



**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY - CITY OF  
WILDWOOD**

**Special Magistrate – Lindsay C.T. Holt**

**Agenda**

**Regular Meeting**

**December 6, 2022 2:00 PM**

City Hall Commission Chamber

100 N Main Street

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Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

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F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

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**I. Call to Order**

**II. APPROVAL OF SUMMARY MINUTES**

1. **Planning and Zoning Board as Local Planning Agency/Special Magistrate  
- Regular Meeting 11/01/22 2:00PM**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

1. **CP 2209-001 VPSD #46  
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A**

**SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE  
ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN  
ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS  
AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR  
CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN  
EFFECTIVE DATE.**

**Parcel(s) G32-008 & G32-027**

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to PF – Public Facilities (City) for the parcels listed above on .99 acres MOL. This request is accompanied by rezoning request RZ 2209-001. **Staff Recommends Approval**

**V. ADJOURNMENT**

**December 6, 2022 2:00 PM**

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
November 1, 2022 2:00 PM  
CITY HALL COMMISSION CHAMBER

(meeting taped)

**I. Call to Order**

| <b>ATTENDANCE</b> | <b>TITLE</b>               | <b>STATUS</b> |
|-------------------|----------------------------|---------------|
| Lindsay C.T. Holt | Special Magistrate         | Present       |
| Terri O'Neal      | Development Review Manager | Present       |
| Amanda Bush       | City Planner II            | Present       |
| Shawn Raja        | City Planner I             | Present       |
| Susan Patterson   | City Clerk                 | Present       |
| Silas Daniels     | Technical Data Manager     | Present       |

Special Magistrate Holt brought the meeting to order, followed by the swearing-in of city staff and audience members.

**II. APPROVAL OF SUMMARY MINUTES**

1. Approval of Summary Minutes for Local Planning Agency/Special Magistrate Regular Meeting on October 4, 2022 at 2 PM

Special Magistrate Holt approved the summary of minutes from the October 4, 2022 meeting. No comments were offered or received.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Adopted</b>          |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. CP 2208-002 Twisted Oaks Multi-Family

Special Magistrate Holt read the title of CP 2208-002 Twisted Oaks Multi-Family. The applicant seeks a favorable recommendation from the Planning and Zoning Board acting as Local Planning Agency/Special Magistrate for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (City) to

High-Density Residential and Commercial (City) for the parcels D31-016, D31-002 & D31-003 on 19.15 acres residential MOL and 3.12 acres commercial MOL. No comments were offered or received.

|                  |                            |
|------------------|----------------------------|
| <b>RESULT:</b>   | <b>Recommends Approval</b> |
| <b>MOVER:</b>    | Special Magistrate Holt    |
| <b>SECONDER:</b> | None                       |
| <b>AYES:</b>     | Special Magistrate Holt    |

**V. ADJOURNMENT**

The meeting adjourned at 2:04 p.m. No comments were offered or received.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Adjourned</b>        |
| <b>MOVER:</b>    | Special Magistrate Holt |
| <b>SECONDER:</b> | None                    |
| <b>AYES:</b>     | Special Magistrate Holt |

PLANNING & ZONING BOARD AS LOCAL  
PLANNING AGENCY  
CITY OF WILDWOOD, FLORIDA

SEAL

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lindsay C.T. Holt,  
Special Magistrate  
City of Wildwood, Florida

# PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY OF THE CITY OF WILDWOOD

## EXECUTIVE SUMMARY

**SUBJECT:** CP 2209-001 VPSD #46

**REQUESTED ACTION:** Staff Recommends Approval

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                          |                                               |
|--------------------------|-----------------------------------------------|
| <b>Case #</b>            | CP 2209-001 VPSD #46                          |
| <b>Ordinance #</b>       | O2022-90                                      |
| <b>Applicant</b>         | Village Center Community Development District |
| <b>Owner</b>             | Village Center Community Development District |
| <b>Property Location</b> | Located along CR 509 and Warm Springs Ave     |
| <b>Parcel Number(s)</b>  | G32-008 & G32-027                             |
| <b>Date</b>              | 11/22/2022                                    |

The applicant seeks favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to PF – Public Facilities (City) for the parcels listed above on .99 acres MOL. This request is accompanied by rezoning request RZ 2209-001.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

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

The applicant is seeking to change the current FLU in accordance with Policy 1.1.1.c. for the above-mentioned parcels. With the intention of developing a semi-public facility, specifically a Villages Fire Safety station on the subject property. Justification has been presented to the city to support the proposed development, with the applicant focused on supporting the needs of the surrounding community. In accordance with Policies 1.2.8.k., and 1.2.8.m., the proposed amendment will cultivate safer neighborhoods, while also maximizing the use of public facilities and services. Under FLU policy 1.2.7, the proposed future land use of the stated parcels is consistent with the existing FLUM.

**(2) The proposed amendment is not inconsistent with the goals, objectives and policies**

**of the comprehensive plan:**

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Public Facilities (PF) Future Land Use designation within the 2050 Comprehensive Plan is intended to accommodate public/semi-public uses, which is stated under FLU Policy 1.1.1.c. Under Policy 1.2.3 the city shall extend public facilities only to existing and proposed land uses within the city which require and demand them. While Policy 1.2.4 states that public facilities shall be coordinated through the Concurrency Management System (CMS) to ensure consistency with availability of public infrastructure, utilities, and service. The proposed plan covers both as the proposed fire station would cover the fire protection needs of surrounding residential and mixed-use developments, while minimizing city resource usage. The introduction of a public facility on the proposed parcels would also help conform with Policy 1.2.8.a. by contributing to a mix of land uses, compatible with the existing communities and supported by local infrastructure, services, and utilities through the Villages community development district (CDD). Thus, the proposed amendment is not inconsistent with the FLUM and conforms with the 2050 Comprehensive Plan as it currently exists.

**(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 addition of Public Facilities (PF) in this location would conform with Objective 1.2 of the Comprehensive Plan and would fit with the surrounding future land uses, as the proposed development is compact and efficient in its design and utility. The proposed project also strongly supports policy 1.2.3. as it provides a much-needed public service to the surrounding area. The proposed development doesn't directly combat urban sprawl, but it doesn't add to it and constitutes a needed public service/good that is needed for the safety of the surrounding communities.

**(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. Environmental and ecological assessments were conducted by Breedlove Dennis & Associates, Inc. in November of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property. Nor did a census carried out in accordance with the Florida Fish & Wildlife Conservation Commission (FWC) guidelines reveal documented evidence of such species within the vicinity.

**(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.**

**Transportation:** Access to the site is proposed via two access points, one on Warm Springs Avenue's east-bound lane, and the other west of CR 509. The proposed Future Land Use change to PF is estimated to generate an estimated 57 weekday daily trips, with 8 AM peak hour trips, and 4 projected trips to occur during the PM peak hour. A full traffic impact analysis will need to be conducted for the site plan and approved by Sumter County.

**Potable Water & Sewer:** The subject parcels are not located within a demand service area according to the 2019 Utility Master Plan. However, city water and sewer are not needed for the subject property. The applicant/owner will connect with the Villages utility services provided by Gibson Place Utilities (GPU) which will be providing both water and sanitary

sewer service.

**Schools:** The development is not projected to add any students to Wildwood Schools as it is a non-residential development.

Staff **recommends approval and a favorable recommendation of Ordinance Number 02022-90** be forwarded to the City Commission for further action.

A handwritten signature in black ink that reads "Shaun Raja". The signature is written in a cursive, flowing style.

Shaun Raja,  
Planner I, Development Services

**ORDINANCE NO. O2022-90**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; 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 local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

**Parcel(s) G32-008 &G32-027**  
**Village Center Community Development District (Owner)**  
**0.99 Acres +/-**

**LEGAL DESCRIPTION:**

**PARCEL 1:**

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "D" OF VILLAGE OF FENNEY BOUGAINVILLEA VILLAS AS RECORDED IN PLAT BOOK 16, PAGES 11 & 11A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH RIGHT OF WAY OF COUNTY ROAD 468 /WARM SPRINGS AVENUE (HAVING A 113 FOOT WIDTH), S.89°42'01"E., 210.00 FEET TO THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 258 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°28'58"W., 37.91 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S.22°40'28"W., 102.69 FEET TO THE SOUTH BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 258; THENCE ALONG SAID SOUTH BOUNDARY, N.89°39'18"W., 171.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH

BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°23'26"E., 132.73 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4, SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN NORTH 357 FEET TO POINT OF BEGINNING, CONTINUE NORTH 100 FEET, EAST 171 FEET, SOUTH 100 FEET, WEST 171 FEET TO POINT OF BEGINNING, SAID LAND SITUATE AND LYING IN SUMTER COUNTY, FLORIDA.

**THE ABOVE PARCEL CONTAINS 0.99 ACRES MORE OR LESS.**

**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 the City 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 31 days after its final reading by the City Commission of the City of Wildwood.

**DONE AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2022, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION**  
**CITY OF WILDWOOD, FLORIDA**

\_\_\_\_\_  
Ed Wolf, Mayor

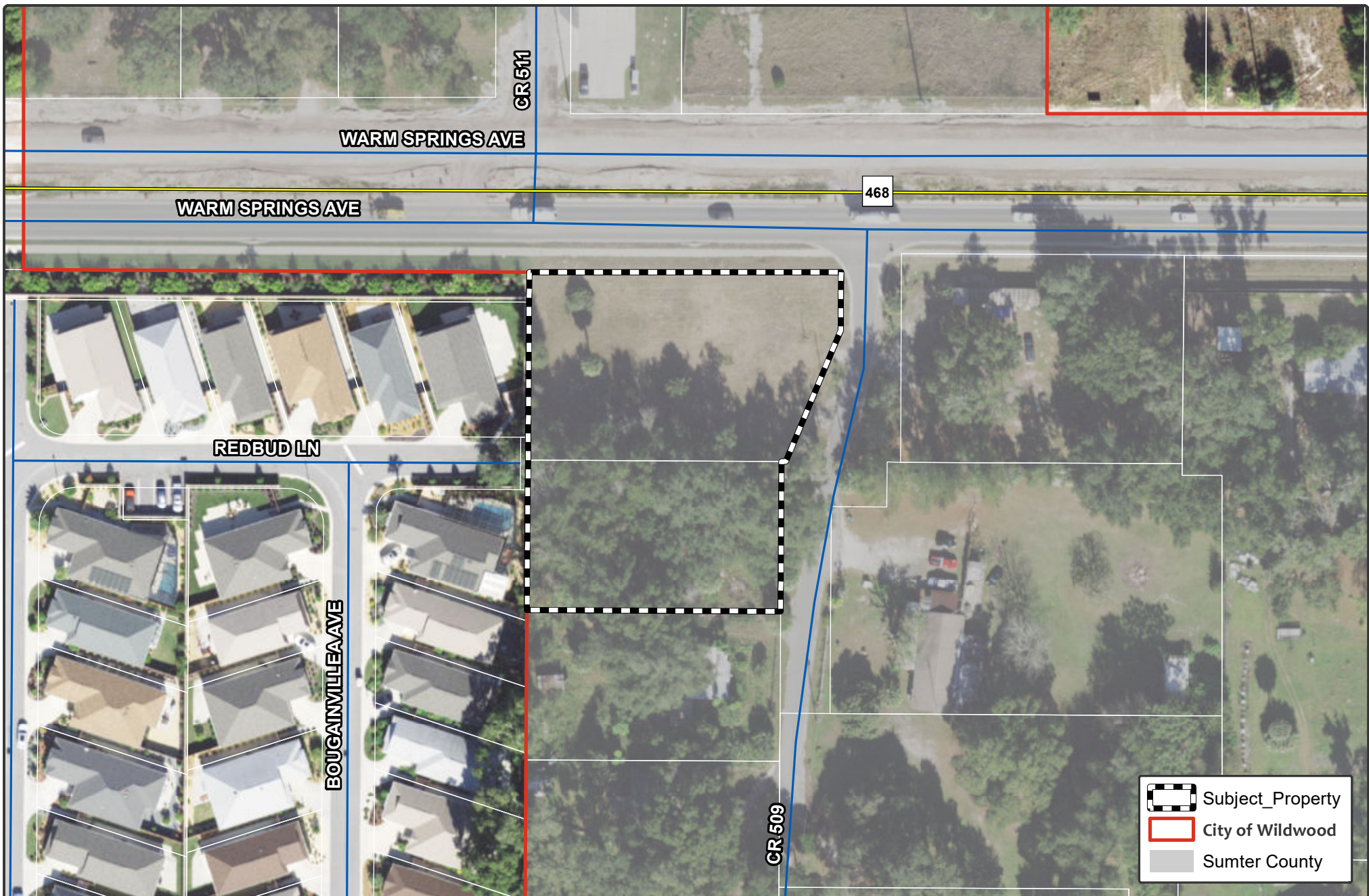
ATTEST: \_\_\_\_\_  
Susan Patterson, City Clerk

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

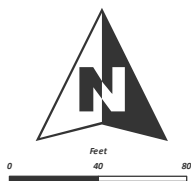
Approved as to form:

\_\_\_\_\_  
City Attorney



**CITY OF  
WILDWOOD**

100 North Main Street  
Wildwood, FL 34785  
Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



**CP 2209-001 / RZ 2209-001**

**VPD No. 46**

**PARCELS G32-008 & G32-027**

**MAP 1B**

**LOCATION  
MAP**

**NOVEMBER  
2022**

