



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

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

**Agenda  
Regular Meeting  
December 3, 2024 2:00 PM  
City Hall Commission Chamber  
100 N Main Street**

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Persons with disabilities or language barriers needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 103, forty-eight (48) hours in advance of the meeting.

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F.S.S. 286.0105 - 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 & Zoning Board/Special Magistrate as Local Agency  
Regular Meeting November 05, 2024, at 2:00 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

1. **CP 2410-003 Floeter House  
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 G27B010**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.182 acres MOL. This request is accompanied by a rezoning request RZ 2410-003. **Staff recommends approval.**

**V. ADJOURNMENT**

**December 3, 2024 2:00 PM**

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY  
CITY OF WILDWOOD, FLORIDA  
REGULAR MEETING  
November 5, 2024 2:00 PM  
CITY HALL COMMISSION CHAMBER

(meeting taped)

**I. Call to Order**

| Attendee Name     | Title                                   | Status  |
|-------------------|-----------------------------------------|---------|
| Lindsay C.T. Holt | Special Magistrate                      | Present |
| Wendy Then        | Assistant Development Services Director | Present |
| Amanda Bondi      | Planner                                 | Present |
| McKenna Page      | Planner                                 | Present |
| Alexandra Lammers | Planner                                 | Present |
| Jessica Barnes    | City Clerk                              | Present |

Special Magistrate Holt brought the meeting to order at 2 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

**II. APPROVAL OF SUMMARY MINUTES**

1. Planning & Zoning Board/Special Magistrate as Local Planning Agency  
Regular Meeting October 01, 2024, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 1, 2024, meeting.

|                  |                         |
|------------------|-------------------------|
| <b>RESULT:</b>   | <b>Approved</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 2409-001 Indian Oaks Self Storage

Special Magistrate Holt read aloud the title of CP 2409-001 Indian Oaks Self Storage. The item was presented by Planner Lammers. The applicant, LPG Urban and Regional Planners, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan

Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Commercial (City) for parcel K09A020 on 10.02 acres MOL. Lammers noted that due to capacity issues for wastewater serviceability within the City of Wildwood, the subject property would utilize an onsite septic system for wastewater. Mike Rankin with LPG was present at the hearing representing the project. 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    |

2. CP 2410-001 Greatest American Hero

Special Magistrate Holt read aloud the title of CP 2410-001 Greatest American Hero. The item was presented by Planner Page. The applicant, Joseph Martelli, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agricultural (Sumter County) to Low Density Residential (City) for parcel D19-067 on 5 acres MOL. Special Magistrate Holt noted that two letters were received for the project - one in support from Cindy Repetto and one not in support from Daniel and Georgia Turlington. The owner/applicant was present but did not wish to be heard. 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**

With no further business to attend to, the meeting was adjourned at 2:11 p.m.

|                  |                         |
|------------------|-------------------------|
| <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 2410-003 Floeter House

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Case Number       | CP 2410-003 Floeter House                                                                                                         |
| Ordinance Number  | O2024-81                                                                                                                          |
| Owner(s)          | Matthew R. Floeter                                                                                                                |
| Applicant         | Aqua Cops Inc.                                                                                                                    |
| Property Location | The subject property is generally located 0.02 miles north of Forest Blvd, to the northeast of Gator Ct. Located at 102 Gator Ct. |
| Parcel(s)         | G27B010                                                                                                                           |
| Date              | November 21, 2024                                                                                                                 |

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.182 acres MOL. This request is accompanied by a rezoning request RZ 2410-003 (O2024-82).

**ANALYSIS:**

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

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

The applicant has submitted an application to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (Sumter County) to Mobile Home Park (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.a. The proposed land use amendment would allow for the construction of a new single-family home, on 0.182 acres MOL. Policy 1.1.1a is intended to support a mix of agricultural and residential uses.

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

**policies of the comprehensive plan;**

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Rural Residential (Sumter County) to Mobile Home Park (City). Policy 1.1.1.a. supports the proposed land use change, intended to accommodate a mix of agricultural and residential uses. The maximum intensity is 0.3 Floor Area Ratio (FAR) or the Maximum Lot Coverage is 50%, whichever number is less. The maximum FAR for the development is 7,928 square feet and the applicant is proposing a 1,657 square-foot single-family house, which meets the criteria of the proposed land use.

**(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;**

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located along Gator Court. Utilities are available on the east side of Gator Court. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years.” As the existing mix of land use designations are mainly High Density Residential with Mobile Home Housing (R6M) and General Agricultural with Conventional Housing (A10C), an addition of Mobile Home Park (MHP) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by maximizing existing space for compact development, providing a wider, more efficient land use in the area. (Urban sprawl)

**(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;**

The applicant finds the proposed amendment will not have an adverse effect on environmentally sensitive systems. This property has been properly maintained and has not been abandoned.

**(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:** The property has access off Gator Court. A traffic impact analysis (TIA) exemption was accepted by Sumter County’s Public Works Department on November 5, 2024, for the erection of one (1) single family dwelling unit.

**Potable Water & Sewer:** City water and sewer are available to the subject property. The applicant/owner will work with City utilities at the construction plan stage to connect to City water and sewer.

**Schools:** The Lot is located within the Continental County Club, which is considered an age-restricted, 55+ community. Therefore, there is no expectation of generation of school-aged children for this development.

The applicant seeks a favorable recommendation of Ordinance Number O2024-81 to be forwarded to the City Commission for further action.

A handwritten signature in cursive script, reading "Alexandra".

Alexandra Lammers  
Planner I, Development Services

**ORDINANCE NO. O2024-81**

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:

**Parcels G27B010**  
**Matthew R. Floeter**  
**Acres 0.182+/-**

**LEGAL DESCRIPTION:**

102 Gator court., Wildwood, Sumter County Florida 34785

Lot 10, Timberwoods Estates, Phase III, a Replat of Timberwoods Estates, according to the plat thereof, as recorded in Plat Book 5, Page(s) 48, of the Public Records of Sumter County, Florida.

This property is to be reclassified from Rural Residential (Sumter County) to Mobile Home Park (City).

**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 \_\_\_\_\_, 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: \_\_\_\_\_

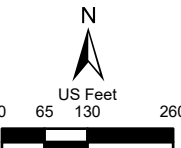
Second Reading: \_\_\_\_\_

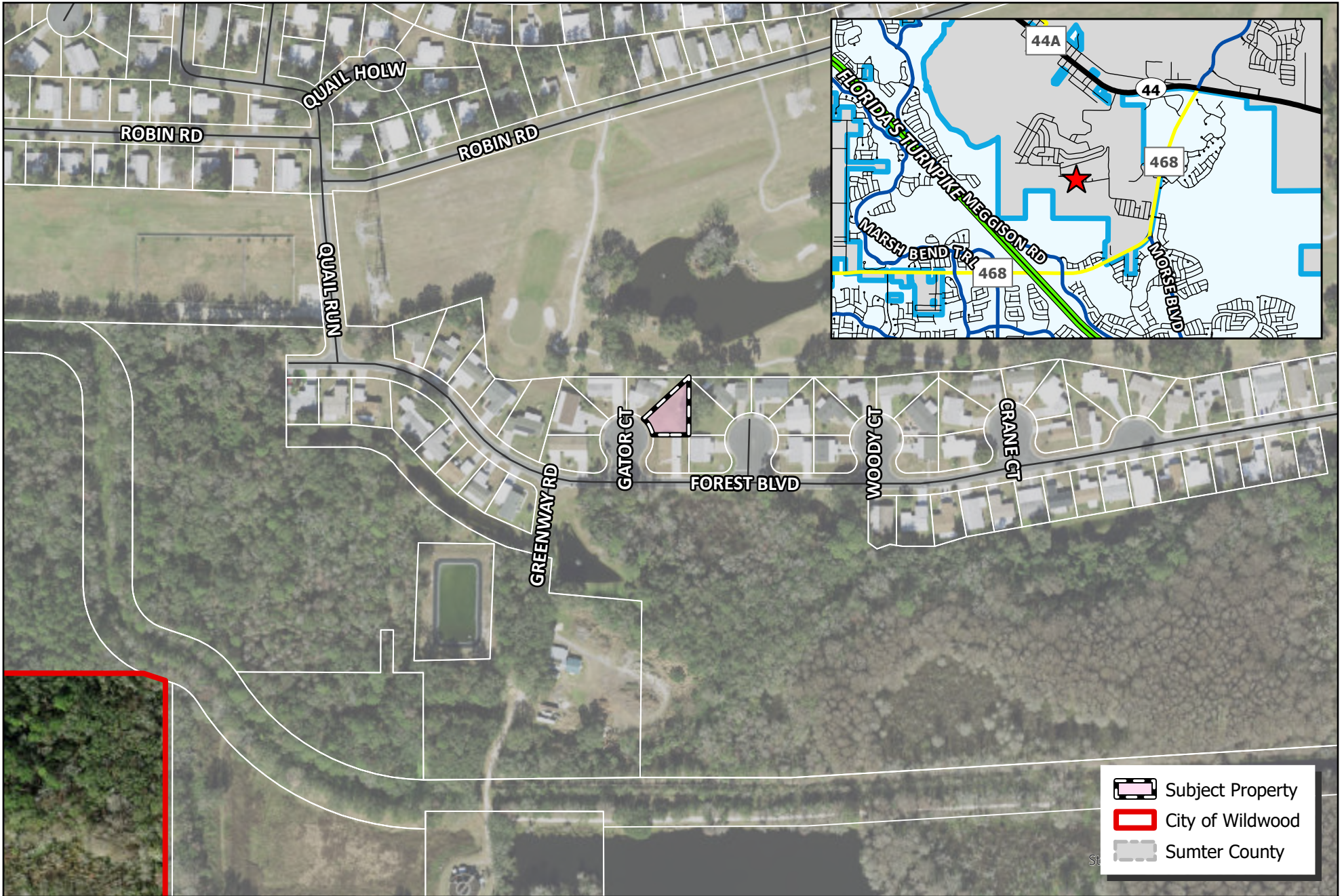
Approved as to form:

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

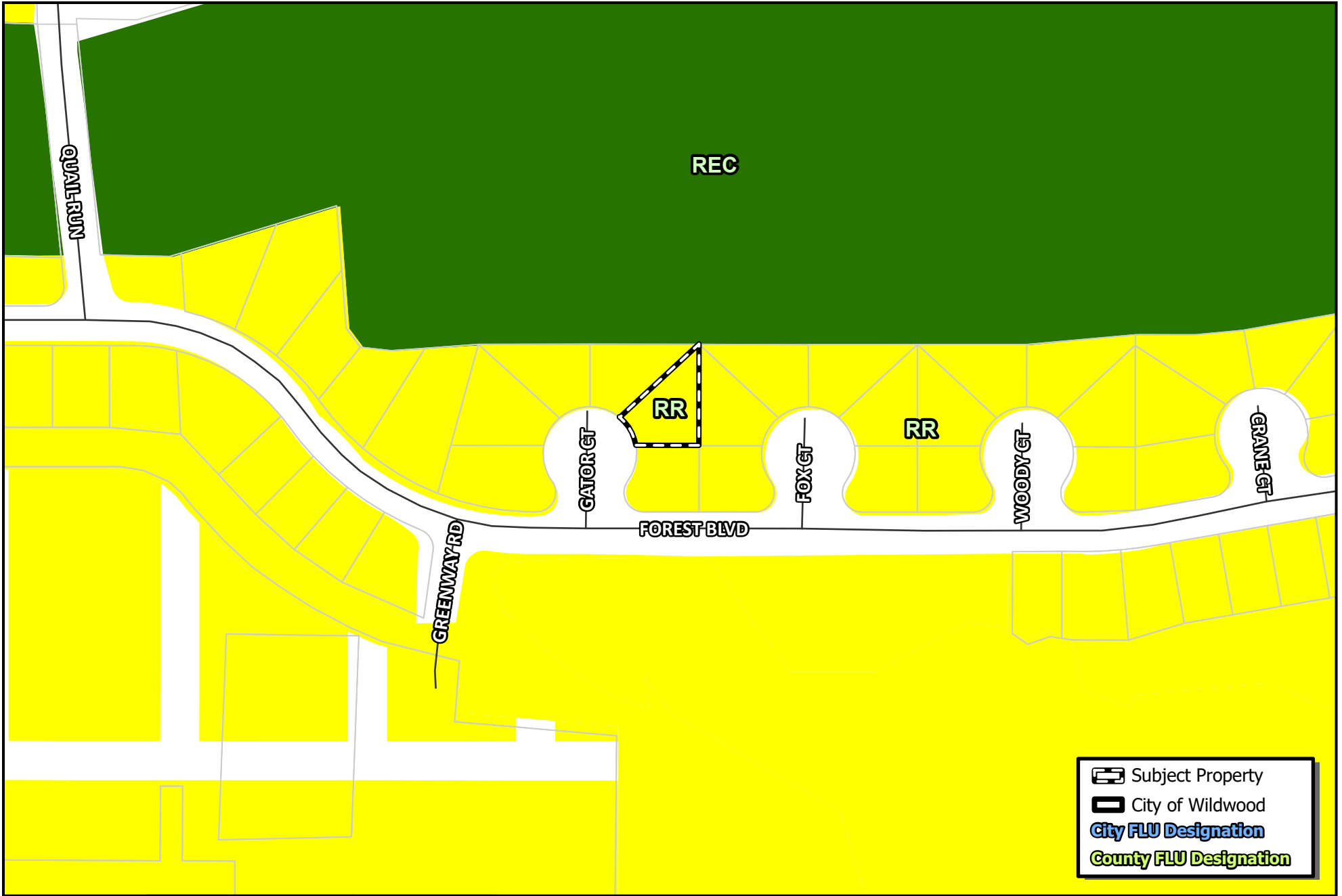
# EXHIBIT A

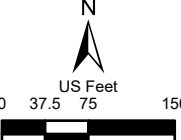


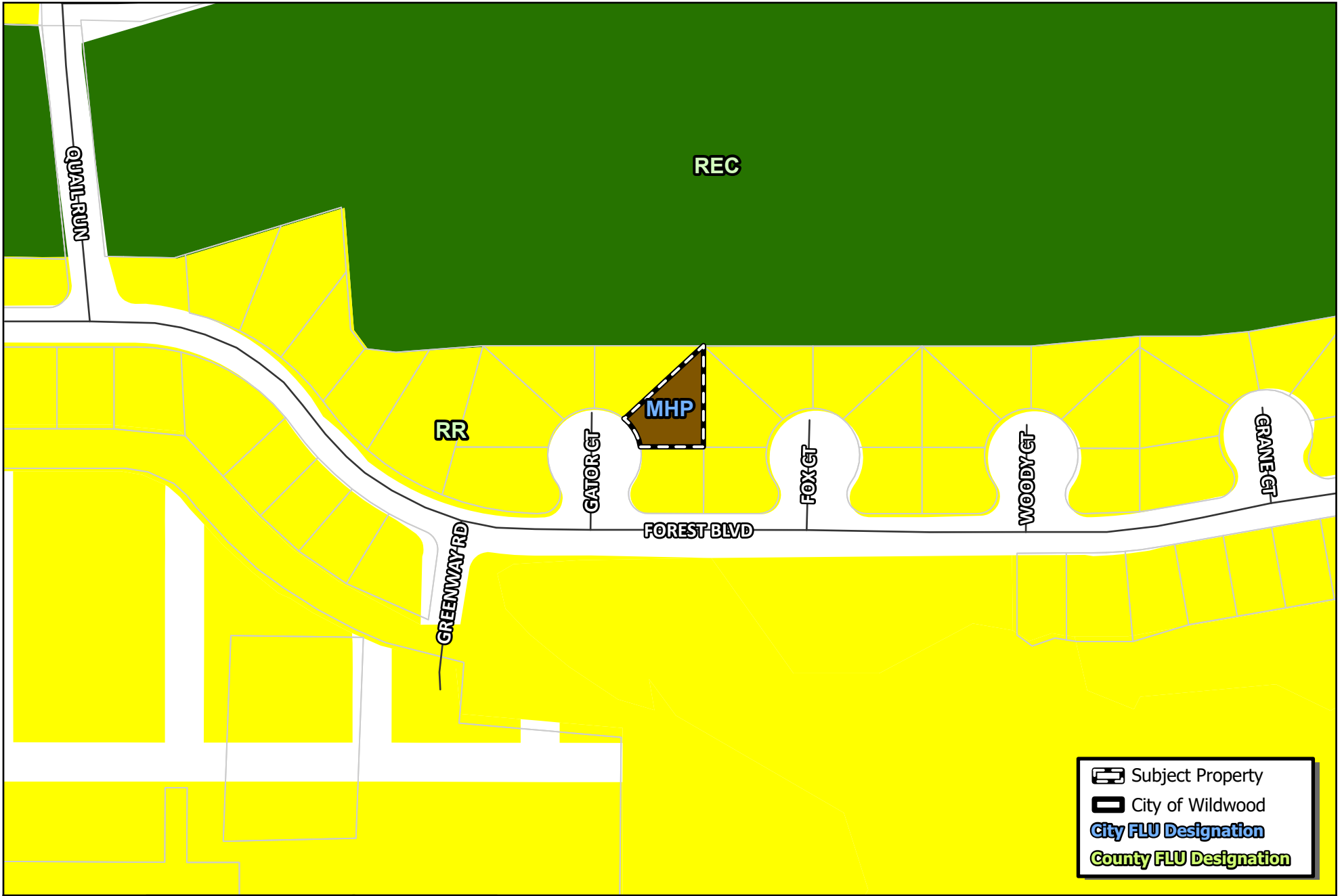
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|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------|--|-------------------------------------------------------------------|
| <br><b>WILDWOOD</b><br>FLORIDA | <b>CITY OF WILDWOOD</b><br>100 North Main Street<br>Wildwood, FL 34785<br>Phone: (352) 330-1330<br><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a> |  | CP 2410-003<br><b>FLOETER HOUSE</b><br>PARCEL G27B010 |  | <b>MAP 1A</b><br><b>LOCATION</b><br><b>MAP</b><br><b>NOV 2024</b> |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------|--|-------------------------------------------------------------------|



|                                                                                    |                                                                                                                                                                 |                                                                                     |                                                       |  |                                                                   |
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|  | <b>CITY OF WILDWOOD</b><br>100 North Main Street<br>Wildwood, FL 34785<br>Phone: (352) 330-1330<br><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a> |  | CP 2410-003<br><b>FLOETER HOUSE</b><br>PARCEL G27B010 |  | <b>MAP 1B</b><br><b>LOCATION</b><br><b>MAP</b><br><b>NOV 2024</b> |
|                                                                                    |                                                                                                                                                                 |                                                                                     |                                                       |  |                                                                   |
|                                                                                    |                                                                                                                                                                 |                                                                                     |                                                       |  |                                                                   |



|                                                                                                                   |                                                                                                                                                                 |                                                                                     |                                                       |                                                              |
|-------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------|
| <br><b>WILDWOOD</b><br>FLORIDA | <b>CITY OF WILDWOOD</b><br>100 North Main Street<br>Wildwood, FL 34785<br>Phone: (352) 330-1330<br><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a> |  | CP 2410-003<br><b>FLOETER HOUSE</b><br>PARCEL G27B010 | <b>MAP 2A</b><br><b>EXISTING LAND USE</b><br><b>NOV 2024</b> |
|                                                                                                                   |                                                                                                                                                                 |                                                                                     |                                                       |                                                              |
|                                                                                                                   |                                                                                                                                                                 |                                                                                     |                                                       |                                                              |



|                                                                                                                        |                                                                                                                                                                            |                                                                                                                                  |                                                                      |                                                                                 |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------|
|  <p><b>WILDWOOD</b><br/>FLORIDA</p> | <p><b>CITY OF WILDWOOD</b><br/>100 North Main Street<br/>Wildwood, FL 34785<br/>Phone: (352) 330-1330<br/><a href="http://www.wildwood-fl.gov">www.wildwood-fl.gov</a></p> | <p>N</p> <p>US Feet</p> <p>0 37.5 75 150</p>  | <p>CP 2410-003</p> <p><b>FLOETER HOUSE</b></p> <p>PARCEL G27B010</p> | <p><b>MAP 2B</b></p> <p><b>PROPOSED<br/>LAND USE</b></p> <p><b>NOV 2024</b></p> |
|------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|---------------------------------------------------------------------------------|



## **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: O2024-81

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law<sup>1</sup> for the proposed ordinance. This 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.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

Print

Sumter County Traffic Impact Analysis (TIA) - Submission #1273581

Date Submitted: 11/1/2024

|             |            |                          |
|-------------|------------|--------------------------|
| First Name* | Last Name* | Email Address*           |
| Alexandra   | Lammers    | alammers@wildwood-fl.gov |

Name of Project:\*

Floeter House

|            |                |
|------------|----------------|
| Phone*     | Parcel Number* |
| 3524591676 | G27B010        |

**Sumter County Traffic Impact Analysis (TIA)**  
In accordance with the Interlocal Service Boundary and Joint Planning Agreement between the City of Bushnell, City of Center Hill, City of Coleman, City of Webster, and the City of Wildwood, within the municipal service area, the Cities and County agree that County will review all traffic impact studies for development accessing the City or County road networks.

Sumter County Traffic Impact Analysis (TIA) exemption approval:

### **Purpose and Applicability**

The purpose of the TIA is to identify the potential traffic impacts of new development on the transportation system and to develop mitigation strategies to offset those impacts according to the methodologies and provisions as described herein. These guidelines apply to all new development within Sumter County, including its municipalities, submitting building and site plans for review. The TIA requirement applies to previously approved developments that are over five years old, changing land uses within the site plan, or extending the build-out date from a previously approved TIA. Unless otherwise required by the County Administrator or designee, a TIA, as it relates to a substandard roadway section, shall not be required for any single development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE). The following thresholds will determine the level of study that will need to be performed depending on the number of trips a development produces:

1. Applicants proposing developments that generate 50 but less than or equal to 1,000 average daily trips (ADT), according to the ITE Trip Generation Manual, current edition, must perform a Minor TIA.
2. A Major TIA shall be required for all proposed developments generating more than 1,000 ADT, as per the ITE Trip Generation Manual, current edition..

For purposes of this section, a "single development" shall include any development, parcel of land, lot, and tract, and contiguous or nearby developments, parcels, lots, or tracts that are:

1. Developed by the same or a related development or landowner;
2. Developed as part of the same zoning plan, preliminary plan, preliminary site plan, plat, or other unified or common plan of development.

These guidelines are in addition to the requirements of the access management regulations. In the event of any conflict between these guidelines and such regulations, the more stringent requirements shall apply.

### **Methodology Statement**

Before conducting a Major TIA, a methodology statement shall be prepared by the applicant, the applicant's representative, or the applicant's engineer/consultant and submitted for review and approval by the County. Before conducting a Minor TIA, the applicant, the applicant's representative, or the applicant's engineer/consultant shall seek confirmation from County staff on the need for a methodology statement. The purpose of the methodology statement is to establish agreed-upon methodologies and assumptions before the start of the TIA. A methodology statement shall be prepared using the guidelines provided in the following paragraphs. The methodology statement will be first reviewed by County staff, if necessary, through a methodology meeting with the applicant and or the applicant's consultant. The applicant's consultant will then revise the statement based upon agreed-upon methodologies. The applicant shall ensure the consultant does not prepare a TIA without a methodology statement approved by the appropriate County representative.

### **Sumter County 2023 County Annual Traffic Reports Summary Table**

[Click here to view the table.](#)

### **Exemption**

C.2 TIA Exemption.docx

Applicants can submit an exemption due to a development generating less than 50 average daily trips, as per the Trip Generation Manual, latest edition, as published by the Institute of Transportation Engineers (ITE).

**Please submit your Methodology Statement** No file chosen**Please submit your TIA** No file chosen**Date of Methodology  
Acceptance by County****Applicable Jurisdiction**

Please check the applicable Jurisdiction:

- ☐ City of Bushnell
- ☐ City of Center Hill
- ☐ City of Coleman
- ☒ City of Wildwood
- ☐ Unincorporated Sumter County

**Link**[FDOT Systems Implementation Office](#)**Link**[FDOT Roadway Design - Florida Greenbook](#)**Link**[Lake-Sumter MPO](#)**Link**[FDOT Traffic Information](#)

The City of Wildwood is requesting an exemption from a transportation impact analysis for the owner Matthew Floeter and applicant Austin Floeter for one (1) single-family detached home (ITE Code 210) on parcel G27B010 on 0.182 acres, more or less for personal use.

The proposed zoning is Mobile Home Park (MHP) with a maximum allowable use of 10 units per acre or 1.82 dwelling units.