



PLANNING & ZONING BOARD - CITY OF WILDWOOD

Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
October 1, 2024 2:15 PM
City Hall Commission Chamber
100 N Main Street

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

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

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Regular Meeting August 06, 2024, at 2:15 PM.**

2. **Planning & Zoning Regular Meeting September 03, 2024, at 2.15 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **RZ 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 seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from R-3 (City) to C-1 (City) for the parcel listed above on 0.298 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-001 (O2024-60). **Staff recommends approval.**

2. RZ 2408-002 Kent's Building

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

Parcel G06L166

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment request to change the zoning designation from R-3 (City) to C-1 (City) for the parcel listed above on 0.242 acres of land MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-002 (O2024-62). **Staff recommends approval**

3. RZ 2408-003 John Papagno Residential

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

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) for parcel D19-031 on 2.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2408-003 (O2024-58). **Staff recommends approval.**

4. PD 2404-001 Convenience Store with Gas Planned Development

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE

LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY LG WILDWOOD LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Parcels G07-076, G07-078 & G07-250

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on the parcels listed above. This PD allows five (5) signs to be located on the property which along with requirements to the existing billboard as outlined in the ordinance. **Project Review Committee recommends approval.**

5. SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2

Parcel G30E001C

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 5,600 square foot warehouse building, four parking spaces including one Florida ADA Accessible parking space, Dumpster, and associated infrastructure on 0.95 acres, MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2. **The Project Review Committee recommends approval**

6. SE 2403-001 Wildwood Micro Hospital

Parcels

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Hospital to be allowed on the 44-acre parcel listed above, zoned C-3. The proposed hospital will have a total of 30 beds and approximately 70,000 square feet in area with 148 parking spaces. **Staff recommends denial**

V. ADJOURNMENT

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

October 1, 2024 2:15 PM

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
August 6, 2024 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
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 at 2:19 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Regular Meeting July 09.2024, at 2:15 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. RZ 2402-003 Wildwood Oaks

Special Magistrate Holt read aloud the title of RZ 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 City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to

change the zoning district from INS (City) to CMU (City) for parcel G05-183 on 4.681 acres MOL. Heather Coons with BluRock Development, LLC, was present on behalf of the applicant. No comments were offered or received. Special Magistrate Holt recommended approval contingent upon completion of the roadway improvements required by the County's Traffic Impact Analysis (TIA).

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

2. RZ 2403-001 Wildwood Micro Hospital

Special Magistrate Holt read aloud the title of RZ 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/Special Magistrate to change the zoning designation from M-1 (City) to C-3 (City) for parcel G19-003 on 44.0 acres MOL. Then added the project was subject to a special use request, which would be brought before the Special Magistrate at a later date. Then stated that wastewater was not currently available to the property, and that the applicant would work with the city to have the utilities extended for hook-up. Additionally, 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. Love stated that the applicant has no objections to entering into the developer's agreements. He added that he had confidence they could work out the agreements with staff prior to the next commission meeting, and noted their open questions at that point. No further comments were offered or received. Special Magistrate Holt recommended approval contingent upon the outstanding comments regarding developer's agreements.

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

3. SE 2406-001 Circle K US301 & CR462

Special Magistrate Holt read aloud the title of SE 2406-001 Circle K US301 & CR462. Holt noted that the City received two ex parte communications in response to the public hearing. A letter of non-support from Lance and Jaimie Kinney, and a notice of support from Smartspace Storage were reviewed by the Special Magistrate. The item was presented by Planner Page. The applicant, Circle K Stores Inc., sought Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a travel center (Circle K) located on 3.17-acre parcel D31A218, zoned C-3. Page noted that the main issue outlined in the non-support letter received was traffic impact on CR 462, and any deficiencies on that county road would be addressed by Sumter County. Resident Michael McTaw addressed the Special Magistrate with concerns regarding whether it would affect his property directly. No further comments were offered or received. Special Magistrate Holt recommended approval.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:41 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
September 3, 2024 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

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

Special Magistrate Holt brought the meeting to order at 2:08 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. RZ 2407-001 707 Missouri Ave

Special Magistrate Holt read aloud the title of RZ 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 Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR1 (County) to R-2 (City) for parcel G05-029 on 5.63 acres 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

2. SP 2312-010 The Railyard

Special Magistrate Holt read aloud the title of SP 2312-010 The Railyard. Holt disclosed that

she had previously done legal work with the applicant, G3, which was completely separate from the project brought forward. She stated she could make a fair and impartial determination, but asked if the city had any objection to her hearing the case. Assistant Development Services Director Then stated the city did not have any objection.

The item was then presented by Assistant Development Services Director Then. The applicant, Austin Guenther with The Railyard, LLC/G3, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a private-public partnership downtown revitalization project proposing the construction of a multi-tenant restaurant/retail development featuring approximately 7,494 square feet of area accommodating 300 seats in a two-story building that will host two tenants on parcels G06L152, G06L154, G06L156, and G06L165, consisting of 0.34 acres MOL. The applicant was not present. No comments were offered or received. Special Magistrate Holt recommended approval contingent upon the resolution of the outstanding comments.

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

3. SP 2403-007 Highfield at Twisted Oaks Amenity Center

Special Magistrate Holt read aloud the title of SP 2403-007 Highfield at Twisted Oaks Amenity Center. The item was presented by Planner Bondi. The applicant, Morris Engineering & Consulting, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Highfield at Twisted Oaks Subdivision Amenity Center, consisting of a 580 SF amenity building, a 4,651 SF pool with pool deck, a 6,100 SF dog park with two sections for small and large dogs, a 3,655 SF play structure area, and a mail collection with associated infrastructure on a portion of parcels D30-030 and D30-031. The owner/applicant was not present. No comments were offered or received. Special Magistrate recommended approval.

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

4. SP 2405-002 VOSO Phase XI C&D Master Plan

Special Magistrate Holt read aloud the title of SP 2405-002 VOSO Phase XI C&D Master Plan. The item was presented by Assistant Development Services Director Then. The applicant, The Villages Development Company, LLC, sought a favorable recommendation from the City of Wilwood Planning and Zoning Board/Special Magistrate for a master plan consisting of 2,100 residential dwelling units and associated non-residential development on parcels K15-006, K16-001, K16B321, K17-001, K20-001, K20-008, K21-001, K22-001, K27-001, and K28-001, consisting of 753.04 acres MOL. Stephen Campbell, with Clymer Farner Barley, was present on behalf of the applicant. No comments were offered or received. Special Magistrate Holt recommended approval.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt

SECONDER:	None
AYES:	Special Magistrate Holt

5. SE 2408-001 Wildwood Oaks

Special Magistrate Holt read aloud the title of SE 2408-001 Wildwood Oaks. The item was presented by Planner Bondi. The applicant, BluRock Development, LLC, sought a Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an automotive repair shop on parcel G05-183, zoned CMU. Special Magistrate Holt clarified what the surrounding properties were. Billy Green Jr., with Brothers Automotive, was present on behalf of the project. No comments were offered or received. Special Magistrate Holt recommended approval, noting that it may be subject to additional buffering between the residential properties.

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

V. ADJOURNMENT

With no further business, the meeting was adjourned at 2:23 p.m.

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

APPEAL: NECESSITY OF RECORD.

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

SEAL

Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2408-001 Old Wire West

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2408-001 Old Wire West
Ordinance Number	O2024-61
Owner(s)	Derrick and 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	G05D061
Date	9/12/2024

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from R-3 (City) to C-1 (City) for the parcel listed above on 0.298 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2408-001 (O2024-61).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to C-1 should be granted based on the following criteria:

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

At this time, the applicants would like to change the future land use designation to parcel G05D061. The change in future land use and zoning designations will allow the applicant to use the existing single-family residence as a small commercial office. The proposed rezoning to C-1 is consistent with the proposed Future Land Use Map designation of Commercial and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4. to accommodate the character of existing neighborhoods. The proposed changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

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

The proposed rezoning to C-1 is compatible with the current zoning designations and development patterns in this area and the existing character of the subdivisions within this community. Policy 1.2.8. a. encourages new development to contribute a mix of land uses which is compatible with existing communities. The area is mostly built with very few infill development lots. The community exhibits a few older manufactured homes and mostly single-family residences, as well as some commercial developments to the west of the subject parcel.

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

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

Potable Water & Sewer: City water and sewer are available to the subject property. This property is currently serviced by City utilities. The change in use from residential to commercial will result in a projected decrease in density or intensity on the subject parcel, therefore utility usage will also decrease.

Streets: The property has access off of N Old Wire Road. The applicant has applied for an exemption for the TIA submittal, which was accepted by Sumter County Public Works, due to the site producing less than 50 trips per day.

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

The rezoning is necessary to accommodate the proposed use of the property and bring the property into compliance with the proposed Future Land Use designation. The property owner's intention is to utilize the existing single-family home as a commercial office.

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

Transportation: For the proposed commercial office of approximately 1,300 square feet, it's expected not to exceed 50 trips per day. The applicant has provided an exemption to the Traffic Impact Analysis that has been accepted by Sumter County. 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.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. The subject rezoning may encourage the development of surrounding infill parcels and redevelopment or repurposing of other single-family homes in the community.

ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	R-3 (City)
SOUTH	R-3 (City)
EAST	R-3 (City)
WEST	N Old Wire ROW / C-1 (City)

If approved, the applicant will need to submit a Site Plan for review following the requirements established in the City's Land Development Regulations in accordance to the C-1 Zoning District.

The applicant seeks a favorable recommendation of Ordinance Number O2024-61 (attached) subject to approval of O2024-60, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 9/12/2024



Planner I, Development Services

McKenna Page

ORDINANCE NO. O2024-61

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

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

Parcel G05D061
Derrick & Nicole West
0.298 +/-

LEGAL DESCRIPTION:

PARCEL G05D061

Lots 11 and 14, Block D, Meadouvista, 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 R-3 (City) and to C-1 (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding

shall in no way effect the validity of the remaining portions of said Ordinance.

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

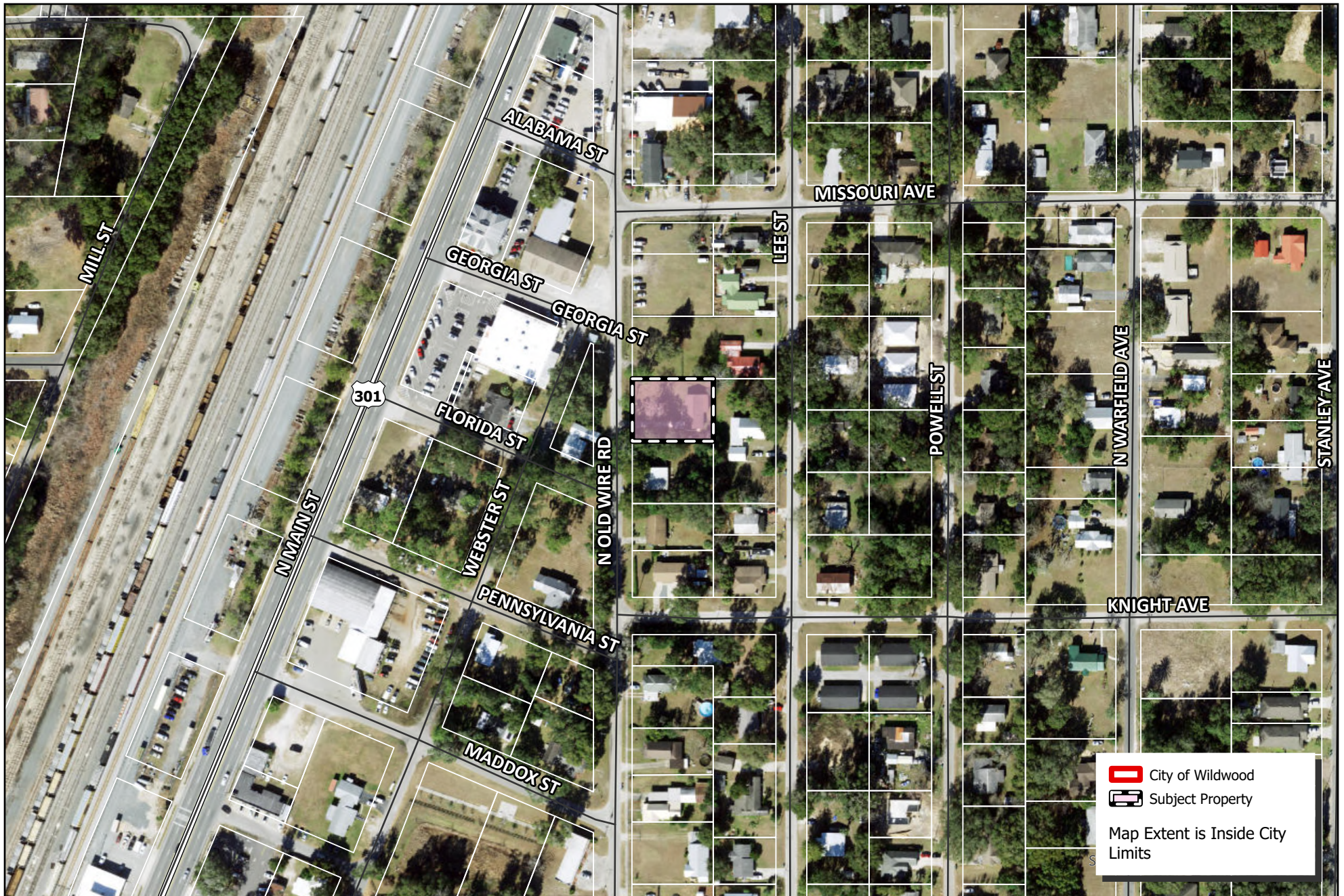
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

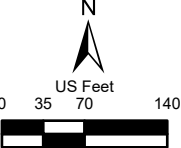
Second Reading: _____

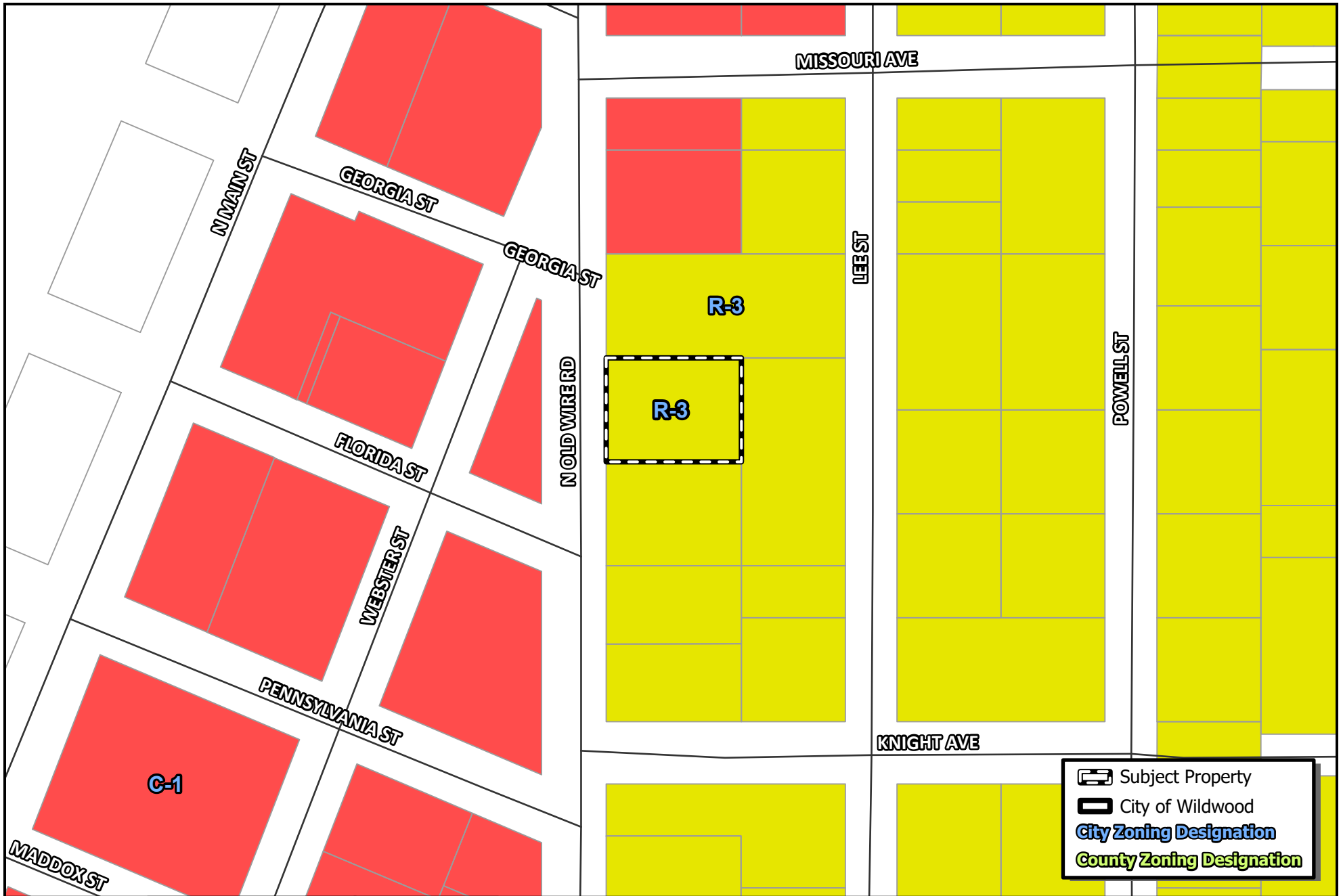
Approved as to form:

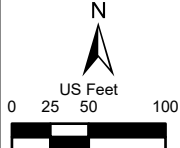
City Attorney

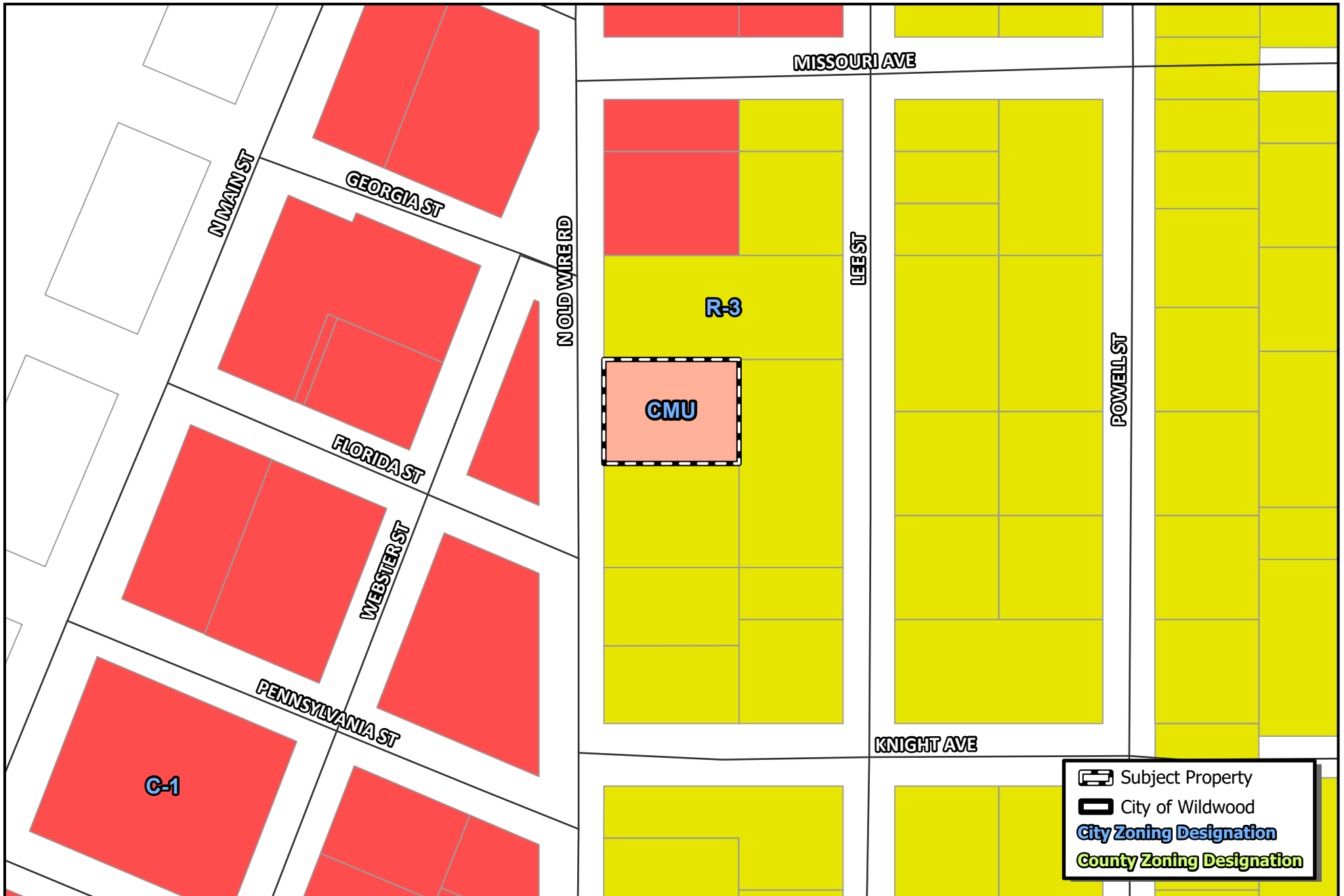


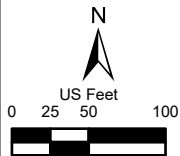
 City of Wildwood
 Subject Property
 Map Extent is Inside City Limits

 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		RZ 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 1B LOCATION MAP AUG 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 25 50 100	RZ 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 3A
			EXISTING ZONING
			AUG 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 25 50 100	RZ 2408-001 OLD WIRE WEST PARCEL G05D061	MAP 3B
			PROPOSED ZONING
			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: O2024-61

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2408-002 Kent's Building

REQUESTED ACTION: Staff recommends approval

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

CASE NUMBER RZ 2408-002 Kent's Building

ORDINANCE NUMBER O2024-63

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 24, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate to change the zoning designation from R-3 (City) to C-1 (City) for the parcels listed above on 0.242 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request CP 2408-002 (O2024-62).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-1 should be granted based on the following criteria:

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

The applicant has submitted adequate justification to the City of Wildwood for the proposed request to change the zoning designation from R-3 (City) to C-1 (City). The applicant states that they intend to use the parcel as commercial and combine them with the adjacent commercial parcel to create a unified site. The proposed rezoning to C-1 is consistent with the

proposed future land use designation of commercial and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.4.

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

The proposed rezoning to C-1 would be compatible with the rest of the other parcels and the existing character of the neighborhood:

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.

The proposed zoning change would assist in meeting commercial needs and would result in a logical development pattern. 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.

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

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.

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

Justification has been presented to the city to support the proposed conversion, highlighting that the subject parcel is located just a few feet away from an arterial roadway and the proximity to other C-1 zoned parcels shows consistency and an orderly growth pattern for future use of the site. The site has been primarily used to store high-end collectible vehicles for the property owner. The site presents an opportunity for infill redevelopment either by converting the existing garage structure into office space or for creating additional parking area for the existing business at 205 Oxford Street.

The rezoning is necessary to establish the correct zoning designation and permitted land uses

to reconcile the current operations at the site.

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

A trip generation analysis was conducted on the maximum development potential and the results of the analysis indicate that the proposed amendment's impact results in a slight increase of traffic and is considered de minimis. Based on the conversion of the existing building from garage to office space, a maximum of three (3) PM Peak hour trips, three (3) AM Peak hour trips, and 23 daily trips could be generated. If the applicant proposes anything different than what has been presented, a new TIA/TIA Exemption as applicable, will be required to be accepted by Sumter County by the applicant.

(f) Whether the proposed change will be a deterrent to the improvement of development of adjacent property;

ZONING DESIGNATION OF SURROUNDING PROPERTIES

NORTH	ROW Barwick Street / C-1 (City)
SOUTH	C-1 (City)
EAST	ROW N Gamble Street / RIO (City)
WEST	C-1 (City)

If the rezoning is approved, the applicant will be required to submit a general plan to the City prior to submitting construction plans to the Sumter County Building Department for any improvements. The site plan will need to follow requirements established in the City's Land Development Regulations in accordance to the C-1 Zoning District and the Downtown Design District Standards.

The applicant seeks a favorable recommendation of Ordinance Number O2024-63 (attached) subject to approval of O2024-62, which establishes a Future Land Use appropriate to the proposed zoning.

DATED: 9/24/2024



Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2024-63

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

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

Parcel G06L166
Kent W. & Pamela C. Markley
0.242 +/-

LEGAL DESCRIPTION

Parcel ID# 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 R-3 (City) and to C-1 (City)

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

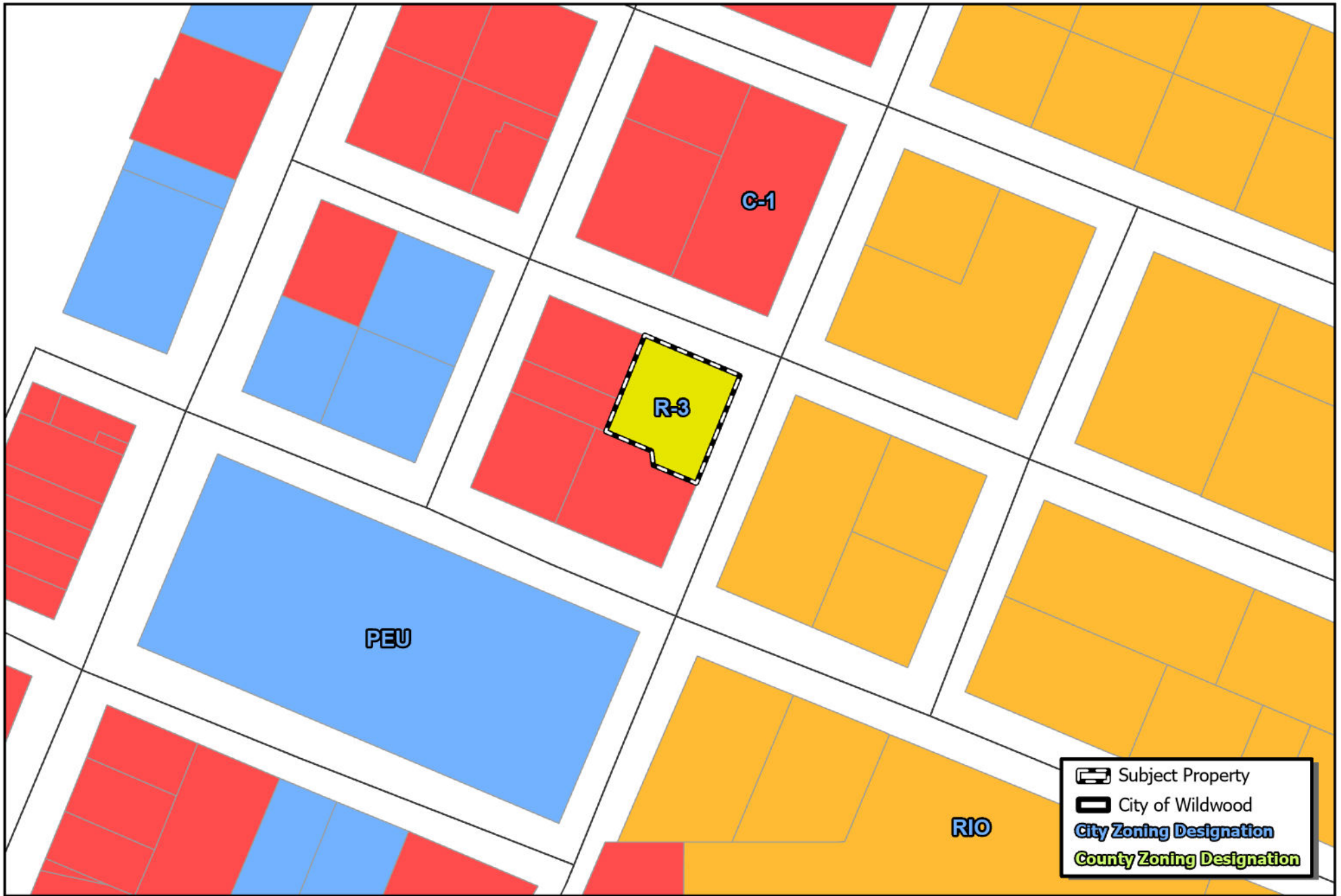
Second Reading: _____

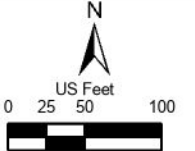
Approved as to form:

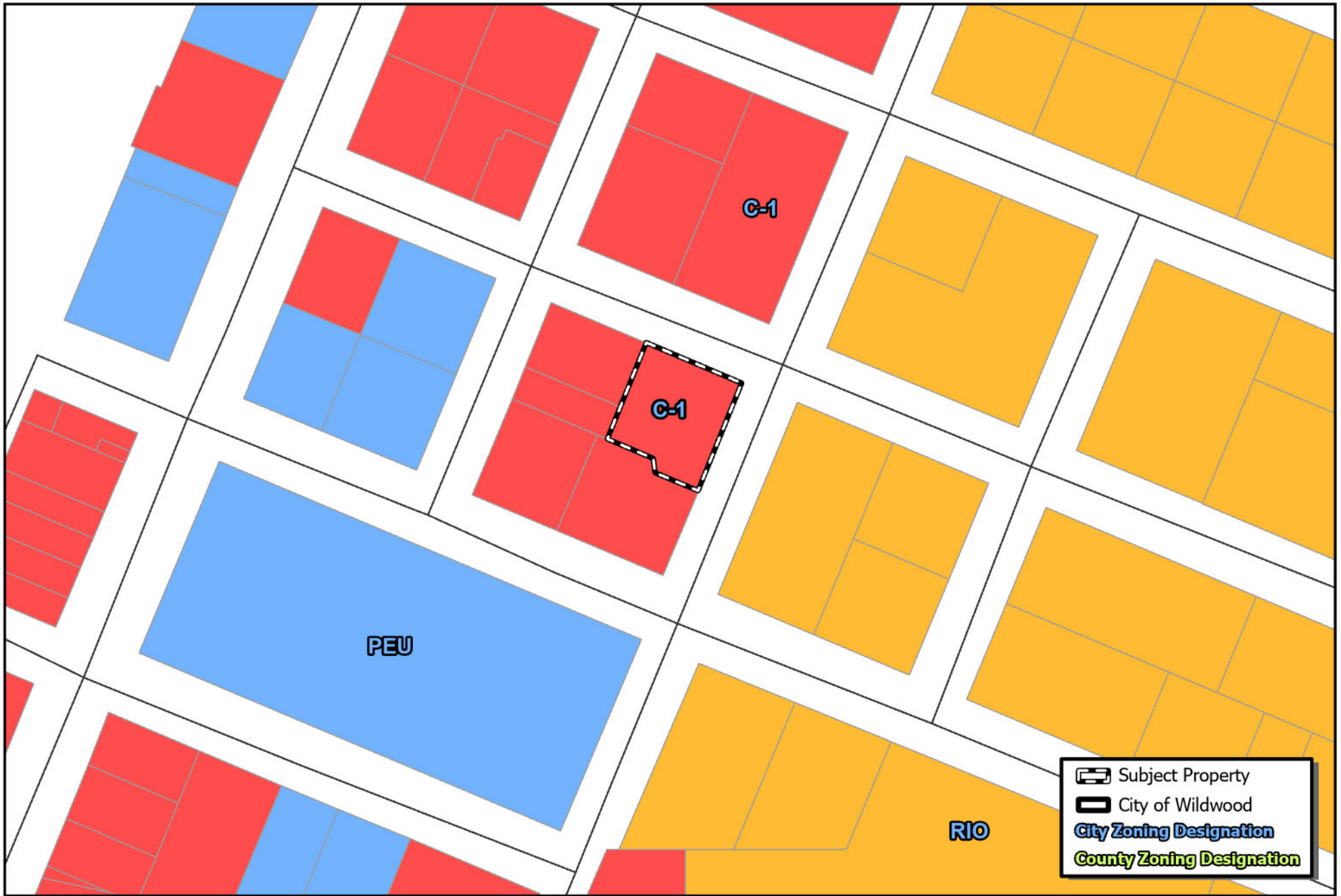
City Attorney

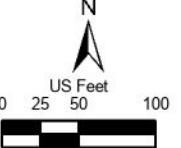


 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 0.01 0.01 0.02 0.03 Miles	RZ 2408-002	MAP 1B
		KENT'S BUILDING	LOCATION MAP
		PARCEL G06L166	SEP 2024



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 25 50 100	RZ 2408-002 KENT'S BUILDING PARCEL G06L166	MAP 3A EXISTING ZONING SEP 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 25 50 100	RZ 2408-002 KENT'S BUILDING PARCEL G06L166	MAP 3B PROPOSED ZONING SEP 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: O2024-63

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: RZ 2408-003 John Papagno Residential

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	RZ 2408-003 John Papagno Residential
Ordinance Number	O2024-59
Applicant/Owner(s)	John Papagno
Property Location	The subject property is generally located 0.08 miles east of CR 209 and CR 214 intersection.
Parcel(s)	D19-031
Date	September 18, 2024

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to RMU (City) for the parcel listed above on 2.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2408-003 (O2024-58).

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.

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

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

The proposed rezoning to RMU is consistent with the proposed Future Land Use Map designation of Residential Mixed Use and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.7.

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

The land use pattern of the surrounding area is residential, agricultural, and a mixed-use designation. The proposed RMU zoning designation will serve as a transition in this area to serve city residents and provide different housing.

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

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

Potable Water & Sewer: There is an existing 12" water main and an 8" force main 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.

Streets: 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.

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

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

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

For a single-family residence, it's expected up to 10 daily trips which does not warrant a TIA.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R-1 & NMU-7 (City)
SOUTH	RR1C & RR5C (County)
EAST	A10C (County)
WEST	RR5C (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations.

The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2024-59 to be forwarded to the City Commission for further action, subject to the approval of O2024-58, which establishes a future land use appropriate for the proposed zoning.

A handwritten signature in black ink, appearing to read "Amanda Bondi". The signature is fluid and cursive, with the first name "Amanda" written in a larger, more prominent script than the last name "Bondi".

Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-59

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

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

D19-031
John A. Papagno Diggens. 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 RR5C (County) to RMU (City).

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby

amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

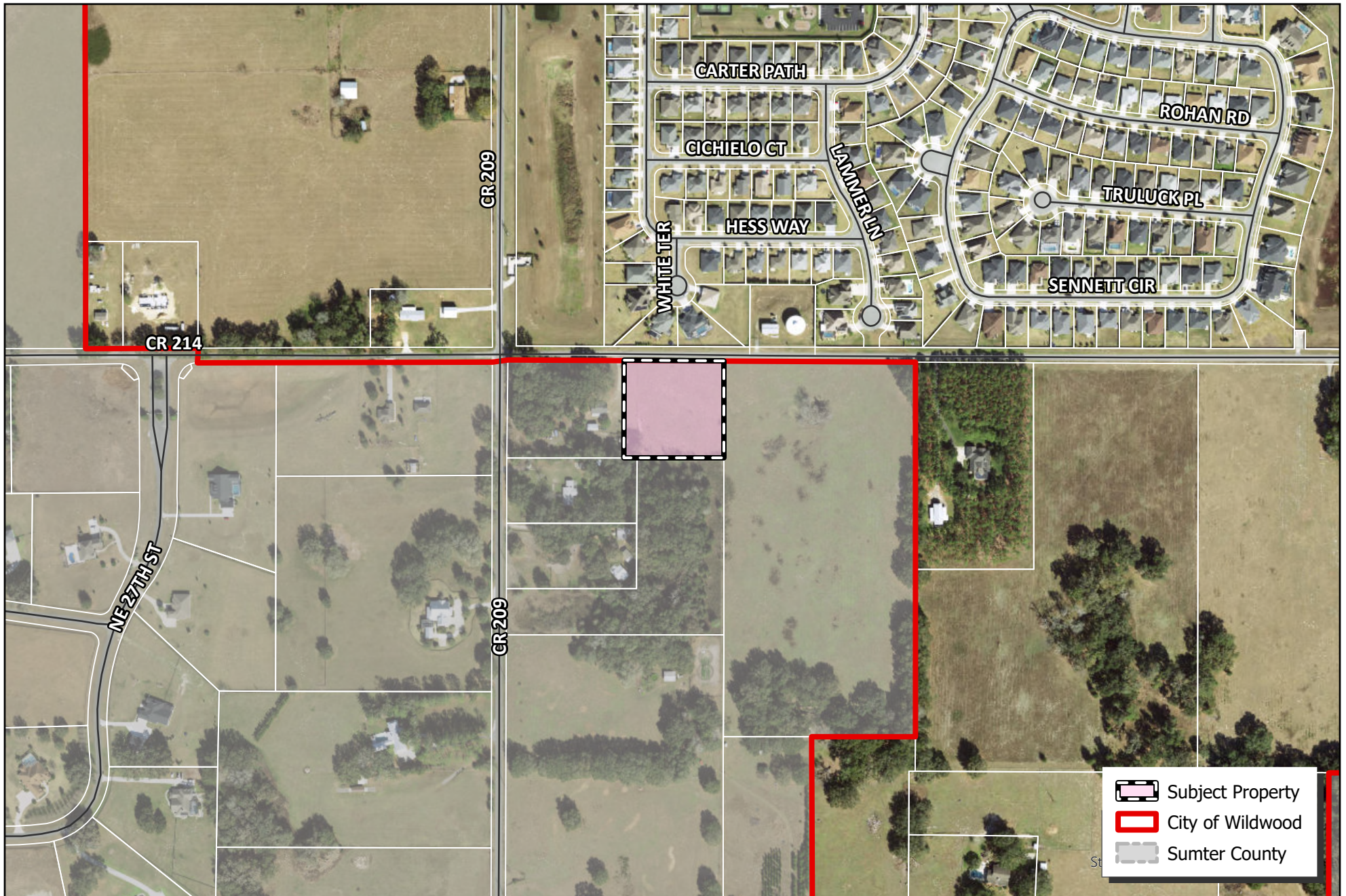
ATTEST: _____
Jessica Barnes, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

City Attorney



 Subject Property
 City of Wildwood
 Sumter County

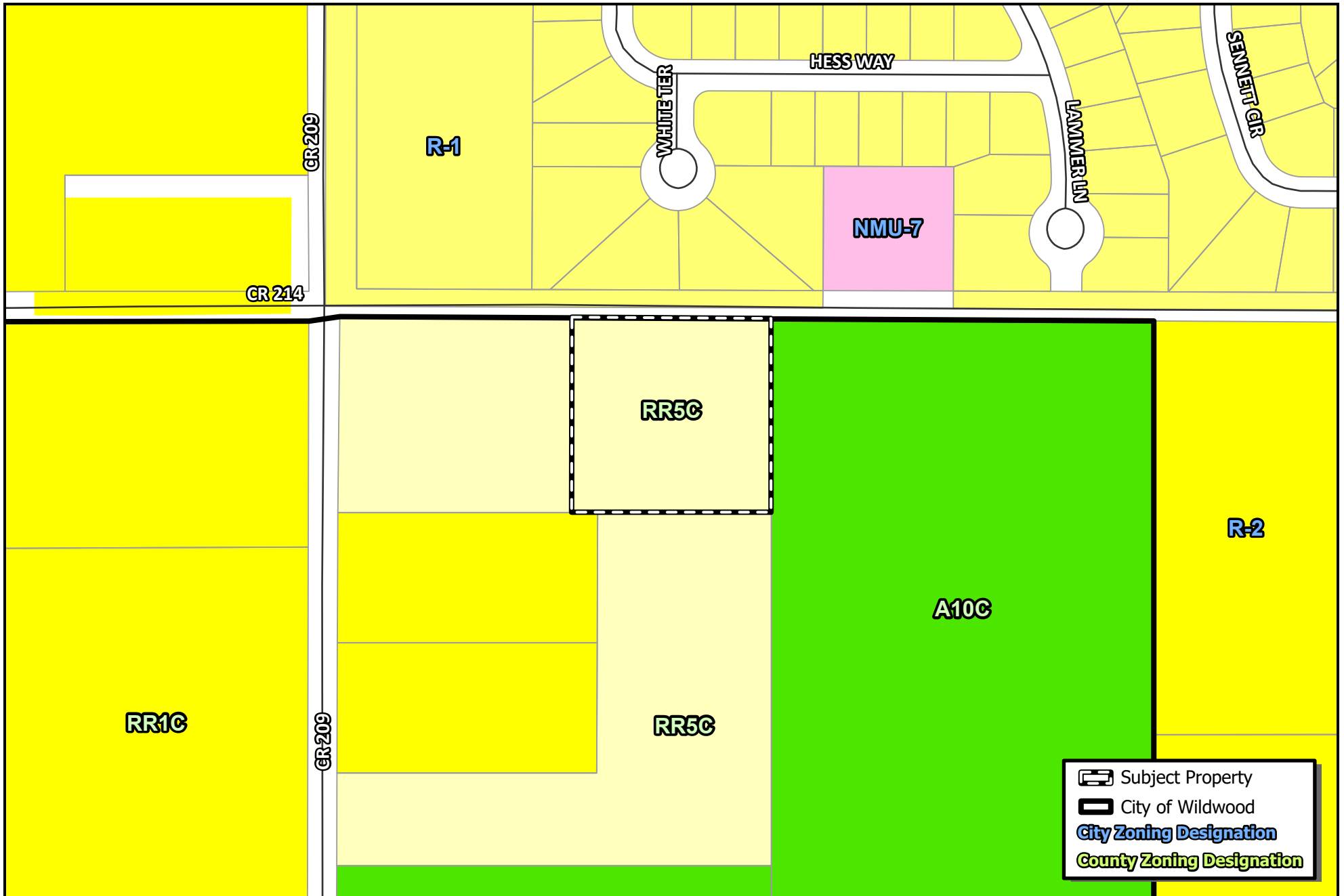


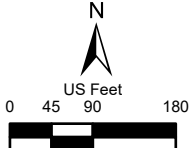
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

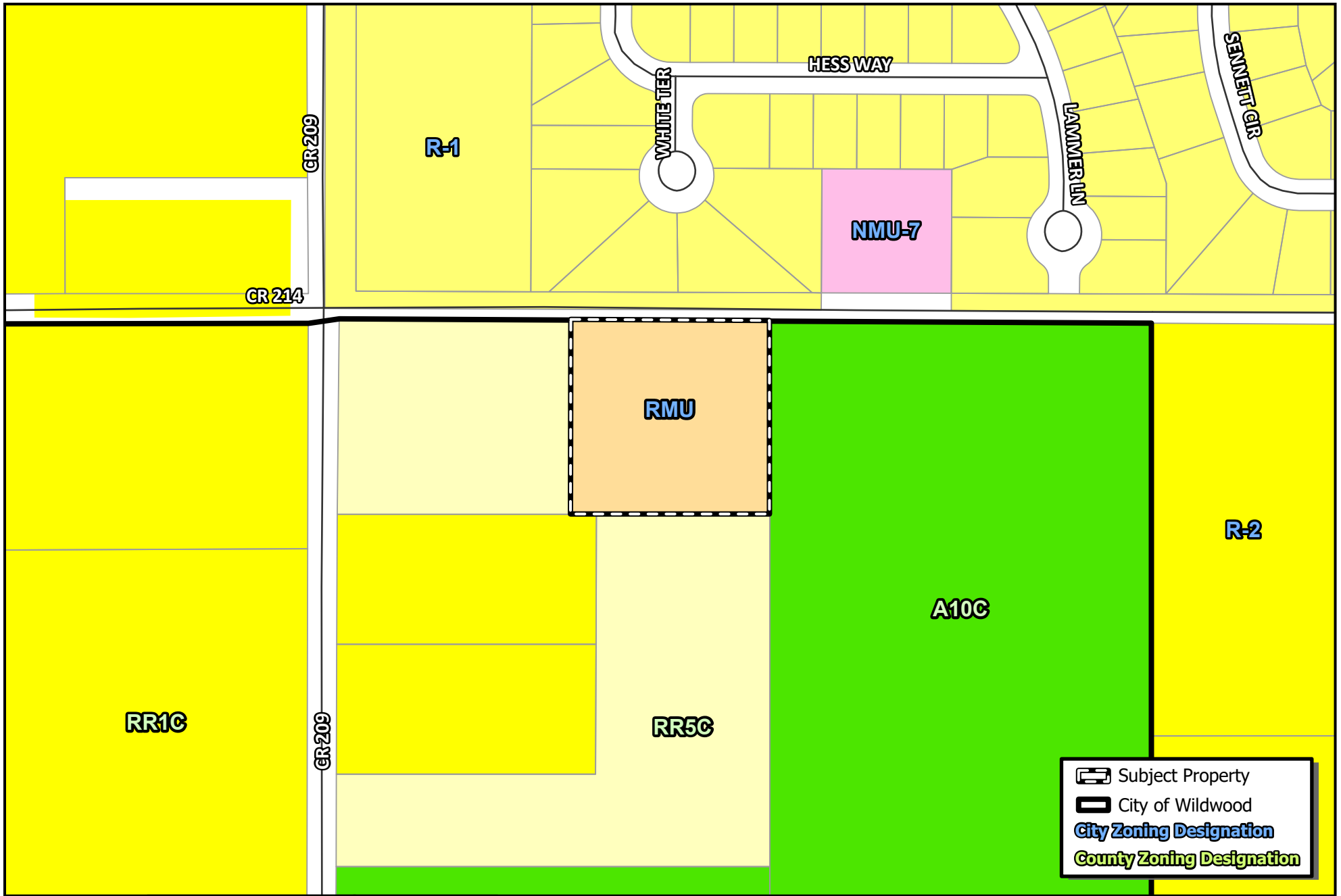


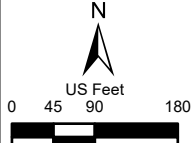
RZ 2408-003
JOHN PAPAGNO RESIDENTIAL
 PARCEL D19-031

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	 US Feet 0 45 90 180	RZ 2408-003		MAP 3A
			JOHN PAPAGNO RESIDENTIAL		EXISTING ZONING
			PARCEL D19-031		AUG 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 45 90 180	RZ 2408-003		MAP 3B
		JOHN PAPAGNO RESIDENTIAL		PROPOSED ZONING
		PARCEL D19-031		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: O2024-59

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 OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: PD 2404-001 Convenience Store with Gas Planned Development

REQUESTED ACTION: Project Review Committee recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	PD 2404-001 Convenience Store with Gas
Ordinance Number	O2024-55
Owner(s)	LG Wildwood, LLC
Applicant(s)	Lowndes c/o Logan Opsahl, Esq.
Property Location	The subject property is generally located approximately 350 feet east of the intersection of Hwy 301 and E SR 44 (East Gulf Atlantic Hwy)
Parcel(s)	G07-076, G07-078, & G07-250
Date	September 16, 2024

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for SP 2305-007 Convenience Store with Gas to accommodate signage, shared utility infrastructure improvements, and shared access in order to advertise gas prices as well as accommodate future tenants on the parcels listed above. This PD allows five (5) signs to be located on the property along with requirements for the existing billboard as outlined in the ordinance.

Per City of Wildwood Land Development Regulations Sec. 8.6.(E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;

The proposed amendment is consistent with the comprehensive plan as the current future land use designation is commercial, which is intended to accommodate a mix of commercial and office uses. The PD is for signage, shared utility infrastructure improvements and shared access to advertise gas prices for the convenience store with gas and to accommodate future

tenants.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;

The proposed change will not adversely affect public facilities. The PD amendment is for signage, shared utility infrastructure improvements and shared access to adjoining parcels.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;

Changing conditions make the proposed amendment necessary. The applicant is proposing the PD to advertise gas prices at gas station entrances and throughout the project. Some signage will be shared with adjacent parcels when they develop. There is also an existing billboard that will remain on property that will be subject to the City's existing regulatory structure for billboards.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and

There is no expected change to traffic due to this PD. This PD is for signage, shared utility infrastructure and access.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.

The proposed change will not be a deterrent to the improvement or development of adjacent properties. Adjacent properties will be allowed to develop according to their future land use and zoning designations. Additional signage was needed to properly advertise the gas pricing signage which will not deter the adjacent parcels for future development as the PD will include shared infrastructure, access and some of the signage.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2024-55

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS. FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY LG WILDWOOD LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The above referenced applicant/owner (collectively, together with its successors and assigns, hereinafter referred as the “Developer”) for a Planned Development was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____, 2024. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments, the advice, report and recommendations of the Project Review Committee and the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on October 1, 2024 and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

- A. That the Convenience Store w/ Gas (Wawa) Planned Development Application (hereinafter referred to as the “Project”) was duly and properly filed herein on _____.
- B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule.
- C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations.
- D. That the Developer intends to develop a Project consisting of approximately six (6) acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto.
- E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations.
- F. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F) of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

- A. That the Developer has applied for a Planned Development Overlay of the lands described in “Exhibit A.”
- B. That the zoning district of the subject land described in “Exhibit A” is classified as C-3 zoning on the City of Wildwood Zoning Map.
- C. That the Project is consistent with both the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood.
- D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the “Planned Development Agreement” as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the “Planned Development Agreement”, the provisions of the “Planned Development Agreement” shall govern. Unless specific conditions are included in the “Planned Development Agreement” waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail.
- E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT: GENERAL PROVISIONS

- A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.
- B. Conceptual Development Plan. The Project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by Bowman Engineering, dated March 1, 2023 (revision date) is incorporated into this Ordinance as “Exhibit B” attached hereto. The conceptual development plan is substantially consistent with the City of Wildwood Comprehensive Plan.
 - 1) Land Uses. Though all C-3 uses are permitted on the Property, the conceptual development plan illustrates the general location of the following specific land uses:
 - a. Convenience store and gas station; and
 - b. Multi-tenant building with C-3 business uses.

- 2) Zoning, Permitting and Surveys. The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by compensating storage capacity in flood prone areas, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between this Ordinance and the conceptual development plan, this Ordinance will supersede.
- 3) Signage. The Project will be allowed the following signage:
- a. Two (2) permanent, illuminated, double-faced multi-tenant sign located at (i) the entrance to the development on S.R. 44 and (ii) the entrance to the development on US Hwy 301, the approximate locations of which are depicted on Exhibit “C”;
 - b. An existing billboard, in its current size and location, the approximate location of which is depicted on Exhibit “C”. The billboard shall otherwise be subject to the City’s existing regulatory structure for billboards (the City’s ordinances, Code and Land Development Regulations) and must meet the requirements of the same;
 - c. One (1) internal permanent, illuminated, double-faced directional and wayfinding sign, the approximate location of which are depicted on Exhibit “C”; and
 - d. Two (2) internal permanent, illuminated, double-faced multi-tenant, directional and wayfinding signs, the approximate locations of which are depicted on Exhibit “C”.

All other signage, including internal signage and directional and occupant identification is required to meet the City’s Land Development Regulations and Design District Standards for signage.

- C. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.
- D. Future Approvals. After this Ordinance is recorded, and prior to any construction occurring, a site plan or subdivision preliminary plan shall be submitted for review and approval in the manner required by Chapter 4 or Chapter 5 of the Land Development Regulations, whichever Chapter is applicable:
- E. Principal Uses. All permitted principal uses as listed in Chapter 3, Table 3-6 of the Land Development Regulations for the C-3 zoning district shall be permitted.
- F. Development Standards. The Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the C-3 zoning district.

- G.** Expiration of Planned Development Agreement. Actual construction must begin within the Planned Development within 24 months of the final adoption of the Planned Development Agreement. If no construction has started on the approved Planned Development within 24 months, the Planned Development shall lapse and be of no further effect. The City Commission may extend the Planned Development for periods of up to six (6) months provided the applicant can show good cause why said the Project was delayed under the originally approved Planned Development Agreement. However, the City Commission shall not allow extensions beyond 48 months after the effective date of this Ordinance. 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 this Ordinance.

SECTION 4: This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this _____ day of _____, 2024.

S E A L

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"
Legal Description

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; RUN THENCE SOUTH 62.82 FEET TO THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 44; THENCE N 89 DEG 53 MIN 40 SEC E ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 270.19 FEET TO THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIBED TRACT OF LAND: CONTINUE N 89 DEG 53 MIN 40 SEC E 339.87 FEET; THENCE S 0 DEG 26 MIN 10 SEC E 607.25 FEET MORE OR LESS, TO A POINT THAT IS 660 FEET NORTH OF THE SOUTH BOUNDARY OF SW 1/4 OF THE SE 1/4 OF SAID SECTION 7; THENCE N 89 DEG 30 MIN 50 SEC W TO A POINT THAT IS S 0 DEG 06 MIN 20 SEC E OF THE POINT OF BEGINNING; THENCE N 0 DEG 06 MIN 20 SEC W 607.25 FEET MORE OR LESS, TO THE POINT OF BEGINNING, LESS THE WEST 125 FEET THEREOF.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN O.R. BOOK 533, PAGE 739, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

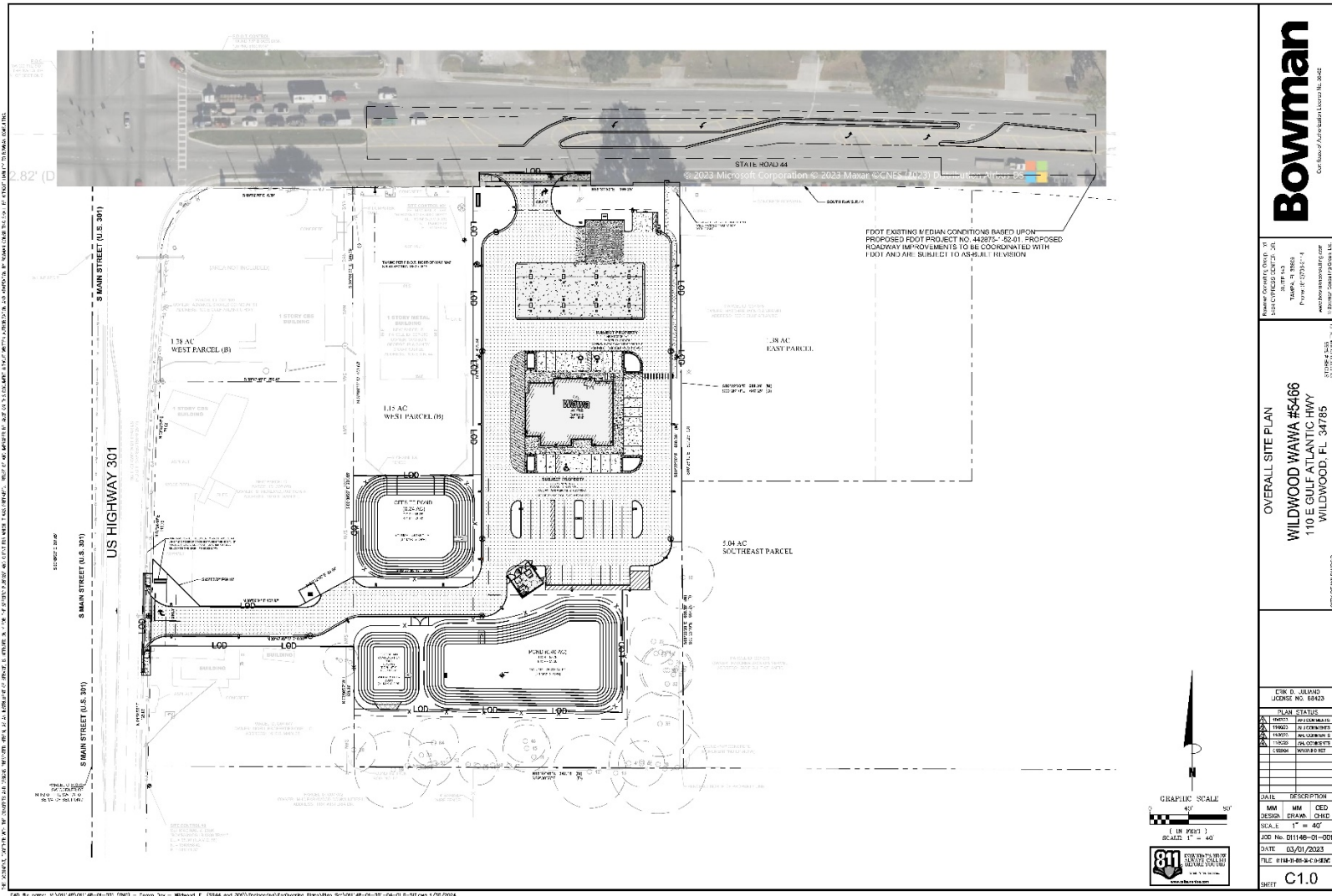
Parcel Identification Number: G07-076

Commence at the Southwest corner of the North Half of the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 7, Township 19 South, Range 23 East, Sumter County, Florida; run thence S 89°52'30" E, 62.25 feet to the East Right-of-Way of U. S. Highway No. 301; thence N 00°22' E, 125 feet to the P.O.B.; thence S 89°52'30" E, 207.48 feet; thence N 00°22' E, 274.12 feet; thence S 89°40'20" W, 201.25 feet to the new Easterly Right-of-Way of U. S. Highway No. 301; thence Southerly along said Right-of-Way to the P.O.B..

Parcel Identification Number: G07-078

The West 125 feet of the following description: Beginning at the Northwest corner of the SW ¼ of the SE ¼ of Section 7, Township 19 South, Range 23 East; run thence South 62.82 feet to the South right of way line of State Road No. 44; thence N 89°53'40" E. along said right of way line for a distance of 270.19 feet to the POINT OF BEGINNING for the following described tract of land; Continue N 89°53'40" E 339.87 feet; thence S 0°26'10" E. 607.25 feet, more or less, to a point that is 660 feet North of the South boundary of the SW ¼ of the SE ¼ of Section 7; thence N 89°30'50" W. to a point that is S 0°06'20" E. of the POINT OF BEGINNING; thence N 0°06'20" W. 607.25 feet, more or less, to the POINT OF BEGINNING.

EXHIBIT "B" **Conceptual Development Plan**

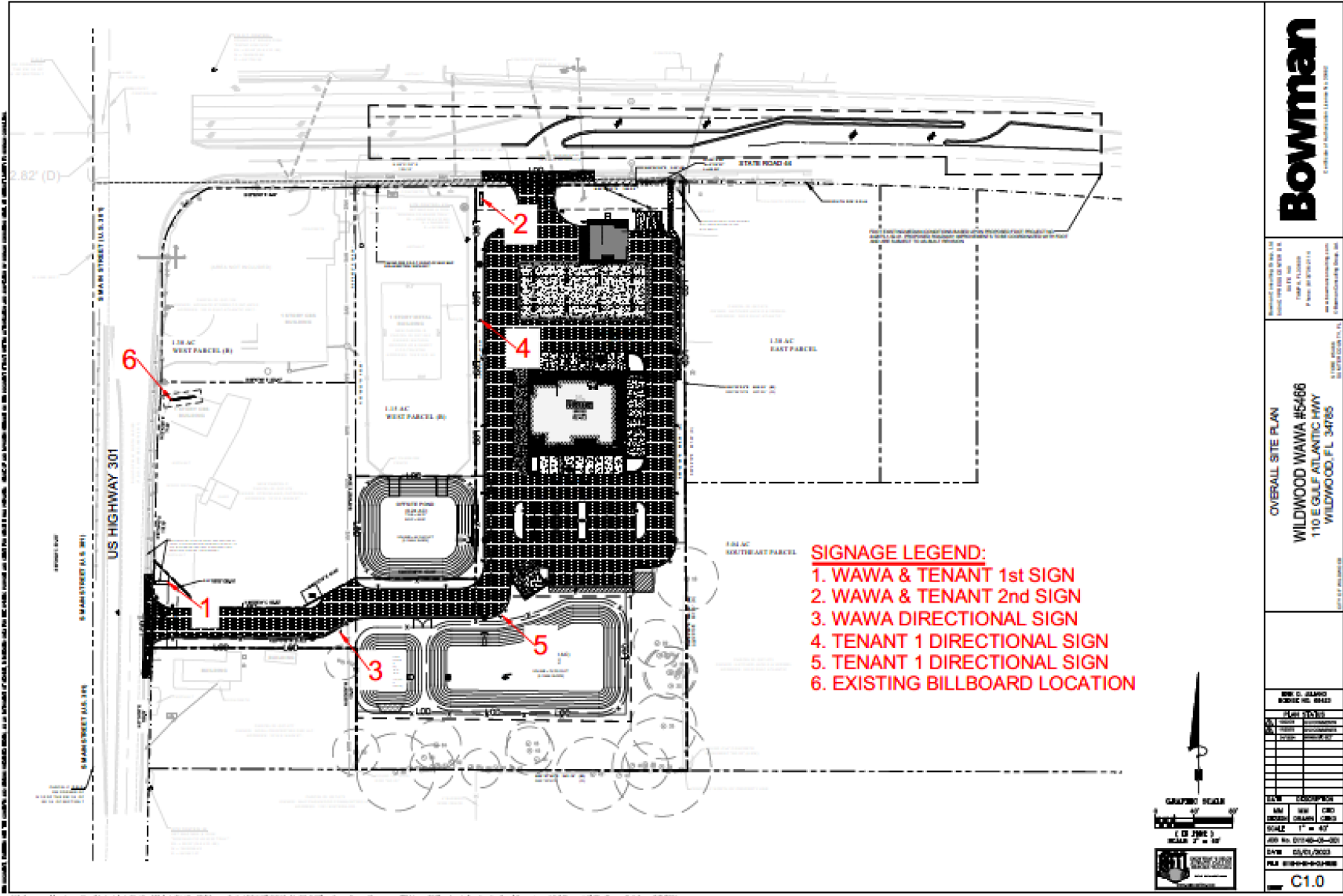


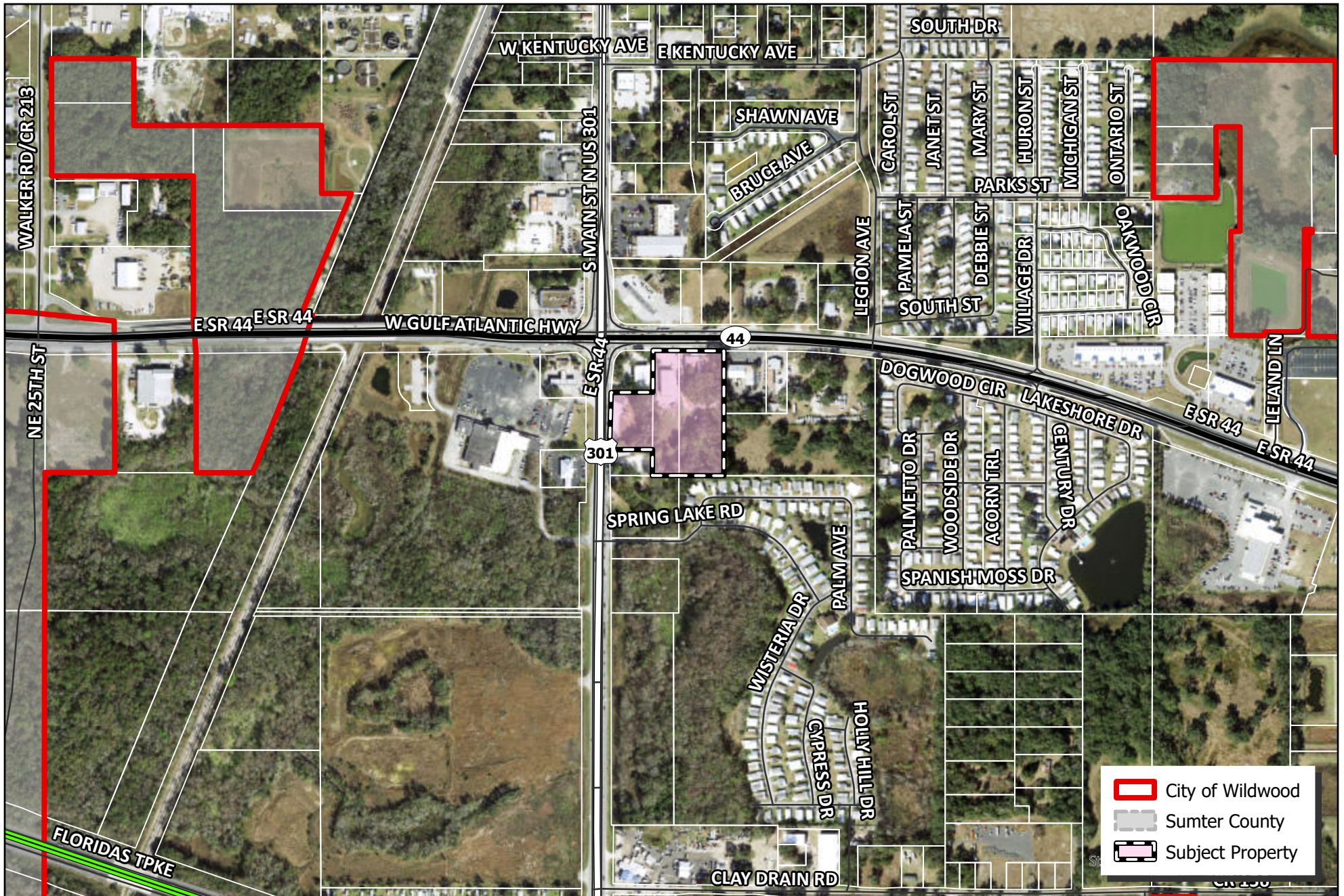
Ordinance O2024-55

Page 6

0894346\202456\13960143v2

EXHIBIT “C”
Signage





 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	N 0.00 0.02 0.04 0.06 0.08 Miles	PD 2404-001 CONVENIENCE STORE WITH GAS (WAWA) PARCELS G07-076, G07-078 & G07-250	MAP 1B LOCATION MAP AUG 2024
--	--	--	--	--

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: SP 2401-003 South Wildwood Industrial Park 1C Bldg. 2

REQUESTED ACTION: The Project Review Committee recommends approval

CONTRACT:

BUDGET IMPACT:

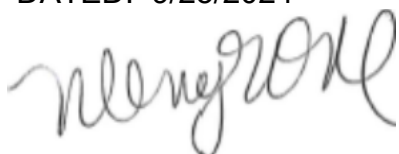
HISTORY/FACTS/ISSUES:

Case Number	SP 2401-003 South Wildwood Industrial Park, Lot 1C Bldg 2
Owner/Applicant(s)	Harry Harmer
Acreage	0.95 +/-
Property Location	The subject property is addressed as 3018 NE 37th Place, Wildwood, FL 34785 and it's generally located approximately 0.26 miles west of N US 301 and approximately 0.75 miles north of E Warm Springs Ave
Parcel(s)	G30E001C

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for the construction of a 5,600 square foot warehouse building featuring two roll up doors, four parking spaces including one Florida ADA Accessible parking space, one Dumpster, and associated infrastructure on 0.95 acres MOL within the South Wildwood Industrial Park Subdivision on Lot 1C Bldg. 2, per the attached plans.

The site will be serviced by City water and private on-site Septic Tank System for waste disposal. SP 2401-003 meets the criteria set forth within the Land Development Regulations, Design District Standards and is in line with the goals, objectives, and policies within the 2050 Comprehensive Plan.

DATED: 9/25/2024



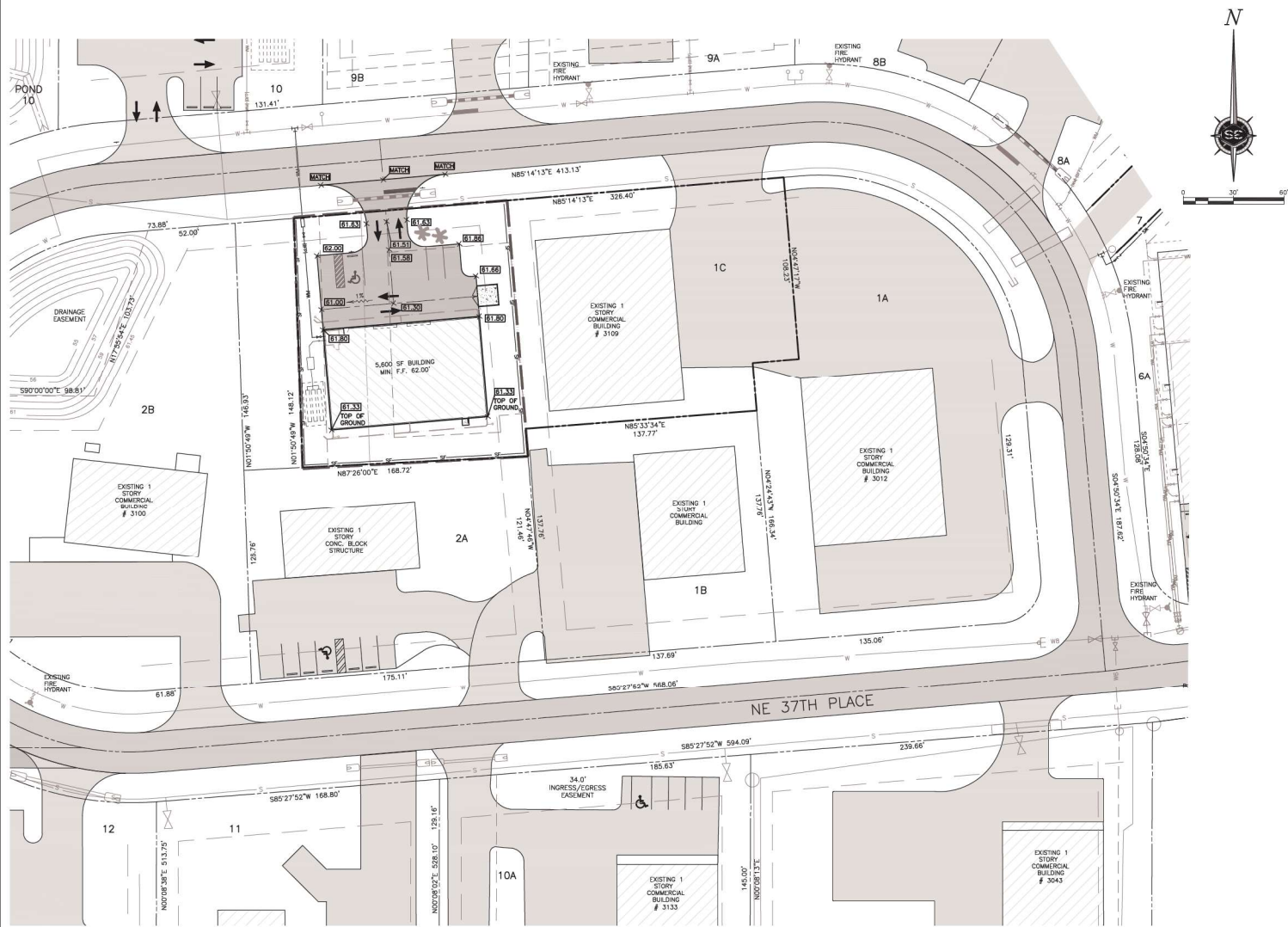
Wendy Then, AICP, CFM
Assistant Director Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		SP 2401-003 SOUTH WILDWOOD INDUSTRIAL PARK PARCEL G30E001C	MAP 1B LOCATION MAP JANUARY 2024
--	---	---	--	--

[illegible]

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GRADING PLAN
SCALE: 1"=30'

LEGEND	
---	PROPERTY BOUNDARY
---	BUILDING SETBACKS
---	PRE-DEVELOPMENT CONTOUR
---	PROPOSED WATERLINE
---	FINISHED GRADE FLOW
---	PROPOSED SANITARY SEWER
---	SILT FENCE
---	PROJECT AREA
---	MATCH SLOPE LINE
---	PROPOSED SPOT ELEVATION
---	FINISHED GRADE CONTOUR
---	SOL. DVIDE
---	EXISTING SPOT ELEVATION

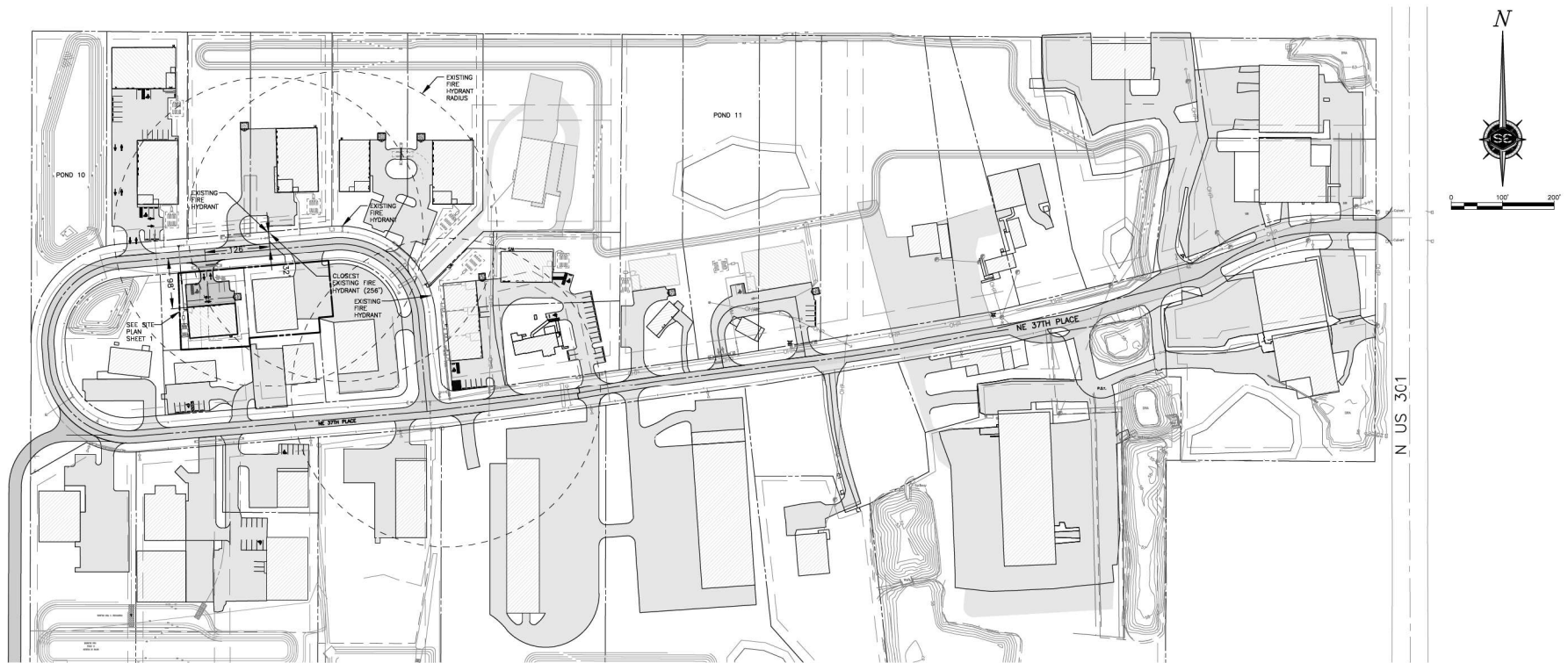
CLIENT:	HARMER CONSTRUCTION	DATE:	
PROJECT:	SOUTH WILWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2	DESCRIPTION:	
DRAWING:	GRADING PLAN	REV. BY:	
	2 of 9		

DAVID SPRINGSTEAD, P.E.
FLORIDA REGISTRATION NO. 44229
PROFESSIONAL ENGINEER

Springstead Engineering, Inc.
Consulting Engineers
Planners
CA-0001723
LA-0001723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: 1"=30' DATE: 12/23
AS SHOWN: 12/23
DESIGN: DWS DRAWN: SKK CHECKED: [Signature]
DWS SKK
DRAWING: GRADING PLAN
CLIENT: HARMER CONSTRUCTION
SOUTH WILWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2
JOB NO.: 121005.028 SHEET: 2 OF 9

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OVERALL SITE PLAN
SCALE: 1"=30'

LEGEND	
	PROPERTY BOUNDARY
	BUILDING FOOTPRINTS
	PRE-DEVELOPMENT CONTOUR
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	FINISHED GRADE FLOW
	SILT FENCE
	PROJECT AREA
	MATCH SLOPE LINE
	FINISHED SPOT ELEVATION
	FINISHED GRADE CONTOUR
	SOIL DIVIDE
	EXISTING SPOT ELEVATION

CLIENT: HARMER CONSTRUCTION		NOV. BY: [Signature]	DATE: [Blank]	DATE: [Blank]
PROJECT: SOUTH WILLOW INDUSTRIAL PARK PARCEL 1C BUILDING 2		DESCRIPTION: [Blank]		
DRAWING: OVERALL SITE PLAN		SHEET NO.: 3 OF 9		

DAVID SPRINGSTEAD, P.E.
FLORIDA REGISTRATION NO. 48229
12/23/2023

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Florida, do hereby certify that I am the author of the design and content of the above drawings, and that I am a duly qualified and licensed Professional Engineer in the State of Florida.

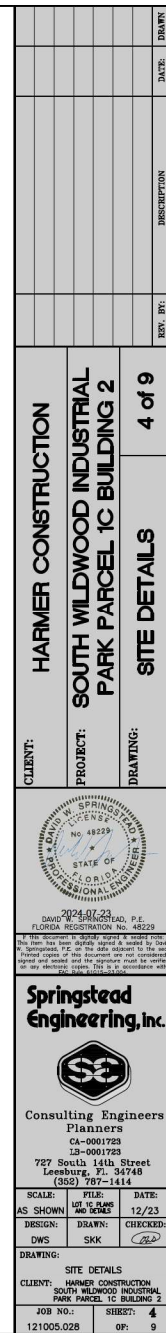
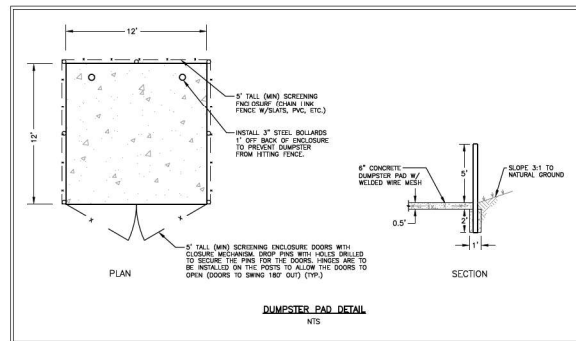
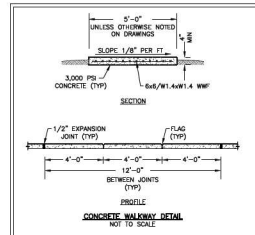
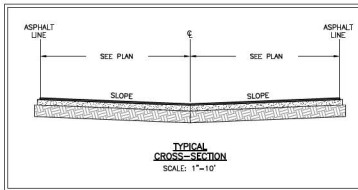
Springstead
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Leesburg, FL 34748
(352) 787-1414

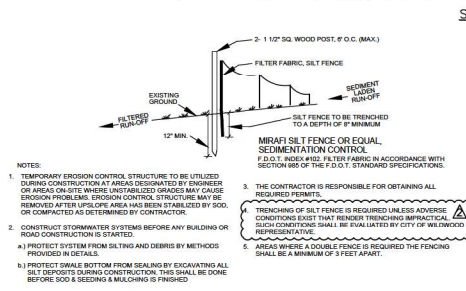
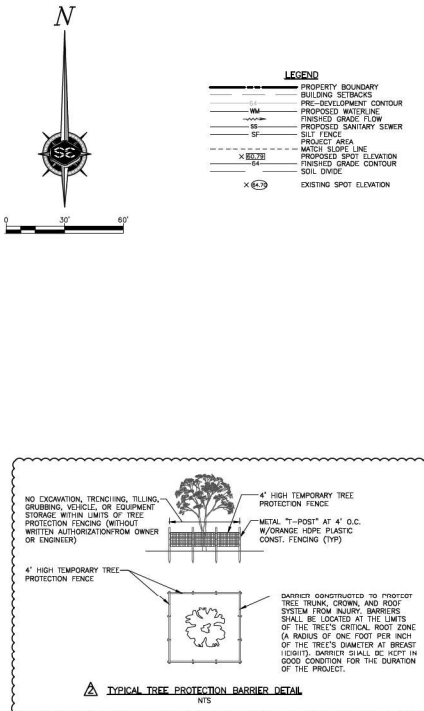
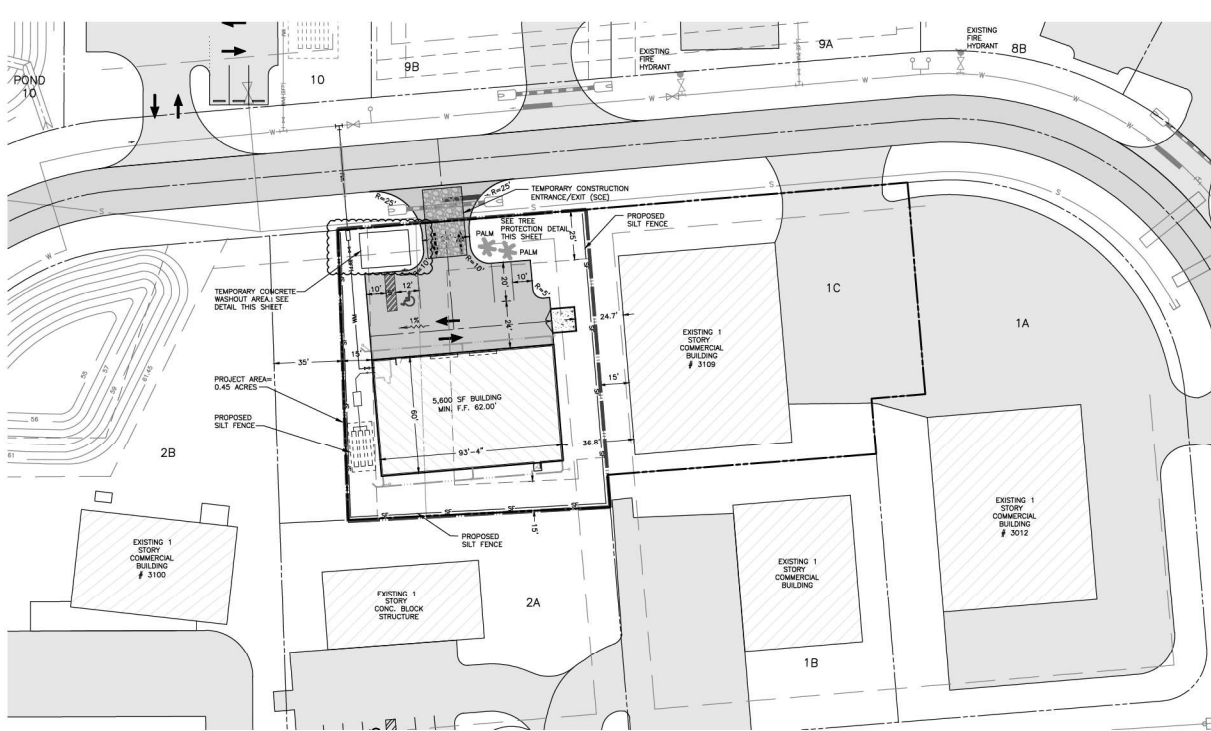
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AS SHOWN: 12/23	DESIGN: [Signature]	CHECKED: [Signature]
DWS	SKK	[Signature]

DRAWING: OVERALL SITE PLAN

CLIENT: HARMER CONSTRUCTION	SHEET NO.: 3
SOUTH WILLOW INDUSTRIAL PARK PARCEL 1C BUILDING 2	OF: 9
121005.028	OP: 9



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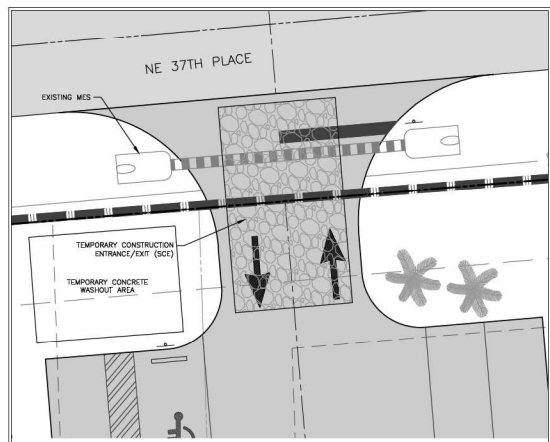


SILT FENCE DETAIL

NOT TO SCALE

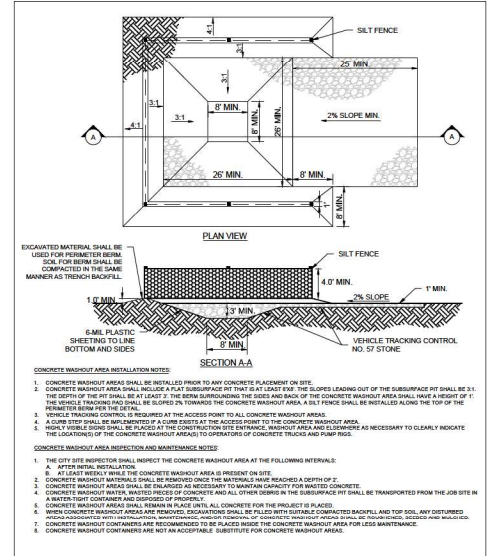
SWPPP NOTES:

THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF-SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENT IN LIEU OF PERMANENT MEASURES. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIERS. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, FINISHABLE AND ROADWAY. ALL SWPPP AND BMP'S SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH 1/2 INCH RAINFALL EVENT AND AT LEAST (1) TIME EACH WEEK.



NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE, ONTO PUBLIC RIGHT-OF-WAY.
3. ALL SURFACES THAT ARE DISTURBED BY CONSTRUCTION ENTRANCE WILL BE REESTABLISHED TO EXISTING CONDITION UPON COMPLETION OF PROJECT.



CLIENT:	HARMER CONSTRUCTION	DATE:	7/18/24
PROJECT:	SOUTH WILWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2	DWS:	REV. BY: JMW
DRAWN:	STORM WATER POLLUTION PREVENTION PLAN	DATE:	7/18/24
SHEET:	5 of 9	DATE:	7/18/24

David W. Springstead, P.E.
No. 48229
State of Florida
Professional Engineer

Springstead Engineering, Inc.

Consulting Engineers
Planners

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FL-0001723
18-0001723
727 South 14th Street
Lansburg, FL 34748
(352) 787-1414

SCALE:	FILE:	DATE:
AS SHOWN	1/8" = 1'-0"	12/23
DESIGN:	DRAWN:	CHECKED:
DWS	SKK	ALA

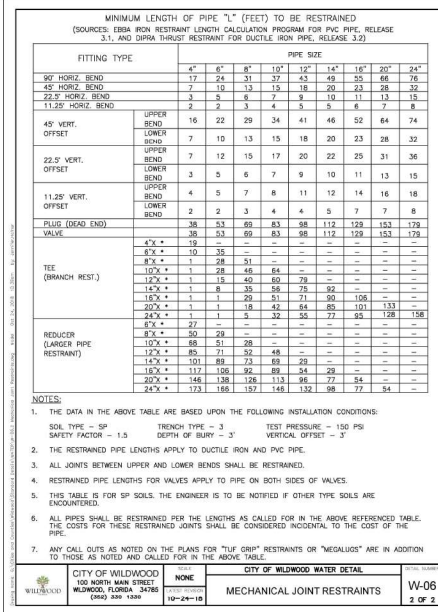
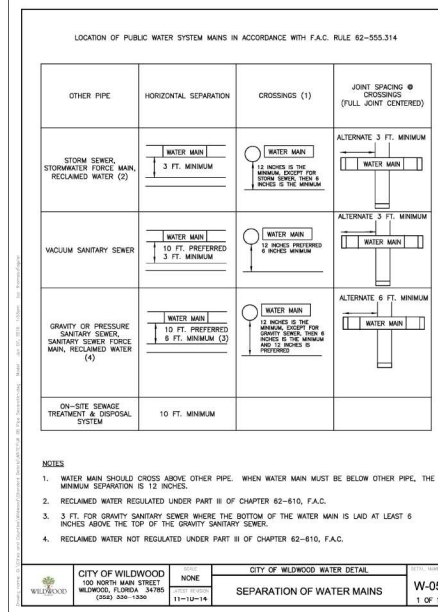
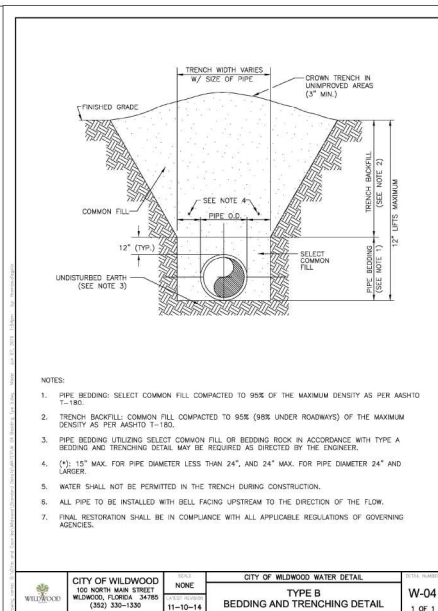
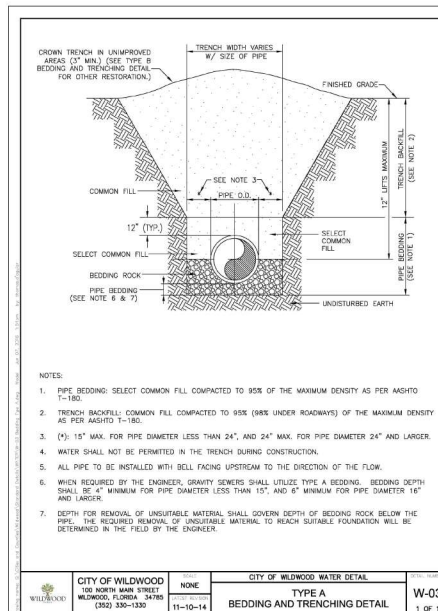
DRAWN: STORM WATER POLLUTION PREVENTION PLAN

CLIENT: HARMER CONSTRUCTION
SOUTH WILWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

JOB NO.:	SHEET:	5
121005.028	09:	9

Planners CA-0001723 13-0001723 727 South 14th Street Leesburg, Fl. 34748 (352) 787-1414		
SCALE:	FILE:	DATE:
AS SHOWN	LOT 10 NW DETAILS	9/21
DESIGN:	DRAWN:	CHECKED:
JRH	SKK	<i>[Signature]</i>
DRAWING:		
WATER AND SEWER DETAILS-A		
CLIENT: RMC CONSTRUCTION SOUTH WILWOOD INDUSTRIAL PARK PARCEL 10 BUILDING 2		
JOB NO.:	SHEET:	7
121005.028	OF:	9

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CLIENT: HARMER CONSTRUCTION

PROJECT: SOUTH WILDWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

DRAWING: WATER AND SEWER DETAILS-B

DAVID SPRINGSTEAD, P.E.
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727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: 1" = 10' 0"

DATE: 9/21

AS SHOWN: 1" = 10' 0"

DESIGN: JRH

DRAWN: SKK

CHECKED: JRH

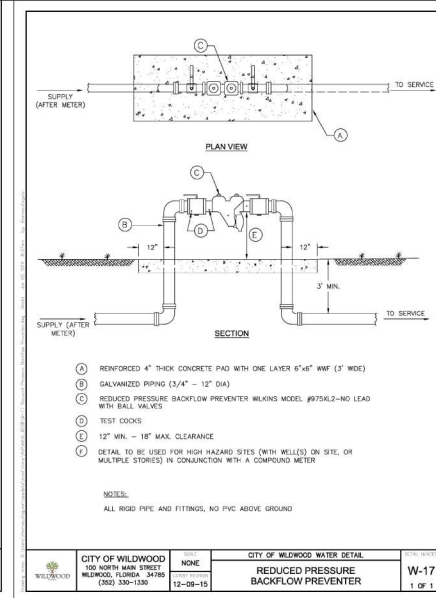
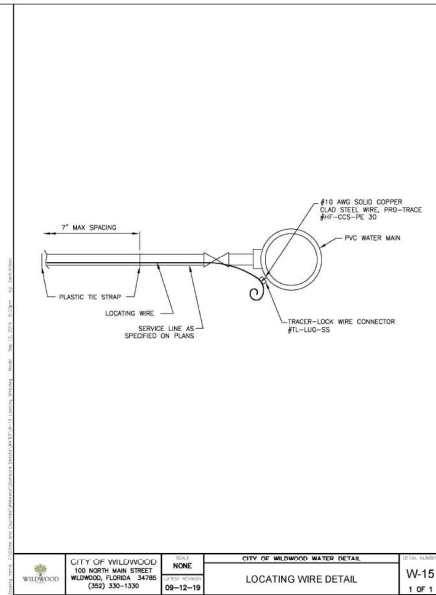
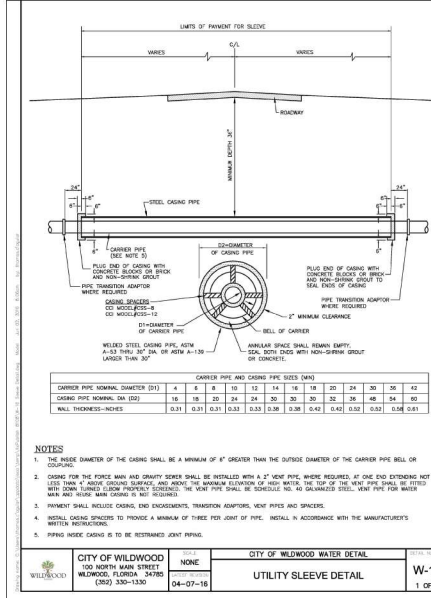
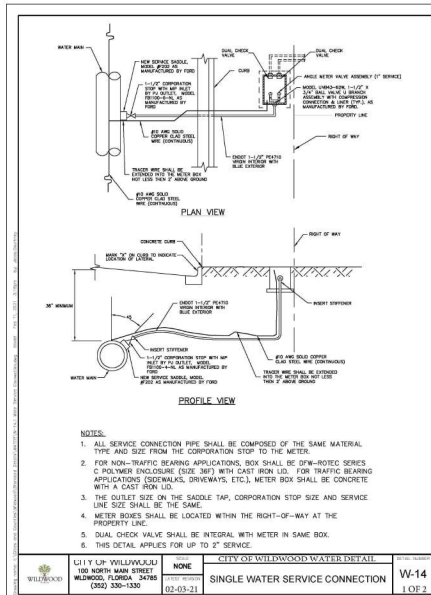
DRAWING: WATER AND SEWER DETAILS-B

COLUMBER CONSTRUCTION SOUTH WILDWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

JOB NO.: 121005.028

SHEET: 8 OF 9

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CLIENT: HARMER CONSTRUCTION

PROJECT: SOUTH WILDWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

DRAWING: WATER AND SEWER DETAILS-C

DAVID SPRINGSTEAD, P.E.
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LA-0061723
727 South 14th Street
Leesburg, FL 34748
(352) 787-1414

SCALE: PTL: DATE: 9/21

AS SHOWN: USE 1/8\"/>

DRAWING: WATER AND SEWER DETAILS-C

CLEMMINGER CONSTRUCTION SOUTH WILDWOOD INDUSTRIAL PARK PARCEL 1C BUILDING 2

JOB NO.: 121005.028

SHEET: 9

OF: 9

Page 59 of 73



**Springstead
Engineering, Inc.**
Consulting Engineers - Planners

727 South 14th Street
Leesburg, Florida 34748

Lake (352) 787-1414
Sumter (352) 793-3639
Fax (352) 787-7221

January 8, 2024

City of Wildwood
100 North Main St.
Wildwood, Florida 34785

**RE: Traffic Statement for Additional Warehouse Building
Lot 1C, South Wildwood Industrial Park
Wildwood, Florida
SEI File No. 1210005.028**

Dear Reviewer:

Springstead Engineering, Inc. has been performing civil/site engineering for Mr. Harry Harmer/South Wildwood Industrial Park for the past 10+ years. During that time period we have performed the engineering for multiple new industrial buildings on separate previously platted lots within the Industrial park.

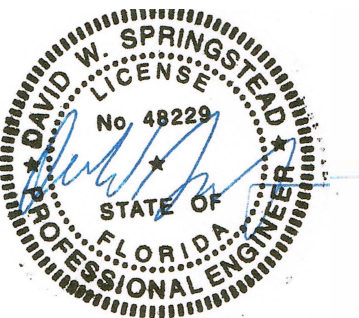
A Transportation Impact Study was performed for the Industrial Park at the time the subdivision was requesting development approval. As a result, the turn lanes at the park entrance on US Highway 301 were designed, permitted and constructed per the approved plans.

The purpose of the proposed development is to add additional warehouse storage space for the existing business operating on Lot 1C. No new employees will be added. The office and facilities for the existing business will be unchanged.

Based on this information it is my opinion that the development of this project will not increase nor decrease the traffic trips generated for this lot.

I hope that this information meets the City's needs at this time. Should there be any additional questions or comments, please contact me.

Digitally signed
by David W
Springstead
Date: 2024.01.08
'14:52:07 -05'00



Sincerely,
Springstead Engineering, Inc.

David W. Springstead, P.E.
Florida Registration No. 48229

DWS/jal

Cc: Bill Keen; Harry Harmer

This item has been digitally signed and sealed by David W. Springstead, P.E. on date 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.

Harry Harmer

South Wildwood Industrial park

Parcel 1C

This application consists of a proposed warehouse building and paved parking areas to serve the new building.

Landscape Plans

No landscape plans have been provided with this application as this site is within an existing Industrial Park, therefore it is not needed.

Environmental Assessment

An environmental assessment for the platted project as performed at the time of original development, therefore not applicable for this project. Lot 1C is located in an active industrial park. Improvements have been made on the lots to either side. The activity level at the site insures that no changes have occurred from the activity observed in the original report.

Stormwater Calculations

The calculations for impervious area included 3.0 acres of building/parking within the development area. The subject project is the last to develop. Based on the latest accounting there is a balance of 0.19 acres of available impervious area. This project incurs 0.23 acres of impervious for building and parking. This is approximately 1750 sf over the originally permitted impervious area.

The system in its current state has been operating with minimal staging through the past seasons. Based on the condition and size of the system, it is our opinion that the 1750 sf overage will not change the operational capacity of the stormwater system. As previously stated, no additional impervious area is planned for the development area within the contributing basin.

Sign Application

A sign permit is not applicable for this project.

Tree Survey

No trees are to be removed from this site; therefore a tree permit is not needed for this project.

Additional Information provided per questions previously asked on Reviews for the SWWIP projects.

Irrigation Plans /Meter

No irrigation plans or meter are proposed.

Dredging/Filling

No dredging or filling in excess of the original ERP permit are proposed.

Storage

Storage will be low to ordinary hazard. High hazard storage is prohibited.

Flood Prone Area

The proposed project is not within a flood prone area.

Wash Out Area

No concrete wash out area is proposed.

Directional Boring

No directional boring is proposed for this project.

Utility Construction

No utility construction is proposed for this project; therefore we did not provide a construction cost estimate.

Septic System

Owner will work with SCHD as in the past to modify/update the septic system.

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: SE 2403-001 Wildwood Micro Hospital

REQUESTED ACTION: Staff recommends denial

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: SE 2403-001 Wildwood Micro Hospital

Parcel Number(s): G19-003

Property Location: The property is generally located at 4424 N US 301, Wildwood, FL 34785; approximately one (1) mile south of the intersection of S. Main Street and the Florida's Turnpike (Wildwood Exit 304).

Owner: Deborah L Farkus (TTEE)

Applicant: Rebecca Wilson w/ Lowndes Law

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Hospital to be allowed on the 44-acre parcel listed above, zoned C-3. The proposed hospital will have a total of 30 beds and approximately 70,000 square feet in area with 148 parking spaces.

The City's Land Development Regulations, Chapter 3, Table 3-6 allows hospitals as a Special Exception use in the C-3 zoning district.

Analysis/Justification: The Planning and Zoning Board/Special Magistrate shall consider the following requirements and criteria:

1) The proposed use must comply with the Comprehensive Plan;

The applicant received approval from the City Commission on September 9, 2024, for a future land use amendment from Industrial to Commercial and a zoning change from M-1 to C-3. The ordinances are not effective until 31 days after the adoption date, which will be October 9,

2024. While the future land use has been adopted, there are other items that still need to be worked out by the applicant for which the City considers that not all boxes are checked to proceed with granting the Special Exception Use at this time.

As per the City's Comprehensive Plan Objective 4.1, the City shall ensure adequate public facility capacity is available to serve the current and future city demands.

As per Policy 4.1.9., no permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facilities up to standard. Additionally, Policy 4.1.10 highlights that necessary extension, updates and expansions of water and sewer lines for new development shall be made consistent with the Future Land Use and Capital Improvements Elements of this Comprehensive Plan and schedule during the annual budget process.

At this time, staff cannot verify wastewater capacity to serve the proposed Hospital land use:

- 1) There are no physical sanitary sewer lines available at the site
- 2) Only a conceptual rendering has been submitted as part of this application. Staff would need more information to make a determination which includes but it's not limited to:
 - a. Submittal of a Site Plan for the proposed Hospital Site showing connection to a proposed force main extension that would adequately serve the new development
 - b. Submittal of Force main extension civil plans showing the required improvements and connection to the proposed Hospital Site
- 3) There is not a Developer's Agreement in place that can ensure how the parties are expected to perform based on the requirements of the City's 2050 Comprehensive Plan and Land Development Regulations.

Note: On September 11, 2024, the City received the submittal of an OffSite Force Main Extension Site Plan for the 100 Oaks Site; which will need to be updated since the plans date back to 2022. This proposal shows no relationship to the Micro Hospital Site. This project is in the vicinity of the Micro Hospital subject parcel, and it is expected that once built, this extension could also potentially serve the Micro Hospital site. However, City Staff has no material information on if and when the project will be completed; therefore, we are unable to verify wastewater capacity.

2) Size location or number of special exceptions uses in the area shall be limited so as to maintain the overall character of the district as intended by this Code;

The closest special exception to the Micro Hospital subject parcel is the proposed Exalt Health site, a proposed 40-bed Rehabilitation Hospital consisting of a thirty-nine thousand two hundred eighteen (39,218) sq ft rehabilitation hospital and a future six thousand (6,000) sq ft medical office with associated infrastructure, to be located approximately 3.9 miles to the northeast of the subject parcel, along County Road 44A. Because the nature of the use and its vicinity, the special exception is not a concern to the overall character of the district.

3) Justification has been presented as to why the special exception should be granted;

Justification has been presented to the city; however, the applicant lacks to elaborate on the provision of utilities which is a material review element in approving the Special Exception

request. Under the utilities narrative, the applicant indicated that per the City of Wildwood, a force main is proposed to be extended along U.S. 301 as part of a future residential project, which would provide for a connection for the subject site. However, no timeline for the residential project's approval or force main extension is available at the time of this application.

4) The uses of other property in the neighborhood for purposes already established will not be substantially impaired or diminished; and

The proposed special exception is not expected to impair or diminish the use of neighboring properties. Once the utilities are worked, a special exception approval on the subject property will not interfere with the surrounding property owners' use of their own property in accordance with the zoning district.

5) Consideration has been given to surrounding property values.

The subject property is currently vacant land in the C-3 zoning district. Section 3.9(E)(10) indicates that additional landscape buffers may be required for a hospital. Should additional buffers be required, it will be addressed during the site plan review process.

(D) 1) Special exceptions may run with the property and the ownership of a special exception use may be transferred to another party.

Once determined to be compliant with applicable requirements of the City's 2050 Comprehensive Plan and Land Development Regulations, the special exception can be reviewed favorably with a recommendation of approval from staff. Once granted, the special exception should run with the property and may be transferred to another party.

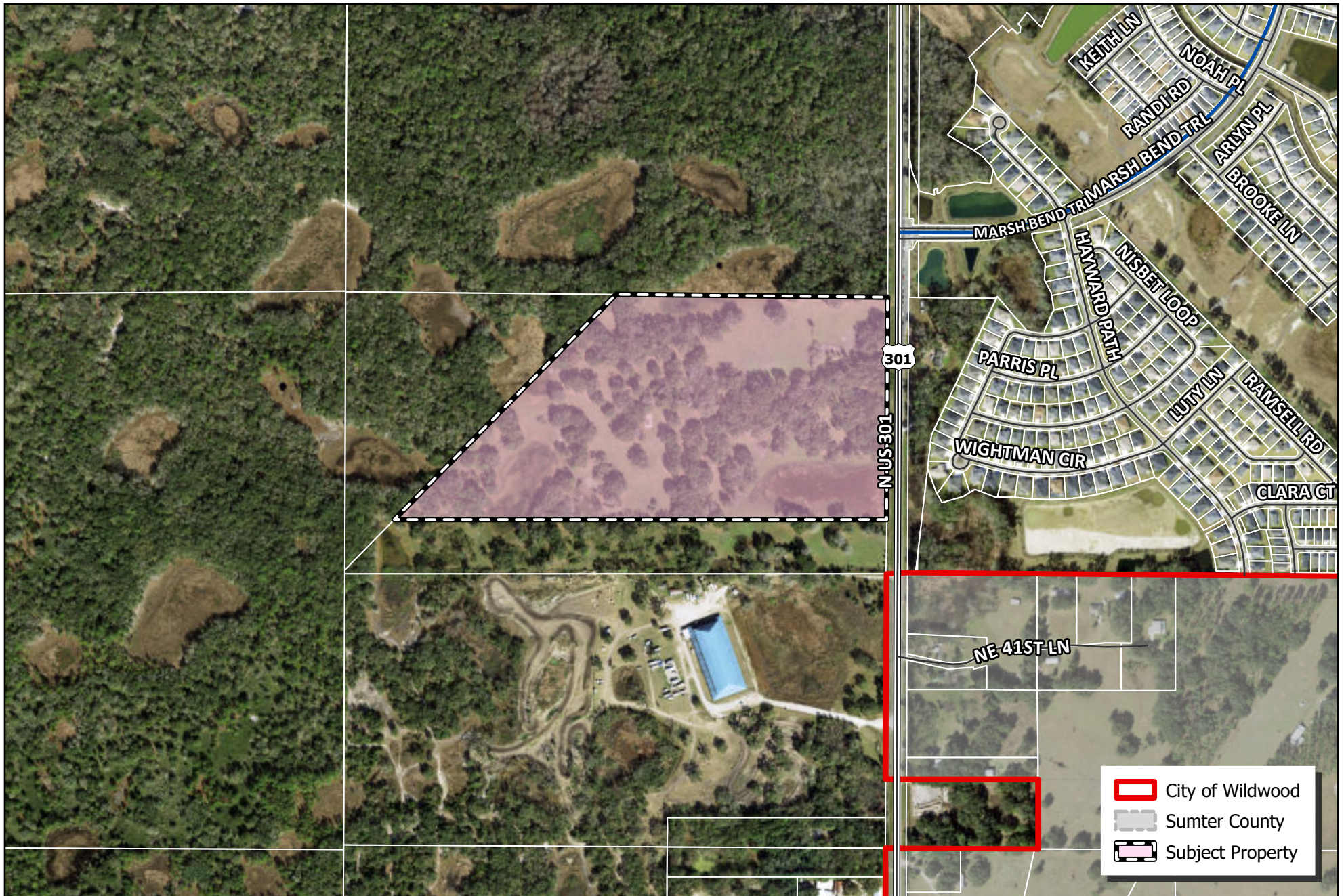
Based on the requirements of the Land Development Regulations along with supporting data and justification provided by the applicant, staff recommends that the special exception be considered at a later time when a utility plan has been properly provided to meet the requirements of Policy 4.1.8. where a material project has been identified to correct deficiencies.

This office has duly noticed this meeting as prescribed by City of Wildwood Code for Public Notices have been posted on the property. A notice of this meeting was published in a newspaper of general circulation (Daily Sun) on September 20, 2024.

DATED: 9/24/2024



Wendy Then, AICP, CFM
Assistant Director Development Services0Sat



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 N 0.00 0.02 0.04 0.06 0.08 Miles	SE 2403-001 WILDWOOD MICRO-HOSPITAL PARCEL G19-003	MAP 1B
			LOCATION MAP
			SEP 2024

B.1 Narrative for Special Exception Permit

Orlando Health Comprehensive Plan Amendment, Rezoning, and Special Exception Justification

Wildwood, FL

GAI Project Number: R230807.00

March 7, 2024

*This report was prepared to assist the City of Wildwood
in evaluating the exiting conditions and development potential for this property.
The purpose of this report is to identify opportunities and constraints
for future development on the site under the City's Commercial FLU and C-3 zoning.*

Prepared by:
GAI Consultants, Inc.
618 East South Street, Suite 700
Orlando, Florida 32801

Prepared for:
Orlando Health, Inc.
1414 Kuhl Avenue, MP 4
Orlando, Florida 32806

1.0 Site Information

The subject property (site) consists of one (1) tax parcel located along N. U.S. 301. The site is within the Interlocal Service Boundary and Joint Planning Agreement (ISBA) with Sumter County, per the City's Comprehensive Plan. This Special Exception Permit request is being submitted concurrently with a Future Land Use Map amendment and Rezoning to **Commercial** Future Land Use and **C-3** Zoning. This report assumes the approval of both the Future Land Use amendment and rezoning will ultimately be approved. Site information is provided in the following table:

Table 1: Site Information

Parcel Features	
PID	G19-003
Jurisdiction	City of Wildwood
Total Land Area	44.00 Acres (SCPA) 45.42 Acres (GIS)
Wetlands	8.48 Acres
Existing Future Land Use	Industrial
Existing Zoning	M-1
Proposed Future Land Use	Commercial
Proposed Zoning	C-3

Proposed Use

The proposed development of the site is as a micro-hospital/medical office complex; however, the *hospital* use is the subject of this particular Special Exception request. The micro-hospital will contain 30 overnight beds total, eight of which are slotted for construction during Phase I, with the remaining to be constructed during Phase II. The adjoining medical office is expected to also be constructed during Phase I but is not subject to this special exception request. A conceptual site plan is attached as **Exhibit B.2**.

Proposed Structures and Locations

The hospital development is proposed for the eastern portion of the 44-acre property, adjacent to US 301. The two-story structure will include a main entrance with canopy as well as an ambulance-only driveway loop with canopy. Phase I will be approximately 33,000 square feet, to include 8 initial overnight beds, treatment rooms, diagnostics, labs, etc. The 37,000 sq ft Phase II expansion will include an additional 22 beds, for a total of 30 beds, and will be constructed off the west face of the Phase I hospital building. The helipad will be located to the rear of the ambulance entrance. See **Exhibit B.2**.

Parking for the facility will be to the east and north and will be connected to the MOB parking. Monument signs are proposed for both vehicular entrances at US 301.

The location of the proposed development intentionally allows the development to stay out of the majority of the environmental constraints of wetlands and floodplain while also saving many of the existing trees on site.

Ingress and Egress

The site will be accessible from two points along N. U.S. 301. The northern entrance is limited to right-in-right-out traffic due to proximity of the Marsh Bend Trail intersection while the southern entrance is accessible to traffic moving in either direction.

Parking and Loading

Off-street parking is provided in accordance with parking minimums established by the city. Loading areas are provided for each building in the locations depicted in **Exhibit B.2**.

Per Table 6-12, a medical center requires a parking ratio of 1 space per 250 sq. ft. of Gross Floor Area (GFA). No distinction is made for a hospital vs MOB. Table 2, following, breaks down the required parking by phase:

Table 2: Parking Requirements

Minimum	Hospital Phase I (33,000 sq. ft.)	Hospital Phase II (37,000 sq. ft.)	Total Minimum
1 space per 250 sq. ft. GFA	132 spaces	148 spaces	280 spaces

Refuse and Service

Service areas shall be accessible to city sanitation services in accordance with all provisions of Chapter 15 – Solid Waste and Weeds. See **B.2.** for the conceptual service location in the southwest corner of the hospital building.

Utilities

Potable water is available for connection from a water main on the east side of U.S. 301. Sanitary Sewer is not yet available in the area. Septic permitting is through Sumter County.

Note: Per the City of Wildwood, a force main is proposed to be extended along U.S. 301 as part of a future residential project, which would provide for a connection for the subject site. However, no timeline for the residential project's approval or force main extension is available at the time of this application.

Non-residential Level of Service (LoS) is based on Equivalent Residential Connections/Units and depend on the final proposed development (number of beds, number of doctors, etc.) which is not known at this time. A preliminary LoS analysis is provided in the table below.

Table 3: Level of Service Analysis

Facility	Level of Service	Hospital (Phase I – 8 beds)	Hospital (Phase II – 22 beds)	Hospital (total – 30 beds)	Medical Office Building
Sanitary Sewer	250 gallons per day per ERC*	1,666 gallons per day	4,582 gallons per day	6,248 gallons per day	TBD**
Potable Water	300 gallons per day per ERC*	1,992 gallons per day	5,498 gallons per day	7,497 gallons per day	TBD**
Solid Waste	5 pounds per capita per day	34 pounds per day	92 pounds per day	125 pounds per day	TBD**

*Water and Sewer SDC fees are based on the number of Equivalent Residential Connections (ERCs) that a development will require. 1 ERC = 300 average gallons per day for water and 250 average gallons per day for sewer. The number of ERCs will be determined by the engineer who designs the project.

**ERCs for Medical Office Buildings are based on number of doctors. This is not known at this time.

Per the City's Land Development Regulations' Table 7-8 ERU* Conversion Factors, a hospital is assigned a factor of 0.833 per bed ERU. A medical office is assigned a factor of 0.833 per doctor.

The City's Comprehensive Plan refers to Equivalent Residential Connections (ERCs) while the Land Development Regulations refer to Equivalent Residential Units (ERUs).

The City of Wildwood has established the following impact fees for new development:

Table 4: Impact Fees

Facility	Fee
Law Enforcement	\$0.19 per square foot
Water SDC*	\$1,888.00 per ERC**
Sewer SDC*	\$3,298.00 per ERC**

*An SDC (System Development Charge) is a one-time fee designed to recover the capital cost of treatment and transmission system or "backbone" infrastructure required to serve one unit of new development or equivalent residential connection (ERC). SDC fees are a funding source to pay for not only the utility lines to a project, but also to refund the city for the utility lines placed into the master system to interconnect the water treatment plants, wells, lift stations, wastewater treatment plants, effluent disposal sites, etc. SDC fees also pay for the hydraulic share of the facilities required to service that development.

**Water and Sewer SDC fees are based on the number of Equivalent Residential Connections (ERCs) that a development will require. 1 ERC = 300 average gallons per day for water and 250 average gallons per day for sewer. The number of ERCs will be determined by the engineer at site plan.

Screening and Buffering*

Screening and buffering shall be provided in accordance with the Land Development Regulations, Comprehensive Plan, and Design District.

Per the Highway Design District requirements, a 25' landscape buffer is required from the major right-of-way. This landscape buffer requires a 5' paved sidewalk within the buffer. Buffers other than those adjacent to U.S. 301 shall be designed in accordance with Section G of the Design District Plan. This buffer should not include stormwater management unless extreme conditions on site require it.

The parcel north of the subject site is vacant and so the required buffering follows its zoning designation, M-1 (Industrial), which requires a 20' buffer. The parcel south is vacant, zoned M-1, and is planned to be an FDOT retention area. The parcel to the west is zoned for residential, requiring a 20' buffer, however, the proposed development, as shown in the site plan is clustered to the eastern side of the site.

Additional buffering may be required as a condition of approval of the Special Exception Permit.

*This section assumes the site is approved for rezoning to the C-3 district.

Signage and Lighting*

Site lighting shall be consistent with the architectural styling of the building(s) and shall be designed so light is not directed off the site and is shielded from exterior view.

As previously stated, there are monument signs proposed at the project entrances that will be visible from the Hwy. These are conceptually shown on **Exhibit B.2**. Other internal wayfinding and emergency-related signage is also anticipated but is not shown, pending final layout of the parking and drives. Signage shall be designed in accordance with the Highway Design District and the Land Development Regulations Chapter 3, Section 3.24.

*This section assumes the site is approved for the Highway Design District.

Yards and Greenspace

The subject site requires a minimum 20% open space. Per the Land Development Regulations, open space is defined as:

Open space: shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space. For purposes of meeting open space requirements of this Code, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the total open space requirement. Open space shall not include areas within a right-of-way.

The proposed development will meet or exceed the required minimum open space. The proposed development is primarily on the eastern portion of the site, leaving much of the existing open space and vegetation intact.

Compatibility with Adjacent Properties

The proposed development maintains compatibility with the surrounding properties. Surrounding properties are composed of industrial, vacant industrial, residential, vacant residential, and an age-restricted development. The proposed use maintains compatibility with any development that may be proposed, given the existing Zoning and Future Land Use Maps.

Special Requirements

The special requirements for the use of the site as a hospital/medical office are delineated in Section 3.9 (E) (10) of the Land Development Regulations. The requirements are:

- (i) *The proposed site shall front an arterial or collector road unless it is an allowed use in an approved Planned Development.*
- (ii) *The proposed site shall utilize the lot requirements for the IN zoning district unless it is an allowed use in an approved Planned Development.*
- (iii) *A traffic impact study shall be required for justification that the project will not result in a reduction of Level of Service (LOS) on roadways serving the project.*
- (iv) *A preliminary concurrency application shall be required for justification that the project will not create additional impacts to City utilities exceeding what would normally be permitted.*
- (v) *The facility shall be compatible with the adjacent area.*
- (vi) *Additional buffering or screening may be required.*



PARCEL ID - 019-000
44 ACRES

WILLOWOOD ZONING - M-1 INDUSTRIAL		HOSPITAL:	
Zoning District:	M-1	PHASE 1:	8 BEDS
Minimum Lot:	6.5	PHASE 2:	20 BEDS
Minimum Open Space (%):	10	PHASE 3:	20 BEDS
Minimum Setback (ft):	30	TOTAL: FINAL HOSPITAL:	48 BEDS
Front:	25	TOTAL: TOTAL SPACES:	100 SPACES
Rear:	15		
Side:	15		
Minimum Setback (ft):	30		
Front:	30		
Rear:	15		
Side:	15		
Minimum Building Separation (ft):	30		

ORLANDO
HEALTH

CONCEPTUAL SITE PLAN SKETCH

CRITICAL ACCESS HOSPITAL - WILDWOOD, FL
MARCH 5, 2024

**Gresham
Smith**

Revision		
No.	Date	Description

A1