



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

August 5th, 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 June 3rd, 2014 Planning & Zoning Board/Special Magistrate as LPA meeting.

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

CP 1407-01 Sumter County / Autozone Stores, Inc. (Parcel D17=034)
Small-scale land use change from County Commercial (COM) 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
June 3, 2014**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, June 3, 2014 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; Paul Ketz, Projects Planner; Kandi Harper, Senior Development Specialist; Stewart Hill, and E.I., Kimley-Horn.

The hearing was called to order at 3:00 p.m. by Special Magistrate Archie O. Lowry, Jr., acting as the Local Planning Agency.

The minutes were approved and signed from the Planning and Zoning Board as Local Planning Agency meeting of March 4, 2014.

Melanie Peavy, Paul Ketz, Kandi Harper and Stewart Hill, Engineering Intern of Kimley-Horn, representing the City's Engineer were sworn in at this time.

Old Business:

NONE

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).

Melanie Peavy: Introduced herself and read excerpts from the staff report into the record to present the case before the Planning and Zoning Board acting as Local Planning Agency.

The Special Magistrate asked clarifying questions regarding the former and current use of the property, which Ms. Peavy addressed.

Based on staff's review of the property, the City's records of development on the site and the criteria found in Section 1.7(D) of the Land Development Code, staff recommended approval and favorable recommendation of Ordinance Number O2014-28 (attached), to be forwarded to the City Commission for further action.

The Special Magistrate reviewed the development on the site and its current use. The Special Magistrate asked how this amendment came to the City's attention. Ms. Peavy responded that the applicant (new owner) had applied for an occupational license.

The Special Magistrate asked if anyone in the audience had comments or questions concerning this matter.

Mr. Charlie Yocom was sworn and identified himself as the new owner of the property and that he had purchased the property for a retail use and had invested in cleaning up the property.

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 am making a favorable recommendation to the City Commission for approval of the comprehensive plan amendment and Ordinance O2014-28 to be forwarded to the City Commission for further action.

The Special Magistrate suggested that the City Commission consider landscaping requirements for the property.

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 3:10 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 1407-01

Parcel Number(s): D17=034

Property Location: Southwest corner of C-466 and the CSX right-of-way

Owner: Sumter County (Autozone Stores, Inc.)

Applicant: Autozone Stores, Inc.

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 "Commercial" to City of Wildwood "Commercial" for parcel C17=034.

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 site was the former location of the Oxford Fire Station, which has been demolished leaving the parcel vacant. Sumter County is under contract to sell the property to Autozone Stores, Inc. contingent on the property being obtaining the proper approvals to develop as a retail auto parts store. The change in use requires a Comprehensive Plan amendment. The requested Future Land Use Map designation of "Commercial" is consistent with the character of the surrounding area.

(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 not inconsistent 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 "Public Facilities" which was consistent with the previous use of the site as a Fire Station. However, the City has conferred with Sumter County on the proposed designation and the County does not object to the commercial designation. The Joint Planning Area requires coordination between the City and the County on land use issues.

(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 located within the City's Joint Planning Area, an area deemed appropriate for development by both the City and the County through the Joint Planning process. Further, the property was previously developed.

(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 had been previously developed and does not contain any wetlands or areas within the 100-Year Flood Plain. Staff does not believe there are any species of concern 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 future development of the site. C-466E can adequately serve the increased traffic; unrelated road widening improvements along C-466 at US 301 (SR35) are nearing completion. This project will not impact school facilities. However, prior to site plan approval the project will be required to correct any deficiencies to public facilities and services should any be present at that time.

Therefore, Staff **suggests approval and a favorable recommendation of Ordinance Number O2014-36** (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 July 25, 2014.



DATED: July 25, 2014

Melanie D. Peavy
Development Services Director

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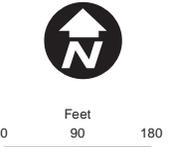


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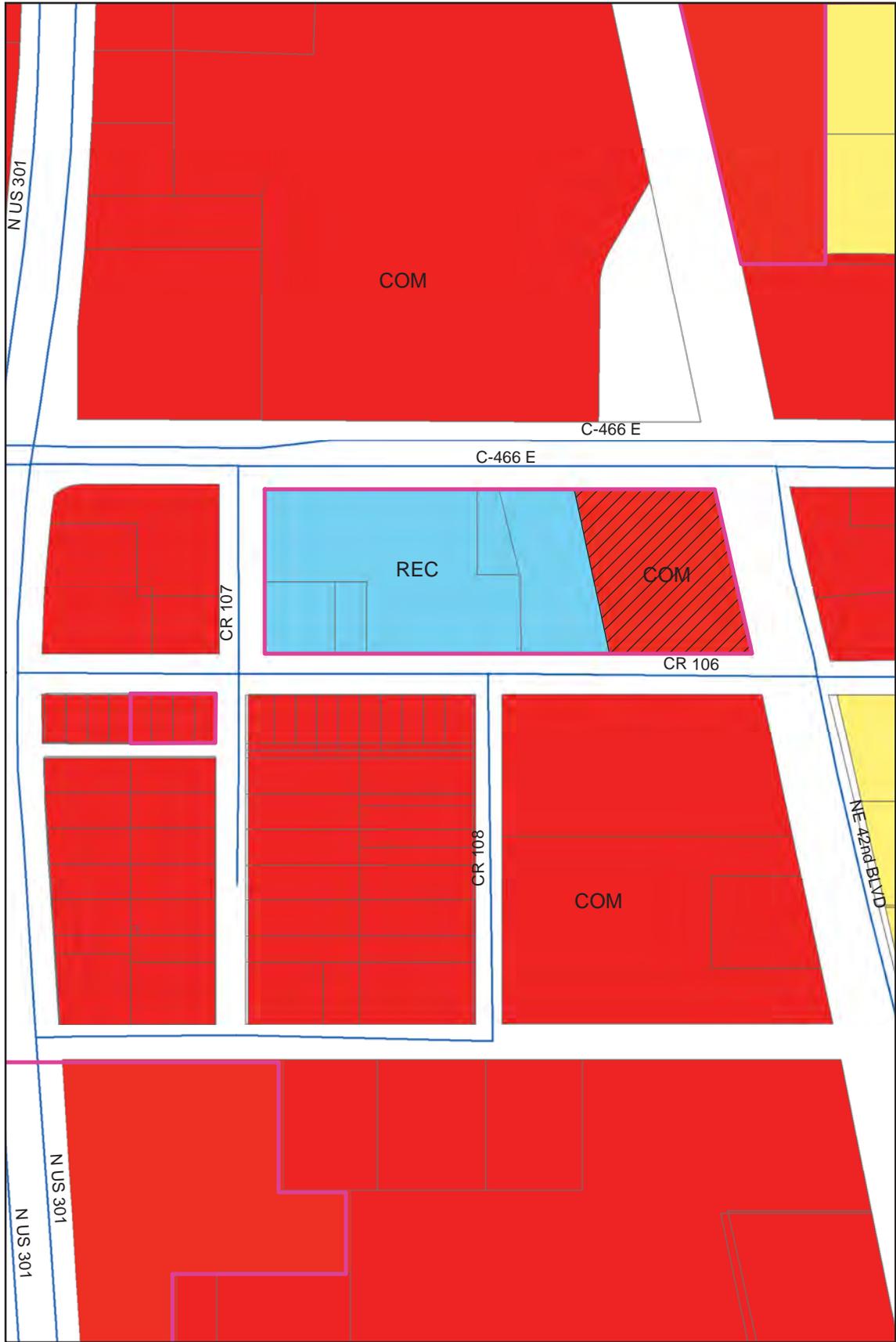
- D17=034
- City of Wildwood



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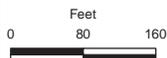
D17=034 AUTOZONE	
WILDWOOD, FLORIDA	
JULY 2014	LOCATION MAP



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D17=034
 AUTOZONE

WILDWOOD, FLORIDA

JULY 2014

EXISTING LAND USE

ORDINANCE NO. O2014-36

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 D17=034
Sumter County / Autozone Stores, Inc.
1.09 acres +/-

LEGAL DESCRIPTION:

A PORTION OF LANDS DESCRIBED IN O.R. BOOK 229, PAGE 08, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF S,R, 466, (THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST) WITH THE CENTERLINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAIN LINE, BALDWIN-WILDWOOD TRACK; THENCE RUN N 89°49'50" W. ALONG THE ABOVE SAID CENTERLINE OF S.R. 466, A DISTANCE OF 51.17 FEET TO THE POINT OF BEGINNING; 1) THENCE CONTINUE N.89°49'50"W., ALONG SAID CENTERLINE A DISTANCE OF 199.58 FEET; 2) THENCE RUN S.12°07'27 E., A DISTANCE OF 273.64 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; 3) THENCE RUN S. 89°43'26" E., ALONG THE NORTH RIGHT-OFWAY LINE OF MAIN STREET A DISTANCE OF 199.66 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD COMPANY'S MAINLINE BALDWIN-WILDWOOD TRACK, SAID POINT ON THE WESTERLY RIGHT-OF-WAY LINE, BEING 50.0 FEET FROM AND AT RIGHT ANGLES TO THE CENTERLINE OF EXISTING RAIL; 4)THENCE RUN N.12°07'27" W. ALONG THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 274.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.09 ACRES MORE OR LESS.

This property is to be reclassified from Sumter County comprehensive plan designation "Commercial" 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:

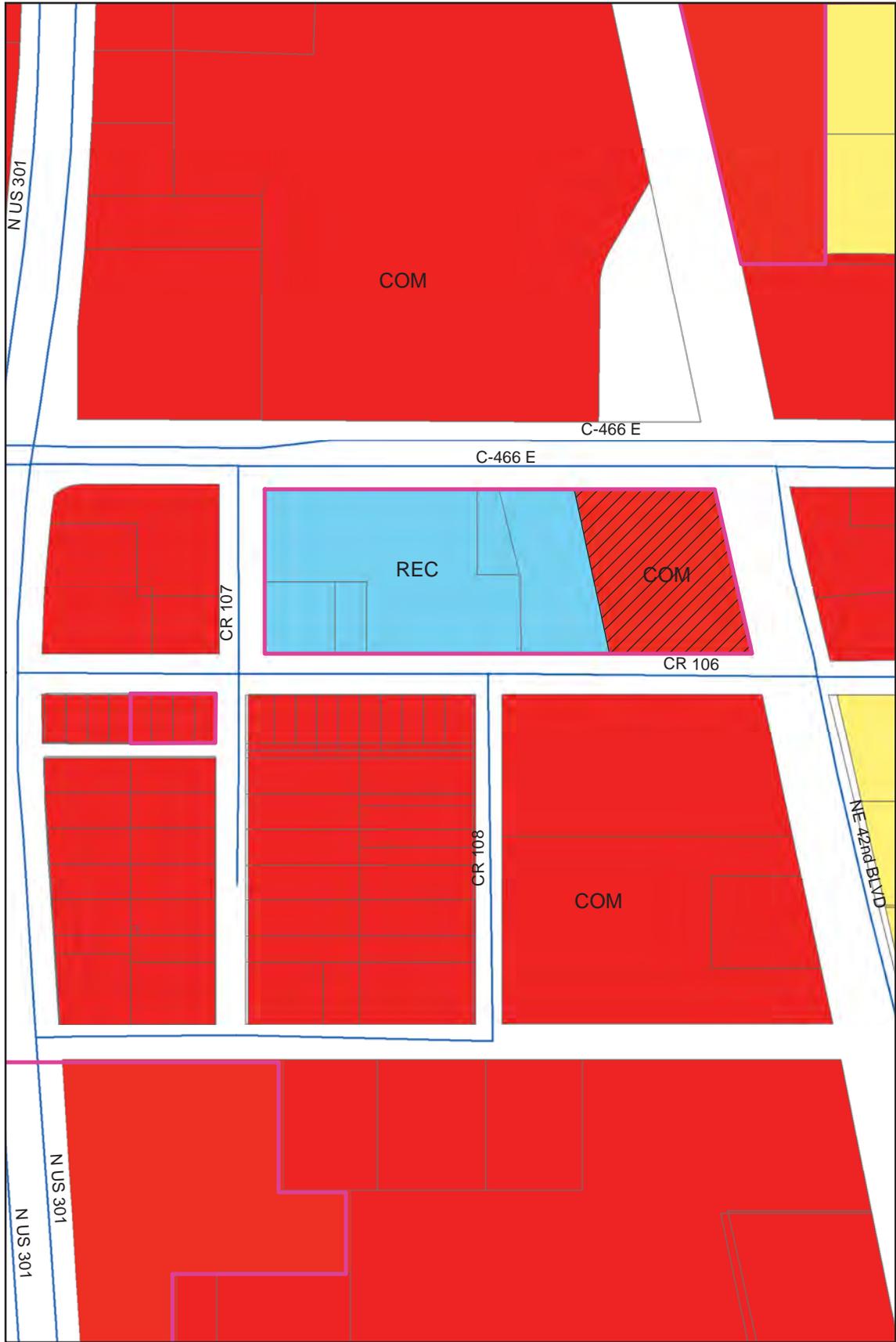
Ashley Hunt, City Attorney

Ordinance O2014-36

“Exhibit A”

D17=034 (Sumter County / Autozone Stores)

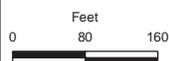
Proposed Future Land Use Map Designation



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D17=034
 AUTOZONE

WILDWOOD, FLORIDA

JULY 2014

PROPOSED LAND USE