

1.44-

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

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202460018965 Date: 05/15/2024 Time: 2:58PM
Page 1 of 5 B: 4648 P: 282 By: MC

ORDINANCE NO. O2024-8

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 D17-065
Evolve Wildwood Amenity, LLC
0.553 +/-

LEGAL DESCRIPTION:

THAT PORTION OF LANDS FROM OFFICIAL RECORDS BOOK 80, PAGE 639, BEING A PART OF LOTS 3 AND 4, PERRY PLAT, OXFORD, AS RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IN THE SOUTH 1/2 OF THE NORTHWEST 1/4, OF SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE 415 FEET EAST AND 50 FEET NORTH OF THE QUARTER CORNER ON THE WEST LINE OF SECTION 17, THENCE RUN NORTH 261 FEET, THENCE RUN EAST 165 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 185.2 FEET, THENCE RUN SOUTH 89 DEGREES 23'51" EAST 135 FEET, THENCE RUN SOUTH 185.2 FEET, THENCE RUN NORTH 89 DEGREES 23'51" WEST 135 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHT-OF-WAY FOR PERRY STREET AS SHOWN ON PERRY PLAT OF OXFORD.

This property is to be reclassified from Commercial (Sumter County) to R-5 (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 All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

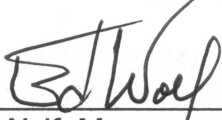
SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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**



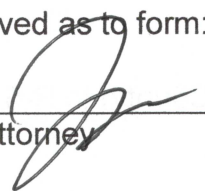
Ed Wolf, Mayor

ATTEST: 

Jessica Barnes, City Clerk

First Reading: 3/11/24




Second Reading: 4/22/24

Approved as to form:


City Attorney

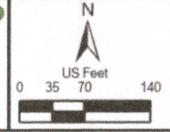
EXHIBIT A



-  Subject Property
-  City of Wildwood
-  Sumter County



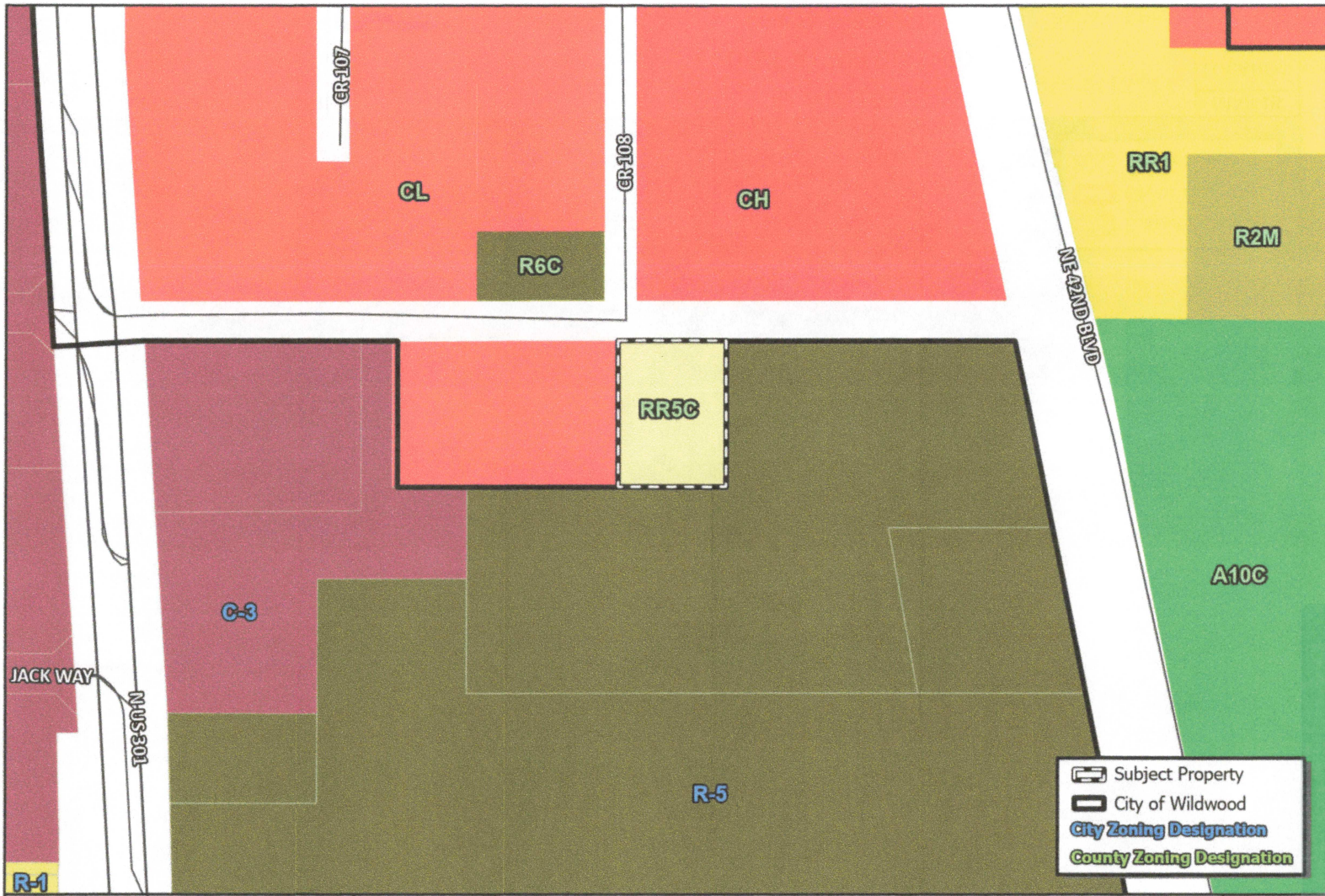
CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



RZ 2402-001
EVOLVE AT WILDWOOD
 PARCEL D17-065

MAP 1B
 LOCATION
 MAP
 FEB 2024

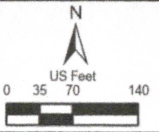
Gloria R. Hayward, Sumter County Clerk of Court
 Inst: 202460018965 Date: 05/15/2024 Time: 2:58PM
 Page 3 of 5 B: 4648 P: 284 By: MC



Subject Property
 City of Wildwood
 City Zoning Designation
 County Zoning Designation

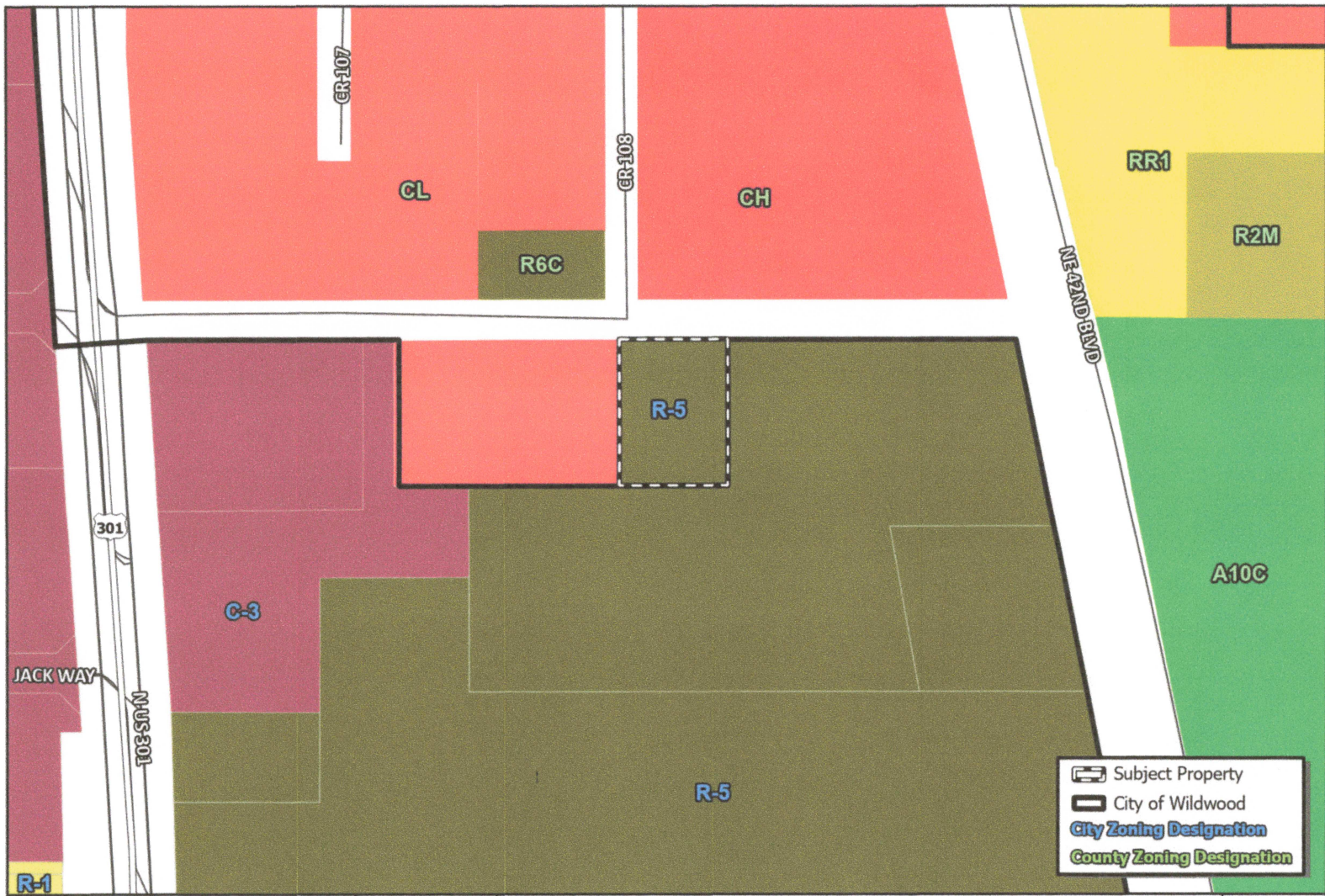


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

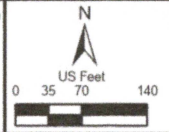


RZ 2402-001
EVOLVE AT WILDWOOD
 PARCEL D17-065

MAP 3A
 EXISTING ZONING
 FEB 2024



CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
 www.wildwood-fl.gov



RZ 2402-001
EVOLVE AT WILDWOOD
 PARCEL D17-065

MAP 3B
 PROPOSED
 ZONING
 FEB 2024

Statement of Exemption from Business Impact Estimate

Proposed ordinance's title/reference: O2024-8

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
as Local Planning Agency

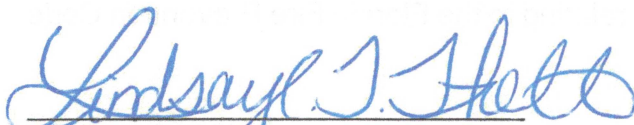
The case below was heard on Tuesday, March 5, 2024, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the Zoning district from commercial (Sumter County) to R-5 (City) for a parcel being 0.553 acres MOL. The subject property is generally located at 4117 CR 108, Wildwood, FL 34785, approximately 0.11 miles east of the intersection of N US Hwy 301 and CR 108.

Case Number: RZ 2402-001
Applicant(s): Evolve Companies, LLC
Owner(s): Evolve Wildwood Amenity, LLC
Parcel(s): D17-065

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 O2024-8 to the City Commission for final determination.

Dated: March 5, 2024



Lindsay C.T. Holt
Special Magistrate City of Wildwood