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Return to:
City of Wildwood
100 N. Main Street
Wildwood, FL 34785

ORDINANCE NO. O2024-17

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel C36-102
Jeremy Wayne Bernal
19.89 +/-

LEGAL DESCRIPTION:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 209 ACROSS THE EAST SIDE THEREOF.

This property is to be reclassified from A10C (Sumter County) to R-1 (City)

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

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

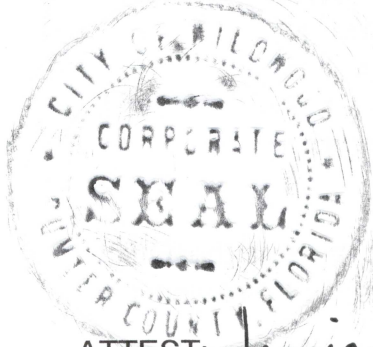
SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

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 All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

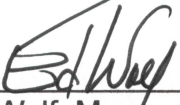
SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this 22nd day of April, 2024, by the City Commission of the City of Wildwood, Florida.



**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**



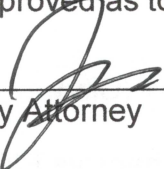
Ed Wolf, Mayor

ATTEST: 

Jessica Barnes, City Clerk

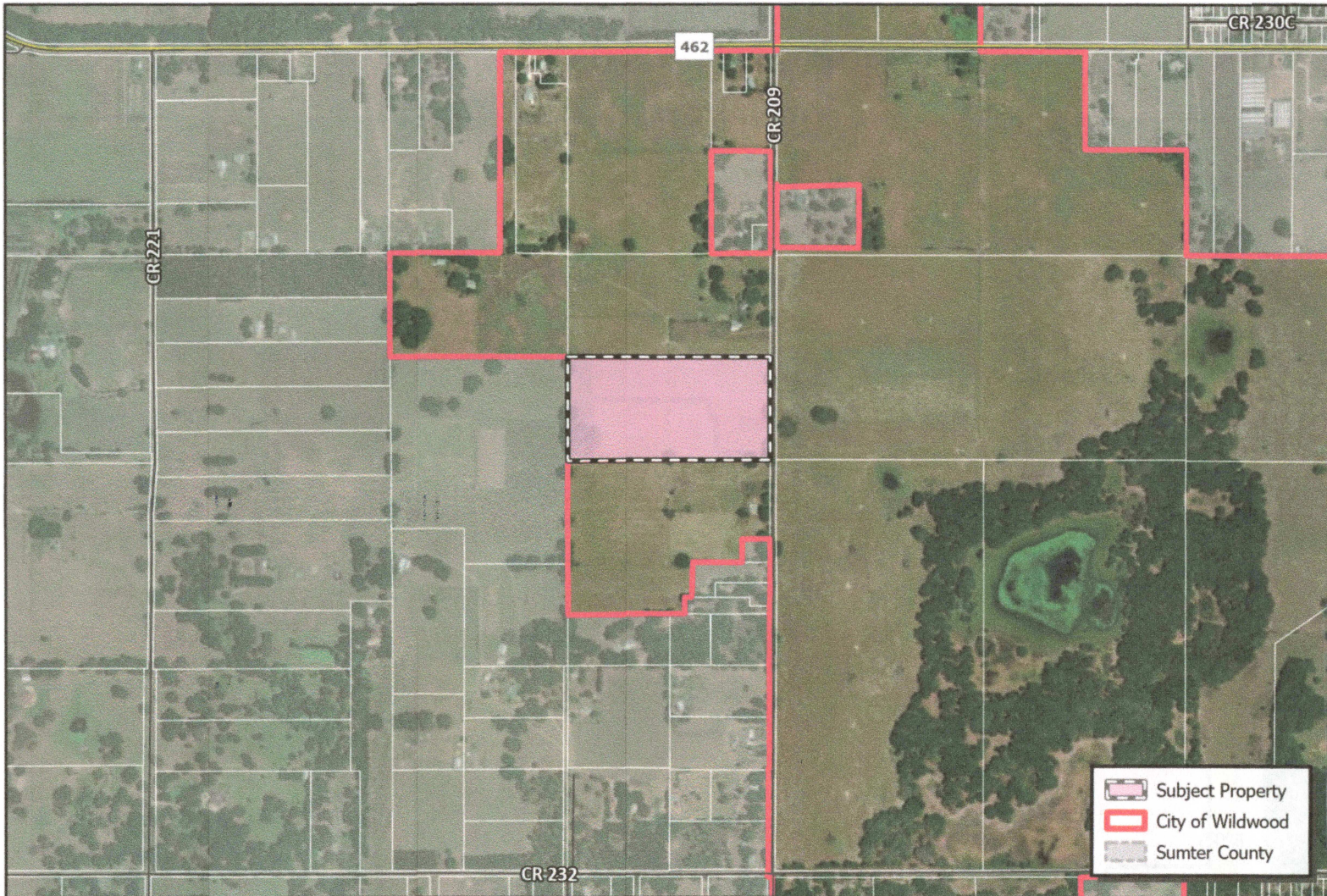
First Reading: 4/8/24

Second Reading: 4/22/24

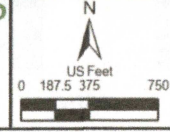
Approved as to form:


City Attorney

EXHIBIT A

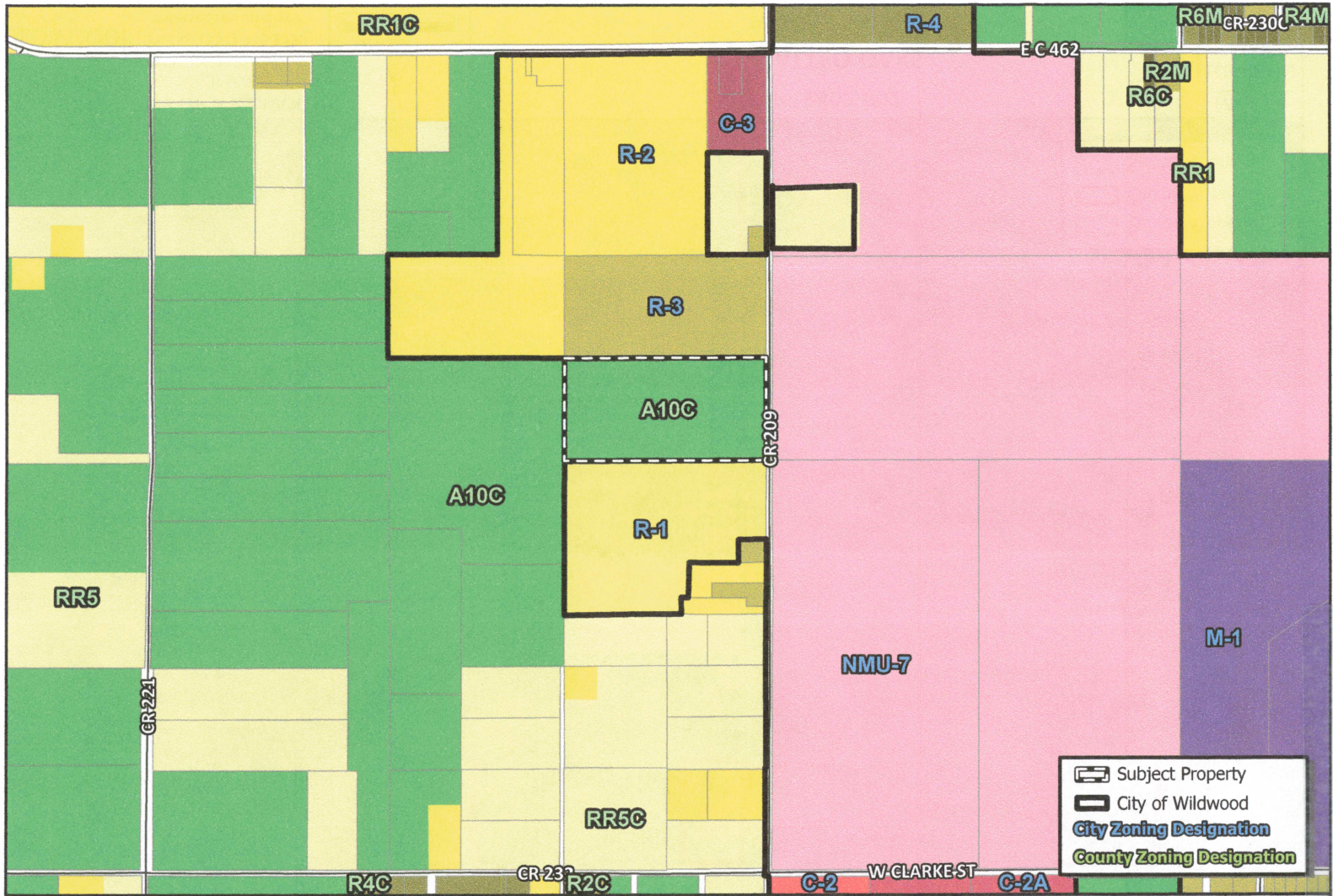


CITY OF WILDWOOD
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Phone: (352) 330-1330
www.wildwood-fl.gov



RZ 2402-002
MATTEO OAKS
PARCEL C36-102

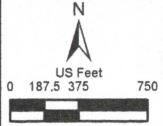
MAP 1B
LOCATION
MAP
FEB 2024



	Subject Property
	City of Wildwood
	City Zoning Designation
	County Zoning Designation

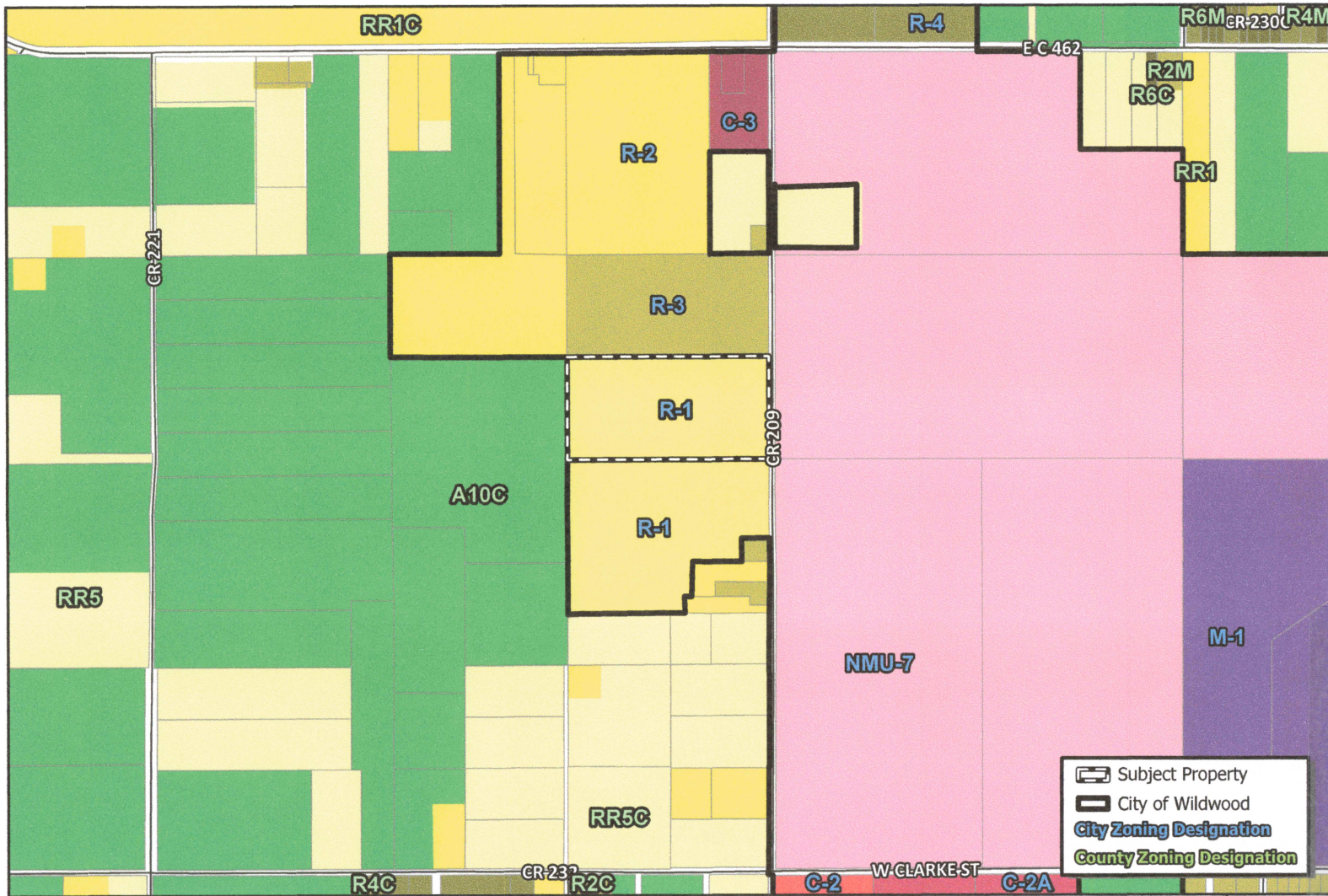


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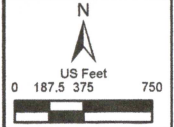


RZ 2402-002
MATTEO OAKS
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MAP 3A
 EXISTING ZONING
 FEB 2024



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RZ 2402-002
MATTEO OAKS
 PARCEL C36-102

MAP 3B
PROPOSED ZONING
 FEB 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-17

A Business Impact Estimate will not be provided in accordance with section 166.041(4), Florida Statutes. Based upon the box(es) that are checked below, the City of Wildwood is of the view that a business impact estimate is not required by Section 166.041(4)(c) of the Florida Statutes for the proposed ordinance. This Statement of Exemption from Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

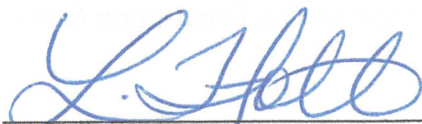
The case below was heard on Tuesday, April 2, 2024, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from A10C (Sumter County) to R-1 (City) for the parcel listed above on 19.89 acres MOL. The subject property is generally located at 8600 CR 209, Wildwood, FL 34785, approximately 0.35 miles south of the intersection of CR 209 and E C 462.

Case Number: RZ 2402-002
Applicant(s): Jeremy Wayne Bernal
Owner(s): Woodrow L. Clymer with Clymer Farner Barley
Parcel(s): C36-102

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2024-17 to the City Commission for final determination.

Dated: April 2, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood