



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
March 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 February 04, 2025, at 2:00 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **CP 2405-001 7202 Marsh Bend Trail
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 K09A010

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 Commercial (Sumter County) to Commercial (City of Wildwood) for parcel K09A010 on 7.121 acres MOL. This request is accompanied by a rezoning request RZ 2405-001 (O2025-6). **Staff recommends approval.**

V. ADJOURNMENT

March 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 February 04, 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
February 4, 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 January 07, 2025, at 2:00 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the January 7, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. CP 2412-001 HEU Wildwood

Special Magistrate Holt read aloud the title of CP 2412-001 HEU Wildwood. 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 Mobile Home Park (City of Wildwood) for parcels G16A002, G16A008, G16A011, and G16DA003 on 0.59 acres MOL. There was a letter of support for the application included in the package from Kinsmen Properties LLC. 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 discuss, the meeting was adjourned at 2:04 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 2405-001 7202 Marsh Bend Trail

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	CP 2405-001 7202 Marsh Bend Trail
Ordinance Number	O2025-5
Owner(s)	WGS Properties, LLC
Applicant(s)	WGS Properties, LLC - J.R. Wright, Jr.
Property Location	The subject property is generally located approximately 0.14 miles north of E C 470 with portions west along Marsh Bend Trail.
Parcel(s)	K09A010
Date	February 20, 2025

The applicant is seeking 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 Commercial (Sumter County) to Commercial (City of Wildwood) for the parcel listed above on 7.121 acres MOL. This request is accompanied by a rezoning request RZ 2405-001 (O2025-6).

ANALYSIS: The applicant is proposing to include this parcel (K09A010) with the adjacent southern parcel (K10-006) for containing water retention areas, utilities, and parking areas for the overall combined development.

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 Commercial (County) to Commercial (City), as supported in

the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the construction for water retention areas, utilities, and parking to assist with overall commercial development on the southern parcel, with this additional 7.121 acres MOL. Policy 1.1.1.c is intended to support a mix of commercial and office 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 Commercial (County) to Commercial (City). The use of the property is already commercial within Sumter County limits and would remain commercial once annexed into the City. Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and office uses. The applicants intend for this parcel to construct water retention areas, utilities, and parking to support commercial development to the south. 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." This property falls within the JPA.

(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 1.2.1 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." 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. A Listed Species Assessment was provided by Terracon Consultants, Inc in August of 2024. The site primarily consists of open and forested rural land, a residence, and homestead structure including a workshop, sheds, and chicken coop. One gopher tortoise burrow was located on the site and a 100% gopher tortoise survey is recommended. Should any species be found during preconstruction, proper coordination with FWC and implementation of USFWS will be initiated. Two red-tailed hawks and several songbirds were also identified onsite. In accordance with the MBTA, no permit is required to remove an inactive nest of migratory birds if no additional protection applies based on the BGEPA or ESA. It is recommended to conduct tree clearing activities outside of the nesting season which runs from March to July or conduct a migratory bird evaluation of the site prior to land clearing. A breeding bird survey is recommended to ensure active nests will not be impacted during the nesting season.

(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 applicant submitted a transportation impact analysis (TIA) conducted in January of 2025. The TIA was accepted by Sumter County's Public Works Department with the understanding that the parcel is planned to be combined with the adjacent southern parcel

to create a combined site for commercial development. This additional parcel will likely contain water retention areas, utilities, and parking for the overall combined development. A new TIA will be performed for the entire project with specific uses, trip generation counts and traffic analysis for the proposed uses at the time of the site plan application.

Potable Water & Sewer: There is a 16" water main on the east side of Marsh Bend Trail and north side of CR 500. There is no sewer currently available for this parcel. The closest force main line is approximately 8,300 feet from the parcel. The City's wastewater treatment plant has a current permitted capacity of 3.55 million gallons per day (MGD). Through a variety of analysis and forecasts of included new developments, the City has determined it will be close to reaching its system wastewater capacity in or around 2026. The City has initiated the wastewater treatment plant expansion. The City anticipates construction to begin at or around the beginning of 2025. While certain milestones have been set to work towards a completion date of 2027, the actual completion date of the wastewater treatment plant expansion has not been established. Therefore, capacity cannot be guaranteed until substantial completion and occupancy of the wastewater treatment plant at its expanded, city-wide capacity of 5.5 MGD has been achieved. The force main will need to be extended to serve the overall combined commercial development. At the time of extension, the developer would enter into a developer's agreement with the City of Wildwood in which the City would ensure only the previously vested wastewater ERUs from the adjacent southern parcel, K10-006, would be used for the overall combined commercial development unless wastewater capacity can be verified within the wastewater treatment plant at time of the developer's agreement.

Schools: The commercial development will not generate any school-age children.



Amanda Bondi
Planner II, Development Services

ORDINANCE NO. O2025-5

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:

K09A010
WGS Properties, LLC
7.121 +/-

LEGAL DESCRIPTION:

LOT 10, INDIAN OAKS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 53, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY.

This property is to be reclassified from Commercial (Sumter County) to Commercial (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

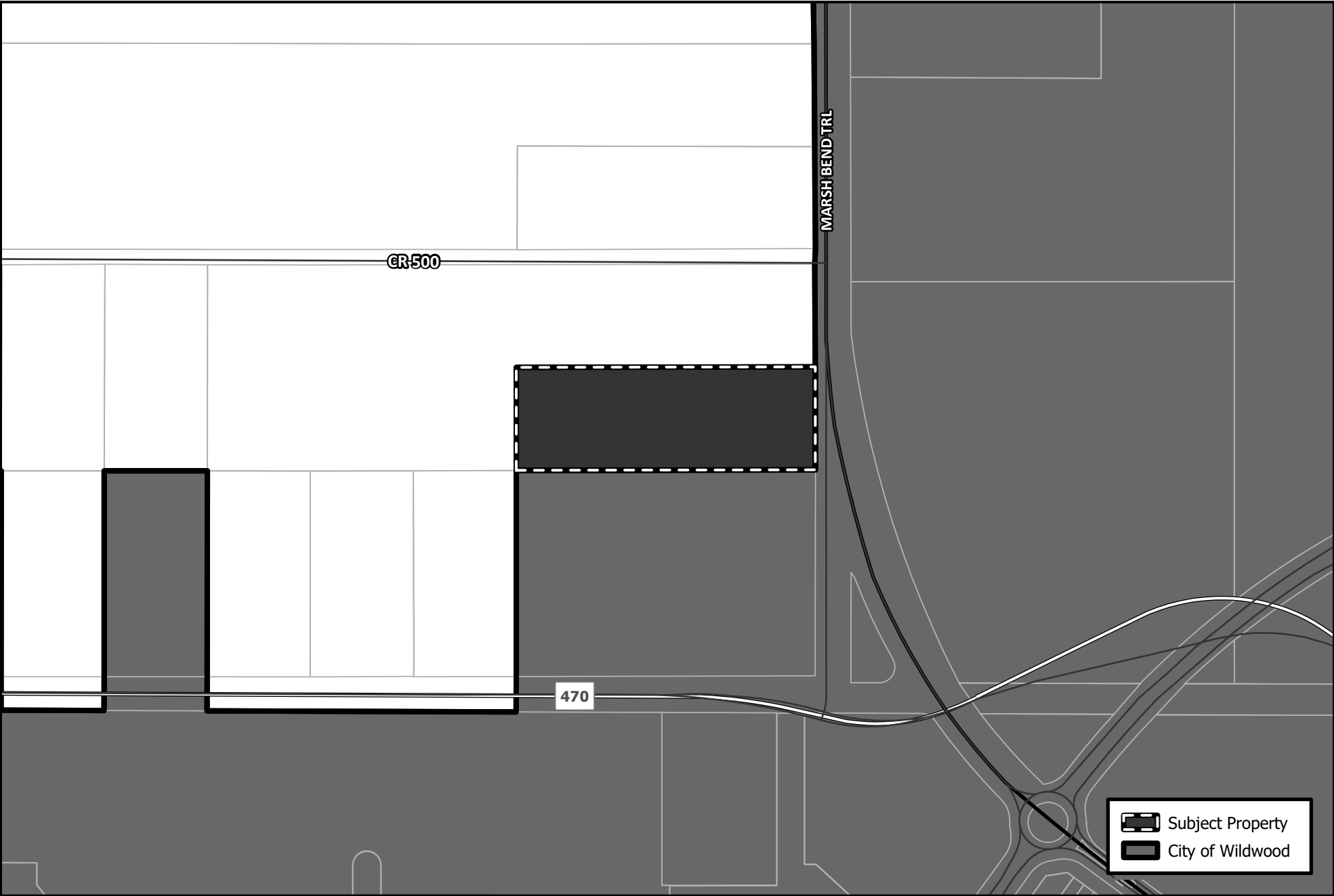
ATTEST: _____
Jessica Barnes, City Clerk

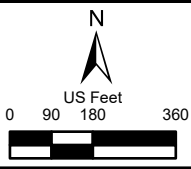
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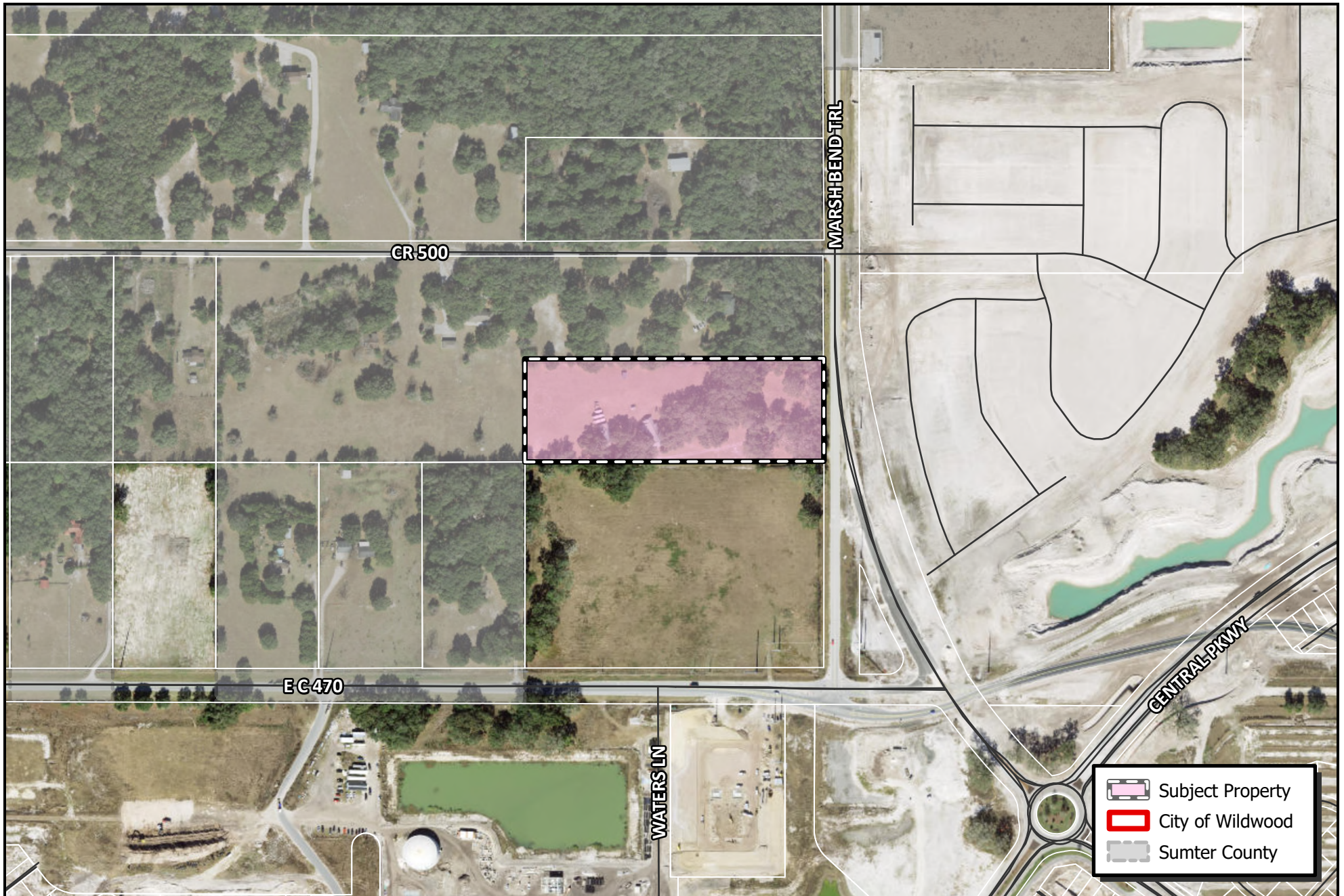
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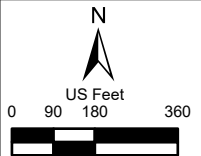
Approved as to form:

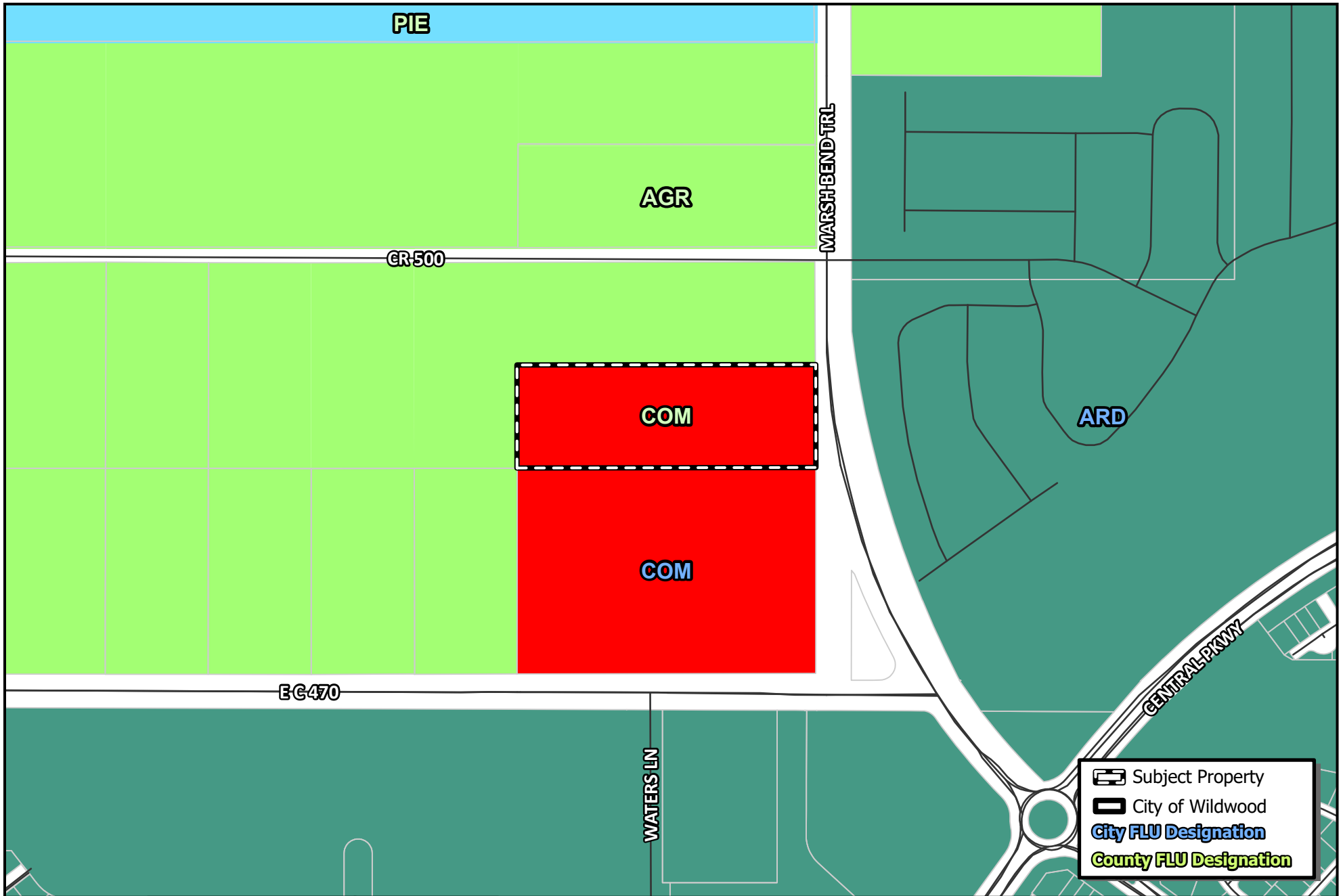
City Attorney



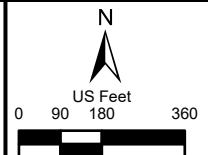
	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov		CP 2405-001		MAP 1A
			7202 MARSH BEND TRAIL		LOCATION MAP
			PARCEL K09A010		MAY 2024



 CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	CP 2405-001 7202 MARSH BEND TRAIL PARCEL K09A010		MAP 1B
				LOCATION MAP
				FEB 2025

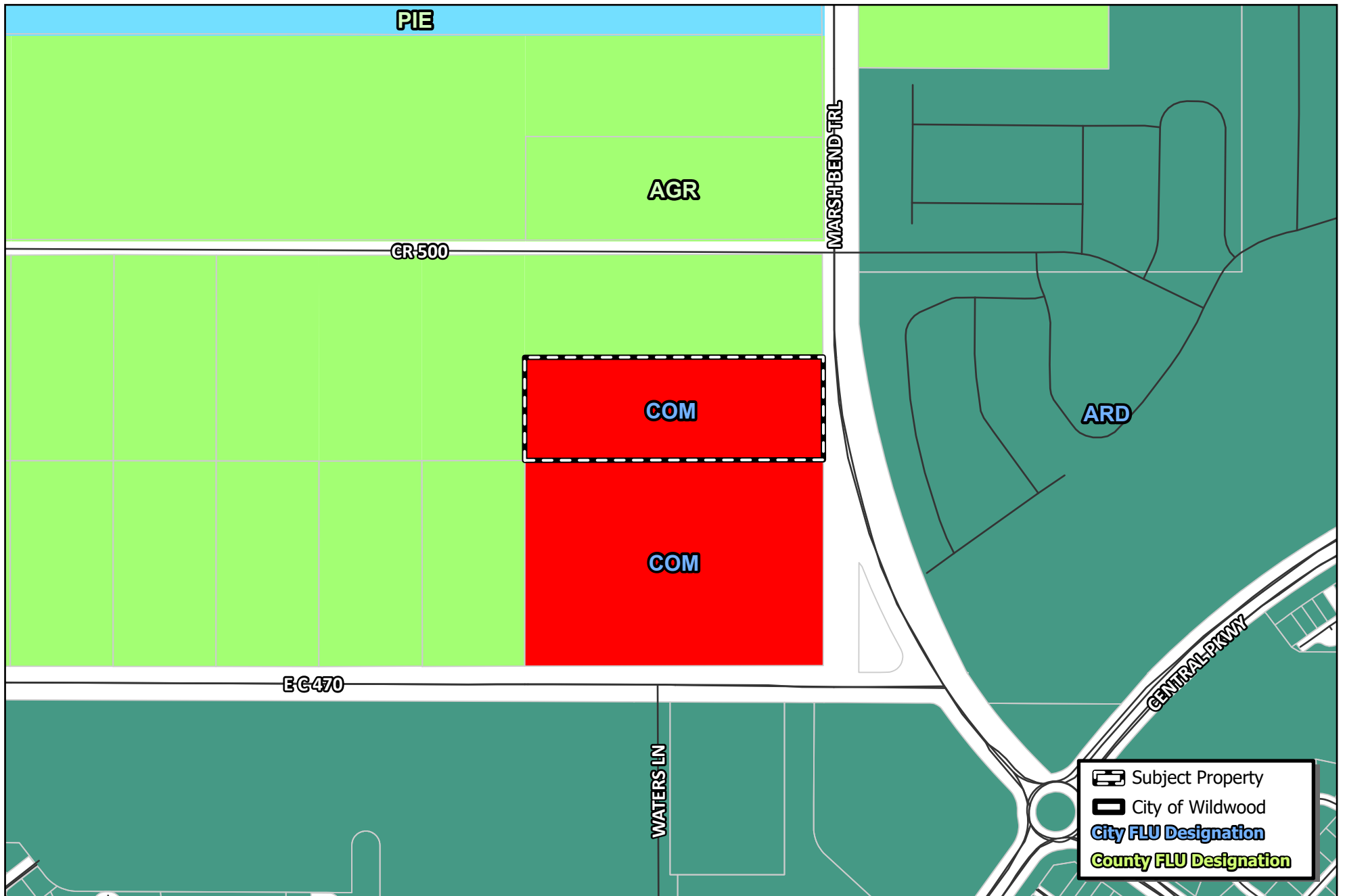


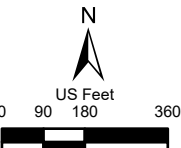
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 100 North Main Street
 Wildwood, FL 34785
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CP 2405-001
7202 MARSH BEND TRAIL
 PARCEL K09A010

MAP 2A
EXISTING
LAND USE
FEB 2025



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 90 180 360	CP 2405-001 7202 MARSH BEND TRAIL PARCEL K09A010	MAP 2B PROPOSED LAND USE FEB 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: O2025-5

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.