



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
February 4, 2025 2:00 PM
City Hall Commission Chamber
100 N Main Street**

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.

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.

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Board/Special Magistrate as Local Agency
Regular Meeting January 07, 2025, at 2:00 PM**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. CP 2412-001 HEU Wildwood
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.**

Parcels G16A002, G16A008, G16A011, & G16DA003

The applicant is seeking a 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 Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) for parcels G16A002, G16A008, G16A011, & G16DA003 on a total of 0.59 acres MOL. This request is accompanied by a rezoning request RZ 2412-001 (O2025-2). **Staff recommends approval.**

V. ADJOURNMENT

February 4, 2025 2:00 PM

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

EXECUTIVE SUMMARY

**SUBJECT: Planning & Zoning Board/Special Magistrate as Local Agency
Regular Meeting January 07, 2025, at 2:00 PM**

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
January 7, 2025 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
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	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 Agency
Regular Meeting December 03, 2024, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the December 3, 2024, meeting.

RESULT:	Approved
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2410-002 Kylie

Special Magistrate Holt read aloud the title of CP 2410-002 Kylie. The item was presented by Planner Bondi. The applicant sought a 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 Rural

Residential (Sumter County) to Residential Mixed Use (City) for parcel G05-258 on 4.82 acres MOL. The owner/applicant was not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. CP 2410-004 Oxford Professional Plaza

Special Magistrate Holt read aloud the title of CP 2410-004 Oxford Professional Plaza. The item was presented by Planner Bondi. The applicant sought a 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 Agricultural (Sumter County) to Commercial (City) for parcel D20-050 on 3.63 acres MOL. Stephen Campbell with Clymer Farner Barley was present as a representative for the project. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. CP 2411-001 VOSO 11th Amendment SSCP

Special Magistrate Holt read aloud the title of CP 2411-001 VOSO 11th Amendment SSCP. The item was presented by Assistant Development Services Director Then. The applicant sought a 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 Rural Residential (County) to Age Restricted Development Mixed Use (City) for parcel G16-005 and portion of parcel G16-100 on 9.745 acres MOL. Brandon Matulka was present on behalf of the applicant as a representative for the project. Resident Michael Balsama, who lives in the adjacent subdivision of Antram Dells, is concerned about a possible internal connection with the new subdivision. He further stated CDD 10 is against any internal connection with the new amendment, and would like to see only an entrance on CR 44A. Resident Gerard Corbin asked staff if the amendment would increase the intensity and/or density of the area. ADSD Then clarified that it would not. She also addressed the concerns of Mr. Balsama. Mr. Corbin then asked it would be serviced by city utilities, and Holt stated that per Then's testimony, it would be serviced by private utilities. No further comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

4. CP 2411-002 Megan Stover Storage

Special Magistrate Holt read aloud the title of CP 2411-002 Megan Stover Storage. The item was presented by Planner Page. The applicant sought a 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 Commercial (City) to Central Mixed Use (City) for parcel G15D009 on 2 acres MOL. The owner, Megan Stover, was present for the hearing. Resident Alan Eslick, who lives on the property to the east of the subject property, asked for clarification on the land use designations and what would be built on the property. Holt clarified the designation for Mr. Eslick. No further comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

5. CP 2412-002 Wieckhorst

Special Magistrate Holt read aloud the title of CP 2412-002 Wieckhorst. The item was presented by Planner Lammers. The applicant sought a 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 Agricultural (Sumter County) to Estate Residential (City) for parcel G29A239 on 2.5 acres MOL. The owner/applicant was not present for the hearing. No comments were offered or received.

RESULT:	Recommends Approval
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to attend to, the meeting was adjourned at 2:31 p.m.

RESULT:	Adjourned
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

SEAL

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

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 2412-001 HEU Wildwood

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number CP 2412-001 HEU Wildwood

Ordinance Number O2025-1

Applicant/Owner Heushtein A. Moise

Property Location The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

Parcel(s) G16A002, G16A008, G16A011, & G16DA003

Date January 24, 2025

The applicant is seeking a 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 Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) for the parcels listed above on 0.59 acres MOL. This request is accompanied by a rezoning request RZ 2412-001 (O2025-2).

ANALYSIS: The applicant is proposing one mobile home for each parcel, making a total of 4 additional mobile homes.

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 justification 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 of Wildwood), as supported in the 2050 Comprehensive Plan. Policy 1.2.5. These four parcels are located within the Wildwood Country Resort Subdivision, which is a mobile home park located within the joint planning area (JPA) between Sumter County and the City of Wildwood. The proposed land use of Mobile Home Park would be compatible with the

surrounding area as it is intended to accommodate for the development of mobile home parks as per Policy 1.1.1.a.

(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 of Wildwood). Policy 1.1.1.a. supports the proposed land use change, which is intended to accommodate a mobile home park with the maximum intensity is 0.3 Floor Area Ratio (FAR).

(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. Policy 1.2.5. "The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl." Policy 1.2.7. "Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property."

(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. These properties have been cleared for development during the subdivision stage 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: A transportation impact analysis (TIA) exemption was accepted by Sumter County's Public Works Department as the four parcels are not to produce more than 50 trips per day.

Potable Water & Sewer: The four parcels are located within the Wildwood Country Resort Subdivision where the City of Wildwood is already providing water and sewer services to all parcels. Since all parcels within the subdivision are stubbed out for water and sewer services this will not create an increase in density or intensity as the City of Wildwood is obligated to service all parcels within the subdivision. Two out of the four parcels have already been connected to city water and sewer, so only two additional ERUs are to be added.

Schools: Each parcel would contribute 0.286 school-aged children. With all four parcels, this would be a total of 1.144 school-aged children. The Sumter County School Board has advised that they have sufficient capacity for additional school-aged children.

The applicant seeks a favorable recommendation of Ordinance Number O2025-1 to be forwarded to the City Commission for further action.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2025-1

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:

G16A002, G16A008, G16A011, & G16DA003

Heushtein A. Moise

0.59 +/-

LEGAL DESCRIPTION:

PARCEL G16A002 (0.11+/-)

LOT 2, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A008 (0.11+/-)

LOT 8, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16A011 (0.17+/-)

LOT 11, BLOCK A, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE(S) 57, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G16DA003 (0.20 +/-)

LOT 3, BLOCK A, HEARTY HOST LAKE RESORT UNIT 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 62, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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

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.

SECTION 5. SCRIVENER'S ERROR. The city attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the city clerk.

DONE AND ORDAINED this _____ day of _____, 2025, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

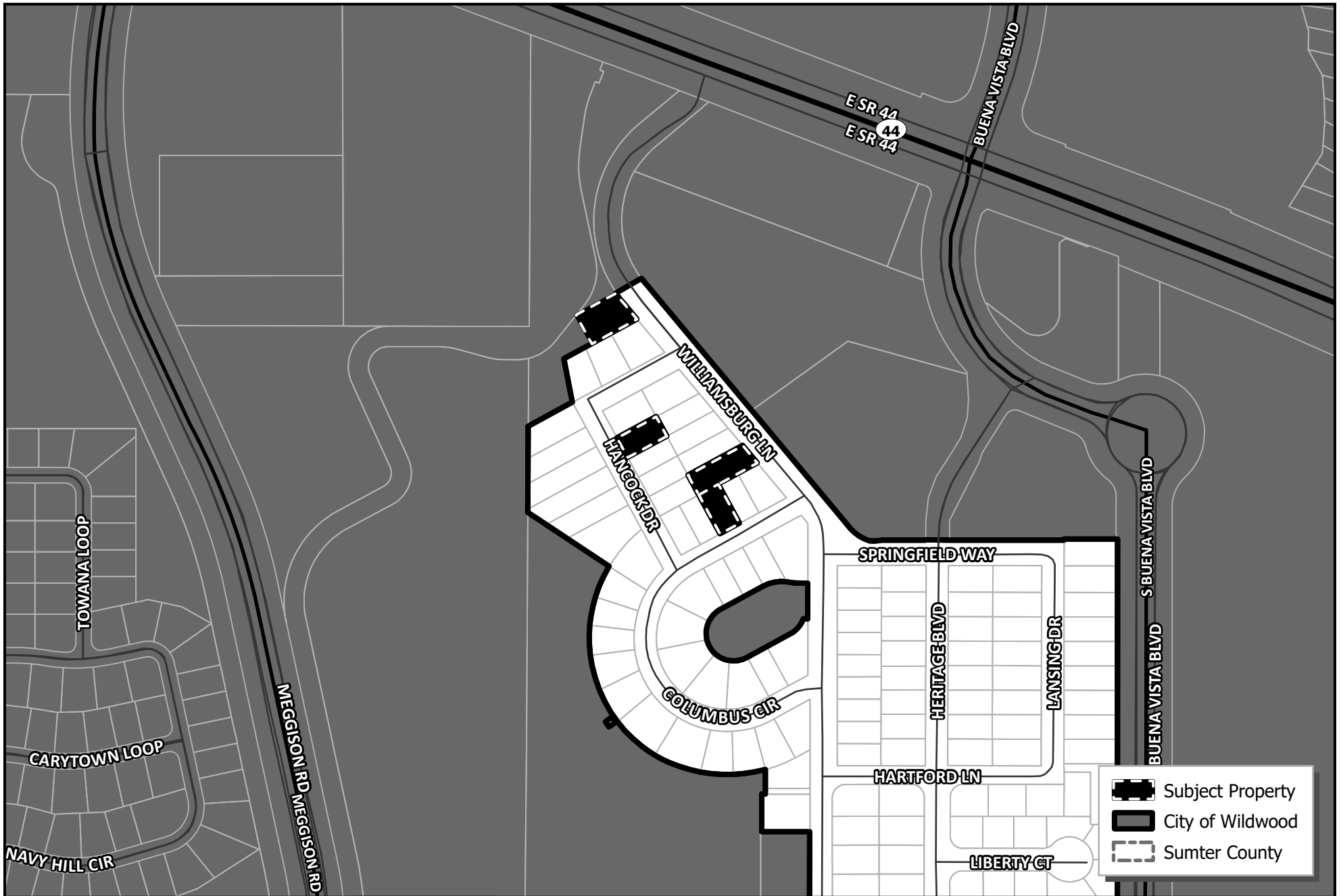
First Reading: _____

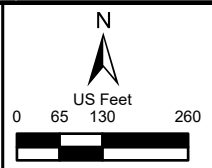
Second Reading: _____

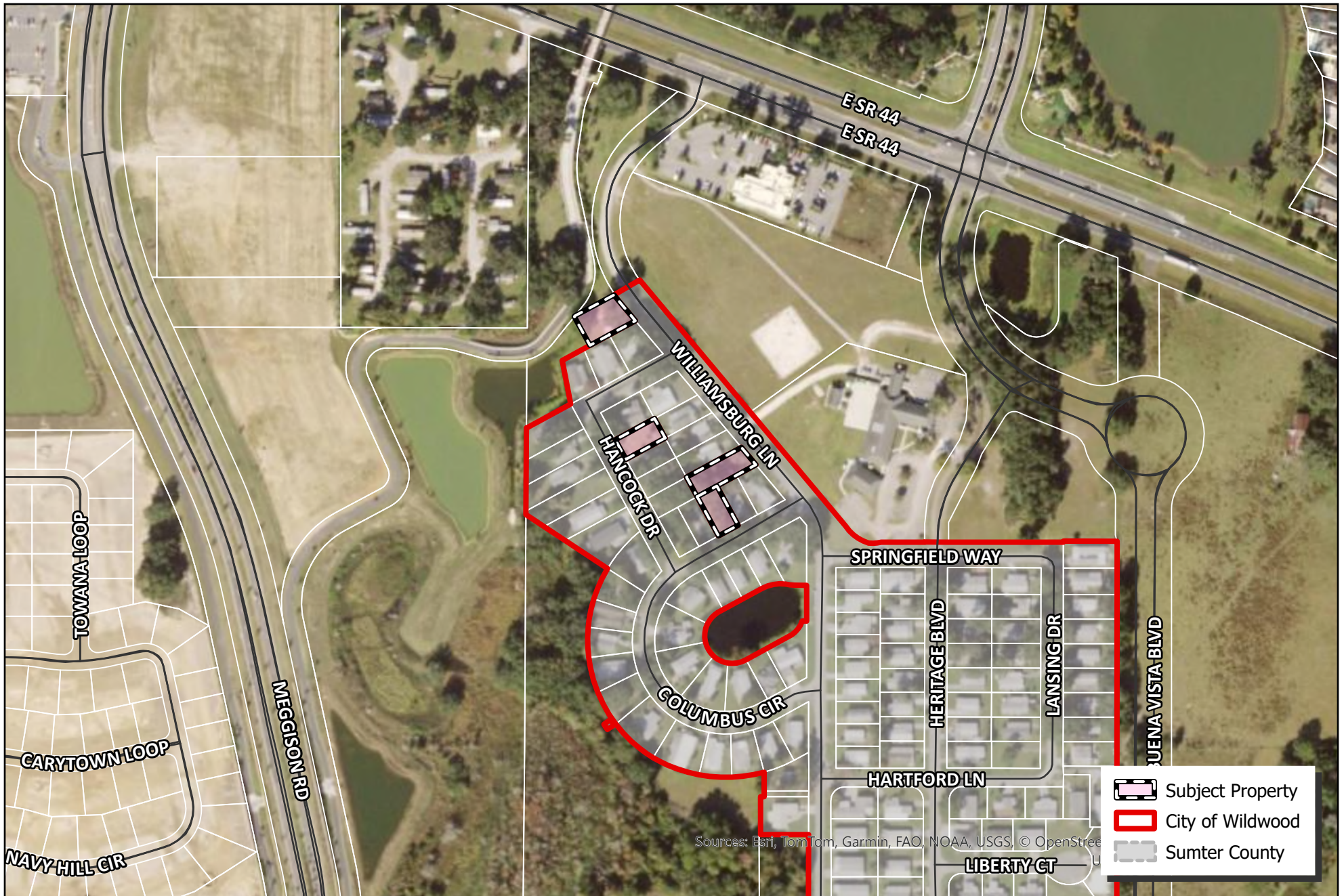
Approved as to form:

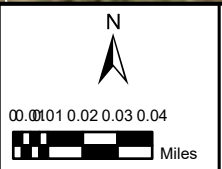
City Attorney

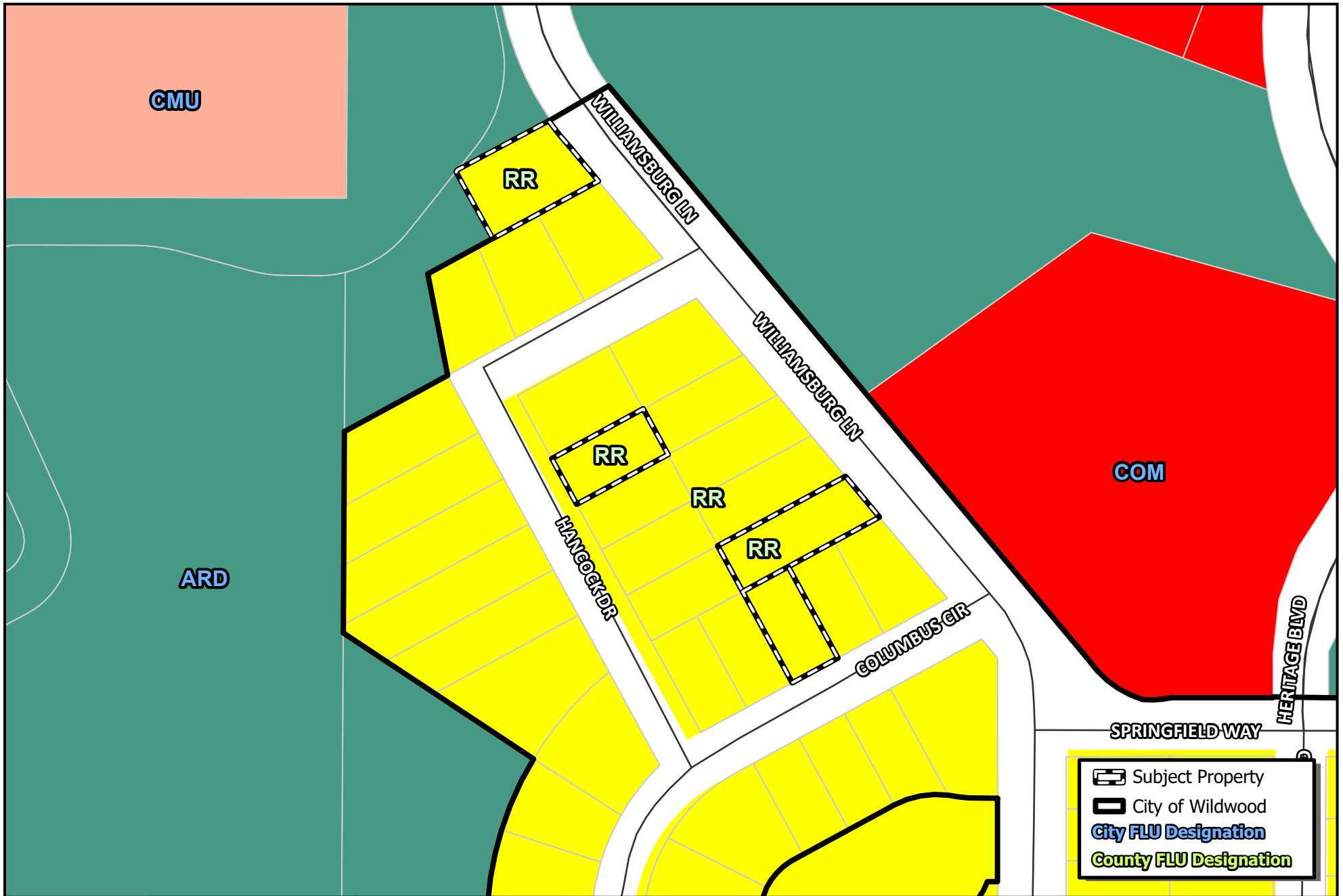
EXHIBIT A



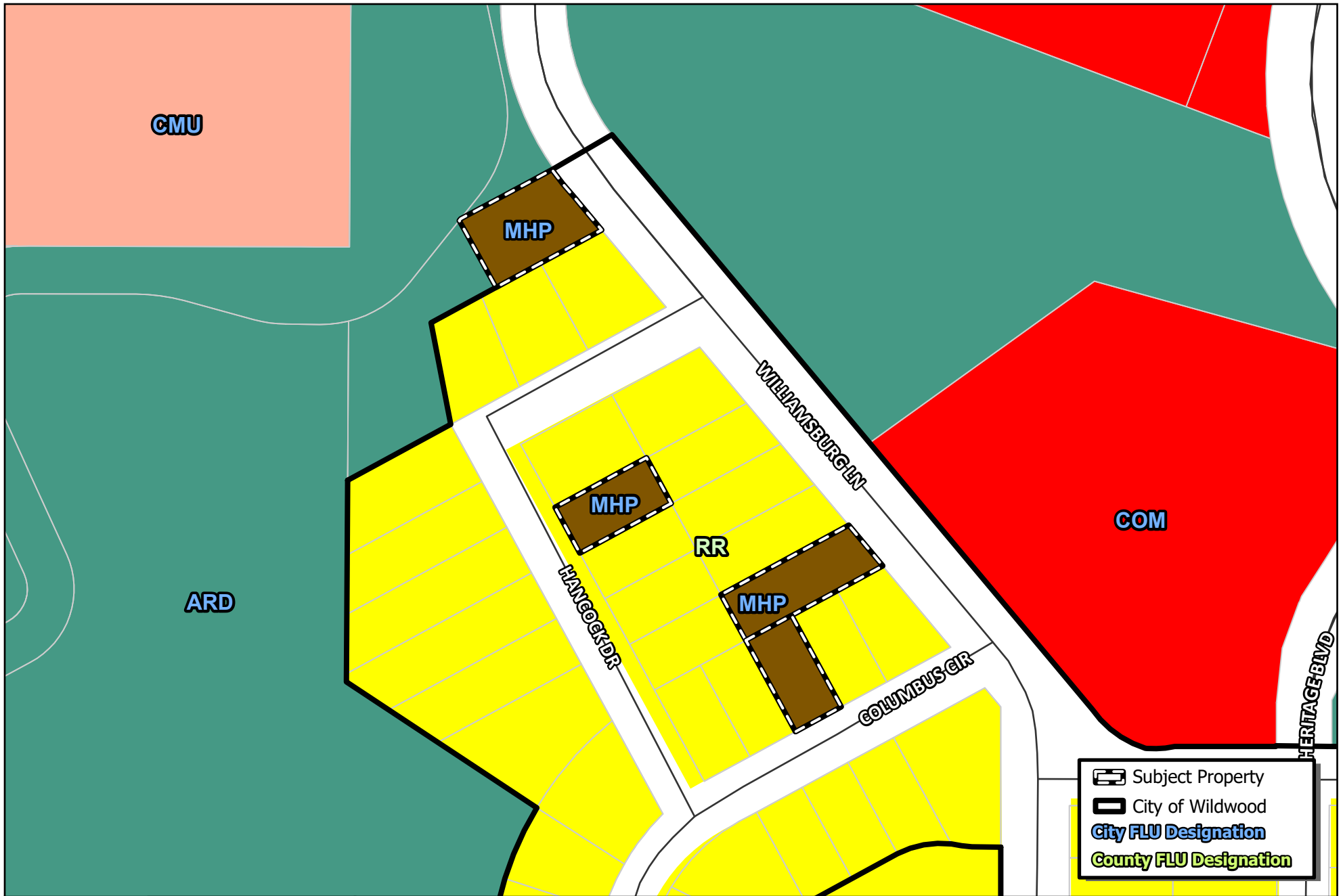
 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 0 65 130 260 US Feet	CP 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 1A LOCATION MAP JAN 2025
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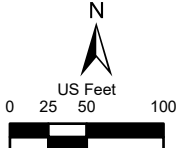


	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 1B LOCATION MAP JAN 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	0 25 50 100 US Feet	CP 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 2A EXISTING LAND USE JAN 2025
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 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2412-001 HEU WILDWOOD PARCELS G16A002, G16A008, G16A011 & G16DA003	MAP 2B PROPOSED LAND USE JAN 2025
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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: 2025-1

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 law¹ 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.

¹ See Section 166.041(4)(c), Florida Statutes.



City of Wildwood, Florida
PUBLIC NOTICE
Development Services Department
www.wildwood-fl.gov

January 15, 2025

KINSMEN PROPERTIES LLC
100 DUBBS ST
UMATILLA, FL 32784

Your Parcel Number(s): G16A006

THIS LETTER IS TO INFORM YOU OF A PUBLIC HEARING FOR A PROPERTY IN YOUR AREA

NO CHANGES WILL BE MADE TO YOUR PROPERTY

TO: Property owners near a property which is being considered by the Planning & Zoning Board/Local Planning Agency/Special Magistrate to change the Future Land Use Map designation from Rural Residential (County) to Mobile Home Park (City) and to change the Zoning Map designation from RPUD (County) to MHP (City).

OWNER: Heushtein A. Moise
APPLICANT: Heushtein A. Moise
CASE NUMBERS: CP/RZ 2412-001
PARCEL NUMBER: G16A002, G16A008, G16A011, & G16DA003

The subject property is generally located approximately 0.30 miles southeast of the E SR 44 and Meggison Rd intersection.

A public hearing before the City of Wildwood Planning & Zoning Board/Local Planning Agency/Special Magistrate will be held in the City Hall Commission Chamber, 100 North Main Street, Wildwood, FL on **Tuesday, February 4, 2025, at 2:00 & 2:15pm.**

The recommendations of the Planning and Zoning Board/Local Planning Agency/Special Magistrate will be presented to the City Commission at a first hearing to be held in the City Commission Chamber on **Monday, February 24, 2025, at 7:00 pm** and the final hearing to be held in the City Hall Commission Chamber on **Monday, March 10, 2025, at 9:00 am.**

Written comments submitted will be heard. Hearings may be continued from time to time as found necessary. Please return this form to: City of Wildwood, Development Services Department, 100 N. Main Street, Wildwood, FL 34785. Questions should be directed to the Development Services Department at (352) 330-1334.

DSDI NFD@wildwood-FL.gov

APPEAL: NECESSITY OF RECORD. In order to appeal the Commission's decision in this matter, a verbatim record of the proceedings is required. The City Commission and the City of Wildwood assume no responsibility for furnishing said record.

- ☒ I support this request.
☐ I do not object to this request.
☐ I do not support this request for the following reason(s) _____

The City of Wildwood, Florida
100 North Main Street, Wildwood, Florida 34785
352.330.1330 | Fax: 352.330.1338 | www.wildwood-fl.gov