



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 October 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 September 2nd, 2014 Planning & Zoning Board/Special Magistrate as LPA meeting.

2. **OLD BUSINESS:**

None

3. **NEW BUSINESS:**

**CP 1408-01 Sale of Property to Bright Oaks
(A portion of parcel G08=004)**

City-initiated small-scale land use change from City Recreation (REC) to City Public Facilities (PF).

**CP 1409-01 ELIM Senior Care Living
(A portion of parcel D08=003)**

Large scale land use change from City Oxford Neighborhood Mixed Use (ONMU) to City Public Facility (PF).

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
September 2, 2014**

The meeting of the Planning and Zoning Board as Local Planning Agency/Special Magistrate for the City of Wildwood convened on Tuesday, September 2, 2014 in the Commission Chamber of City Hall, 100 North Main Street, Wildwood, Florida.

City Representatives Present: Melanie Peavy, Development Services Director; and Kandi Harper, Senior Development Specialist.

The hearing was called to order at 3:20 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 August 5, 2014.

The Special Magistrate gave instructions to the audience regarding addressing and discussing the cases before the Local Planning Agency.

Melanie Peavy and Kandi Harper were sworn in at this time.

Old Business:

NONE

New Business:

**CP 1405-01 Public Works / Old Library Site
(A portion of parcel G05=113)**

City-initiated small-scale land use change from City High Density Residential (HDR) to City Public Facilities (PF).

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 questioned the current use of the property. Mr. Peavy responded that the site had been in use as the Library and part of the site is used as Palmer Park. Ms. Peavy described the amenities at the park and those amenities that would remain; that the School Board had used Palmer Street for the busses but no longer uses the area; that the Library is now Sumter County public library system; to the east of the property is the old water department which has been consolidated with the

wastewater department and moved to the Industrial Drive area; that the Water Tower is still in use.

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 High Density Residential (HDR) to City of Wildwood Public Facilities (PF) for a portion of parcel G05=113.

Ms. Peavy stated that the proposed amendment should be granted based on criteria in Section 1.7 (D) of the Land Development Regulations.

Ms. Peavy stated the supporting criteria from the staff report for the record.

Ms. Peavy stated that staff recommends approval and a favorable recommendation of Ordinance Number O2014-25 be forwarded to the City Commission for further action.

Ms. Peavy stated for the record the duties and responsibilities of the Special Magistrate acting as the Local Planning Agency and that the requirements of public notice had been fulfilled regarding advertising of this public meeting.

Special Magistrate: Any comments or questions on this case?

Ms. Yoma Isaac approached the podium and was sworn in.

Ms. Isaac stated for the record her name and address.

Ms. Isaac stated the size of the community affected by the closure of the park and local library and the need for recreational amenities in the immediate area as well as the types of amenities that the community would actually use.

Ms. Isaac also stated concern that the lack of amenities in the immediate area would create unfortunate circumstances for the children of the community that could result in negative contact with law enforcement.

The Special Magistrate sought clarification of the issues from Ms. Isaac and stated that the use of the property will remain public facility.

Ms. Peavy stated the apartments are privately owned and access is gained by an easement.

The Special Magistrate stated that incidental use of the property is immaterial to the land use change.

Ms. Isaac stated that the use of the property is her concern.

Ms. Peavy stated that the designation is presented to the Special Magistrate to seek approval from the City Commission to allow the City to construct the Wildwood Public Works barn and utilize the existing library site for the office.

Ms. Peavy stated that the transition of the project itself is probably the point where Ms. Isaac needs to address the City Commission or before that time but that this public meeting is Ms. Isaac's avenue to bring up the subject.

The Special Magistrate agreed with Ms. Peavy's reasoning and understanding of the circumstances.

The Special Magistrate stated that Ms. Isaac's issues would be addressed by the City Commission's decisions regarding the use of the property by the City and by the residents of the City of Wildwood and that those decisions are not based on the land use designation.

The Special Magistrate questioned if the City could operate the Public Works building under the current zoning.

Ms. Peavy answered in the affirmative; stated that a Special Exception permit is limited to an amount of time; that the land use amendment that designated the area as high density residential was assigned based on "like" properties in the immediate area; and that the intent was not for the City to build apartments.

Ms. Peavy stated that the children are using City property now and that what Ms. Isaac wants to accomplish is a safe way to manage the current incidental use of the property by the children and the transition of the property to an active public facility.

Ms. Peavy stated that the Local Planning Agency's review of a change in land use designation is not the right venue to address her concerns but that the concerns will have to be addressed by the City Commission.

Ms. Peavy stated that during site plan review by staff and the School Board that the busses have the area necessary to turn around and maneuver safely as determined by the School Board.

Ms. Peavy addressed Ms. Isaac stating that the basketball courts are a big issue that has been taken before the City Commission; that the basketball courts will be replaced at Millennium Park; that the facility will be replaced albeit not as conveniently; that the tennis courts will remain.

Ms. Isaac stated that she was involved with the children in various activities to occupy their after-school time.

The Special Magistrate stated that Ms. Isaac should only address issues before the Local Planning Agency for review and determination and that the Land Planning Agency has no authority over issues that are not relevant.

Ms. Isaac restated her concern that the use of the property now will conflict with Club Wildwood property and the children who live there; that the change in use from residential will create conflict with the proposed use.

The Special Magistrate asked for further comment. There were none.

The Special Magistrate stated that based upon the testimony and information presented 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 O2014-25 to be forwarded to the City Commission with the caveat that as the City progresses in the development of this property, that the City also consider the project that is presently existing and the interest of the children that live in that facility from a recreational standpoint, and overall living standard condition: simply meaning, consider the project in future plans as to how the property will be used.

The Special Magistrate stated that in addition, it is possible to go before the City Commission to discuss these issues.

Ms. Peavy stated that she had given contact information to Ms. Isaac; that she has the opportunity to come before the Commission during "Citizen Speak," a public forum where citizens speak to the City Commission; that the City Commission meetings are on Wednesdays for the month of September, 2014; and that these cases will be on the Agenda so that the Commissioners will be familiar with them.

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

The Special Magistrate adjourned the Planning and Zoning Board/Special Magistrate as Local Planning Agency meeting for the City of Wildwood at approximately 3:40 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 1408-01

Parcel Number(s): A portion of G08=004

Property Location: Southwest of the intersection of Powell Road and Huey Street

Owner: City of Wildwood

Applicant: City of Wildwood

The City 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 "Recreation" to City of Wildwood "Public Facilities" for a portion of parcel G08=004. At its regular meeting of August 25, 2014, the City Commission passed Resolution R2014-24 declaring the subject property surplus and directing staff to take the action necessary to complete the sale.

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 site is currently a portion of the Millennium Park walking trail, which has been proposed to be sold to the adjacent property owner for use as a retention area for a proposed Assisted Living Facility. The change in use requires a Comprehensive Plan amendment to make the land use compatible with the Future Land Use of the adjacent parcel to be developed. The requested Future Land Use Map designation of "Public Facilities" is consistent with the character of the surrounding area, the previous use of the property, and the 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 institutional development and a diversity of land uses within the City's central district.

(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 conversion of the existing property to a retention area enables the development of an adjacent property while maintaining the open space previously present in the park, thereby conserving energy and resources while facilitating the generation of additional tax revenue.

(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 is generally developed as open space 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 the proposed project on the adjacent property, although use of the property as a retention area in and of itself will not result in additional water and sewer demand, traffic congestion, or school facility impacts. However, prior to site plan approval the overall 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 O2014-39** (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.

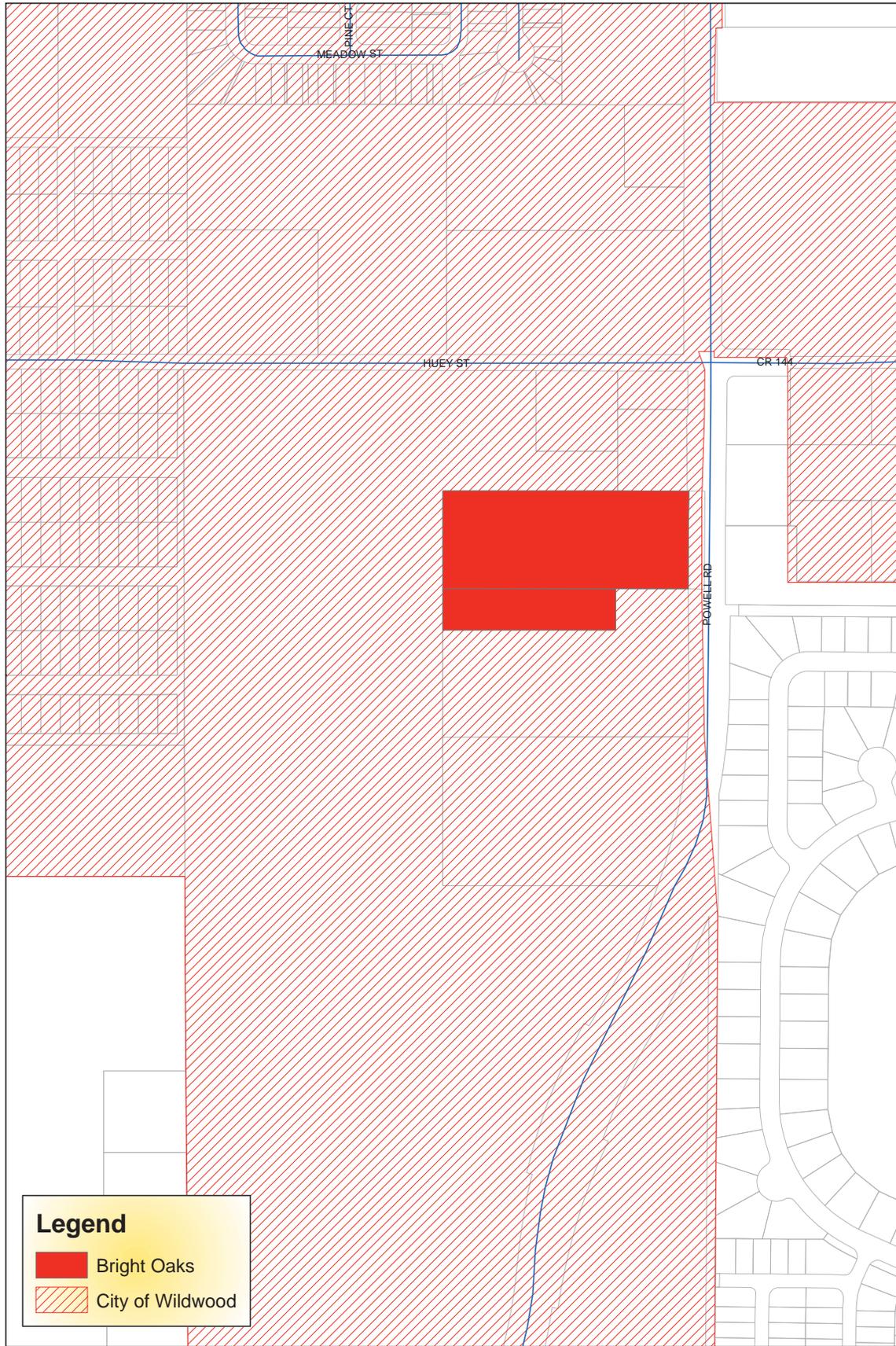
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin 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 September 26, 2014.



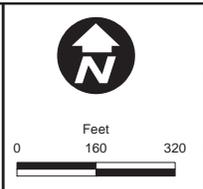
DATED: September 29, 2014

Melanie D. Peavy
Development Services Director

I:\TermGIS\Maps\Location\Location - Bright Oaks 1.mxd - 9/19/2014 9:08:30 AM - tconea1



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



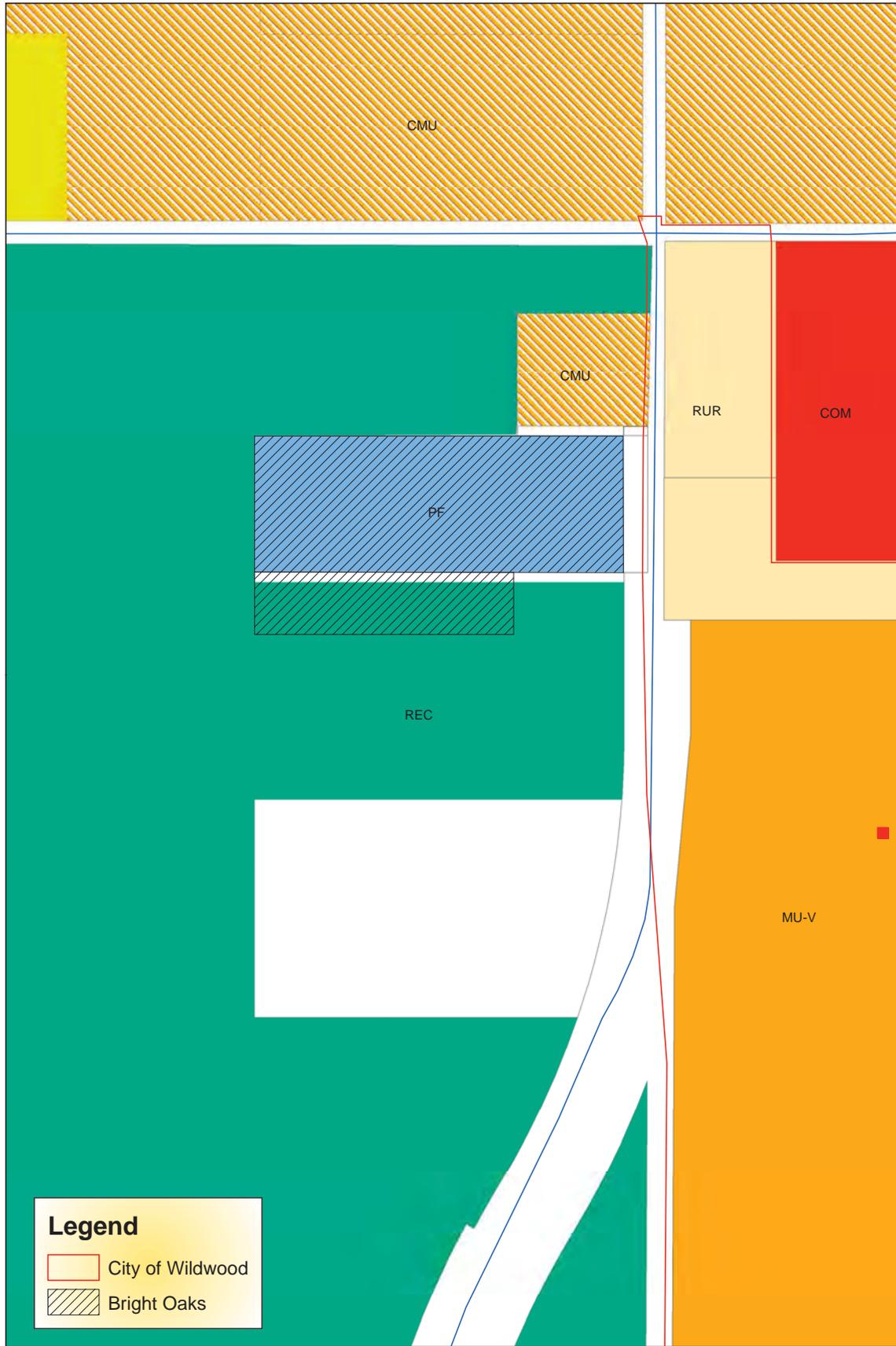
Portion of G08=004
 Bright Oaks Retention

WILDWOOD, FLORIDA

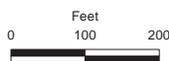
September 2014

LOCATION MAP

I:\TermGIS\Maps\Existing & Proposed FLU\Existing FLU - Brightoaks 1.mxd - 9/19/2014 9:25:16 AM - toneal



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



Portion of G08=004
 Bright Oaks

WILDWOOD, FLORIDA

September 2014

Existing Land Use

ORDINANCE NO. O2014-39

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:

A Portion of Parcel G08=004
City of Wildwood / Platinum Real Estate (Bright Oaks).
1.1 acres +/-

LEGAL DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 8; THENCE SOUTH 00°05'58" WEST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 8, A DISTANCE OF 568.00 FEET TO THE SOUTH LINE OF THE NORTH 568.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8; THENCE NORTH 89°54'02" WEST ALONG SAID SOUTH LINE 239.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°54'02" WEST ALONG SAID SOUTH LINE 450.19 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2739, PAGE 715, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°05'58" WEST ALONG THE SOUTHERLY EXTENSION OF SAID WEST LINE 10662 FEET; THENCE DEPARTING SAID SOUTHERLY EXTENSION RUN SOUTH 89°54'02" EAST 450.46 FEET; THENCE NORTH 00°02'33" WEST 106.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.10 ACRES MORE OR LESS.

This property is to be reclassified from City comprehensive plan designation "Recreation" to City comprehensive plan designation "Public Facilities."

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

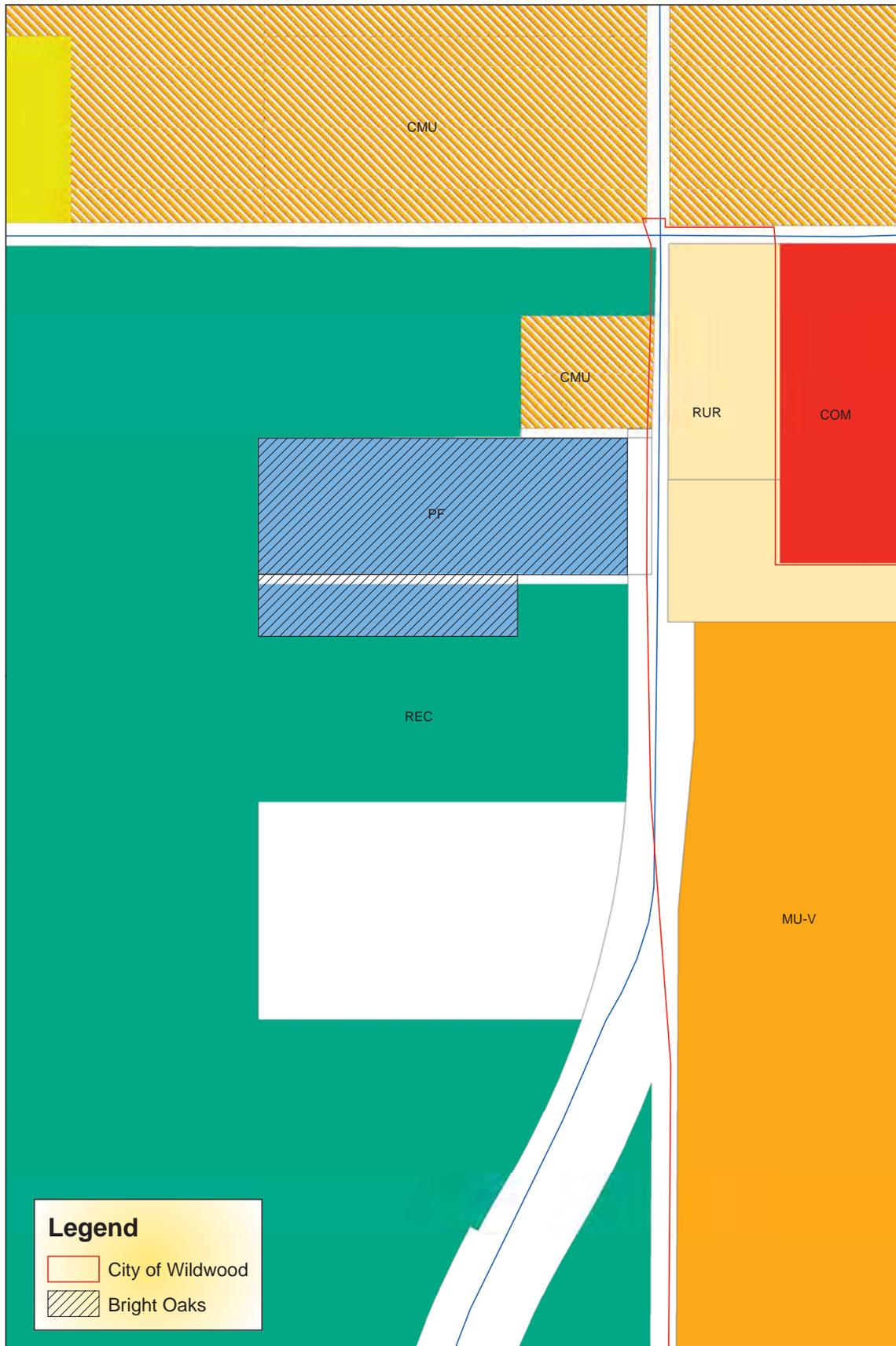
Ordinance O2014-39

“Exhibit A”

A portion of parcel G08=004 (City property pending sale to Bright Oaks)

Proposed Future Land Use Map Designation

I:\TermGIS\Maps\Existing & Proposed FLU\Proposed FLU - Brightoaks 1.mxd - 9/19/2014 9:26:49 AM - torneal



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



Portion of G08=004 Bright Oaks	
WILDWOOD, FLORIDA	
September 2014	Proposed Land Use

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

Case No: CP 1409-01

Parcel Number(s): A portion of D08=033

Property Location: Northwest of the intersection Woodridge Drive and C-103

Owner: Debra A. Smith Revocable Trust and Sandra L. Leatherman Revocable Trust

Applicant: ELIM Care, 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 Large Scale Comprehensive Plan Amendment from City of Wildwood "Oxford Neighborhood Mixed Use" to City of Wildwood "Public Facilities" for a portion of parcel D08=033, approximately 25.18 acres.

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

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

The site is located in the City of Wildwood and has an adopted FLU of Oxford Neighborhood Mixed Use. As such, it was previously determined to be located in an area of the community which is designated for urban development. The intended use as a senior care facility and church requires a Comprehensive Plan amendment to accommodate the scope of the development. The requested Future Land Use Map designation of "Public Facilities" is consistent with the character of the surrounding area, the previous FLU of the property, and the 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 and the current FLU established for the property. The proposed amendment promotes compact institutional development and a diversity of land uses including Independent, Assisted, and Memory Care senior housing facilities; a town center component; and a church with related facilities.

(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 development will be required to comply with the current technical standards in the LDRs regarding energy efficiency.

(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 is currently undeveloped and does not contain any wetlands or areas within the 100-Year Flood Plain. Based on the environmental

assessment submitted with the application, there is no indication that 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 the site. Based on the traffic analysis, no off-site improvements or exclusive ingress turn lanes at the site driveways are required. As a senior living facility, 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 O2014-42** (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.

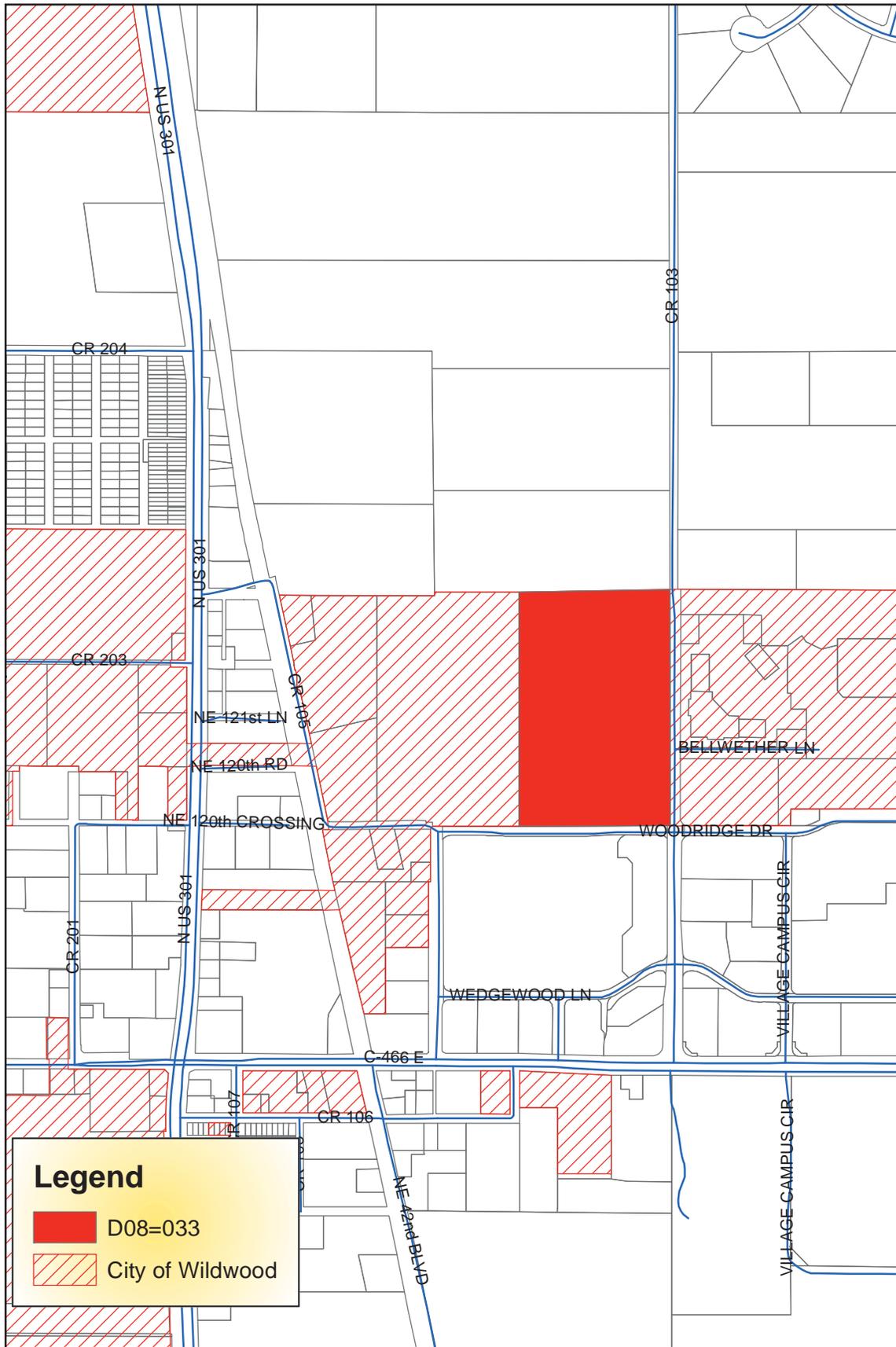
This office has duly noticed this meeting as prescribed by City of Wildwood Code for PUBLIC NOTICES in the City of Wildwood. Notice of Hearing has been sent via Certified Mail to all property owners adjoining the property in question. Notice has been posted on the Notice Board at City Hall, on the bulletin 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 September 26, 2014.



DATED: September 29, 2014

Melanie D. Peavy
Development Services Director

F:\Terr\GIS\Maps\Location\Location - Elim Senior Care Housing.mxd - 8/14/2014 3:43:42 PM - lorneal

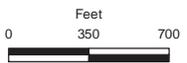


Legend

- D08=033
- City of Wildwood

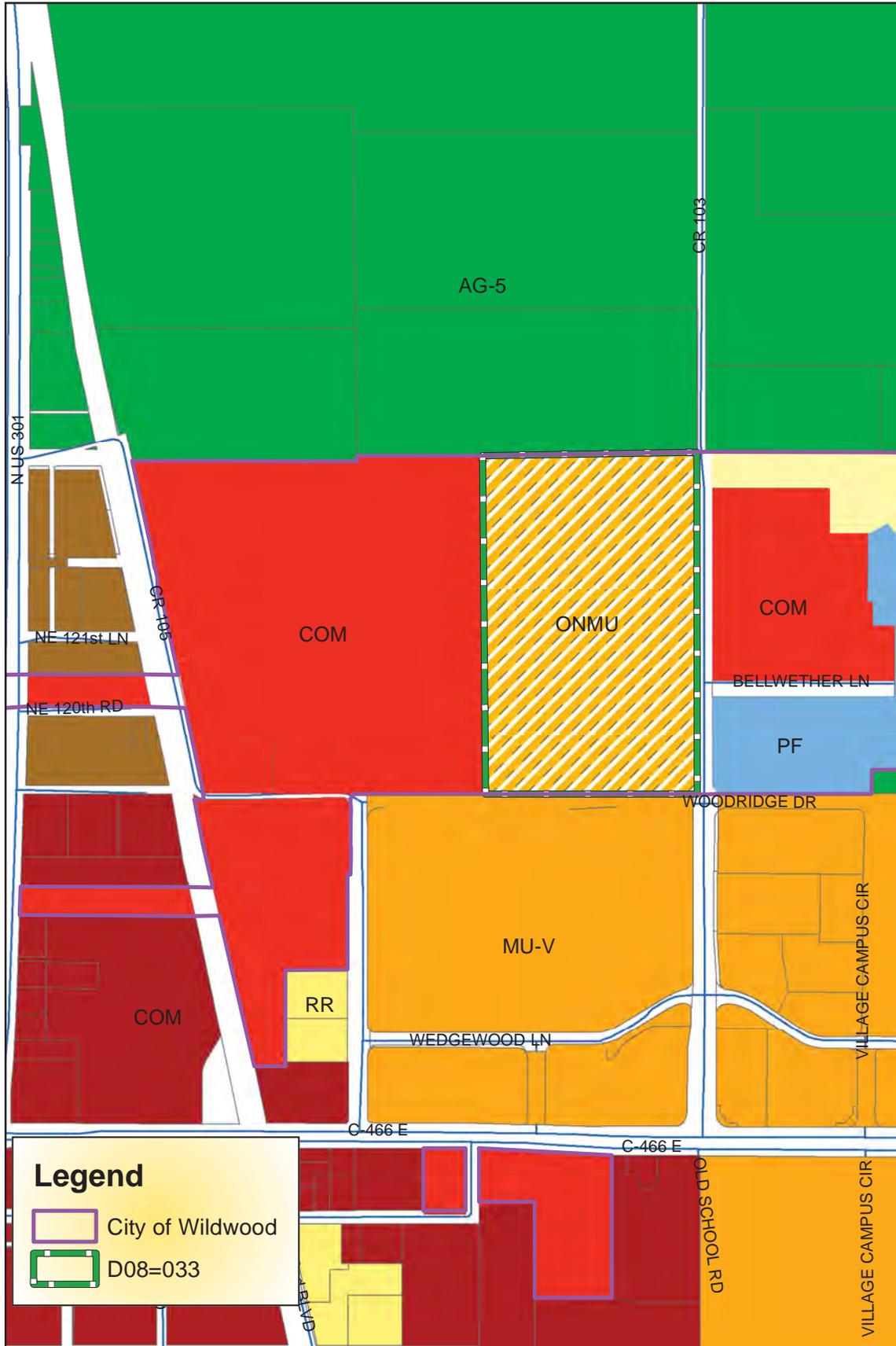


City of Wildwood
 100 North Main Street
 Wildwood, FL 34485
 Phone: (352) 330-1330
 www.wildwood-fl.gov



<p>D08=033 Elim Senior Care</p>	
<p>WILDWOOD, FLORIDA</p>	
<p>AUGUST 2014</p>	<p>LOCATION MAP</p>

I:\Terr\GIS\Maps\Existing & Proposed FLU\Existing.FLU - Elim Senior Care Housing.mxd - 8/15/2014 8:23:39 AM - toneal



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



0 Feet 240 480

D08=033 Elim Senior Care	
WILDWOOD, FLORIDA	
AUGUST 2014	EXISTING LAND USE

ORDINANCE NO. O2014-42

AN ORDINANCE OF THE CITY OF WILDWOOD FLORIDA;
PROPOSING A LARGE 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 land use amendment described as follows, to-wit:

Debra A. Smith Revocable Trust / Sandra L. Leatherman Revocable Trust
Elim Care, Inc.
A Portion of Parcel Number: D08=033
Containing 25.18 acres +/-

THAT LAND LYING IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8, RUN N00°02'08"W, ALONG THE EAST LINE THEREOF A DISTANCE OF 1,322.30 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID EAST LINE, N89°52'01"W, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 846.00 FEET TO THE EAST LINE OF LOT 3, LEATHERMAN SUBDIVISION, AS RECORDED IN PLAT BOOK 13, PAGE 24, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE AND ALONG SAID EAST LINE AND THE SOUTHERLY EXTENSION THEREOF, S00°02'08"E, 1,321.64 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8; THENCE DEPARTING SAID SOUTHERLY EXTENSION, S89°49'20"E, ALONG SAID SOUTH LINE A DISTANCE OF 846.00 FEET TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY FOR COUNTY ROAD 103 (CR 103)

This property is to be reclassified from City comprehensive plan category "Oxford Neighborhood Mixed Use" to City comprehensive plan category "Public Facilities."

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

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 is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. With the recommendations of the City Commission, the proposed land use amendment is hereby transmitted by the City Commission to the state land planning agency.

SECTION 3. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 4. 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 5. This Ordinance, if the amendment is not timely challenged, shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this Ordinance shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this Ordinance to be in compliance. No development orders, development permits, or land uses dependent upon this Ordinance may be issued or commenced before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this Ordinance may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

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

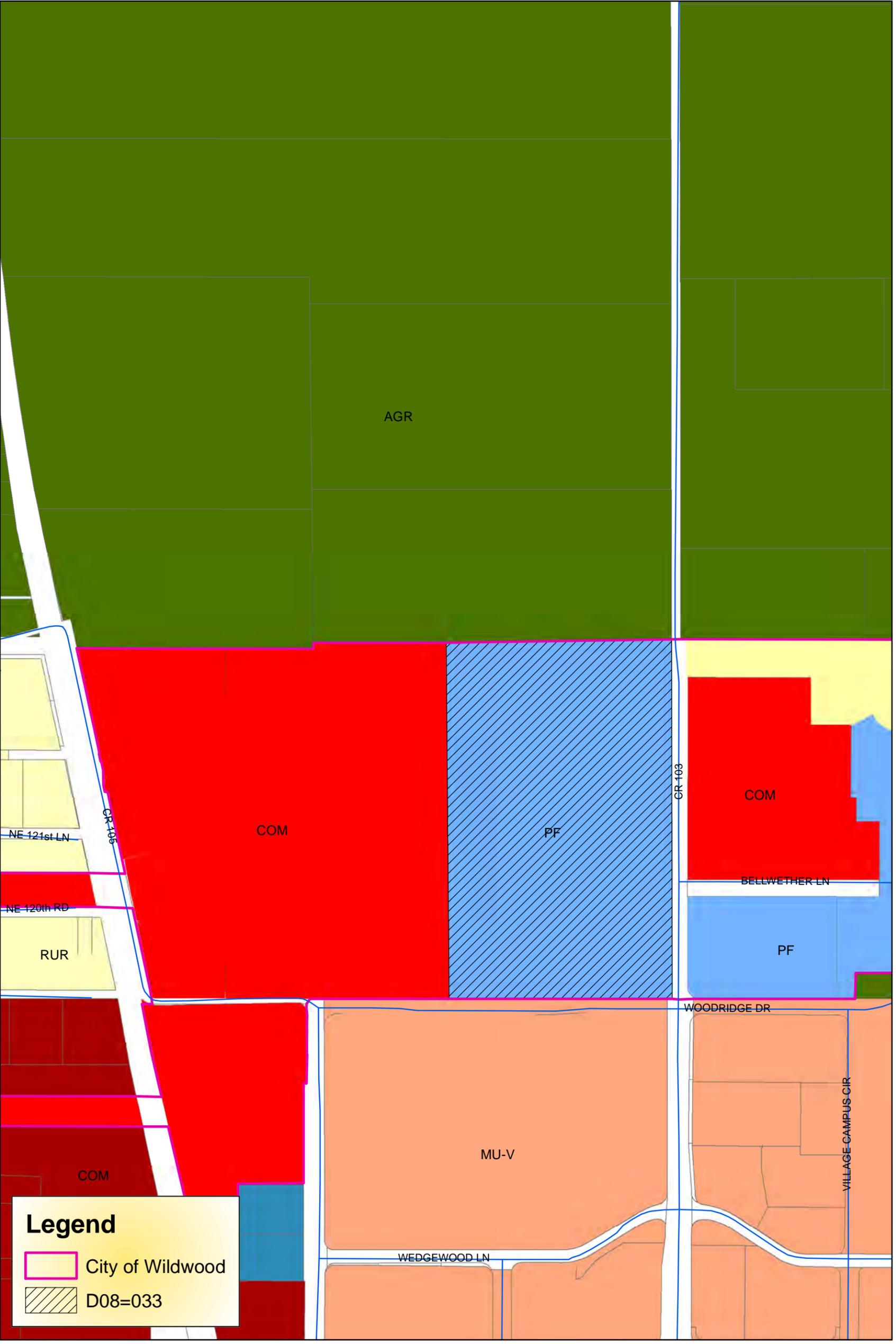
Ordinance O2014-42

“Exhibit A”

A portion of parcel D08=033 (Elim Senior Care Facility)

Proposed Future Land Use Map Designation

I:\Terr\GIS\Maps\Existing & Proposed Zoning\Proposed Land Use - Elim Senior Care Housing.mxd - 10/3/2014 4:39:37 PM - toneal

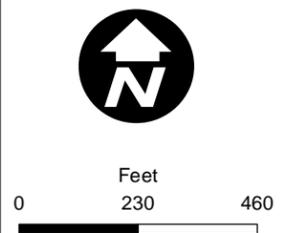


Legend

- City of Wildwood
- D08=033



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



D08=033
 Elim Senior Care Housing

WILDWOOD, FLORIDA

September 2014

Proposed Land Use