001 707 Missouri Ave.

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.

Parcel G05-029

The applicant is seeking 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 to change the Future Land Use designation from Rural Residential (Sumter County) to Medium Density Residential (City) for the parcel listed above on 5.63 MOL. The request is accompanied by rezoning request RZ 2407-001 (O2024-54). **Staff recommends approval**

V. ADJOURNMENT

September 3, 2024 2:00 PM

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

EXECUTIVE SUMMARY

SUBJECT: CP 2407-001 707 Missouri Ave.

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	CP 2407-001 707 Missouri Ave.
Ordinance No.	O2024-53
Applicant(s)	Aleli and Brenda Hernandez
Owner(s)	Aleli and Brenda Hernandez
Property Location	707 Missouri Avenue, Wildwood, FL 34785
Parcel Number	G05-029
Date	08/29/2024

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 to change the Future Land Use Map designation from Rural Residential (Sumter County) to Medium Density Residential (City) for the parcel listed above on 5.63 acre MOL. This request is accompanied by rezoning request RZ 2407-001 (O2024-54).

ANALYSIS: The applicant seeks to assign a future land use designation so that they may proceed with subdividing the parcel into five lots.

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

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

At this time, the applicants, who are biological sisters, would like to proceed with assigning a future land use designation to parcel G05-029; which was recently annexed into the City. The subject parcel is located within the City's Joint Planning Area with Sumter County and upon annexation, applicants have one year to proceed with the comprehensive plan process and rezoning applications. Ultimately, the applicants would like to subdivide the property into five lots for family members.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Medium Density Residential (MDR) Future Land Use is consistent with surrounding properties. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 9 dwelling units per acre for the proposed FLU designation. However, due to the proposed scale and the layout of the site, the property owners are intending to accommodate five dwelling units on premises. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

The subject property is located within an established neighborhood and the development would be considered infill development.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. The development will take place in an urban setting where the applicants will have to connect to existing water and sewer utilities.

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

The proposed plan amendment is not for a property determined to be an isolated or strip development. The infill development is taking place adjacent to the Highland View Subdivision.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The subject property contains wetland/flood zone areas classified as Flood Zone A on the FEMA maps.

The subject property does not contain Wetland nor any Special Flood Hazard Areas.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities. This parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services.

City water and sewer lines are already located within connecting distance to the property, which will be serviced by the City.

(VII) Fails to maximize use of future public facilities and services.

City water and sewer lines are already located within connecting distance to the property, which will be serviced by the City.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

As per the JPA agreement between Sumter County and the City of Wildwood, this parcel must be annexed into the City to be developed.

(IX) Fails to provide a clear separation between rural and urban uses.

The area exhibits urban development patterns consisting of residential developments within the existing neighborhood and the general vicinity.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Parcel G05-029 has already undergone the annexation process and had its second and final reading on April 22, 2024. The proposal is consistent with Policy 1.2.7., “upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.”

(XI) Fails to encourage a functional mix of uses.

The area exhibits primarily an established residential neighborhood with some older single family residences in the vicinity of the Highland View Subdivision.

(XII) Results in poor accessibility among linked or related land uses

Access to the site can be provided either via Missouri Avenue.

(XIII) Results in the loss of significant amounts of functional open space.

The proposal will have to adhere to the impervious surface requirements of the Medium Density Residential Land Use Designation (0.3 Floor Area Ratio).

Although some of the surrounding areas have a future land use of Rural Residential (County) to the north and east of the subject parcel, this parcel fall within the Joint Planning Area (JPA) where the proposed future land uses could be residential should they be annexed into the City of Wildwood.

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

No wetlands and/or surface waters are present within the project boundary. In addition, the property is completely cleared of trees.

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

Transportation: Access to the property will be accommodated along Missouri Avenue. The applicant will be required to dedicate right-of-way for access to the additional lots during the plat submittal.

Potable Water & Sewer: There is a 2-inch water main along the front of the property and an 8-inch sanitary sewer line approximately 175 linear feet away from the subject parcel, at the intersection of Stanley Avenue and Missouri Avenue. The applicant will be required to establish utility easements at the time of plat submittal.

Schools: With the proposal of up to five (5) dwelling units to be created on this parcel, the expected number of Sumter County Generated Students is two (2) students. Breakdown is as follows:

School	Rate/Students Generated
High	0.102
Middle	0.074
Elementary	0.152
Total	0.328

CONCLUSION:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood's 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter

163.3177(6)(a)9a.

DATED: 8/29/2024

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

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-53

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

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

Parcel G05-029
Aleli & Brenda Hernandez
5.63 +/-

LEGAL DESCRIPTION:

PARCEL G05-029

Begin at the Southwest Corner of the Northeast 1/4 of the Northwest 1/4, run East 215 Feet, North 297 Feet, West 215 Feet, South 297 Feet to the Point of Beginning, lying and behind in Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

Also:

Begin at the Southwest corner of the Northeast 1/4 of the Northwest 1/4, run East 215 feet to the Point or Beginning, continue East 306 feet, North 297 feet, West 306 feet, South 297 feet to the Point of Beginning, Section 5, Township 19 South, Range 23 East, Sumter County, Florida.

This property is to be reclassified from Rural Residential (County) to Medium Density Residential (City).

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

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

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced

property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

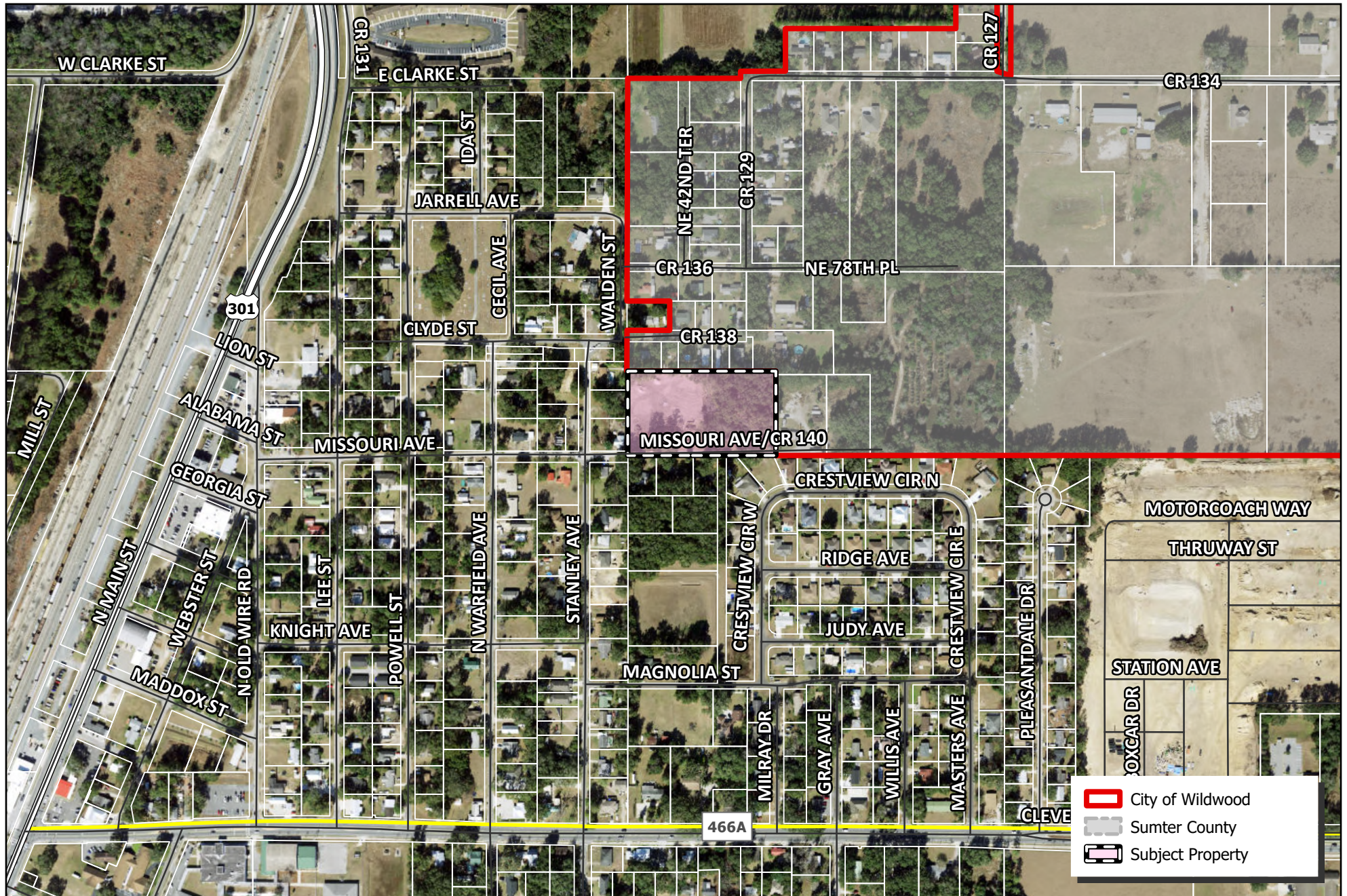
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

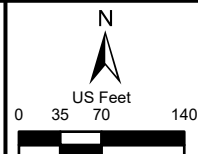
Second Reading: _____

Approved as to form:

City Attorney

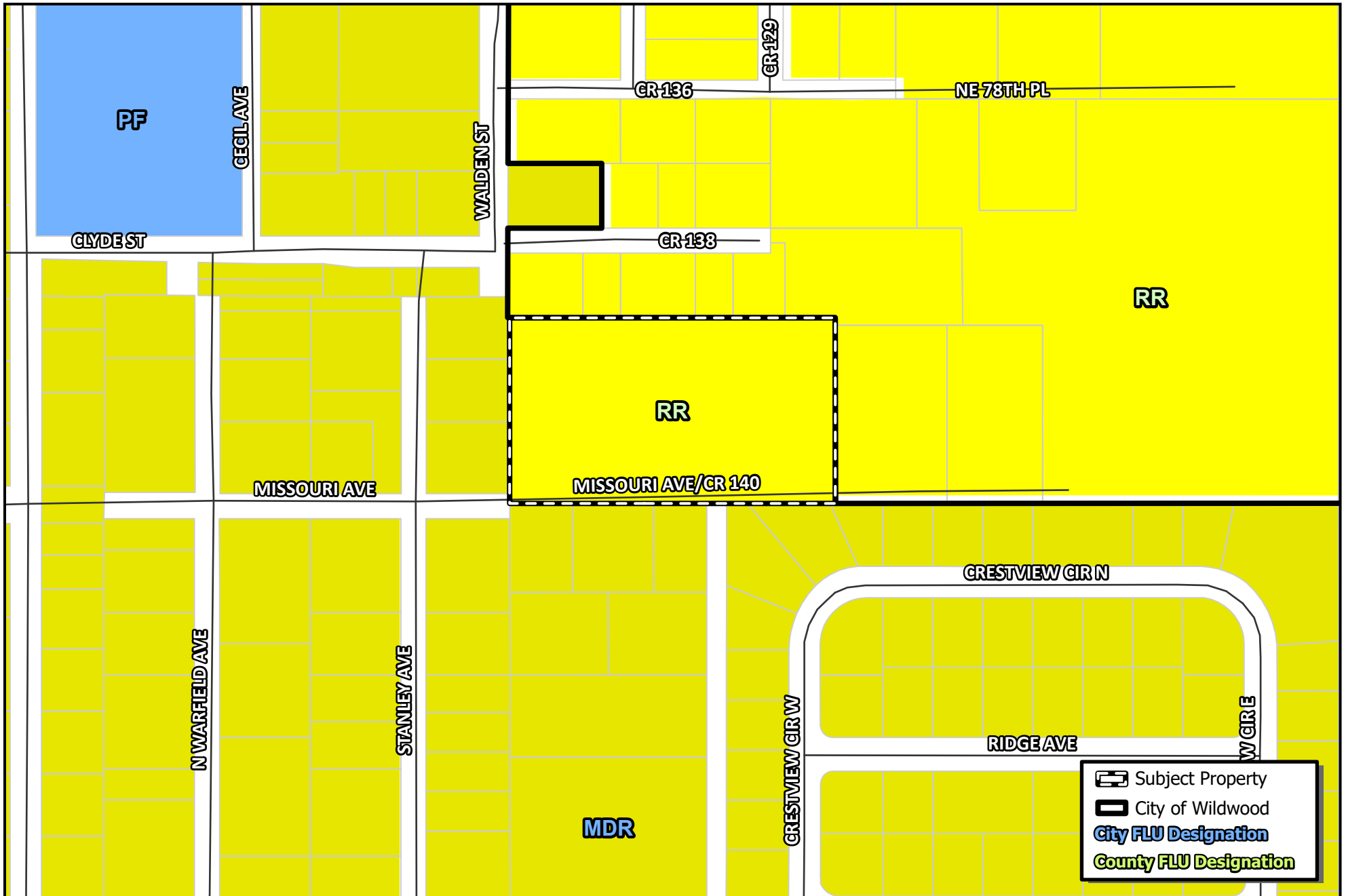


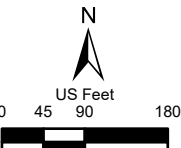
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

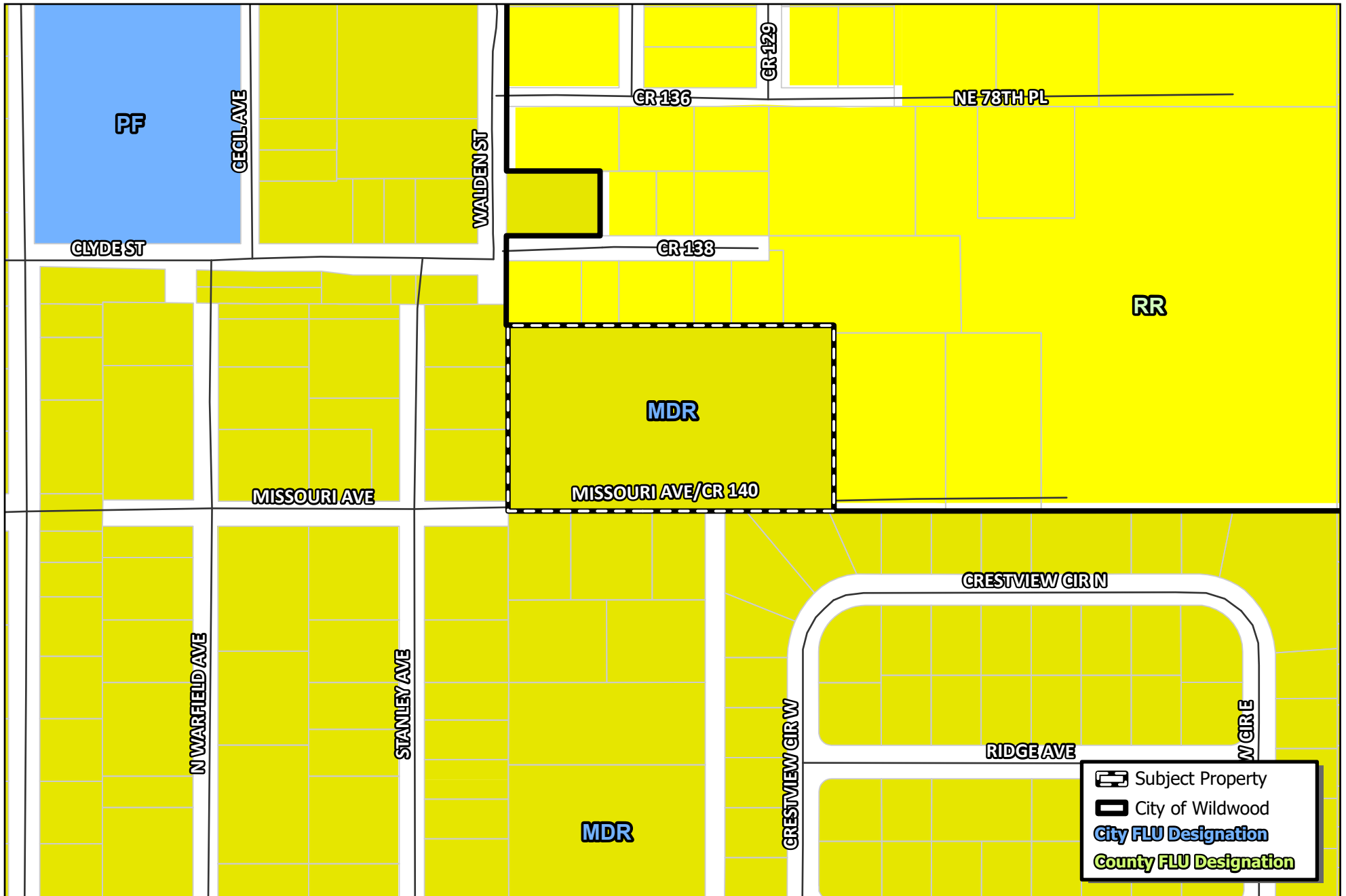


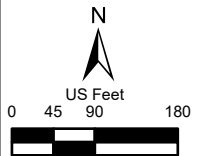
CP 2407-001
707 MISSOURI AVE
 PARCEL G05-029

MAP 1B
LOCATION
MAP
AUG 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 45 90 180	CP 2407-001 707 MISSOURI AVE PARCEL G05-029	MAP 2A EXISTING LAND USE AUG 2024
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 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	CP 2407-001 707 MISSOURI AVE PARCEL G05-029	MAP 2B
			PROPOSED LAND USE
			AUG 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: O2024-53

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.