



City Hall

wildwood-fl.gov
Area Code: 352
Zip Code: 34785

CITY HALL
100 N. Main Street
330-1330 Phone
330-1338 Fax

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

CUSTOMER SERVICE
(Utility Accounts/TDD)
Extension 130

DEVELOPMENT SERVICES
Planning/Zoning/Concurrency
Extension 118
330-1334 Fax

HUMAN RESOURCES
Extension 105
330-1339 Fax

**PARKS & RECREATION
COMMUNITY CENTER**
Reservations:
Extension 114

POLICE
100 E. Huey Street
330-1355
330-1358 Fax

PUBLIC WORKS
410 Grey Street
330-1343
330-1353 Fax

WASTEWATER
1290 Industrial Drive
330-1349
330-1350 Fax

WATER
801 E. Huey Street
330-1346
330-1347 Fax

AGENDA January 7th, 2014 at 3:00 pm

PLANNING & ZONING BOARD/SPECIAL MAGISTRATE

1. CALL TO ORDER: Planning & Zoning Board as Local Planning Agency

Approval of minutes from the November 5th, 2013 Planning & Zoning Board/Special Magistrate as LPA meeting.

2. OLD BUSINESS:

None

3. NEW BUSINESS:

CP 1311-01 Acorn 209 Parcel (Parcel C13=109)
Small-scale land use change from County Agricultural to City Low Density Residential (LDR).

CP 1312-01 Markley (Parcel G06L086)
Small-scale land use change from City Commercial to City Medium Density Residential (MDR).

4. FORUM

5. 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.

**City of Wildwood
Planning and Zoning Board/Special Magistrate
Acting as the Local Planning Agency
November 5, 2013**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, November 5, 2013 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Jason McHugh, Development Services Coordinator; Paul Ketz, Senior Development Specialist; and Gene Losito, City Engineer (Kimley-Horn and Associates)

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry, Jr.

The minutes were approved and signed from the Planning and Zoning Board as Local Planning Agency meeting of September 3rd, 2013.

Jason McHugh, Paul Ketz, and Gene Losito were sworn in at this time.

Old Business:

NONE

New Business:

CP 1309-01 Piedmont Companies Oxford Retail (Parcel D17=007)

Small-scale land use change from County Rural Residential to City Commercial.

Jason McHugh: Introduced himself and read excerpts from the staff report into the record to present the case before the Planning and Zoning Board as Local Planning Agency. Staff recommends approval of the item.

The Special Magistrate asked a few clarifying questions regarding the status of the subject property and the Joint Planning Agreement, which Mr. McHugh addressed.

Special Magistrate: Does anyone from the audience have any comments on this matter?

No one from the public stepped forward at this time.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the criteria set forth in section 1.7(D) of the LDRs being met, I recommend approval of the comprehensive plan amendment and Ordinance O2013-50 to the City Commission.

CP 1310-02 Trailwinds Village (Parcels G03=004, G04=004, & G04=021)
Comprehensive Plan Text Amendment establishing “Regional Activity Center”
standards and designating the “Trailwinds Villages” project as a “Regional
Activity Center.”

Jason McHugh: Mr. McHugh read excerpts from the staff report into the record to present the case before the Planning and Zoning Board as Local Planning Agency. Staff recommends approval of the item.

The Special Magistrate asked Mr. McHugh to go over the definition of a Regional Activity Center as defined in the Florida Statutes and Florida Administrative Code, which Mr. McHugh read into the record. The Special Magistrate had additional clarifying questions, which Mr. McHugh addressed, then proceeded to finish reading his report into the record. It is the City’s position that the additional review required can be handled at the local level.

Jason McHugh: Explained in more detail that the project has a certain amount of development potential, based on the size and zoning. Since the Comprehensive Plan requires the development to proceed as a Planned Development (PD), the developer is required to obtain a development order from the City which establishes their percentages of development under their mixed use zoning. This request enables the developer to increase the Development of Regional Impact (DRI) threshold, thereby allowing additional development without a state level review being required. The developer could request an increase to the PD, but it would trigger a DRI review.

Ten notices were returned against the project; most were not clear on the intent of the amendment. Most were concerned about insufficient information, or quiet enjoyment of their property.

Special Magistrate: Is there anyone present to speak in favor of the project? Is the applicant present?

Steve Gray: Steve Gray, Attorney for the client, 125 NE 1st Ave, Suite 1, Ocala, stepped forward to speak on behalf of the client. The applicant is not requesting any additional entitlements, but is requesting the classification because the development qualifies and the development would proceed under a local review process instead of a state level review.

Special Magistrate: Is there anyone else to speak in favor of the project?

Peter Pensa, planner for the project, stepped forward and was sworn in at this time.

Peter Pensa: Explained further regarding the timeline for the project and the additional steps which will be necessary outside of the RAC designation, should it be approved.

Special Magistrate: Is there anyone else here to speak in favor of the project?

No one stepped forward at this time.

Special Magistrate: Is there anyone here speak in opposition to the project?

Stephanie Ulbrich 2641 Montclair Lane, The Villages, stepped forward and was sworn in at this time.

Stephanie Ulbrich: Questioned why the developer was requesting the designation as an RAC if they aren't planning any additional development.

Mr. McHugh went over the definition of a RAC.

Ms. Ulbrecht questioned why the state's oversight is being requested to be removed in this case. Mr. McHugh stated that the City's position that the review can be handled at the local level, and that input from agencies at the state level is still very much a part of their approval process. The DRI review process is a lengthy, extensive, and expensive process, which the City feels in this case at this location, can be handled locally.

Ms. Ulbrecht had additional questions regarding whether the State had commented yet or been consulted regarding this request. Mr. McHugh explained that the State's approval of this RAC designation request is the next step in the process.

Special Magistrate: If the legislature and the code provide for it, the review committee in Florida would abide by the law and wouldn't have comment regarding the request.

Ms. Ulbrecht went on to state that her objection is not one of "Not In My BackYard" (NIMBY), but rather concern that there be sufficient review of a project that could have a detrimental impact on her property.

Barbara Filipiak, 2600 Dividing Creek Path, The Villages, stepped forward and was sworn in at this time.

Barbara Filipiak: Does changing this to a RAC – is that allowing hotels or motels, where it wouldn't have been allowed before? And are hotels/motels considered residential or commercial?

Jason McHugh: This amendment has no impact on whether they could build a hotel or motel on the property; under the existing land use, they could request a zoning change to allow for a hotel or motel on their property. As far as a category, it is not residential nor commercial, but rather its own distinct category. So it is not considered residential.

Barbara Filipiak: Do you know if that is something the developer is planning? Because there is nothing on this plan here to indicate that.

Jason McHugh: Two things – that is the next case, which is very similar. However, they have not submitted anything to the City yet, so there is nothing on file to indicate that. The plan is very conceptual; you'll have an opportunity to review that when the move on to the planned development phase.

Barbara Filipiak: How much does our input have on what is ultimately developed?

Mr. McHugh stated that when the developer actually submits their planned development (for the Beaumont property), residents will have an opportunity to comment and have their concerns heard. He went on to discuss how that worked out during previous hearings for the Trailwinds Property.

Barbara Filipiak: So the developer will work with us?

Special Magistrate: No ma'am, they will hear you and listen to you, then decide on how they will move forward (laugh from audience). We can't guarantee they will *work* with you.

Harry Black, 1110 San Bernardo Road, The Villages, was sworn in at this time.

Harry Black: Is the developer going to take into consideration that the development backs up to a retirement community? Is there going to be a buffer zone requirement?

Special Magistrate: That will be addressed later in the conceptual plan, but that is not what is before me today.

Harry Black: When will we be talking about that?

Special Magistrate: That will depend on when the developer intends to move forward.

Mr. Black requested a copy of the existing plan for Trailwinds; he received information from Mr. McHugh.

Charles Anderson came forward and was sworn in at this time.

Mr. Anderson raised concerns regarding removing review authority from the State, and his assertion that the only person saving money would be the developer. Further, he expressed concern about not being a Wildwood resident in this instance by implying that as a non-resident, his concerns would carry little weight.

[BREAK IN TAPE AT THIS TIME DUE TO REVERSING]

[Unknown] Speaker voiced concerns about stormwater runoff and the financial ability of the developer to complete the project.

Special Magistrate: Is there anyone else to speak on this matter?

No one stepped forward at this time.

Special Magistrate: There being no other comments: Again, the recommendation goes to the Commission. Issues such as this one are difficult if you have not read the statute and the administrative code concerning what they are requesting. Hopefully, the City and the Developer's Attorney have sufficiently explained the issue.

Special Magistrate: Based upon the testimony and information received in this case and the criteria set forth in section 1.7(D) of the LDRs being met, I recommend approval of the comprehensive plan amendment and Ordinance O2013-54 to the City Commission for further action.

**CP 1310-01 Wildwood Commons
(Parcels G04=006, G04=007, G04=040, & G04=051)**
Comprehensive Plan Text Amendment establishing "Regional Activity Center" standards and designating the "Wildwood Commons" project as a "Regional Activity Center."

Jason McHugh: Mr. McHugh read excerpts from the staff report into the record to present the case before the Planning and Zoning Board as Local Planning Agency. He pointed out that there are separate cases, but one Ordinance for both RAC cases. The difference between the two properties is that this property has not yet requested planned development approval. Staff recommends approval of the item.

The Special Magistrate asked for a show of hands as to which members of the audience were in opposition to the case. The Recording Secretary noted a majority of the audience raised their hand.

Mr. McHugh also made a statement for the record that this process saves the City money as well as the developer, because it reduces the amount of administrative time spent on preparing and reviewing submittals. It is expensive on both sides under a DRI process.

The Special Magistrate asked about responses to the public notice; Mr. McHugh advised that both projects were advertised together; therefore, there were nine responses and one email against the project as the earlier case. The Special Magistrate asked some additional clarifying questions regarding the development, which Mr. McHugh addressed?

Special Magistrate: Is the applicant here to speak on this case?

No one stepped forward at this time.

Special Magistrate: Is there anyone who would like to speak in opposition to this case?

Carolyn Christenson, 2522 Tamarind Grove Run, stepped forward and was sworn in at this time.

Carolyn Christenson: Came forward to make comments on the record. She raised concerns about the project bordering a retirement community, and the potential for barking dogs and screaming kids; that the large oak trees continue to be protected; and that there be adequate buffering.

The Special Magistrate reminded Ms. Christenson and the audience that conceptual plans will be presented at a later phase, where residents will have the opportunity to review and comment on them. The time frame is dependent on the developer.

Richard Ulbrich 2641 Montclair Lane, The Villages, stepped forward and was sworn in at this time.

Richard Ulbrich: Mr. Ulbrich had questions regarding local versus state oversight. He asked whether that there are still state and county regulations that the City does not have the authority to override – is that a correct?

Mr. McHugh addressed the concern; there are still regulations from other jurisdictions (state and county) which must be complied with by the developer.

Stephanie Bristol, 2625 Montclair Lane, The Villages, stepped forward and was sworn in at this time.

Stephanie Bristol: Referring to certain drawings in the application, she inquired whether there weren't already conceptual plans for these projects.

Mr. McHugh addressed Ms. Bristol's question; the drawings included are very broad in scope; at a later stage true conceptual plans will be submitted which contain more detail.

Special Magistrate: Does anyone from the audience have any comments on this matter?

No one from the public stepped forward at this time.

Special Magistrate: Any other comments or questions on this case? Hearing none, based upon the testimony and information received in this case and the criteria set forth in section 1.7(D) of the LDRs being met, I recommend approval of the comprehensive plan amendment and Ordinance O2013-54 to the City Commission for further action.

Special Magistrate: Is there any other business to come before the Local Planning Agency today?

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With no further business to discuss, the Planning and Zoning Board/Special Magistrate as Local Planning Agency meeting for the City of Wildwood was adjourned at approximately 4:07 p.m.

Date

Archie O. Lowry, Jr., Special Magistrate
City of Wildwood, Florida

DRAFT

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate
Acting as the Local Planning Agency

Case No: CP 1311-01

Parcel Number(s): A portion of C13=109

Property Location: Southwest of the intersection of C-466 and C-209

Owner: Joe Nisbett, Acorn Investments, LLC

Applicant: Joe Nisbett, Acorn Investments, LLC

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment from Sumter County "Agricultural" to City of Wildwood "Low Density Residential" for a portion of parcel C13=109.

Staff believes the proposed amendment should be granted based on the following criteria found in Section 1.7(D) of the Land Development Regulations:

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

The subject property has been annexed into the City, and the City must assign it a Future Land Use Map designation. The requested designation of "Low Density Residential" is consistent with the City's Joint Planning Area Future Land Use Map.

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

The proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Plan. The proposed amendment is consistent with the intent of the Comprehensive Plan in promoting development within the Joint Planning Area. The Joint Planning Area Future Land Use Map designates the subject property as "Low Density Residential" which is consistent with the requested Future Land Use Map designation sought by the applicant.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The proposed amendment is considered infill development as the property is located in an area deemed appropriate for development by both the City and the County through the Joint Planning process.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The subject property does not contain any wetlands or areas within the 100-Year Flood Plain. The property subject to the amendment is located in an area suitable for development. However, prior to site plan approval the property is required to submit an environmental assessment to determine if protected species are located on the property.

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

Currently, the City has potable water, and sanitary sewer capacity to accommodate any development that may occur on the site. CR 209 and CR 466 can adequately serve the increased traffic. Prior to site plan approval the project will be required to correct any deficiencies to school facilities, public facilities or other services should any be present at the time.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance Number O2014-01** (attached), to be forwarded to the City Commission for further action.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments pursuant to the Section 1.7(D) of the Land Development Regulations.

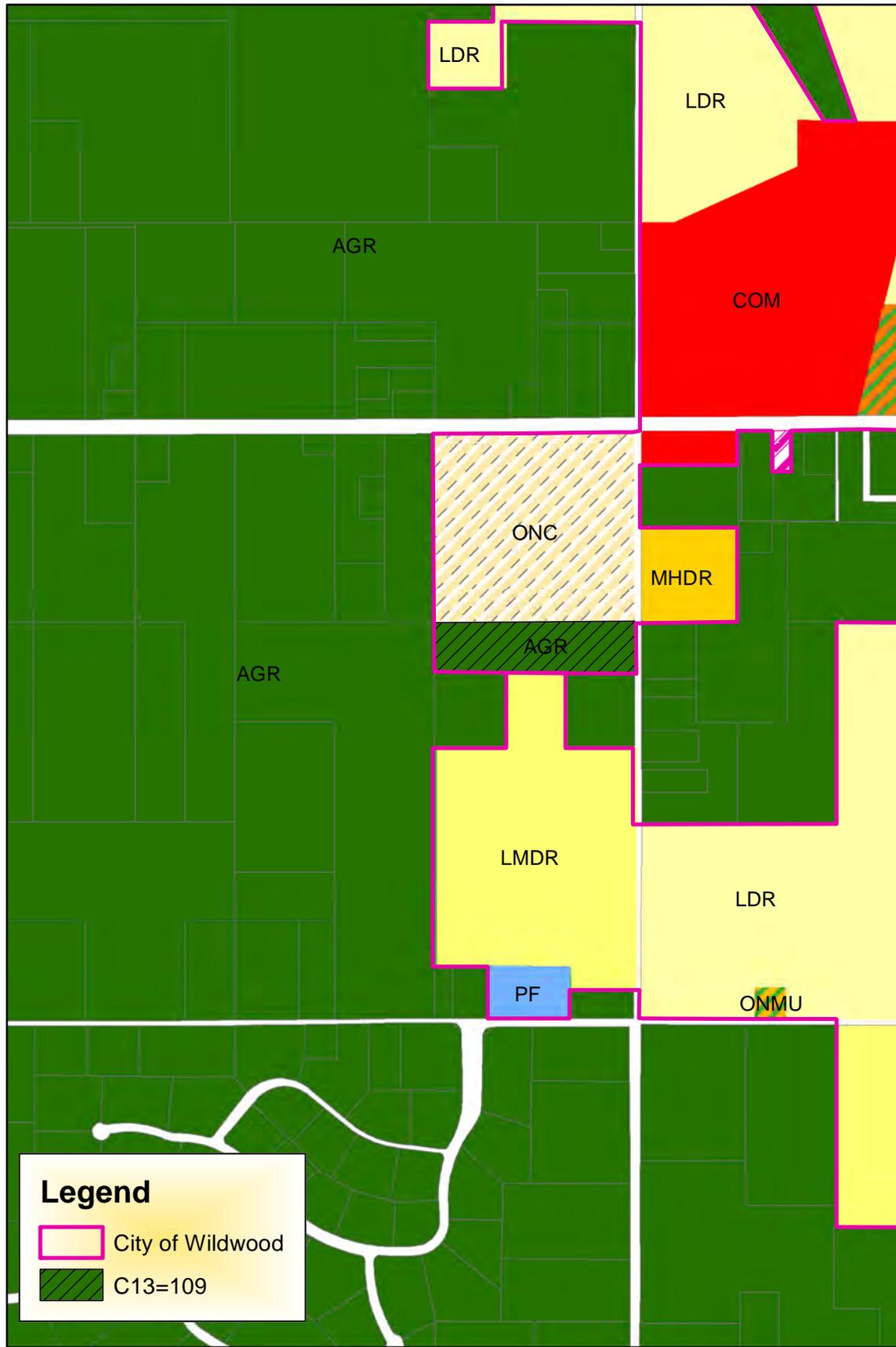
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on December 27, 2013.



DATED: December 30, 2013

Jason McHugh
Development Services Coordinator/ City Planner

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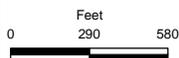


Legend

- City of Wildwood
- C13=109



City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
 www.wildwood-fl.gov



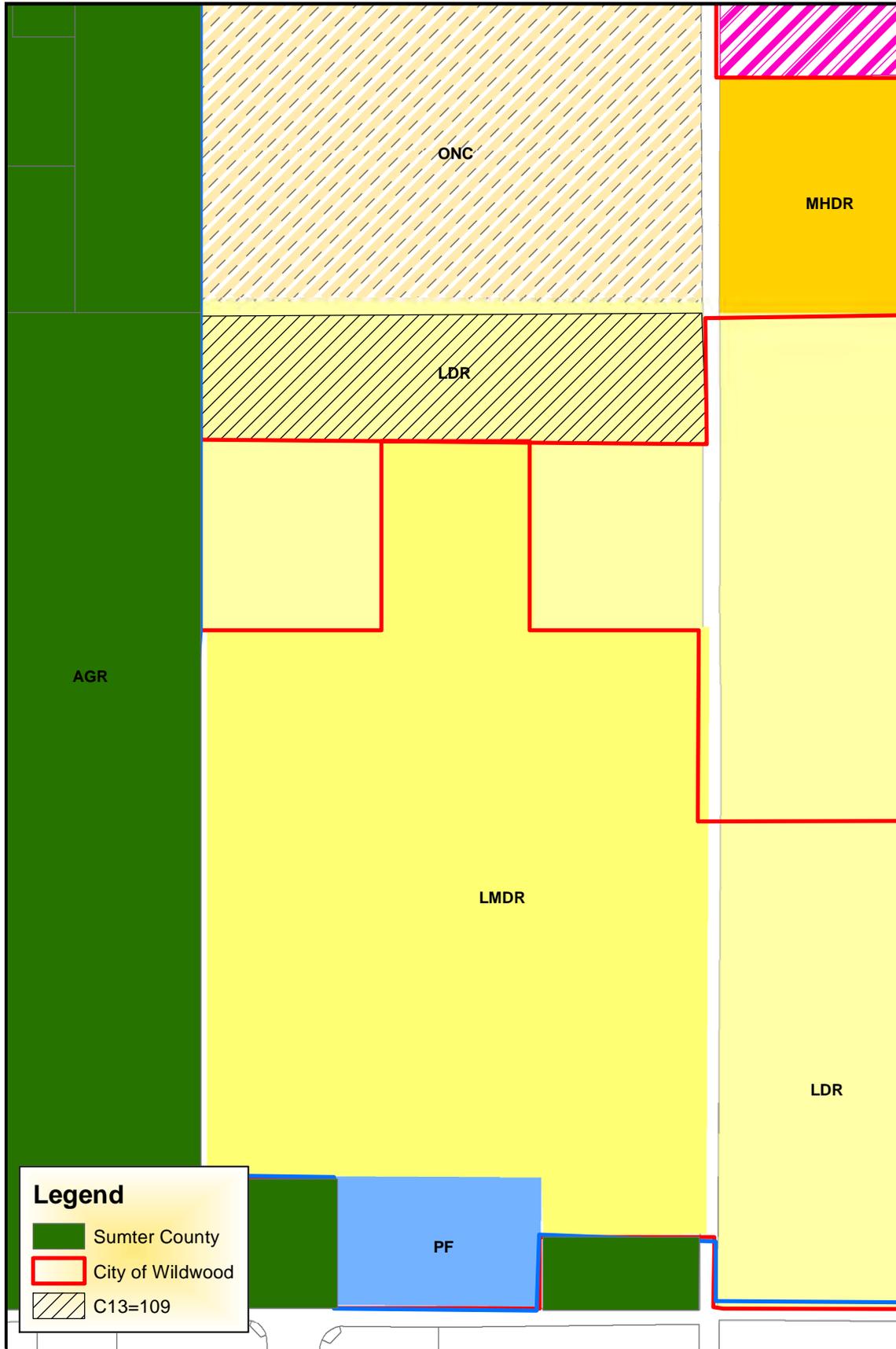
**C13=109
 ACORN**

WILDWOOD, FLORIDA

DECEMBER 2013

EXISTING FUTURE LAND USE

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City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
 www.wildwood-fl.gov



0 Feet 290 580

**C13=109
 ACORN PROPERTY**

WILDWOOD, FLORIDA

DECEMBER 2013

JPA LAND USE

ORDINANCE NO. O2014-01

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

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

Parcel C13=109
Acorn 209 Parcel
1.5 acres +/-

LEGAL DESCRIPTION:

A PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SAID SECTION 13, A DISTANCE OF 67.05 FEET; THENCE NORTH 90°00'00" WEST 28.70 FEET TO A POINT OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NUMBER 209 AND THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD NUMBER 466; THENCE SOUTH 00°10'23" EAST ALONG AFOREMENTIONED RIGHT-OF-WAY LINE 1538.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°52'08" WEST 1306.99 FEET TO THE WEST LINE OF SAID NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG SAID WEST LINE RUN SOUTHERLY 50 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID NORTH 1/2 OF NORTH 1/2 OF NORTHEAST 1/4 OF SOUTHEAST 1/4; THENCE ALONG SAID SOUTH LINE RUN EASTERLY 1307 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 209; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN NORTHERLY TO THE POINT OF BEGINNING.

CONTAINING 1.50 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County comprehensive plan designation "Agricultural" to City comprehensive plan designation "Low Density Residential."

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

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

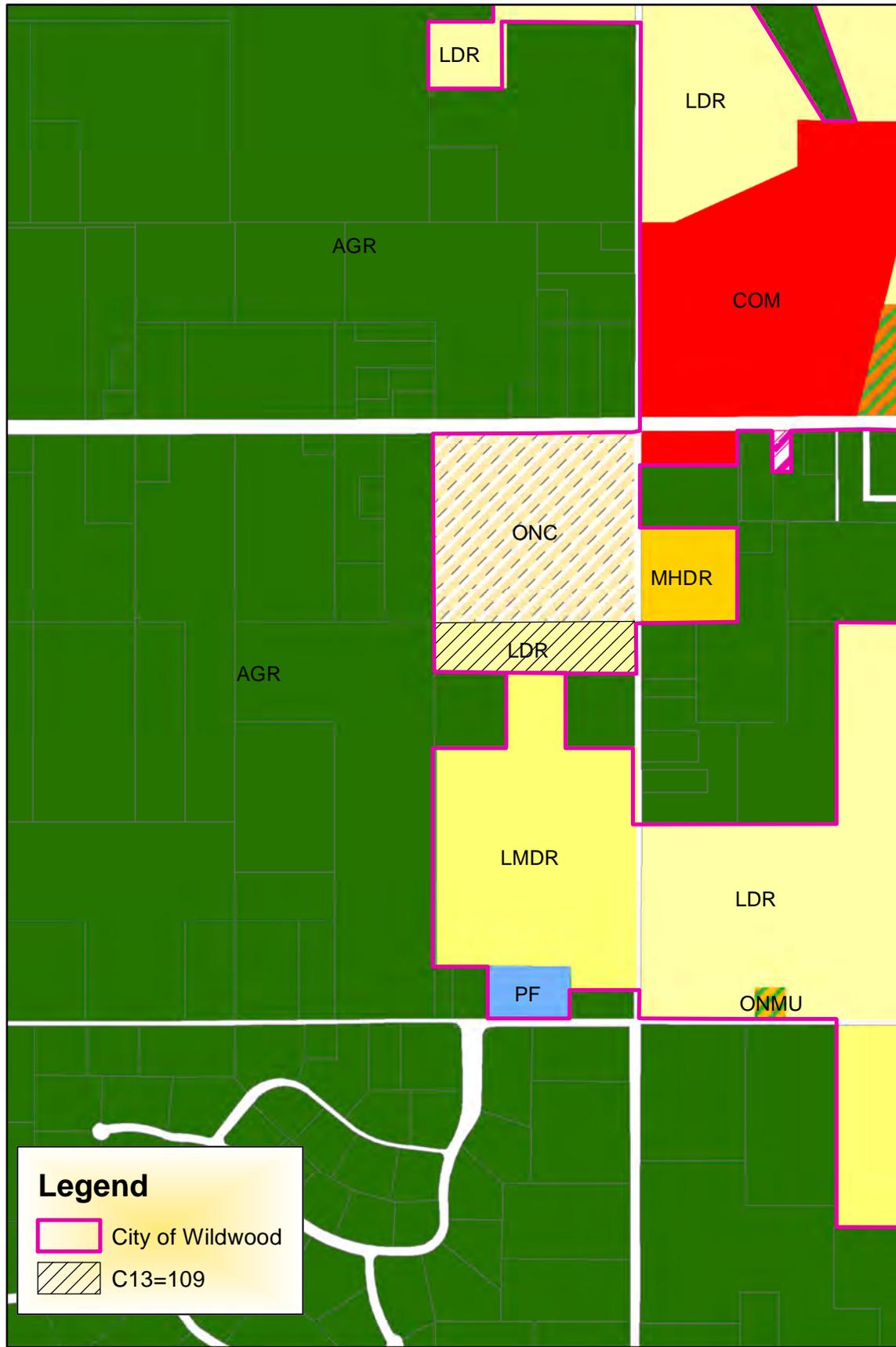
Ordinance O2014-01

“Exhibit A”

C13=109 (Acorn 209 Parcel)

Proposed Future Land Use Map Designation

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Legend

-  City of Wildwood
-  C13=109



City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
 www.wildwood-fl.gov



0 Feet 290 580

C13=109
 ACORN

WILDWOOD, FLORIDA

DECEMBER 2013

PROPOSED FUTURE LAND USE

CITY OF WILDWOOD
Planning and Zoning Board/Special Magistrate
Acting as the Local Planning Agency

Case No: CP 1312-01

Parcel Number(s): G06L086

Property Location: Northwest corner of Oxford and Gamble Streets in Downtown

Owner: Kent W. Markley and Pamela Markley, co-trustees of the Kent W. Markley Trust.

Applicant: Kent Markley

The applicant seeks approval and a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment from City of Wildwood "Commercial" to City of Wildwood "Medium Density Residential" for parcel G06L086. The applicant intends on converting an existing single family residence to a duplex.

Staff believes the proposed amendment should be granted based on the following criteria found in Section 1.7(D) of the Land Development Regulations:

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

The applicant intends on transform the existing residence that is located on the site to a duplex. A Future Land Use Map amendment to "Medium Density Residential" is necessary so that the Future Land Use Map is consistent with both the current use of the property and the applicant's intended future use of the property.

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

The proposed amendment is consistent with the goals, objectives and policies of the Comprehensive Plan. The proposed amendment promotes compact residential development and a diversity of land uses within the City's Downtown.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is already developed and is located within the City's urbanized Downtown. The conversion of the residence to a duplex reuses the property thereby conserving energy and resources.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The property is currently developed and does not contain any wetlands or areas within the 100-Year Flood Plain. It is unlikely there are any protected species on the property.

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

The proposed amendment will not adversely affect public facilities and services. The impact to public facilities and services that may occur as a result of this amendment is considered *de minimis*.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance Number O2014-03** (attached), to be forwarded to the City Commission for further action.

The Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency has a duty to make recommendations to the City Commission on all comprehensive plan amendments pursuant to the Section 1.7(D) of the Land Development Regulations.

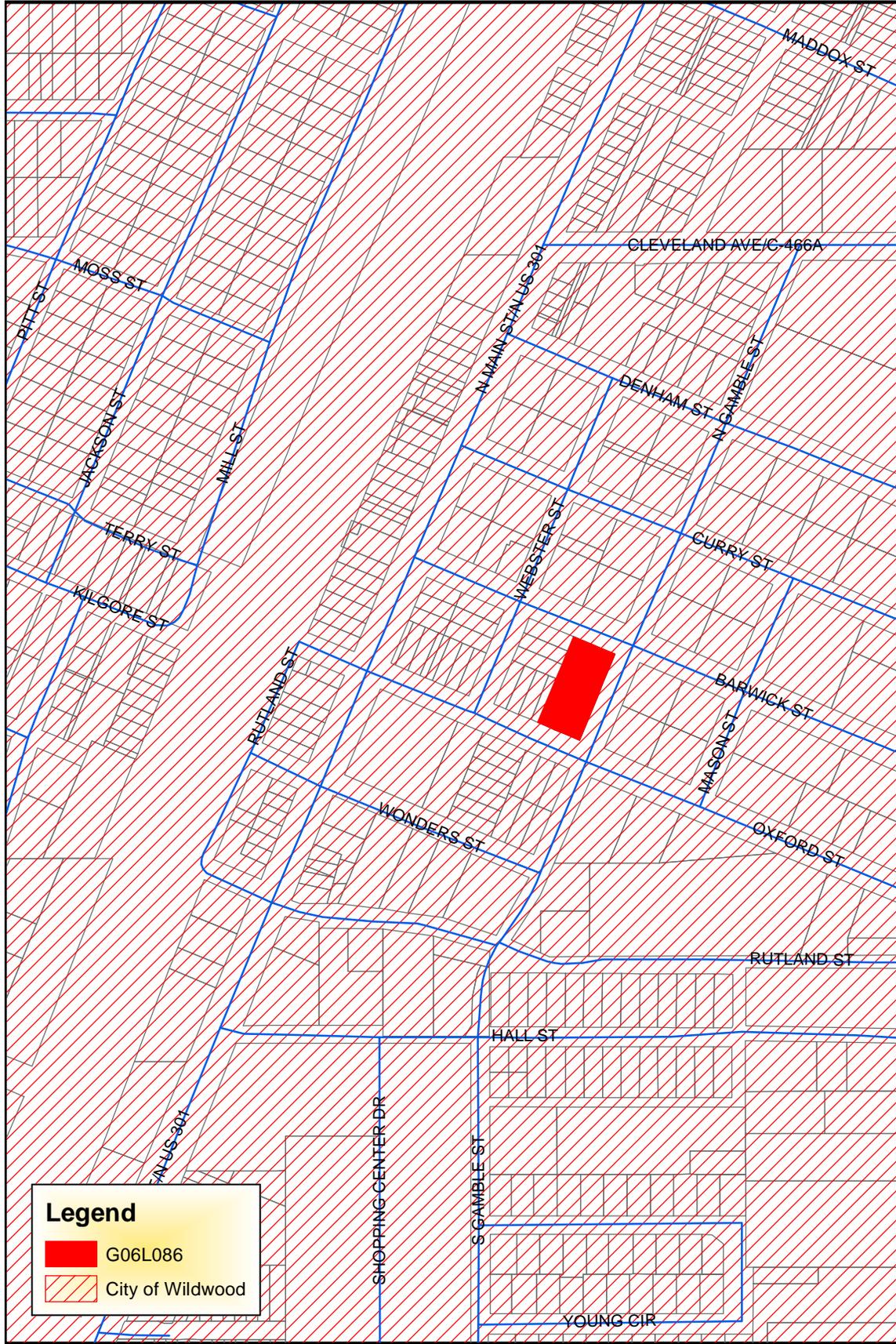
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin board at the Wildwood Post Office, and on the subject property. A notice of this meeting was published in a newspaper of general circulation (Daily Commercial) on December 27, 2013.

A handwritten signature in blue ink, appearing to be 'JM' followed by a long horizontal stroke.

DATED: December 30, 2013

Jason McHugh
Development Services Coordinator/ City Planner

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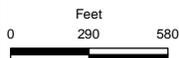


Legend

- G06L086
- City of Wildwood

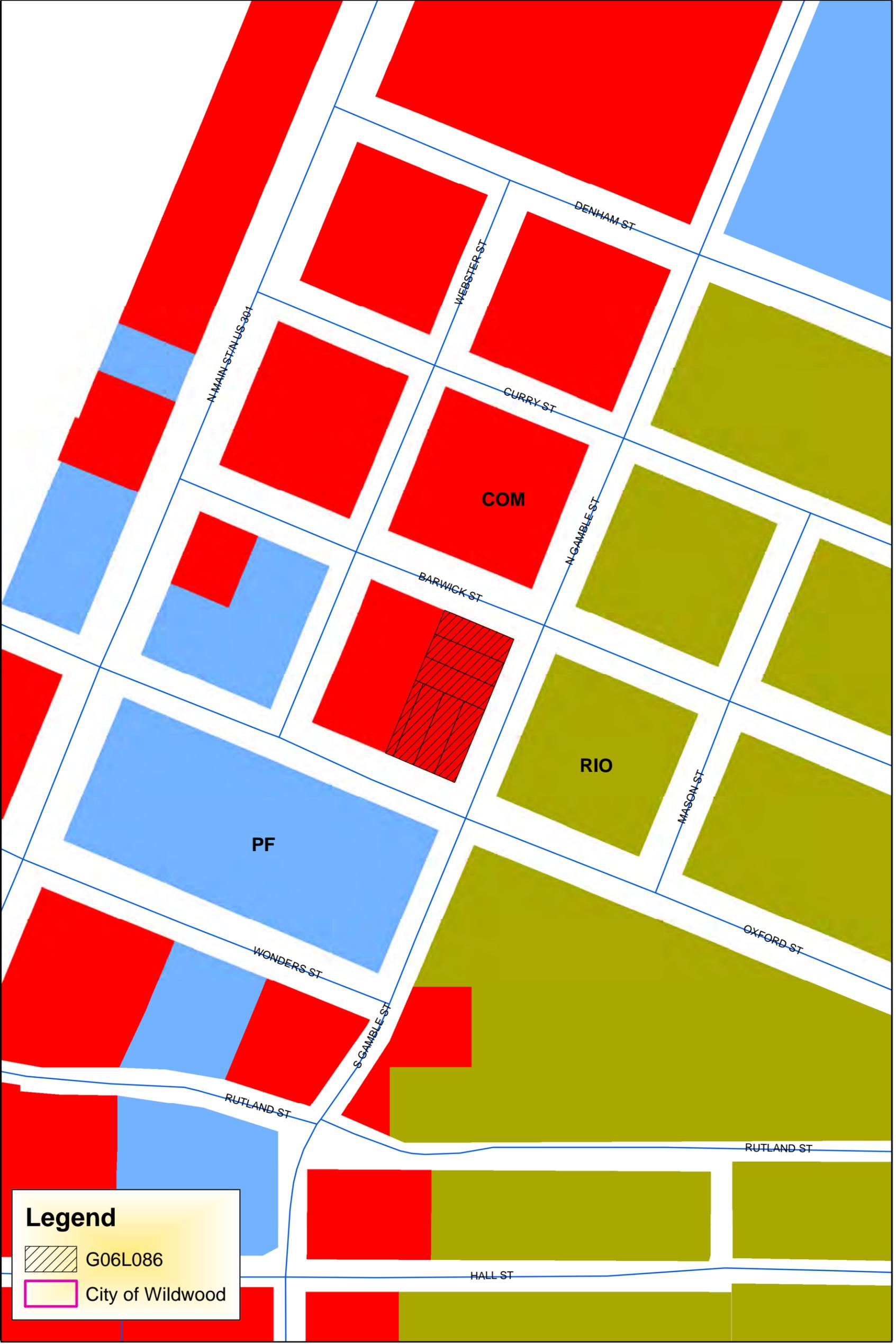


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 100 North Main Street
 Wildwood, FL 34485
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PIN G06L086 MARKLEY PROPERTY	
WILDWOOD, FLORIDA	
DECEMBER 2013	LOCATION MAP

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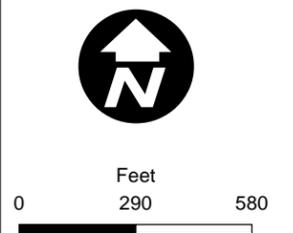


Legend

- G06L086
- City of Wildwood



City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
www.wildwood-fl.gov



G06L086 MARKLEY	
WILDWOOD, FLORIDA	
DECEMBER 2013	EXISTING FUTURE LAND USE

ORDINANCE NO. O2014-03

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

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

Parcel G06L086
Markley Property
0.45 acres +/-

Legal Description:

**LOTS 1 3 5 10 11 12 13 BLK 13 LESS 3 FT OFF W SIDE LOT 10 BLK 13
CITY OF WILDWOOD**

This property is to be reclassified from City comprehensive plan designation "Commercial" to City comprehensive plan designation "Medium Density Residential."

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

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

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

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

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

DONE AND ORDAINED this _____ day of _____, 2014, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

S E A L

Ed Wolf, Mayor

ATTEST: _____
Joseph Jacobs, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

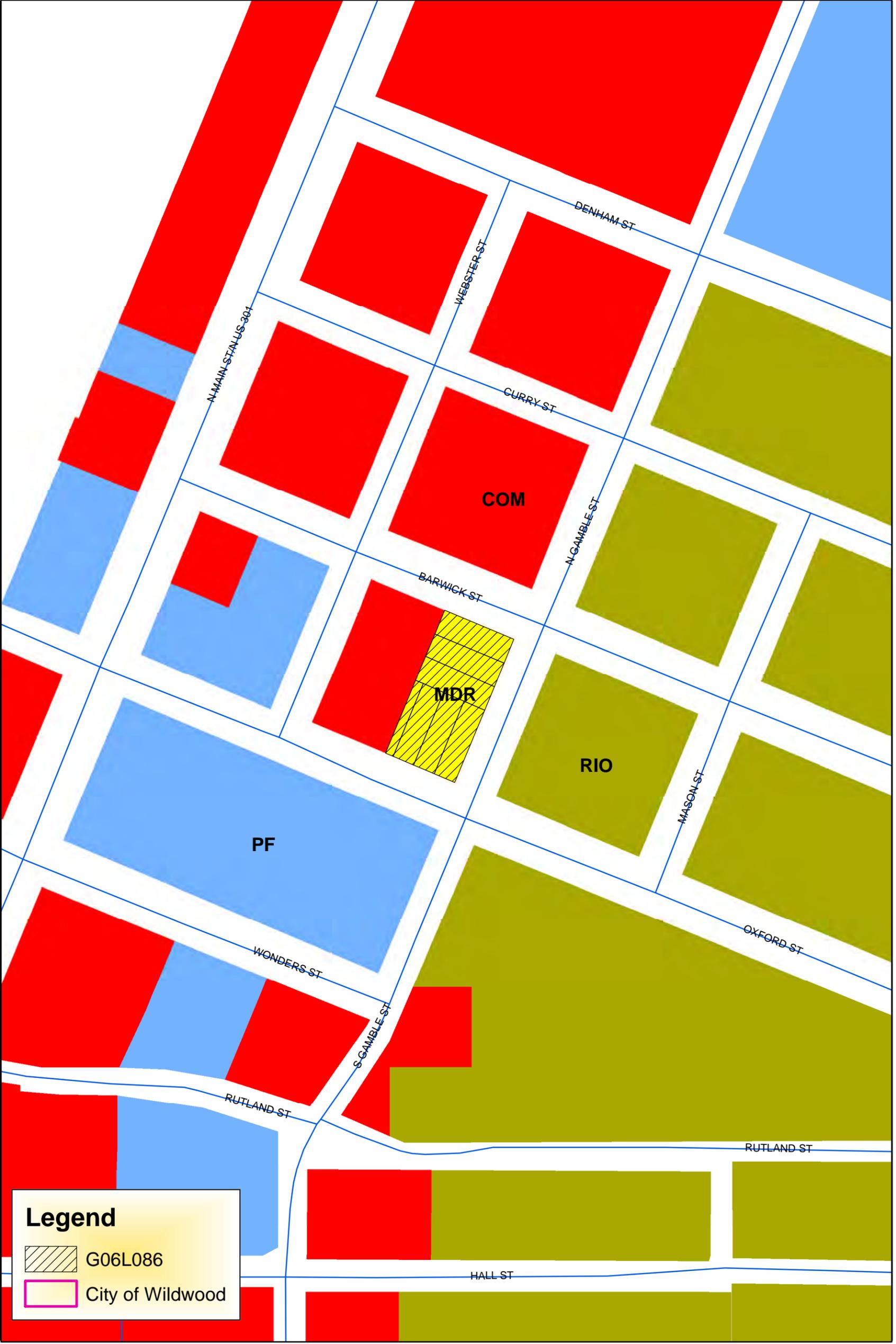
Ordinance O2014-03

“Exhibit A”

G06L086 (Markley)

Proposed Future Land Use Map Designation

I:\Terr\GIS\Maps\Existing & Proposed FLU\Proposed FLU - Markley.mxd - 12/16/2013 3:04:33 PM - toneal

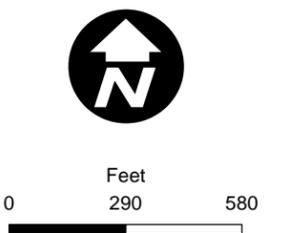


Legend

- G06L086
- City of Wildwood



City of Wildwood
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**G06L086
MARKLEY**

WILDWOOD, FLORIDA

DECEMBER 2013

PROPOSED FUTURE LAND USE