



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 February 6<sup>th</sup>, 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 January 7<sup>th</sup>, 2014 Planning & Zoning Board/Special Magistrate as LPA meeting.

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

**CP 1312-02 Hoang (Parcel G08=023)**  
Small-scale land use change from County Rural Residential to City Commercial (COM).

**CP 1312-03 Wicker-Lambert (Parcels D20=002 and D20=008)**  
Land use change from County Agricultural to City Low Density Residential (LDR).

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  
January 7, 2014**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, January 7, 2014 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; Jason McHugh, Development Services Coordinator; Paul Ketz, Senior Development Specialist; and Richard Busche, 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 November 5, 2013.

**Jason McHugh, Paul Ketz, and Richard Busche were sworn in at this time.**

**Old Business:**

**NONE**

**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).

**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 annexation of the property, development plans for the 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 O2014-01 to the City Commission.

**CP 1312-01 Markley (Parcel G06L086)**

Small-scale land use change from City Commercial to City Medium Density Residential (MDR).

**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 had general questions for Mr. McHugh regarding the nature and purpose of the City's original designation of the property as C-1 (General Commercial – Downtown), which Mr. McHugh addressed.

**Special Magistrate:** Is the applicant present?

**Kent Markley stepped forward and was sworn in at this time.**

The Special Magistrate had general questions for Mr. Markley regarding the nature of the intended renovation project and his timeline to completion, which Mr. Markley addressed. Mr. Markley does not plan to reside at the property; he lives in The Villages. It will be about a year he believes before the property will be completely ready.

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

No one 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 O2014-03 to the City Commission for further action.

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

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 3:14 p.m.

\_\_\_\_\_  
Date

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

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

**Case No:** CP 1312-02  
**Parcel Number(s):** G08=023  
**Property Location:** Northwest corner of the intersection of C-44A and Powell Road  
**Owner:** Brian Hoang  
**Applicant:** SAME

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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 "Rural Residential" to City of Wildwood "Commercial" for parcel G08=023.

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 "Commercial" 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 "Commercial" 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. Powell Road and C-44A 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 O2014-08** (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 criteria set forth in subsection 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 January 24, 2014.

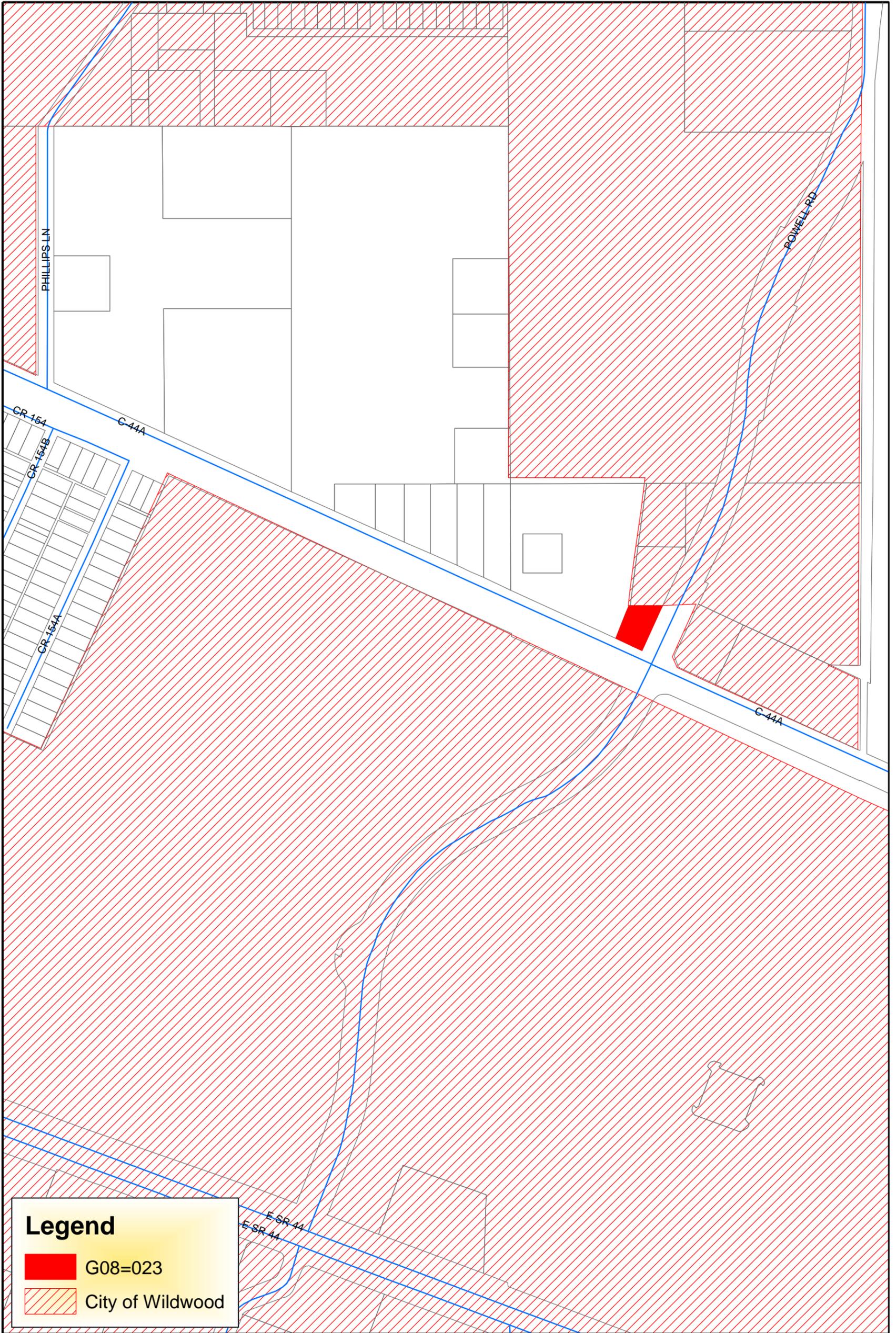


DATED: January 28, 2014

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Melanie D. Peavy  
Development Services Director

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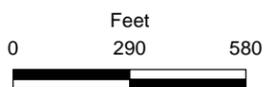


**Legend**

- G08=023
- City of Wildwood



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



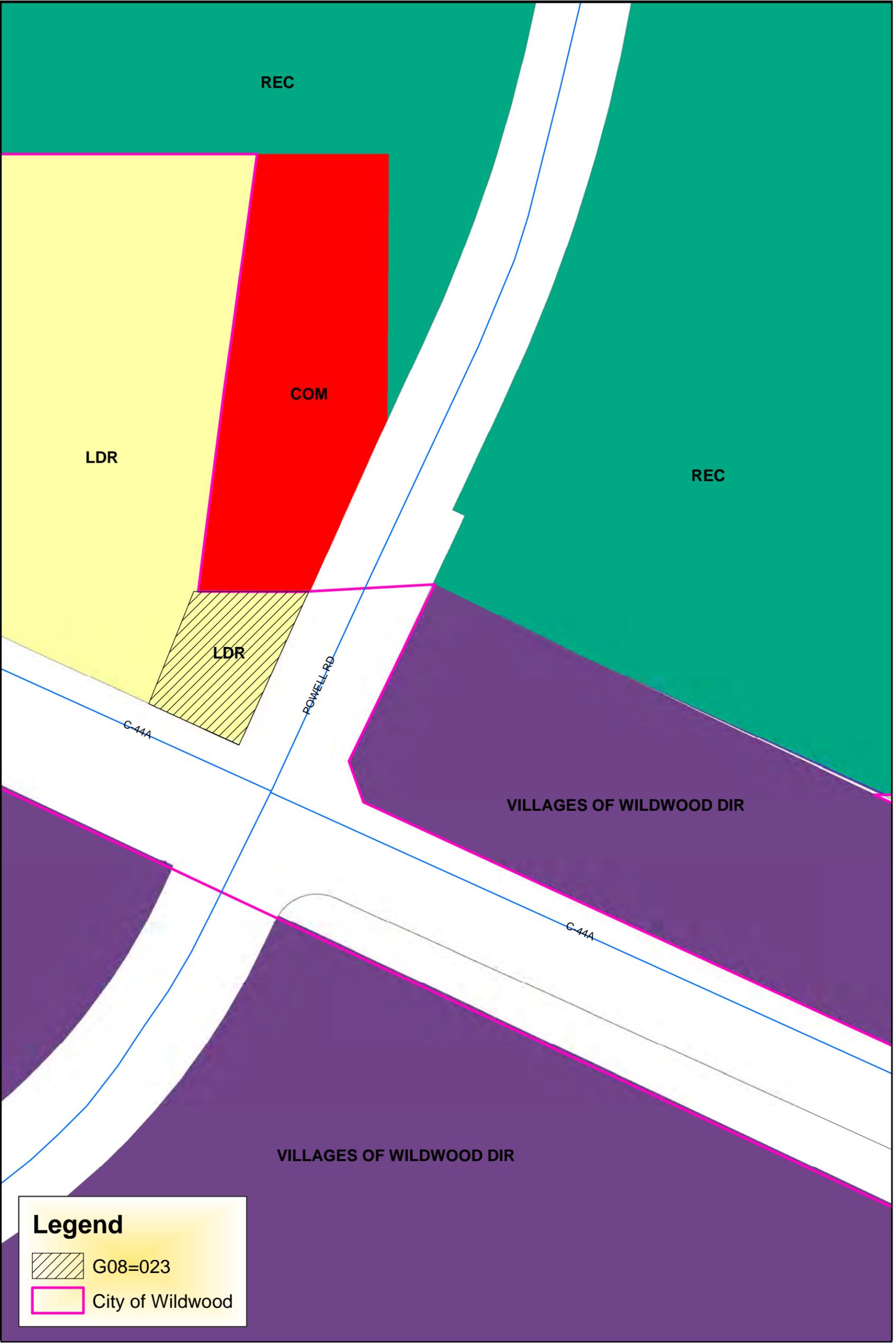
**G08=023  
 HOANG PROPERTY**

**WILDWOOD, FLORIDA**

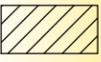
**JANUARY 2014**

**LOCATION MAP**

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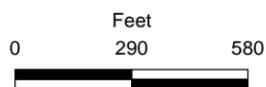


**Legend**

-  G08=023
-  City of Wildwood



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 100 North Main Street  
 Wildwood, FL 34485  
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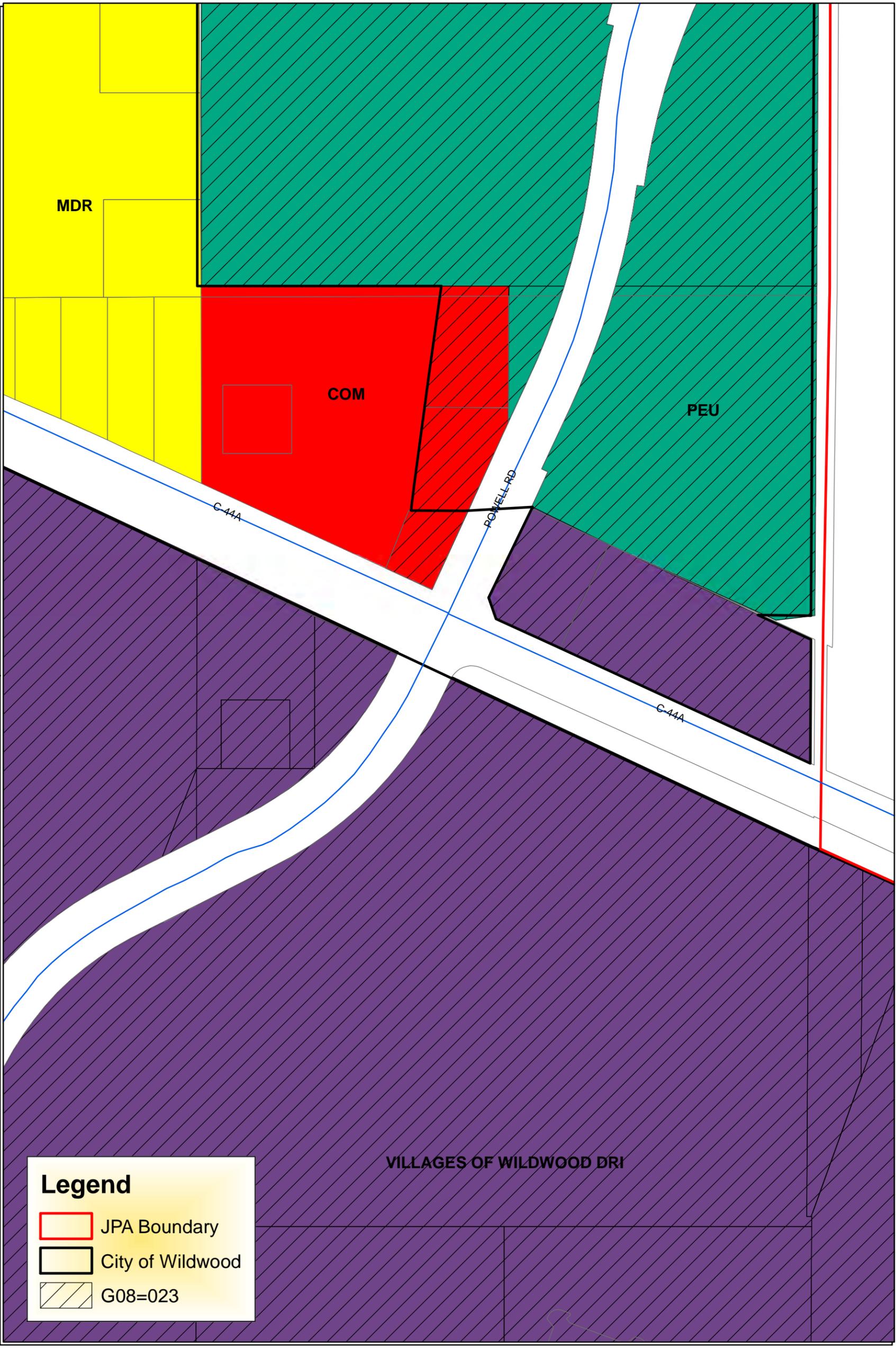
G08=023  
 HOANG PROPERTY

**WILDWOOD, FLORIDA**

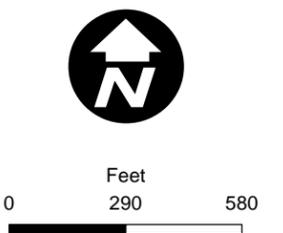
JANUARY 2014

EXISTING FUTURE LAND USE

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City of Wildwood  
 100 North Main Street  
 Wildwood, FL 34485  
 Phone: (352) 330-1330  
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**G08=023**  
**HOANG PROPERTY**  
**WILDWOOD, FLORIDA**  
 JANUARY 2014      JPA LAND USE

**ORDINANCE NO. O2014-08**

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 G08=023**  
**Hoang Parcel**  
**0.41 acres +/-**

**LEGAL DESCRIPTION:**

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 44A, THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 33.23 FEET ALONG SAID RIGHT OF WAY FOR A POINT OF BEGINNING; CONTINUE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 140 FEET, NORTH 0 DEGREES 04 MINUTES 10 SECONDS EAST 128.86 FEET, SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST 127.51 FEET, SOUTH 0 DEGREES 04 MINUTES 10 SECONDS WEST 186.23 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, THENCE RUN NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF SR 44A THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 173.23 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING, CONTINUE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 10.00 FEET ALONG SAID RIGHT-OF-WAY THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS EAST 24.84 FEET, THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST 27.23 FEET TO THE POINT OF BEGINNING.

ALSO COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, (1) THENCE RUN NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF SR 44A, (2) THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 73.39 FEET ALONG SAID NORTH RIGHT-OF-WAY, (3) THENCE NORTH 24 DEGREES 25 MINUTES 40 SECONDS EAST 88.77 FEET TO THE POINT OF BEGINNING, (1) THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 88.79 FEET, (2) THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST 40.16 FEET, (3) THENCE SOUTH 24 DEGREES 25 MINUTES 40 SECONDS WEST 97.37 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, AS A POINT OF REFERENCE (1) THENCE NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 44A, (2) THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 33.20 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE POINT OF BEGINNING OF THIS DESCRIPTION, (1) THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 97.44 FEET, (2) THENCE SOUTH 24 DEGREES 25 MINUTES 40 SECONDS WEST 88.77 FEET TO THE NORTH RIGHT-OF-WAY OF HIGHWAY 44A, (3) THENCE SOUTH 65 DEGREES 34 MINUTES 20 SECONDS EAST 40.19 FEET ALONG SAID RIGHT-OF-WAY TO THE POINT OF BEGINNING.

LESS AND EXCEPT COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA THENCE RUN NORTH 89 DEGREES 48 MINUTES 40 SECONDS WEST 101.80 FEET TO THE NORTH RIGHT-OF-WAY OF SR 44A, THENCE NORTH 65 DEGREES 34 MINUTES 20 SECONDS WEST 173.23 FEET ALONG SAID RIGHT-OF-WAY THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 27.23 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST 101.52 FEET, THENCE SOUTH 89 DEGREES 48 MINUTES 40 SECONDS EAST 40.0 FEET, THENCE SOUTH 21 DEGREES 36 MINUTES 01 SECONDS WEST 109.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.41 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County comprehensive plan designation "Rural Residential" to City comprehensive plan designation "Commercial."

**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

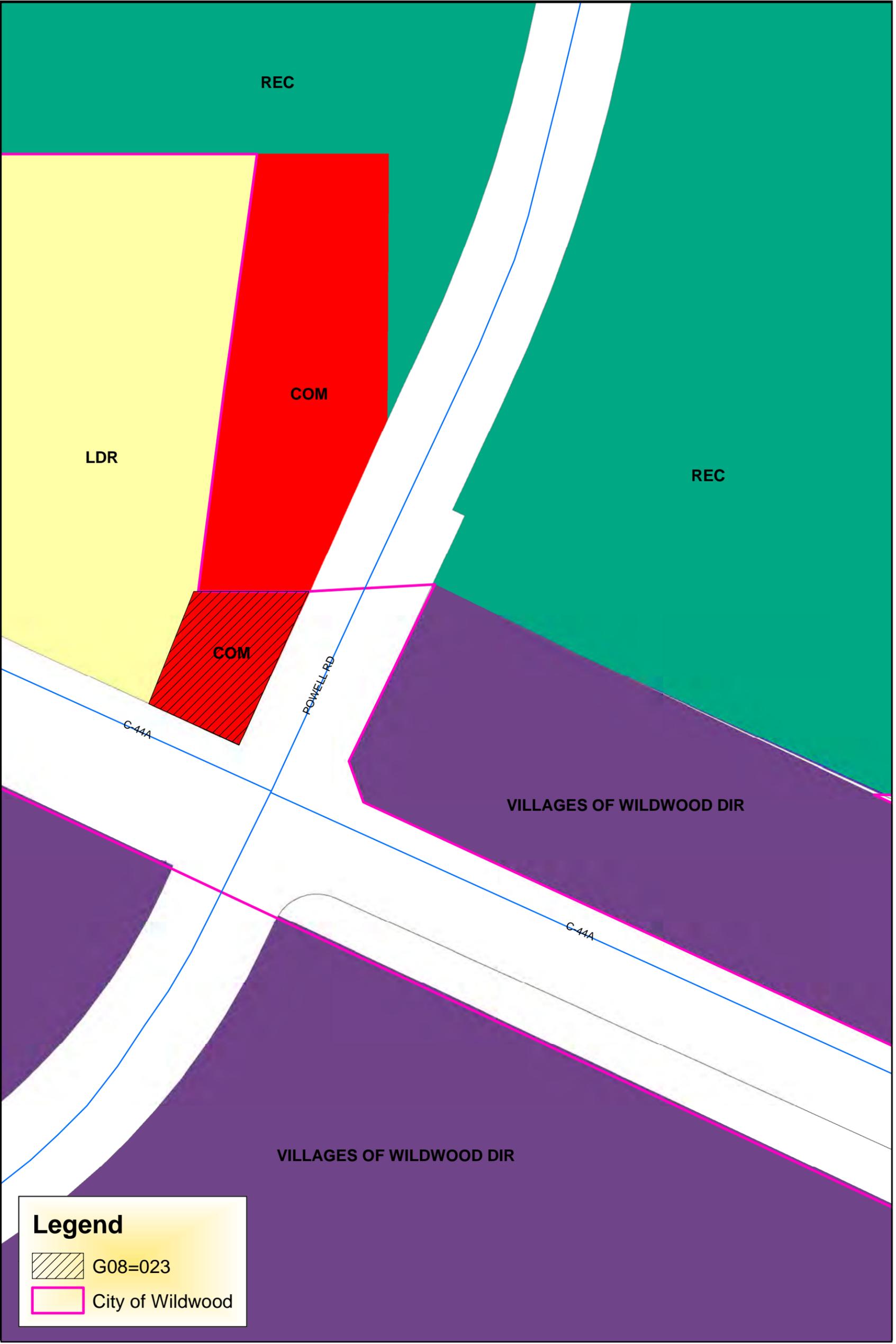
**Ordinance O2014-08**

**“Exhibit A”**

**G08=023 (Hoang Parcel)**

**Proposed Future Land Use Map Designation**

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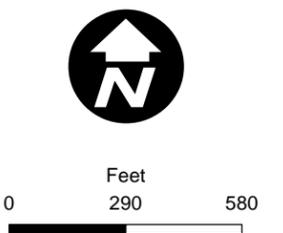


**Legend**

- G08=023
- City of Wildwood



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



G08=023 HOANG PROPERTY	
<b>WILDWOOD, FLORIDA</b>	
JANUARY 2014	PROPOSED FUTURE LAND USE

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

**Case No:** CP 1312-03

**Parcel Number(s):** D20=002 and D20=008

**Property Location:** Northeast of the intersection of C-472 and the CSX railroad right-of-way

**Owner:** Philip Wayne and Beverly A. Lambert, TTEEs, and Rodney S. Wicker and Rhonda Wicker Tilton

**Applicant:** Robert O. Williams for Coast Development Corp.

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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 parcels D20=002 and D20=008. The applicant intends to develop the property as a residential subdivision.

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. The property is located on C-472. C-472 is owned and maintained by Sumter County. The proposed land use amendment will not cause C-472 to operate below its existing level of service. 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 O2014-10** (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 criteria set forth in subsection 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 January 24, 2014.

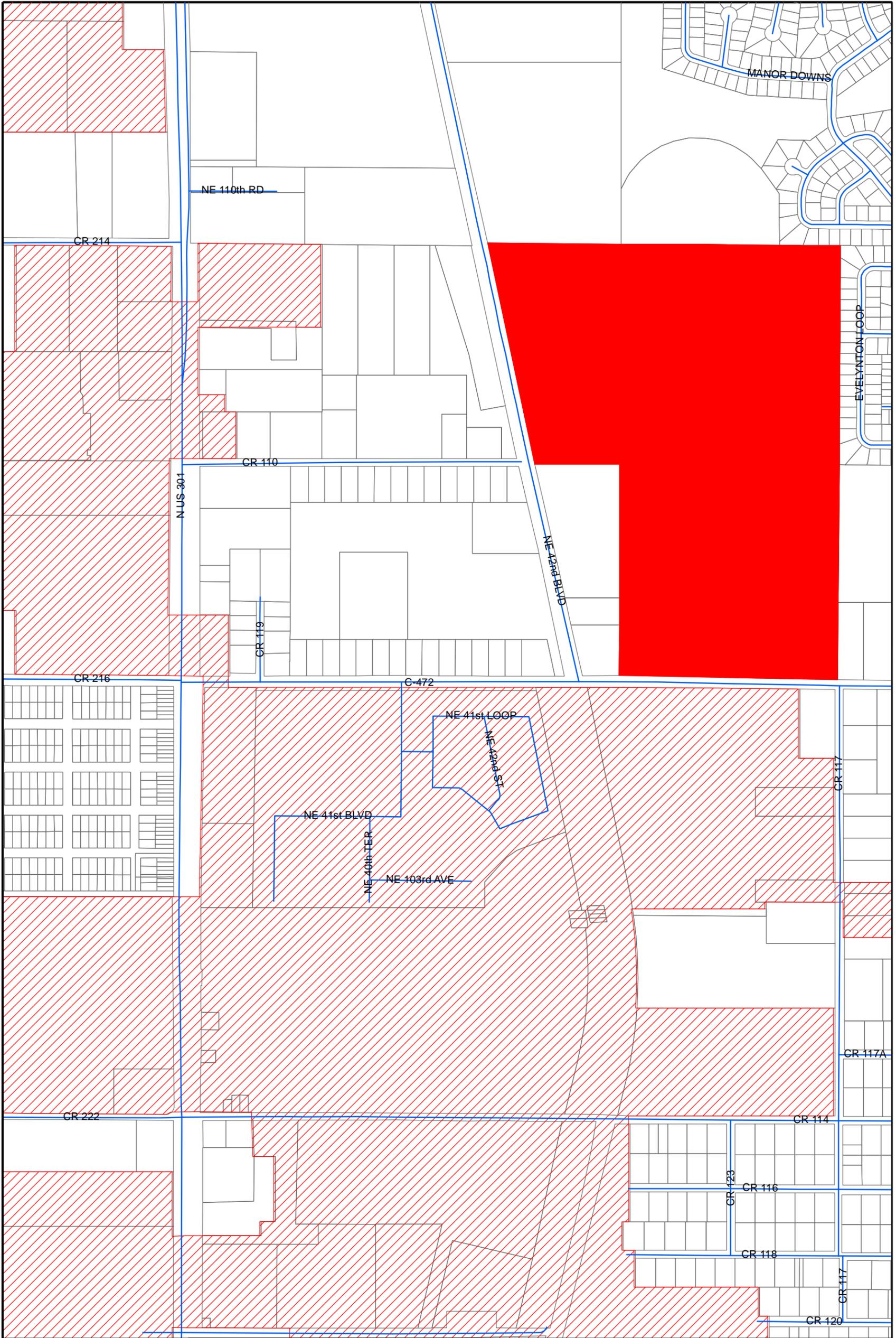


DATED: January 28, 2014

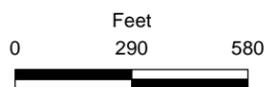
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Melanie D. Peavy  
Development Services Director

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



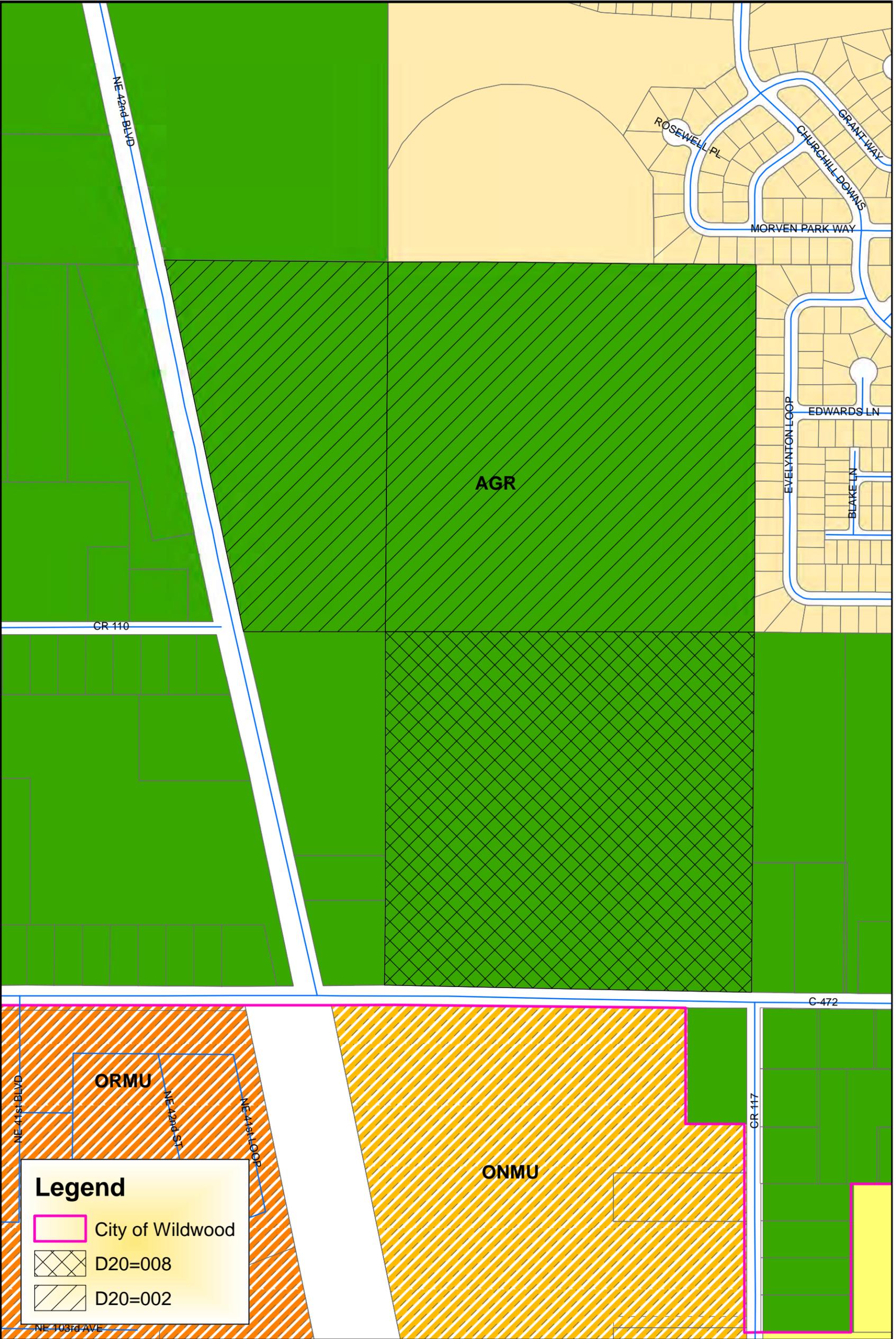
**D20=002 & D20=008  
 WICKER/LAMBERT PROPERTY**

**WILDWOOD, FLORIDA**

**JANUARY 2014**

**LOCATION MAP**

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**Legend**

-  City of Wildwood
-  D20=008
-  D20=002



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

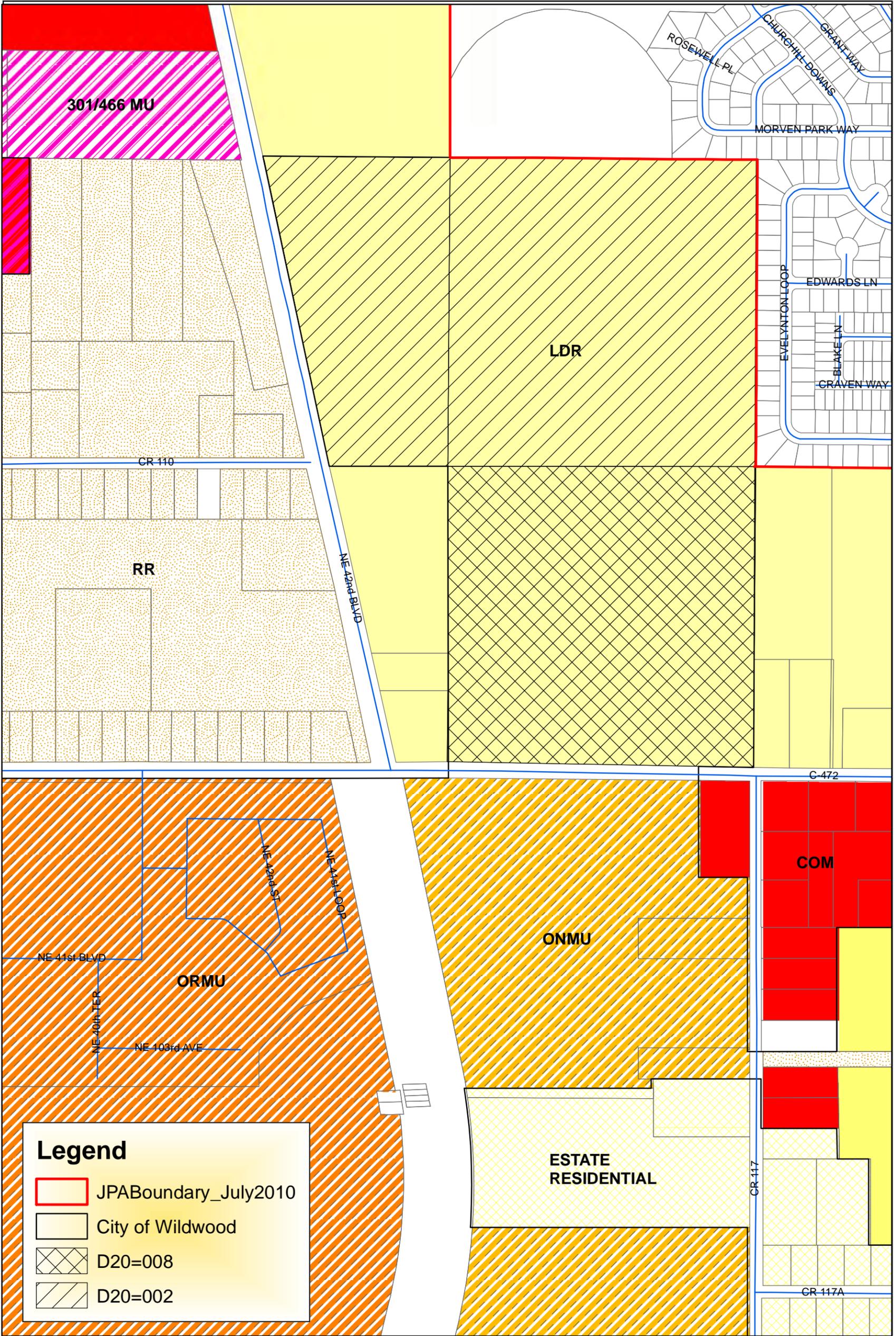


**D20=002 & D20=008  
 LAMBERT**

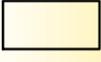
**WILDWOOD, FLORIDA**

JANUARY 2014

EXISTING FUTURE LAND USE



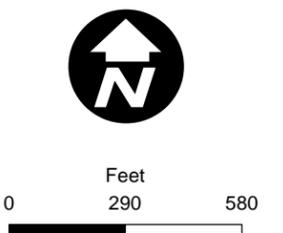
**Legend**

-  JPABoundary\_July2010
-  City of Wildwood
-  D20=008
-  D20=002

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



**D20=002 & D20=008  
 LAMBERT PROPERTY**

**WILDWOOD, FLORIDA**

**JANUARY 2014**      **JPA LAND USE**

**ORDINANCE NO. O2014-10**

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;  
PROPOSING A 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:

**Parcels D20=002 and D20=008**  
**Wicker Lambert Property**  
**100.3 acres +/-**

**Legal Description:**

PARCEL 1. THE WEST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF THE WEST 1/2 OF THE SW 1/4 OF NE 1/4, AND ALL THAT PART OF THE NE 1/4 OF NW 1/4 LYING EAST OF RAILROAD ALL IN SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY FOR CR C-472 ACROSS THE SOUTH SIDE THEREOF.

PARCEL 2. THE EAST 1/2 OF THE NW 1/4 OF NE 1/4 OF THE EAST 1/2 OF THE SW 1/4 OF NE 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY FOR CR C-472 ACROSS THE SOUTH SIDE THEREOF.

CONTAINING 100.3 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:

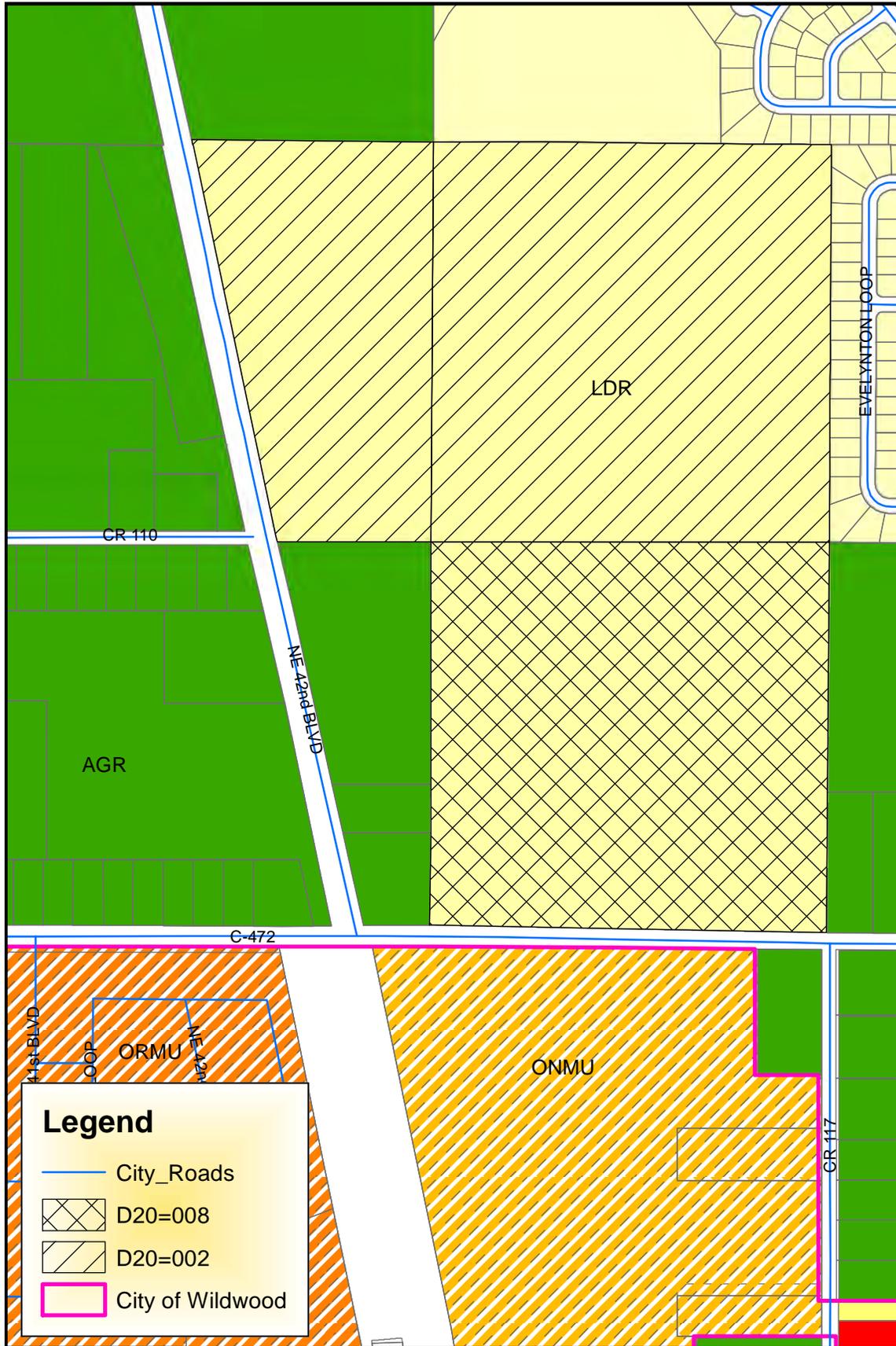
\_\_\_\_\_  
Ashley Hunt, City Attorney

**Ordinance O2014-10**

**“Exhibit A”**

**D20=002 and D20=008 (Wicker Lambert Parcels)**

**Proposed Future Land Use Map Designation**



I:\Terr\GIS\Maps\Existing & Proposed FLU\Proposed FLU - Lambert.mxd - 1/10/2014 12:12:55 PM - tonaal

**Legend**

-  City\_Roads
-  D20=008
-  D20=002
-  City of Wildwood



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



0 Feet 290 580

**D20=002 & D20=008  
 LAMBERT**

**WILDWOOD, FLORIDA**

JANUARY 2014

PROPOSED FUTURE LAND USE