



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
October 1, 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 August 6, 2024 at 2:00 PM.**

- 2. Planning & Zoning Board/Special Magistrate as Local Planning Agency
Regular Meeting September 03, 2024, at 2:00 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. CP 2408-001 Old Wire West

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 G05D061

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 Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.298 acres MOL. The request is accompanied by rezoning request RZ 2408-001 (O2024-61). **Staff recommends approval.**

2. CP 2408-002 Kent's Building

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 G06L166

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 Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.2421 acres of land MOL. This request is accompanied by rezoning request RZ 2408-002 (O2024-63). **Staff recommends approval**

3. CP 2408-003 John Papagno Residential

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.

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 Agricultural (County) to Residential Mixed Use (City) for

parcel D19-031 on 2.32 acres MOL. This request is accompanied by a rezoning request RZ 2408-003. **Staff recommends approval.**

V. ADJOURNMENT

October 1, 2024 2:00 PM

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

(meeting taped)

I. Call to Order

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

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

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Board/Special Magistrate as Local Planning Agency
Regular Meeting July 09, 2024, at 2:00 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the July 9, 2024, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2402-003 Wildwood Oaks

Special Magistrate Holt read aloud the title of CP 2402-003 Wildwood Oaks. The item was presented by Assistant Development Services Director Then on behalf of Planner Bondi. The applicant, BluRock Development, LLC, 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 Institutional (City) to Central Mixed Use (City) for parcel G05-183 on 4.681 acres MOL. Then added that wastewater capacity would have to be verified, the owner of the property would provide the city with a utility easement, and the property would be used solely as commercial. Special Magistrate Holt clarified that the Traffic Impact Analysis (TIA) accepted from Sumter County showed there were required roadway improvements, to which Then agreed. Heather Coons with BluRock Development, LLC, was present on behalf of the applicant. No further comments were offered or received. Special Magistrate Holt recommended approval contingent upon the completion of the roadway improvements per Sumter County's TIA.

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

2. CP 2403-001 Wildwood Micro Hospital

Special Magistrate Holt read aloud the title of CP 2403-001 Wildwood Micro Hospital. The item was presented by Assistant Development Services Director Then. The applicant, Rebecca Wilson with Lowndes Law, 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 Industrial (City) to Commercial (City) for parcel G19-003 on 44.0 acres MOL. Of note, Then stated the owner will need a special exception use in order to develop the property, and that a 100% gopher tortoise survey would be conducted. Additionally, city sewer is not yet available to the site and the owner would need to work with the city for future hook-up and utility extension. Further, the applicant would be required to make utility connections to make the proposal viable. Staff recommended that the applicant enter into a developer's agreement to secure capacity as the city is not able to confirm the availability of wastewater capacity as it refers to the timing of more developments coming into the city. McGregor Love, the project attorney, was present on behalf of the applicant. Holt clarified with Love that the applicant had no objections to entering into the developer's agreement, to which Love was unable to answer immediately. No further comments were offered or received. Special Magistrate Holt recommended approval contingent upon the completion of the 100% gopher tortoise survey and satisfaction of the outstanding attorney comments regarding the developer's agreement.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:19 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
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 3, 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
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Absent

Special Magistrate Holt brought the meeting to order at 2 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

None.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2407-001 707 Missouri Ave.

Special Magistrate Holt read aloud the title of CP 2407-001 707 Missouri Ave. The item was presented by Assistant Development Services Director Then. The applicants, Aleli and Brenda Hernandez, 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 to change the Future Land Use Map designation from Rural Residential (Sumter County) to Medium Density Residential (City) for parcel G05-029 on 5.63 acre MOL. The owner/applicant was not present. No comments were offered or received. Special Magistrate 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 2:08 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 2408-001 Old Wire West

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2408-001
Ordinance Number	O2024-60
Owner(s)	Derrick Daniel & Nicole West
Applicant(s)	Bradley Werlin, II
Property Location	The project is generally located at 712 N. Old Wire Road, north of Old Wire Road, North of Florida Street, and South of Georgia Street
Parcel(s)	G05D061
Date	9/12/2024

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 Medium Density Residential (City) to Commercial (City) for the parcel listed above on 0.298 acres MOL. This request is accompanied by a rezoning request RZ 2408-001 (O2024-61).

ANALYSIS: The applicant seeks to assign a future land use designation so that they may use the existing single-family residence as a small office.

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Medium Density Residential (City) to Commercial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the existing single-family home to be used as an office, on 0.298 acres MOL. Policy 1.1.1.c is intended to support a mix of commercial and office uses throughout the commercial Future Land Use Category.

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

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Medium Density Residential (City) to Commercial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 75% Impervious Surface Ratio (ISR), whichever number is less. The proposed development will utilize the existing single-family residential building as an office, which will meet the criteria of the proposed land use after modifications to the parking, landscaping, and other minor changes to the site plan.

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, through adaptive reuse of the existing residential structure without expanding the building's footprint.

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 be serviced by City water and wastewater.

(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 development is taking place adjacent to a cluster of commercial development located in downtown.

(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 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 is located within an already established area with a mix of residential and commercial uses.

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

The applicant is proposing to use the existing single-family home as an office. The existing home is already serviced by City sewer and water.

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

The proposed plan amendment will continue to be serviced by existing City sewer and water services.

(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.

The proposed plan amendment is consistent with neighboring land use patterns and will not negatively impact the maintenance of facilities and services.

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

The area exhibits urban development patterns consisting of commercial developments to the west and single-family housing to the east.

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

The subject plan amendment will encourage the subject parcel to be used as infill development by allowing the applicant to use the existing single-family residential building as a small office. This will also encourage the infill development and/or redevelopment of neighboring parcels within the existing neighborhood and community.

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

The area is currently a mix of commercial and residential uses. The subject parcel is adjacent to commercial development.

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

Access to the site can be provided via N Old Wire Road.

(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 Commercial

Land Use Designation (0.5 Floor Area Ratio).

Because the existing single-family home will be repurposed as a small office building, there will not be a loss of a significant amount of functional open space.

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. Because the project will repurpose the existing single-family residential structure with limited alterations proposed to the existing site. There will be no negative impact on local ecosystems or natural resources because of the project's scope of work.

(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 has access off of N Old Wire Road. The applicant is proposing a change in use from single-family residential home (ITE Code 210) to a Small Office Building (ITE Code 712). This proposed change will only total projected trips from 9.43 trips per day to 18.71 trips per day, and the peak hour trips from 0.92 trips to 1.67 trips. This is less than one (1) peak hour trip, which qualifies the project for an exemption from the Traffic Impact Analysis, which has been accepted by Sumter County.

Potable Water & Sewer: City water and sewer are available for the subject property. This property is currently serviced by the City's 8-inch Sewer and 8'-inch water lines on N. Old Wire Road. Based on the use of the existing building as maximum build out, the change in use from residential to commercial will result in a projected decrease in density or intensity on the subject parcel. The parcel's utility usage is also projected to decrease.

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

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.

The applicant seeks a favorable recommendation of Ordinance Number O2024-60 to be forwarded to the City Commission for further action.

DATED: 9/12/2024



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2024-60

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 G05D061
Derrick & Nicole West
0.298 +/-

LEGAL DESCRIPTION:

PARCEL G05D061

Lots 11 and 14, Block D, Meadovista, according to the plat thereof as recorded in Plat Book 1, Page 83 of the Public Records of Sumter County, Florida

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

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held

to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

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

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

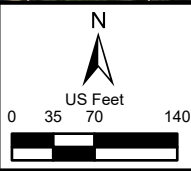
Second Reading: _____

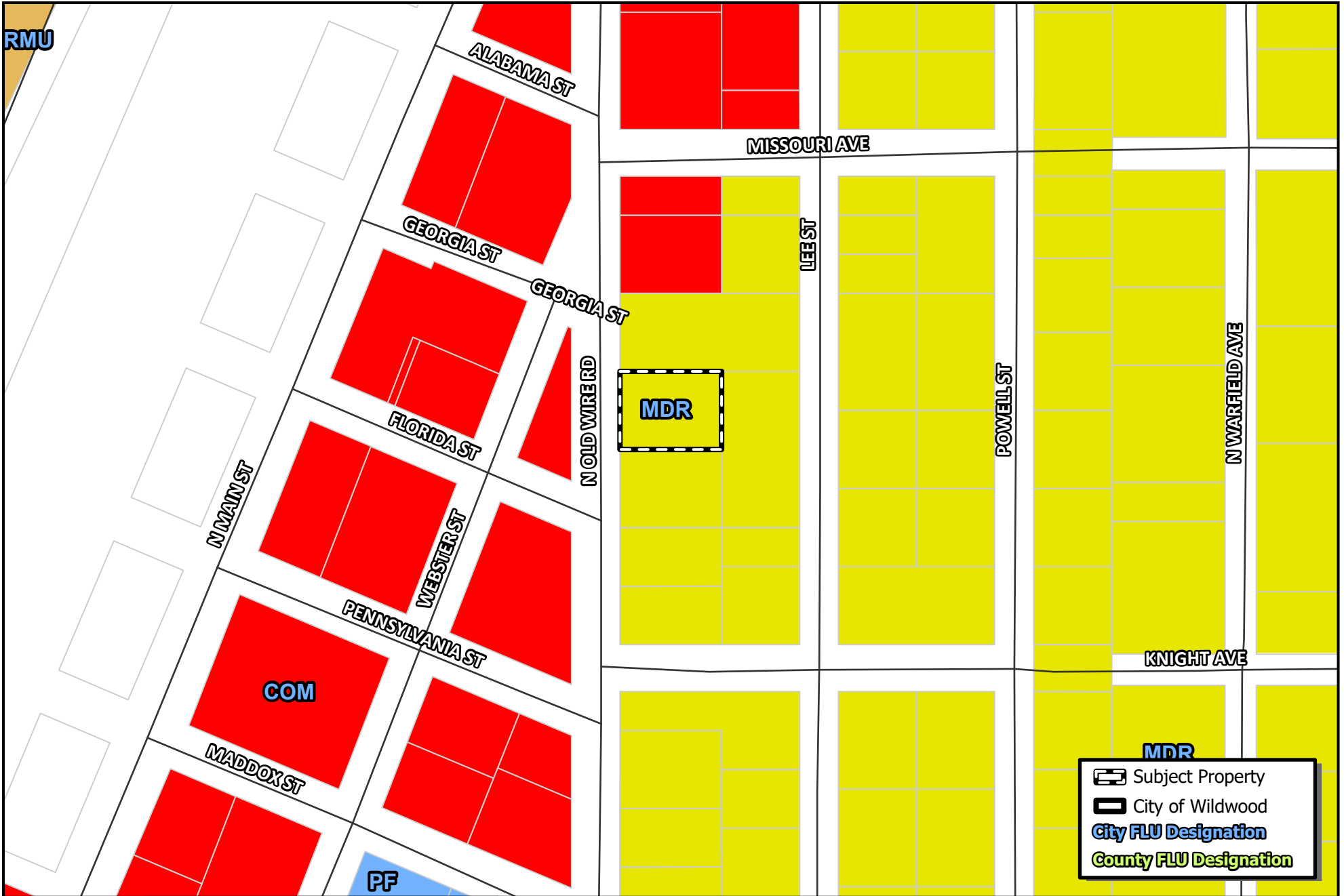
Approved as to form:

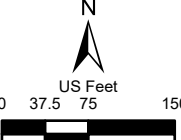
City Attorney

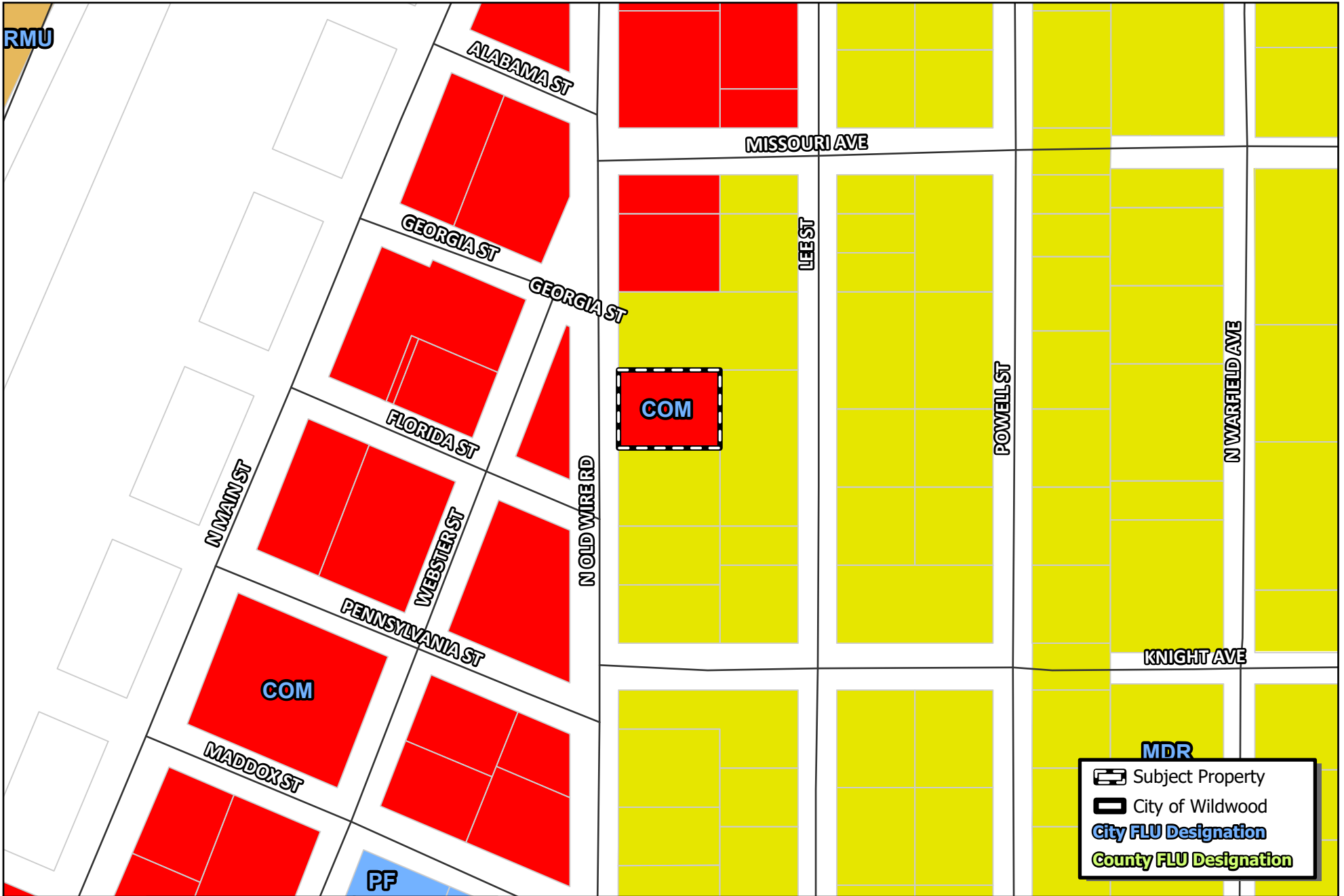
Exhibit A

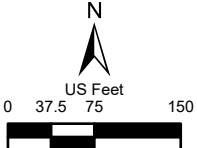


 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N US Feet 0 35 70 140	CP 2408-001	MAP 1B
		OLD WIRE WEST	LOCATION MAP
		PARCEL G05D061	AUG 2024



 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	CP 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 2A EXISTING LAND USE AUG 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 37.5 75 150	CP 2408-001 OLD WIRE WEST PARCEL G05D061	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: O2024-60

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.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1271257

Date Submitted: 7/23/2024

First Name*	Last Name*	Email Address*
Bradley	Werlin	brad.werlin@gmail.com

Name of Project:*

Old Wire West

Phone*	Parcel Number*
814-688-6333	G05D061

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Sumter County Traffic
Impact Analysis (TIA)
exemption approval:

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2023 County Annual Traffic Reports Summary Table

[Click here to view the table.](#)

Exemption

Parcel G05D061 TIA Exemption Request.pdf

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

[Choose File](#) No file chosen

Please submit your TIA

[Choose File](#) No file chosen

**Date of Methodology
Acceptance by County****Applicable Jurisdiction**

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Link

[FDOT Systems Implementation Office](#)

Link

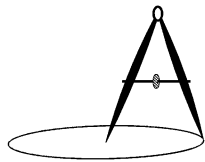
[FDOT Roadway Design - Florida Greenbook](#)

Link

[Lake-Sumter MPO](#)

Link

[FDOT Traffic Information](#)



ABSHIER ENGINEERING, INC.

5614 SE 111TH STREET, BELLEVIEW, FLORIDA

P.O. BOX 2770
BELLEVIEW, FL 34421-2770

CA# 9930

PHONE: (352) 245-8592
FAX: (352) 245-8597

July 23, 2024

Ms. Melanie Strickland - Development Services Director
City of Wildwood
100 N. Main Street
Wildwood, Florida 34785

RE: 712 N Old Wire Rd, Wildwood, FL– Traffic Statement

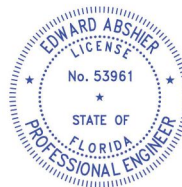
Dear Ms. Strickland:

The subject property currently has a Medium Density Residential Land Use. We are proposing to change it to a Commercial Future Land Use designation. The actual use has been a Single-Family Residential home (ITE Code 210). We are proposing to change it to a Small Office Building (ITE Code 712). This proposed change will only total projected trips from 9.43 trips per day to 18.71 trips per day, and the peak hour trips from 0.92 trips to 1.67 trips. This is less than 1 peak hour trip.

This is far less than what is required for a TIA by Sumter County.

Sincerely,

Edward Abshier, P.E.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED
BY EDWARD ABSHIER, P.E., ON THE DATE IN THE
DIGITAL SIGNATURE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT
CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC
COPIES.

c: File

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

SUBJECT: CP 2408-002 Kent's Building

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER CP 2408-002

ORDINANCE NUMBER O2024-62

APPLICANTS Lewis K Harrington w/ LKH HOLDINGS, LLC

OWNER Kent W. Markley and Pamela C. Markley

PROPERTY LOCATION The property is generally located approximately 336 feet east of N US 301, at 206 Barwick Street, Wildwood, FL 34785

PARCEL NUMBER G06L166

DATE September 23, 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 Density Residential (City) to Commercial (City) for the parcel listed above on 0.242 acres MOL. This request is accompanied by a rezoning request RZ 2408-002 (O2024-63).

ANALYSIS: The applicant is proposing to convert an existing residential garage structure into office space. 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 Medium Density Residential (City) to Commercial (City). The applicant states that they intend to use the site primarily as office space and/or as a commercial piece of land that provides additional parking to an adjacent parcel. Justification has been presented to the city to support the proposed development. The proposed land use amendment is consistent and 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 Medium Residential Density (City) to Commercial (City). The parcel is located within the City's Downtown and CRA and is the only parcel out of four in that block that is not zoned C-1.

The applicant stated that the subject property is located approximately 335 linear feet east of US 301 and is located within the Downtown Design District. Comprehensive Plan FLU Policy 1.1.1(c) outlines standards for commercial 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 Barwick Street within the City of Wildwood's MSA. The proposed development abuts existing City of Wildwood commercial 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's 2050 Comprehensive Plan and Land Development Regulations.

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 commercial 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 2014 as a residential garage structure. 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 Barwick Street. The trip generation analysis indicates that the proposed amendment will result in an additional three (3) PM Peak Hour trips. The development is expected to generate three (3) AM peak hour trips and 23 daily 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.

Potable Water & Sewer: City water and sewer are available to the subject site. There is an 8-inch sanitary sewer line and a 2-inch water line along N. Gamble Street. The applicant/owner will work with the Utilities Department at the construction plan stage to identify if connection is necessary to City water and sewer in the event that the parcel is proposed to operate stand-alone. The applicant would generate approximately 0.238 ERUs for a 712-square-foot office Building.

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

Existing City of Wildwood Medium Density Residential – Max Density 9 units/per acre per Flu Policy 1.1.1

Proposed City of Wildwood Commercial– 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.

A handwritten signature in dark ink, appearing to read 'Wendy Then', is positioned above the typed name.

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-62

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 G06L166
KENT W. & PAMELA C MARKLEY
0.242 +/-

LEGAL DESCRIPTION:

PARCEL G06L166

A PORTION OF LOTS 1, 3, 5, 12, AND 13, MASON'S EXTENSION OF DENHAM SURVEY OF WILDWOOD, AS RECORDED IN PLAT BOOK 1, PAGE 50, OF THE PUBLIC RECORDS OF SUMTER COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 13; THENCE RUN SOUTH 43°28'28" WEST, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NORTH GAMBLE STREET (A 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 111.89 FEET; THENCE RUN NORTH 46°47'24" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.98 FEET; THENCE RUN NORTH 03°53'35" EAST, A DISTANCE OF 11.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 5, BLOCK 3; THENCE RUN NORTH 48°47'24" WEST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 48.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5, BLOCK 13, THENCE RUN 43°06'32" EAST, ALONG THE NORTHWESTERLY LINE OF SAID LOTS 1, 3, AND 5, BLOCK 13, A DISTANCE OF 102.72 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF BARWICK STREET (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE RUN SOUTH 46°53'28" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE 101.05 FEET TO THE POINT OF BEGINNING.

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

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

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

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

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

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

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

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

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney

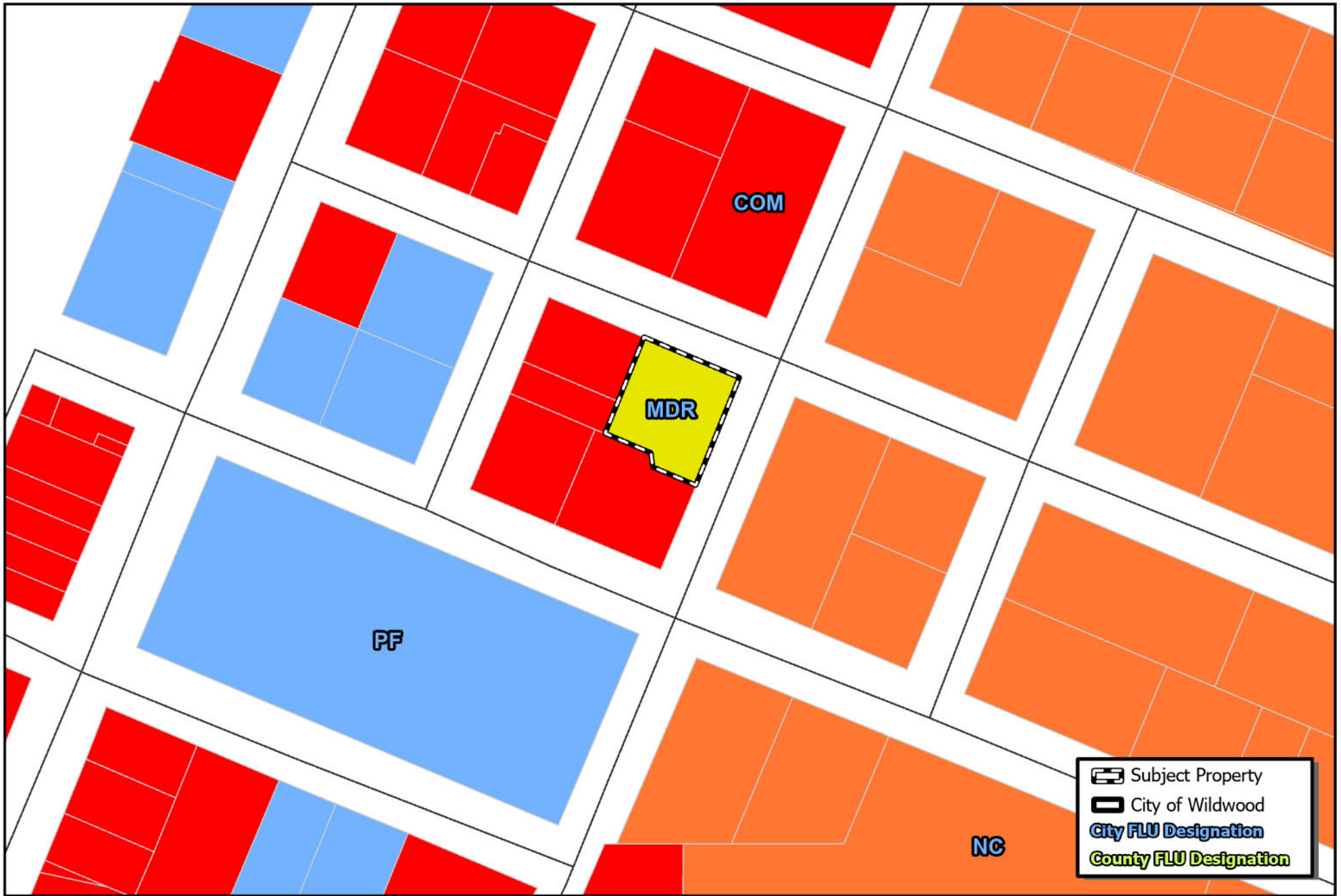


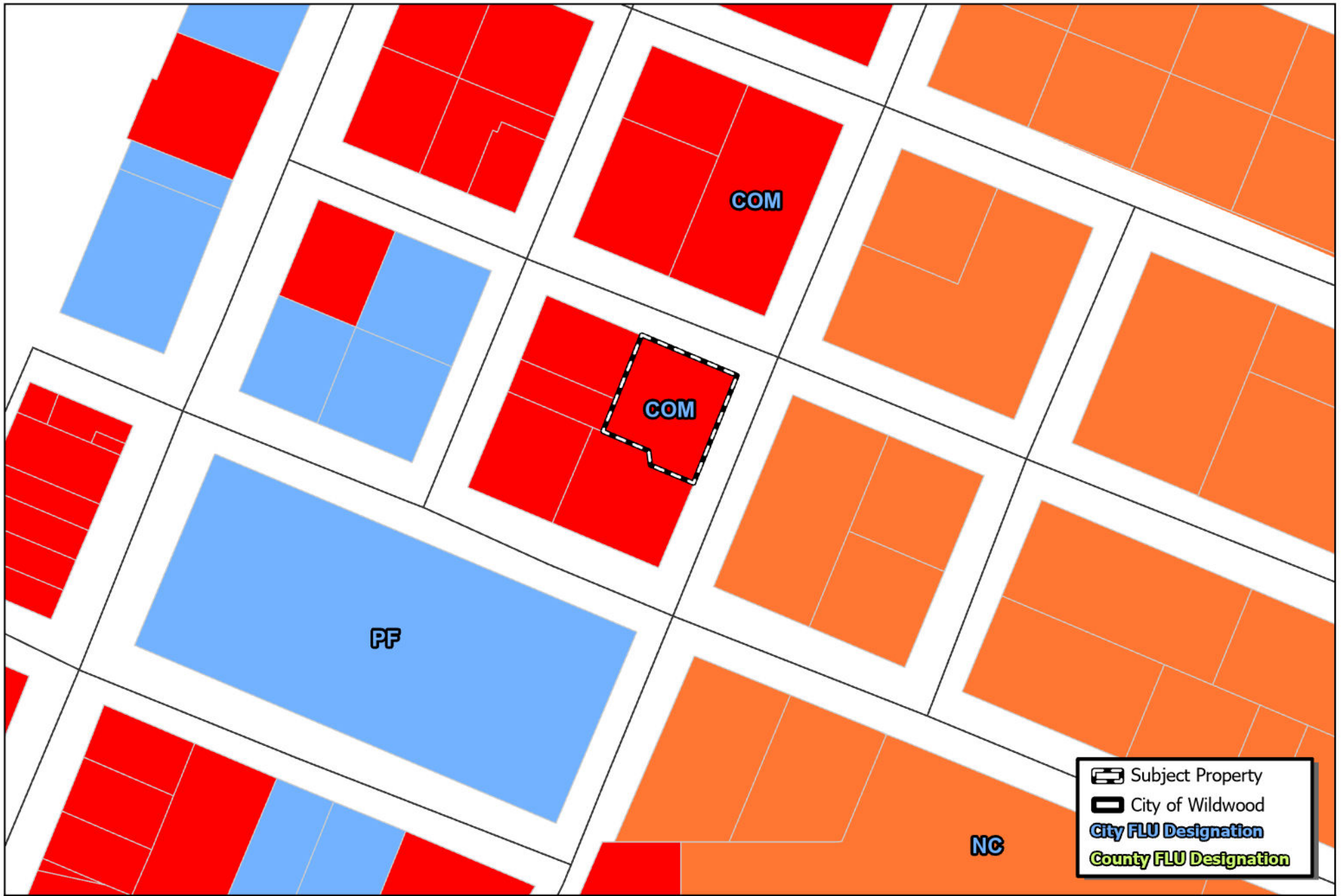
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



CP 2408-002
KENT'S BUILDING
 PARCEL G06L166

MAP 1B
LOCATION
MAP
SEP 2024





Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272255

Date Submitted: 8/30/2024

First Name*

Wendy

Last Name*

Then

Email Address*

wthen@wildwood-fl.gov

Name of Project:*

CP/RZ 2408-002 Kent's Building

Phone*

3523301334

Parcel Number*

G06L166

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Sumter County Traffic
Impact Analysis (TIA)
exemption approval:

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

Sumter County 2023 County Annual Traffic Reports Summary Table

[Click here to view the table.](#)

Exemption

No file chosen

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement

No file chosen

Please submit your TIA

B.4 TRAFFIC IMPACT ANALYSIS.pdf

**Date of Methodology
Acceptance by County****Applicable Jurisdiction**

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Link

[FDOT Systems Implementation Office](#)

Link

[FDOT Roadway Design - Florida Greenbook](#)

Link

[Lake-Sumter MPO](#)

Link

[FDOT Traffic Information](#)

TO: Kent Markley

FROM: Scott Israelson, P.E., PTOE

DATE: 19 July 2024

RE: Trip Generation Statement
Gamble & Barwick Office Rezoning
Wildwood, FL

Introduction

Traffic Impact Group has been retained to prepare a trip generation statement for a redevelopment in Wildwood, Florida. The property contains a 1,600 SF building and the redevelopment proposes to convert it to an office which requires rezoning. The property is situated in the southwest corner of Gamble Street & Barwick Street. The site has existing full-access driveways to Gamble Street and Barwick Street.

Trip Generation

The *ITE Trip Generation Manual, 11th Edition* was used to estimate the projected trips by this development. This is attached to this memo.

Table 1 summarizes the trip generation estimate.

Table 1 - ITE Trip Generation								
Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Small Office Building	712	1.6	Th.Sq.Ft. GFA	23	2	1	1	2

According the estimates, the site will generate three trips in the AM and PM peak hours.

Please contact me at scott@traffic-impact.com or by phone at 407.607.6985 with any questions.

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

EXECUTIVE SUMMARY

SUBJECT: CP 2408-003 John Papagno Residential

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2408-003 John Papagno Residential
Ordinance Number	O2024-58
Owner/Applicant(s)	John Papagno
Property Location	The subject property is generally located 0.08 miles east of the CR 209 and CR 214 intersection.
Parcel(s)	D19-031
Date	September 17, 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 Agricultural (County) to Residential Mixed Use (City) for the parcel listed above on 2.32 acres MOL. This request is accompanied by a rezoning request RZ 2408-003 (O2024-59).

ANALYSIS: The applicant is proposing a double wide mobile home for residential use. This property is under a lineal transfer and created a family exemption parcel which is subject to all regulations and restrictions as set forth in Section 13-412(a)(1) of the Sumter County Code. The applicant believes the proposed amendment should be granted based on the following criteria found in Land Development Regulations (LDR) §1.7(D).

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Agricultural (County) to Residential Mixed Use (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.b. The proposed land use amendment would allow up to 10 units per acre, with the zoning of RMU limiting the allowed maximum use to 5 units per acre. Projects less than 10 acres in size may be developed as a single use. The use of the property will be for personal residency and include one double wide mobile home. This property is currently under a linear transfer and is subject to all regulations

and restrictions as set forth in Section 13-412(a)(1) of the Sumter County Code.

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

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Agricultural (County) to Residential Mixed Use (City). Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." This property falls within the JPA. This is also in line with Policy 1.2.8. "The City shall encourage all new development and redevelopment projects to abide by the following principles to cultivate a more sustainable land development pattern by advancing the creation of diverse housing inventory."

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." Policy 1.2.7. "Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property." Utilities are available to the site on the north side of CR 214. Policy 1.2.1 states "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.

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

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. This property has been properly maintained and has not been abandoned.

(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 has access off of CR 214. A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as this property will be used for personal residential use. Should this change in the future for development purposes, a TIA would be required.

Potable Water & Sewer: Utilities are available to the subject property, located on the north side of CR 214. There is already a well installed on the property in working condition. Sewer connection would require water connection for City services. Should either of the systems fail, connection will be required as stated within the Code of Ordinances Chapter 19, Article II, Sections 19-26 and 19-27.

Schools: The double wide mobile home will generate 0.286 school-age children with the maximum school-aged children to be 3.3176.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-58

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:

D19-031
John A. Papagno Diggins, Jr.
2.32 +/-

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA;

THENCE RUN SOUTH 89°44'56" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 19, A DISTANCE OF 389.51 FEET, TO THE POINT OF BEGINNING, 1) THENCE CONTINUE SOUTH 89°44'56" EAST, ALONG THE NORTH LINE OF THE NW ¼ OF SAID SECTION 19, A DISTANCE OF 319.67 FEET, 2) THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°08'43" WEST, ALONG THE EAST LINE OF THE WEST 709.18 FEET OF THE NW ¼ OF NW ¼ OF SAID SECTION 19 A DISTANCE OF 331.07 FEET, 3) THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°44'32" WEST, A DISTANCE OF 319.67 FEET 4) THENCE NORTH 00°08'43" EAST, A DISTANCE OF 331.09 FEET TO THE POINT OF BEGINNING TO CLOSE. THE NORTH 15.0 FEET THEREOF SUBJECT TO ROAD RIGHT-OF-WAY FOR CR 214.

This property is to be reclassified from Agricultural (County) to Residential Mixed Use (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

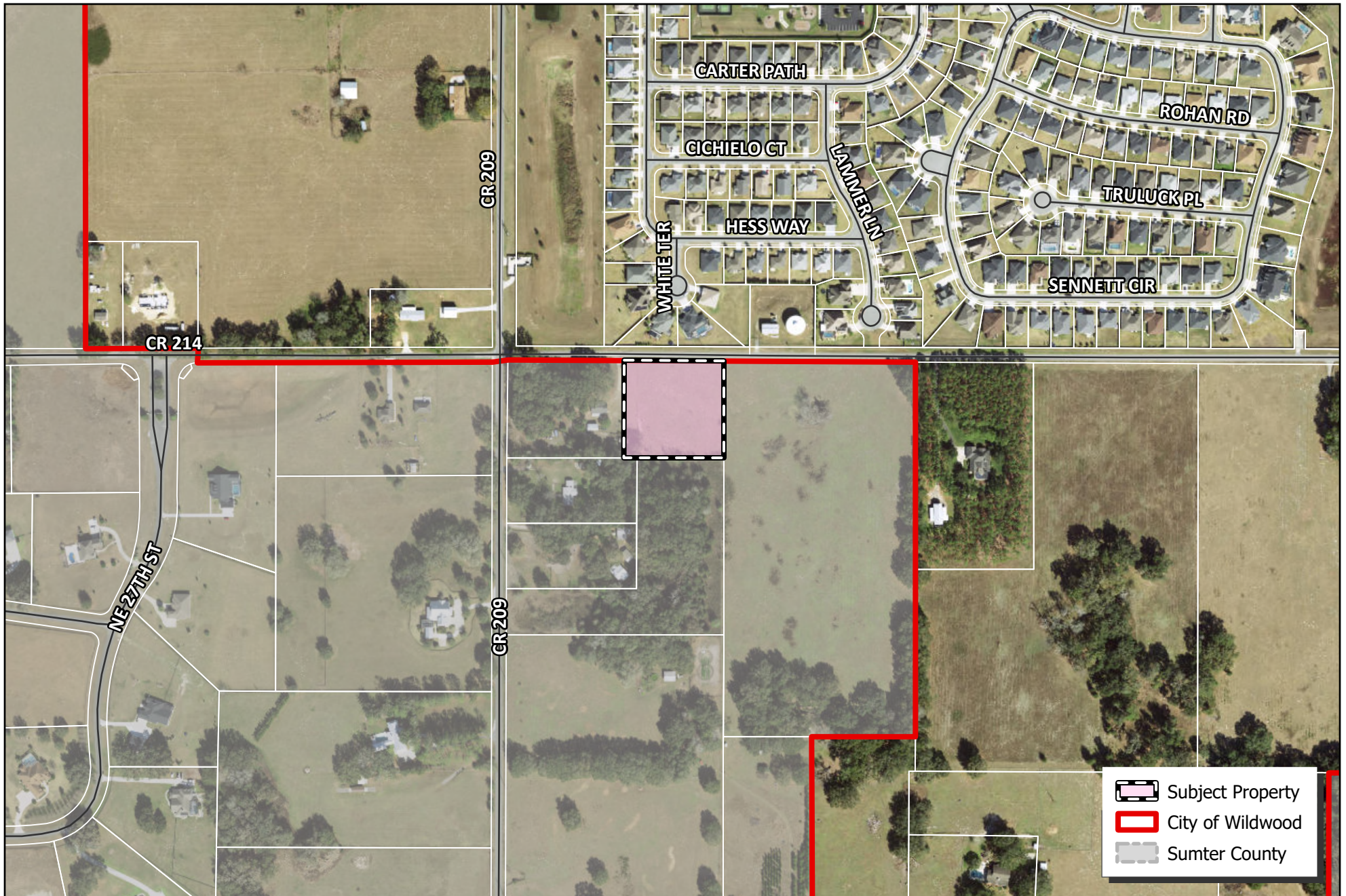
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

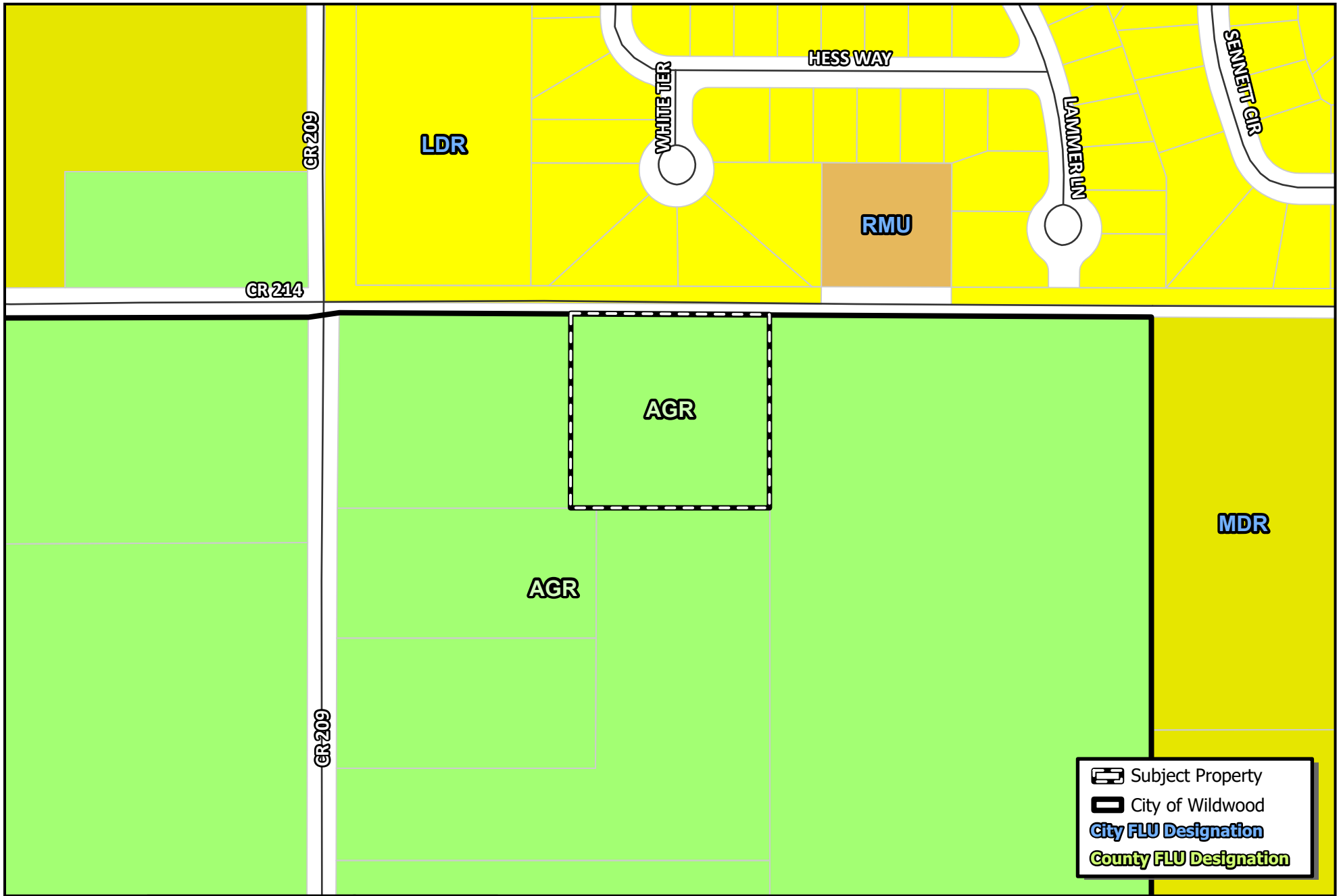
Second Reading: _____

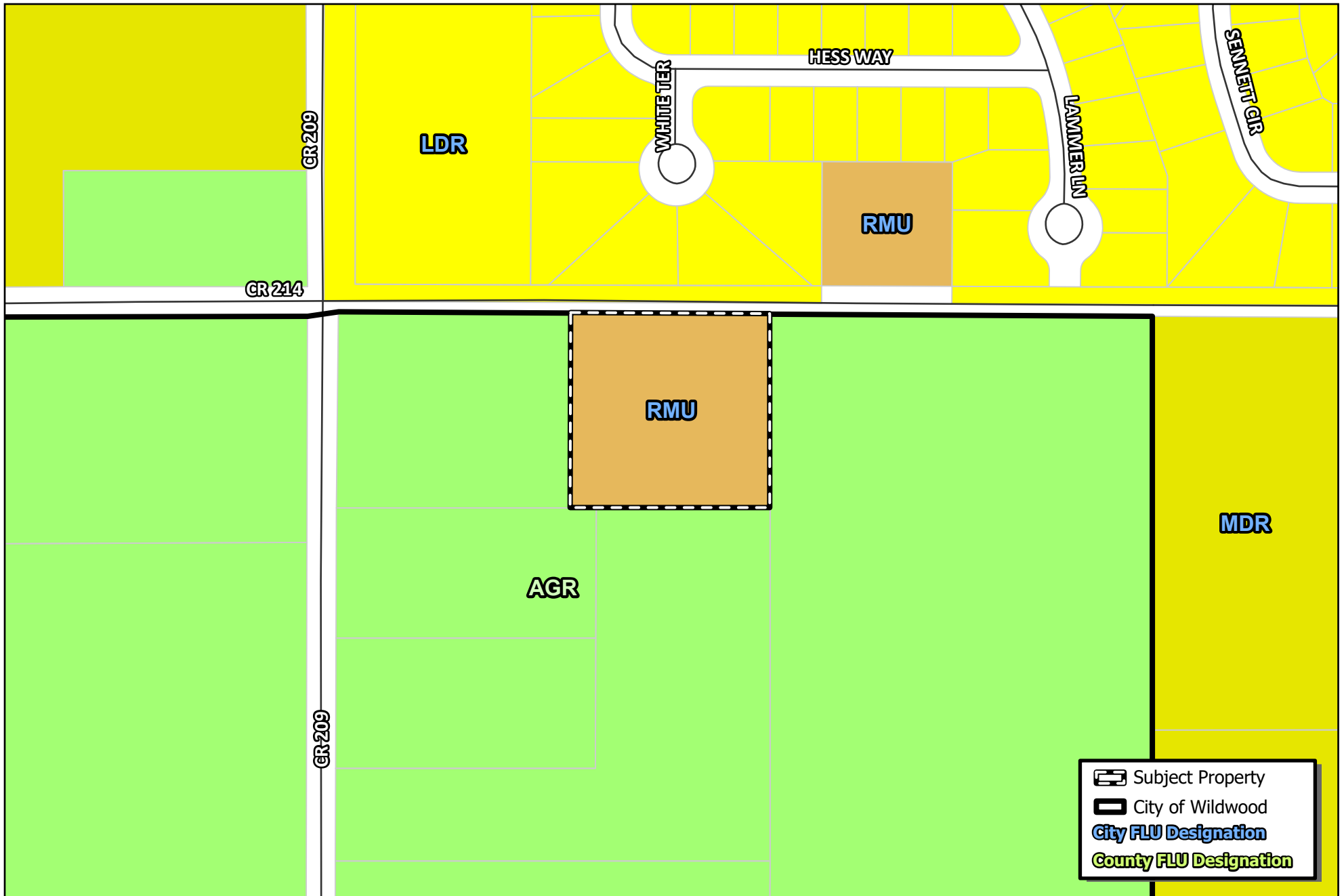
Approved as to form:

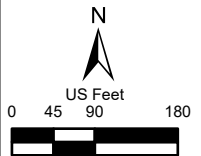
City Attorney



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 00.001 0.01 0.03 0.04 0.06  Miles	CP 2408-003 JOHN PAPAGNO RESIDENTIAL PARCEL D19-031		MAP 1B LOCATION MAP 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 2408-003 JOHN PAPAGNO RESIDENTIAL PARCEL D19-031	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: O2024-58

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.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1272246

Date Submitted: 8/30/2024

First Name*	Last Name*	Email Address*
Amanda	Bondi	abondi@wildwood-fl.gov

Name of Project:*

John Papagno Residential

Phone*	Parcel Number*
352-330-1334	D19-031

Sumter County Traffic Impact Analysis (TIA)

In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Sumter County Traffic
Impact Analysis (TIA)
exemption approval:

Purpose and Applicability

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

Methodology Statement

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

**Sumter County 2023 County Annual Traffic Reports
Summary Table**

[Click here to view the table.](#)

Exemption

C.2 TIA.docx

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

Please submit your Methodology Statement No file chosen**Please submit your TIA** No file chosen**Date of Methodology
Acceptance by County****Applicable Jurisdiction**

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

Link[FDOT Systems Implementation Office](#)**Link**[FDOT Roadway Design - Florida Greenbook](#)**Link**[Lake-Sumter MPO](#)**Link**[FDOT Traffic Information](#)

The City of Wildwood is requesting an exemption for a transportation impact analysis for the owner/applicant John Papagno for a double wide mobile home on parcel D19-031 on 2.32 acres more less for personal use.

The proposed zoning is Residential Mixed Use (RMU) with a maximum allowable use of 4 units per acre or 9.28 dwelling units.