

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 June 3rd, 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 March 4th, 2014
Planning & Zoning Board/Special Magistrate
as LPA meeting.

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

**CP 1404-01 Pat the Plumber 714 First Avenue
(Parcel G07D388)**
City-initiated small-scale land use change from City
Medium Density Residential (MDR) to City Commercial
(COM).

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
March 4, 2014**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, March 4, 2014 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Jason McHugh, Assistant City Manager; Melanie Peavy, Development Services Director; and Paul Ketz, Senior Development Specialist.

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 February 6, 2014.

Jason McHugh, Melanie Peavy, and Paul Ketz were sworn in at this time.

Old Business:

NONE

New Business:

CP 1401-01 Baltic SSCPA (Parcel D18=085)

Small-scale land use change from County Commercial to City 466-301 Mixed Use (466-301 MUD).

Melanie Peavy: Introduced herself 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 Ms. Peavy addressed.

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

No one from the public stepped forward at this time to address the case.

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 O2014-16 to the City Commission.

CP 1402-01 Capital Improvements Element (CIE) Update

Modifying the five-year Capital Improvement Schedule of the Capital Improvement Element of the Comprehensive Plan as required by Section 163.3177(3)(b), Florida Statutes.

Melanie Peavy: Ms. Peavy read excerpts from the staff report into the record and briefly summarized the update to present the case before the Planning and Zoning Board as Local Planning Agency. Staff recommends approval of the item.

During her presentation, the Special Magistrate had brief general questions for Ms. Peavy regarding the CIE update, the Comprehensive Plan, the Joint Planning Agreement (JPA), as well as existing / planned utilities projects, which she addressed.

Special Magistrate: Are there any comments or questions from the audience?

Bruce Phillips, Utility Director, stepped forward to be sworn in at this time.

The Special Magistrate asked Mr. Phillips to speak to the major projects. Mr. Phillips briefly presented the highlights from all of the larger projects.

Special Magistrate: Any other comments or questions on this case?

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 O2014-19 to the City Commission.

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 3:30 p.m.

Date

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

**CITY OF WILDWOOD
PLANNING & ZONING BOARD/SPECIAL MAGISTRATE
ACTING AS THE LOCAL PLANNING AGENCY
STAFF REPORT**

Case No: CP 1404-01

Parcel Number(s): G07D388

Property Location: North side of E. Kentucky Ave. between First and Second Avenue, just to the east of US Hwy 301 (SR 35).

Owner: Pat the Plumber, Inc.

Applicant: City of Wildwood

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 "Medium Density Residential" to City of Wildwood "Commercial" for parcel G07D388. The property will be used for a small retail store.

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 property originally applied for a land use change to "Commercial" which was approved in February 1997. However, that change was not carried forward into the new GIS database conversion in the mid 2000's. Subsequently, the Future Land Use Map was adopted via a map amendment on May 4, 2010, which contained the original land use of Medium Density Residential. In order to allow a small retail shop to open at the property, the City is correcting the land use at this time.

(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 commercial 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 correction of the land use will permit the reuse of the existing structure 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 O2014-28** (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 May 23, 2014.

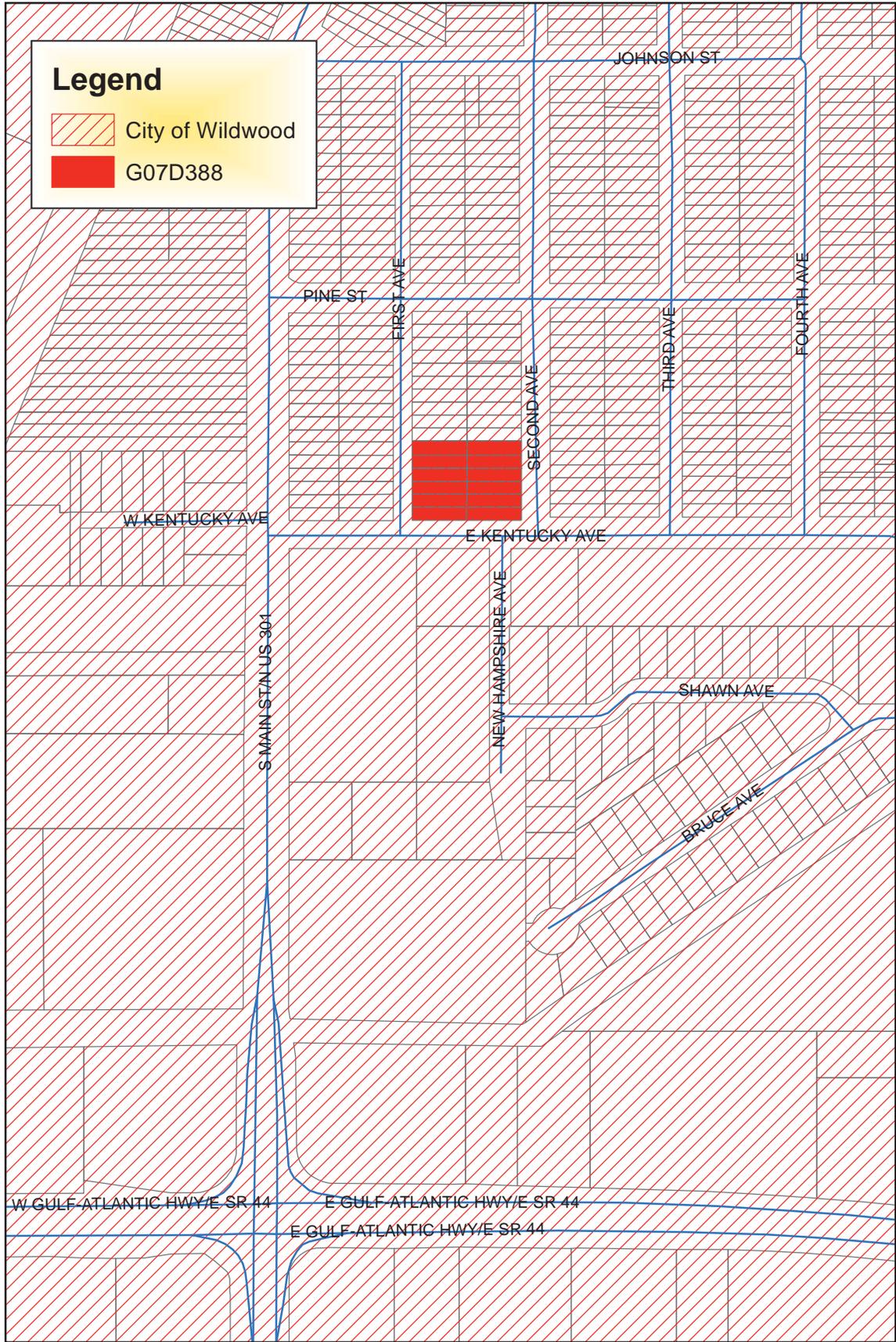


DATED: May 30, 2014

Melanie D. Peavy
Development Services Director

Legend

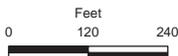
-  City of Wildwood
-  G07D388



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



G07D388
714 First Ave

WILDWOOD, FLORIDA

APRIL 2014

LOCATION MAP

Legend

 G07D388

 City of Wildwood



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G07D388
714 First Ave

WILDWOOD, FLORIDA

APRIL 2014

EXISTING FUTURE LAND USE

ORDINANCE NO. O2014-28

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 G07D388
Pat the Plumber Inc. Property
0.72 acres +/-

Legal Description:

Lots 21 through 32, Block N, SUNSET PARK, according to the Plat thereof as recorded in Plat Book 1, page 82 1/2, Public Records of Sumter County, Florida.

Subject to covenants, restrictions, reservations and easements of record, if any, which are not extended or reimposed hereby.

This property is to be reclassified from City comprehensive plan designation "Medium Density 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: _____
Cassandra Lippincott, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

Ashley Hunt, City Attorney

Ordinance O2014-28

“Exhibit A”

G07D388 (Pat the Plumber Inc.)

Proposed Future Land Use Map Designation

Legend

 G07D388

 City of Wildwood



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G07D388
714 First Ave

WILDWOOD, FLORIDA

APRIL 2014

PROPOSED FUTURE LAND USE