



**PLANNING & ZONING BOARD - CITY OF WILDWOOD**  
**Special Magistrate – Lindsay C.T. Holt**

**Agenda**  
**Regular Meeting**  
**April 8, 2025 2:15 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: Planning & Zoning Board**

**II. APPROVAL OF SUMMARY MINUTES**

- 1. Planning & Zoning Regular Meeting March 04, 2025, at 2:15 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- 1. RZ 2404-002 Johary Real Estate**

**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.**

**Parcel G29-008**

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from RR-1 (County) to C-2 (City) for the parcel listed above on 2 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request CP 2404-003 (O2025-8). **Staff is recommending approval.**

2. **PJ # A25-0017 Naimat Jesus Inc Rezoning**

**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.**

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (County) to CMU (City) for parcels G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147 on 8 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment A25-0016 (O2025-10). **Staff recommends denial.**

3. **PJ #A25-0823 - Rezoning - 5127 CR 169**

**Staff recommends approval**

4. **SP 2408-001 708 N. Main Street**

**Parcel G06C005**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 1,400 square-foot commercial office and retail building and associated infrastructure on 0.302 acres MOL. **Staff recommends approval contingent on the Project Review Committee's recommendation.**

**V. ADJOURNMENT**

**APPEAL: NECESSITY OF RECORD.** In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

**April 8, 2025 2:15 PM**

**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** Planning & Zoning Regular Meeting March 04, 2025, at 2:15 PM.

**REQUESTED ACTION:**

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

**PLANNING & ZONING BOARD**  
**CITY OF WILDWOOD, FLORIDA**  
**REGULAR MEETING**  
 March 4, 2025 2:15 PM  
**CITY HALL COMMISSION CHAMBER**

(meeting taped)

**I. CALL TO ORDER: Planning & Zoning Board**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
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 2:09 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 Regular Meeting February 04, 2025, at 2.15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the February 4, 2025, meeting.

<b>RESULT:</b>	<b>Passed</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. RZ 2405-001 7202 Marsh Bend Trail

Special Magistrate Holt read aloud the title of RZ 2405-001 7202 Marsh Bend Trail. The item was presented by Planner Bondi. The applicant, WGS Properties, LLC, sought a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR5C (County) to C-3 (City) for

parcel K09A010 on 7.121 acres MOL. David Springstead of Springstead Engineering, on behalf of the applicant, was present for the hearing. Special Magistrate Holt confirmed with Springstead that the applicant was aware of the city's capacity concerns, and he stated they were aware. No further comments or discussion. Special Magistrate Holt recommended favorable approval to go to the City Commission for final determination.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

2. SP 2408-002 Dollar Tree at Twisted Oaks

Special Magistrate Holt read aloud the title of SP 2408-002 Dollar Tree at Twisted Oaks. The item was presented by Planner Page. The applicant, Dollar Tree Stores, Inc., sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 9,977 SF Dollar Tree building, 42 parking spaces, and associated infrastructure on a portion of parcel D31A218 consisting of 1.06 acres MOL. The applicant was not present for the hearing. No comments or discussion. Special Magistrate Holt recommended favorable approval to go to the City Commission for final determination.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

3. PLAT 2409-001 Oxford Crossing Comm Road Improvement Plan

Special Magistrate Holt read aloud the title of PLAT 2409-001 Oxford Crossing Commercial Road Improvement Plan. The item was presented by Planner Lammers. The applicant, Oxford Crossings, LLC, sought a favorable recommendation from the Special Magistrate for the addition of a roadway to connect US 301 and CR 472 on portions of parcels D20-120 and D20-121, totaling 9.24 acres MOL. Lammers stated that the Project Review Committee recommended approval contingent on the execution of the Performance Bond that was under review by the City Attorney. Tyler Counts with Clymer Farner Barley, on behalf of the applicant, was present for the hearing. No comments or discussion. Special Magistrate Holt recommended favorable approval to go to the City Commission for final determination contingent on the execution of the Performance Bond.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

4. PLAT 2409-007 Triumph South Ph 2 Final Plat

Special Magistrate Holt read aloud the title of PLAT 2409-007 Triumph South Ph 2 Final Plat. The item was presented by Planner Page. The applicant, Kaye M. Jameson of Clymer Farner Barley Surveying, LLC, sought a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Final Plat of the Triumph South Subdivision consisting of 79 lots and 6 tracts on parcel D32-041 totaling 19.32 acres MOL. The applicant, Kaye Jameson, was present for the hearing. No comments or discussion. Special Magistrate Holt

recommended favorable approval to go to the City Commission for final determination.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

**V. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 2:20 p.m.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

**APPEAL: NECESSITY OF RECORD.**

SEAL

PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA

\_\_\_\_\_  
Date

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

**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** RZ 2404-002 Johary Real Estate

**REQUESTED ACTION:** Staff is recommending approval.

**CONTRACT:** Vendor/Entity:  
Effective Date: Termination Date:  
Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	RZ 2404-002
Ordinance Number	O2025-9
Applicant	C.F. Johary
Owners	Johary Real Estate Services, LLC
Property Location	The subject property is located at 4176 Warm Springs Ave. Wildwood, FL 34785, approximately 900 feet east of the intersection of CR 515 and Warm Springs Ave, and approximately 230 feet east of the intersection of CR 512 and Warm Springs.
Parcel Number	G29-008
Date	3/25/2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR-1 (County) to C-2 (City) for the parcel listed above on 2 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2404-003 (O2025-8)

**ANALYSIS:** The applicant is proposing to repurpose the existing single-family structure as a small office.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to C-2 should be granted based on the following criteria:

**(a) Whether the proposed change is consistent with the comprehensive plan;**  
The proposed rezoning to C-2 is consistent with the proposed Future Land Use Map

designation of Commercial (COM) and the intent of the Comprehensive Plan as stated in FLU Policy 1.2.8.

**(b) The existing land use pattern of the surrounding area;**

The land use pattern of the surrounding area is residential and mixed use. The proposed C-2 zoning designation will serve as a transition in this area to serve city residents.

**(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;**

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

**Potable Water & Sewer:** City potable water is available on the south side of Warm Springs Ave. City sanitary sewer is not available to this parcel, however, the existing septic system will be used to support the small office use. Based on the most recent analysis of utility capacity, staff is unable to verify adequate wastewater treatment plant capacity for new applications which results in an increase in density or intensity. Policy 4.2.3., "The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy."

**Streets:** The applicant has submitted an exemption to the required traffic impact analysis due to the project generating less than 50 daily trips. The property is accessible by Warm Springs Avenue. In the event that the applicant proposes a medical/dental office, since it will produce more trips when compared to the small office building land use, a revised TIA will be required. The daily trips for a 2,304 sf medical/dental building would be 83, which is above the exemption limit of 50 daily trips.

**(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;**

This rezoning is necessary to accommodate the proposed use of the property into compliance with the proposed Future Land Use designation. The property owner's intention is to utilize the existing single-family home as a small commercial office.

**(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;**

The proposed change will not create or excessively increase traffic congestion as it is projected to generate less than 50 daily trips. In the event that the applicant proposes a medical/dental office, since it will produce more trips when compared to the small office building land use, a revised TIA will be required. The daily trips for a 2,304 sf medical/dental building would be 83, which is above the exemption limit of 50 daily trips.

**(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;**

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION	
SURROUNDING PROPERTIES	
NORTH	RR-1 (County)
SOUTH	Warm Springs Ave & PUD (City)

EAST	RR1 & R2M (County)
WEST	RR-1 (County)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.

**The applicant seeks a favorable recommendation by the Planning and Zoning Board/Special Magistrate for Ordinance O2025-9 to be forwarded to the City Commission for further action, subject to the approval of O2025-8, which establishes a future land use appropriate for the proposed zoning.**



McKenna Page  
Planner I, Development Services

**ORDINANCE NO. O2025-9**

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:

**G29-008**  
**JOHARY REAL ESTATE SERVICES LLC**  
**2 +/-**

**LEGAL DESCRIPTION:**

BEGIN AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN EAST 210 FEET TO THE POINT OF BEGINNING, THENCE NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET, LESS THE ROAD RIGHT-OF-WAY OF STATE ROAD NO. 468, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. AND

BEGIN 210 FEET NORTH AND 210 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN NORTH 210 FEET, EAST 210 FEET, SOUTH 210 FEET, WEST 210 FEET TO THE POINT OF BEGINNING, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RR1 (County) to C-2 (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.

**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

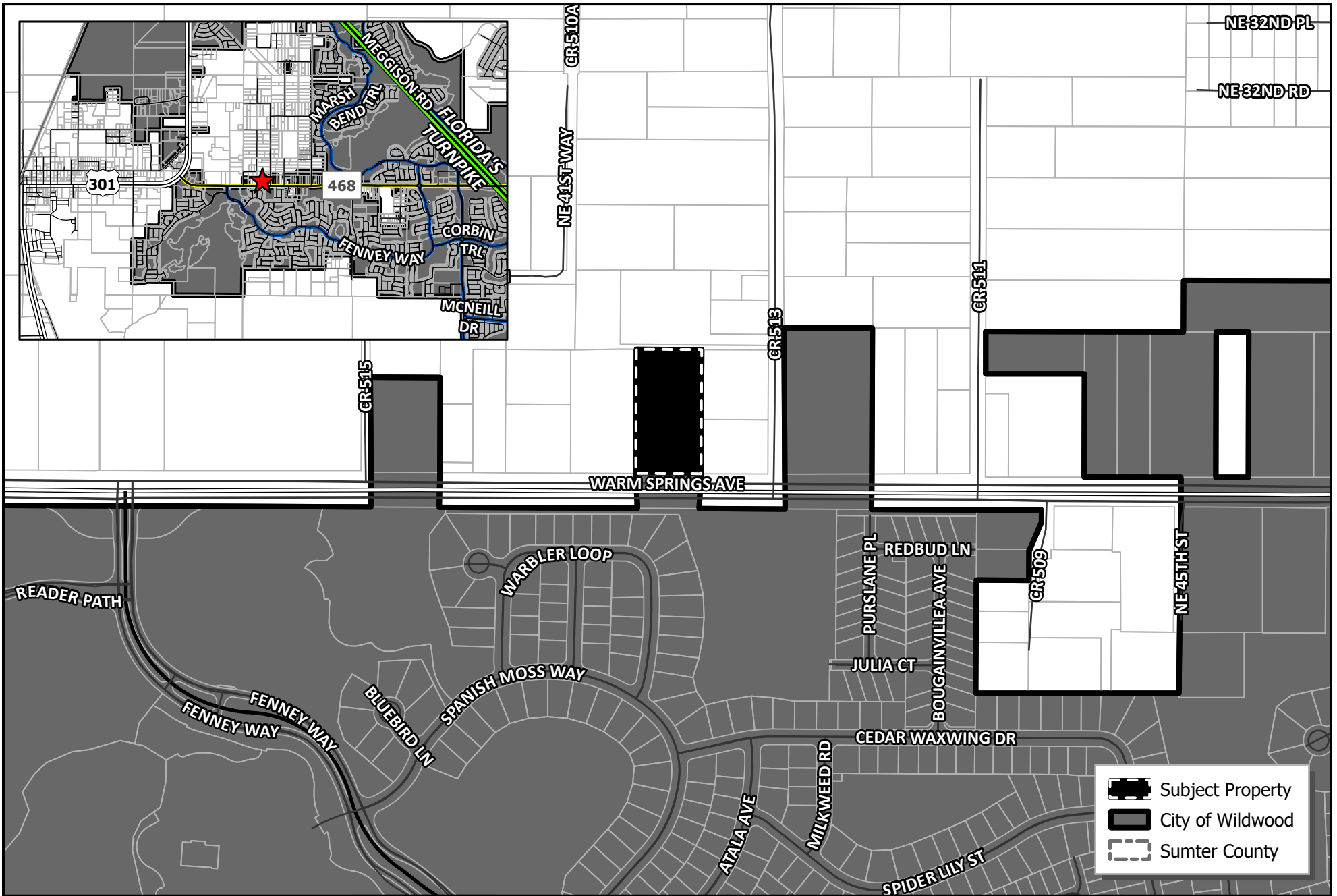
First Reading: \_\_\_\_\_

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

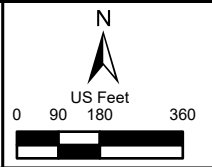
Approved as to form:

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

# EXHIBIT A

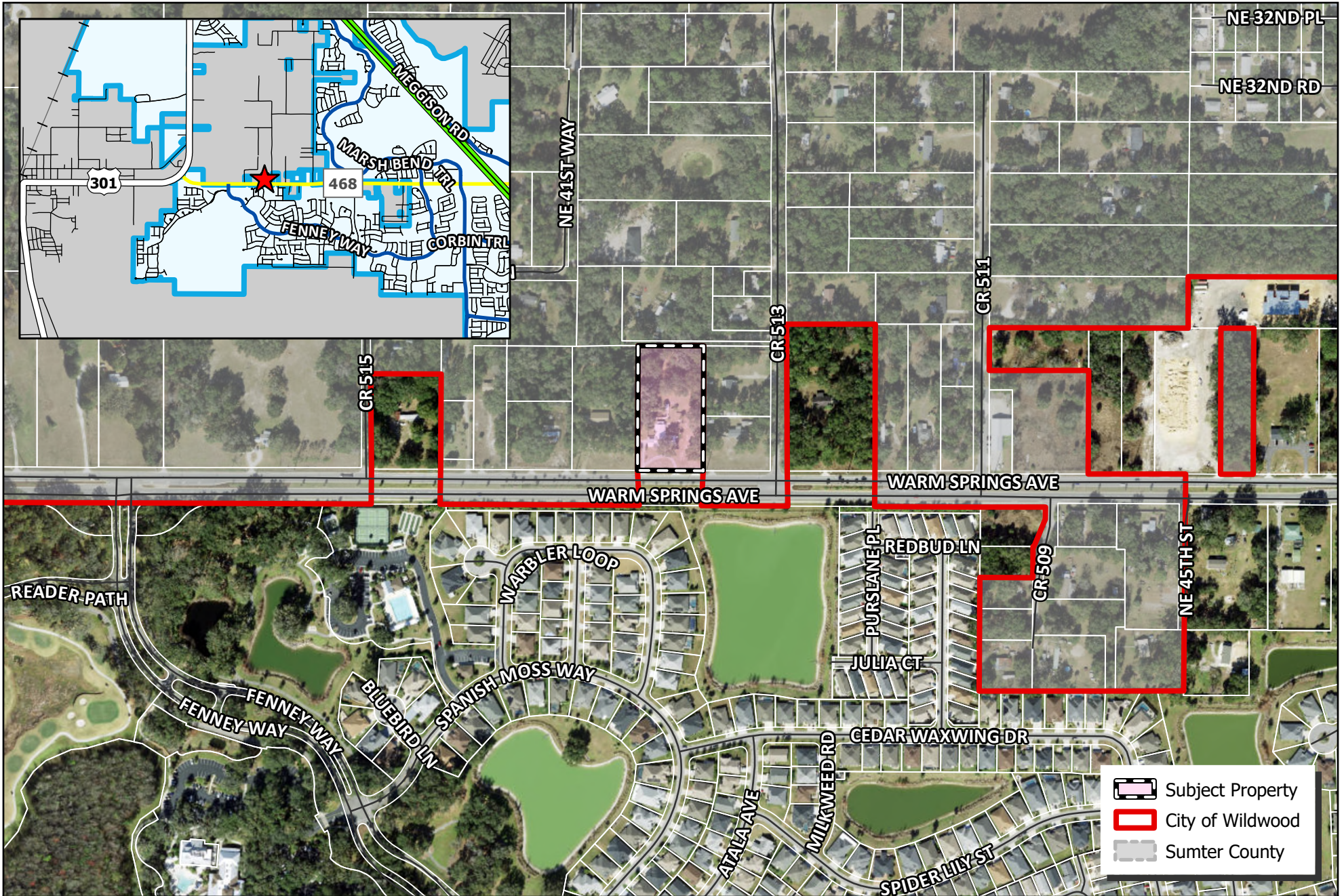





**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



RZ 2404-002  
**JOHARY REAL ESTATE SERVICES**  
 PARCEL G29-008

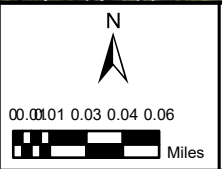
**MAP 1A**  
**LOCATION**  
**MAP**  
**MAR 2025**



-  Subject Property
-  City of Wildwood
-  Sumter County

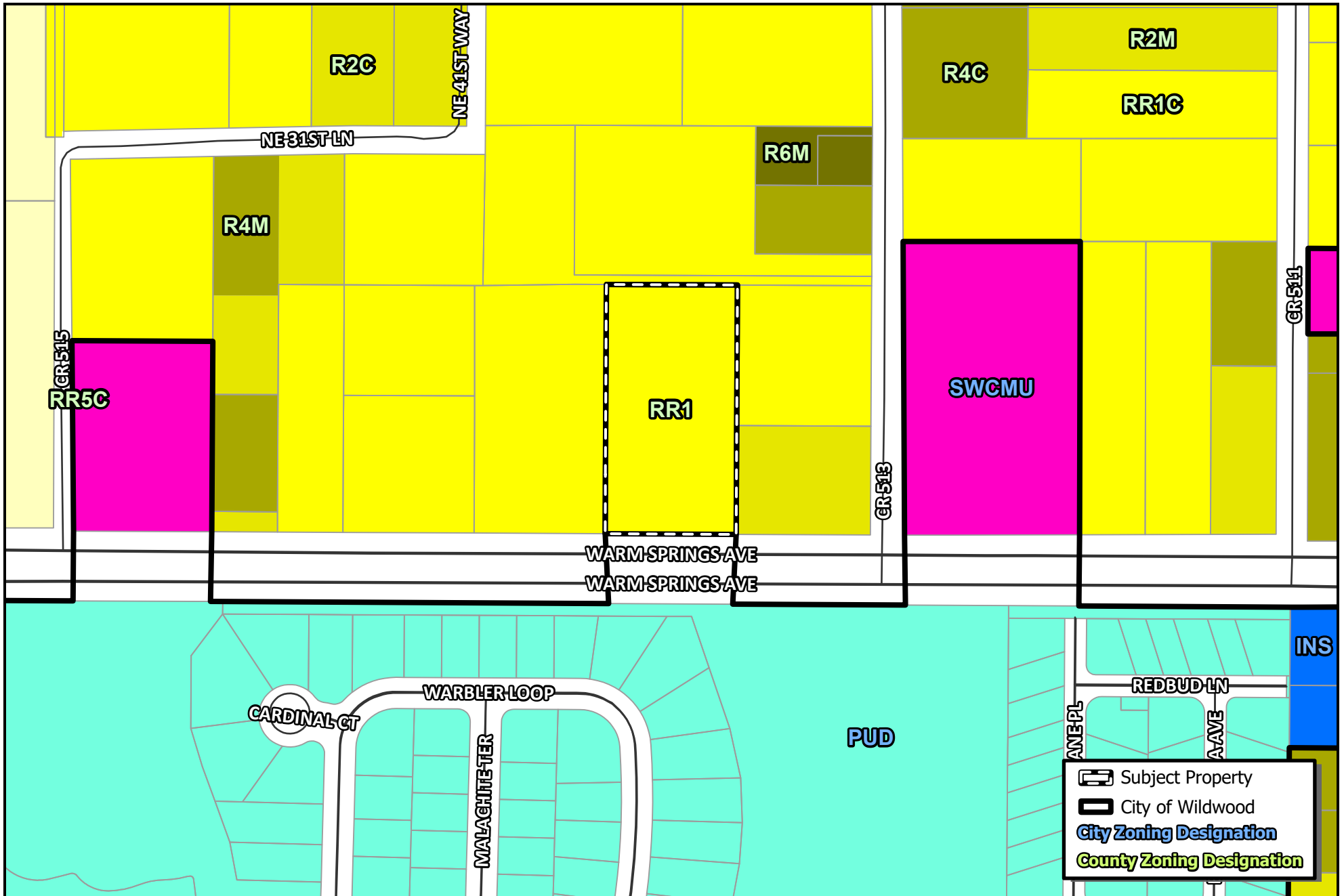


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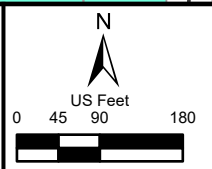


RZ 2404-002  
**JOHARY REAL ESTATE SERVICES**  
 PARCEL G29-008

**MAP 1B**  
**LOCATION**  
**MAP**  
**MAR 2025**

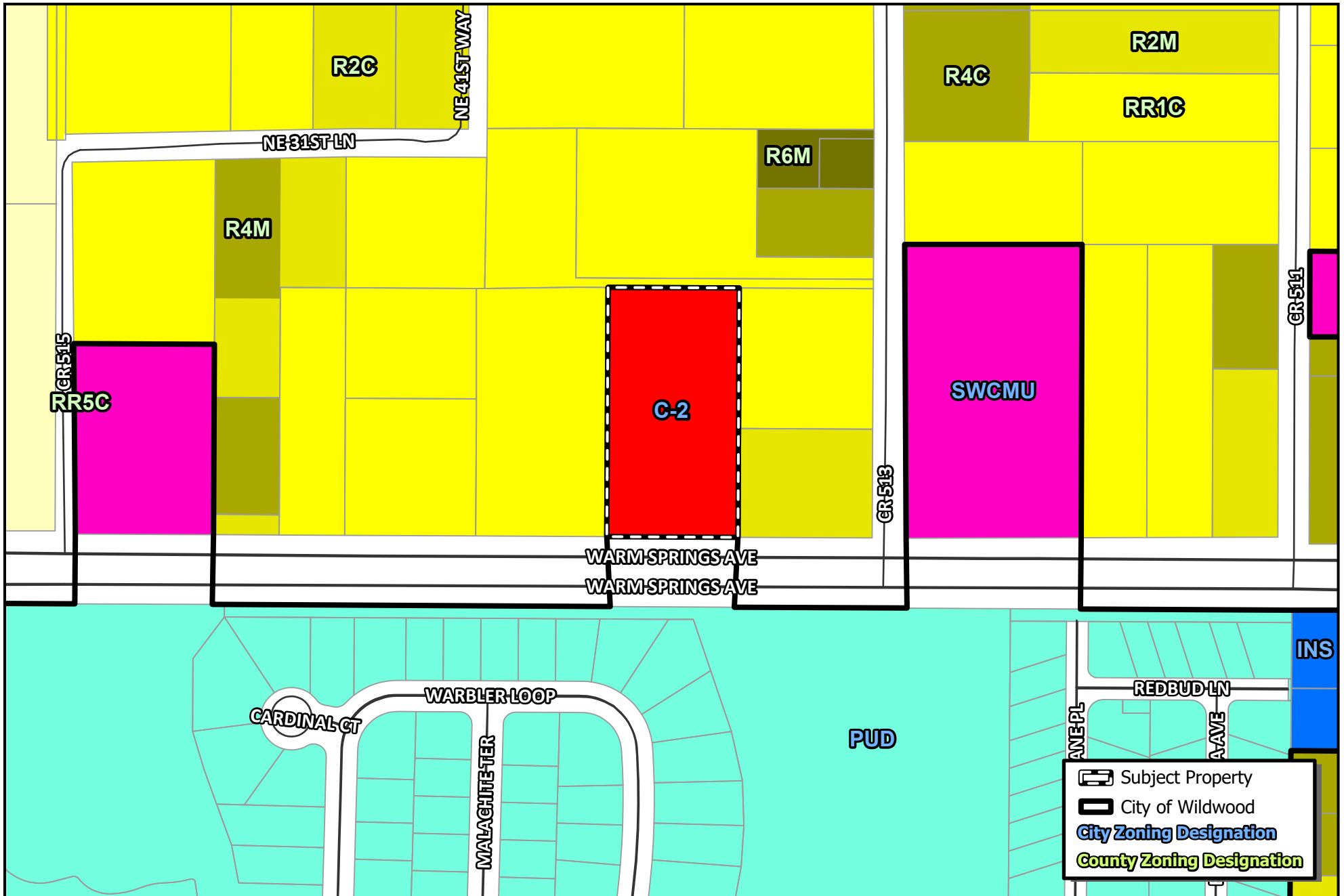


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RZ 2404-002  
**JOHARY REAL ESTATE SERVICES**  
 PARCEL G29-008

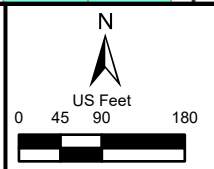
**MAP 3A**  
**EXISTING ZONING**  
**MAR 2025**



	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](http://www.wildwood-fl.gov)



RZ 2404-002  
**JOHARY REAL ESTATE SERVICES**  
 PARCEL G29-008

MAP 3B  
**PROPOSED ZONING**  
 MAR 2025



## **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.*

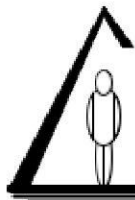
Proposed ordinance's title/reference: O2025-8

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.



Design / Build Specialists

# SENATORE INC.

JAMES P. SENATORE, ARCHITECT • SENATORE CONSTRUCTION  
 Architect FL License No. AR0006808 • Certified Contractor FL License No. CB C060129

1317 Sumter Street, Leesburg, Florida 34748 • Phone 352.787.1121 Fax: (352) 728-8292

Mr. Matthew Tadlock  
 Sumter County Development Services  
 7375 Powell Road Suite 115  
 Wildwood, FL 34785



**RE: 4176 Warm Springs Ave – Trip Generation Letter**

Dear Mr. Tadlock

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, and the land use code (LUC) for Small Office Building (LUC 712), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the proposed 2,304 square foot building are estimated and summarized below:

Time Period	ITE Trip Generation Rate	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	14.39 trips/1,000 SF	33	17	16
Weekday AM Peak Hour	1.67 trips/ 1,000 SF	4	3	1
Weekday PM Peak Hour	2.16 trips/ 1,000 SF	5	2	3

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any questions, please do not hesitate to ask.

Sincerely,  
 Senatore Inc.                      Nicholas Brantley

# Land Use: 712

## Small Office Building

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### Description

A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

### Additional Data

Attorney office, mortgage company, financial advisor, insurance agency, home health care provider, and real estate company are examples of tenants included in the small office building database. The diversity of employer types results in a wide range in employee density in the database. Densities range from a high of 1,300 to a low of 240 square feet per employee with an overall average of nearly 600 square feet per employee (a value much larger than the average observed in a general office building study sites).

In addition to the significant difference in employee density, small office buildings tend to be dominated by a single tenant (or very few) that are more service-oriented than a typical general office building. The result is more frequent and regular visitors and higher trip generation rates.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s and the 2010s in Alberta (CAN), California, Texas, and Wisconsin.

### Source Numbers

418, 890, 891, 959, 976

# Small Office Building (712)

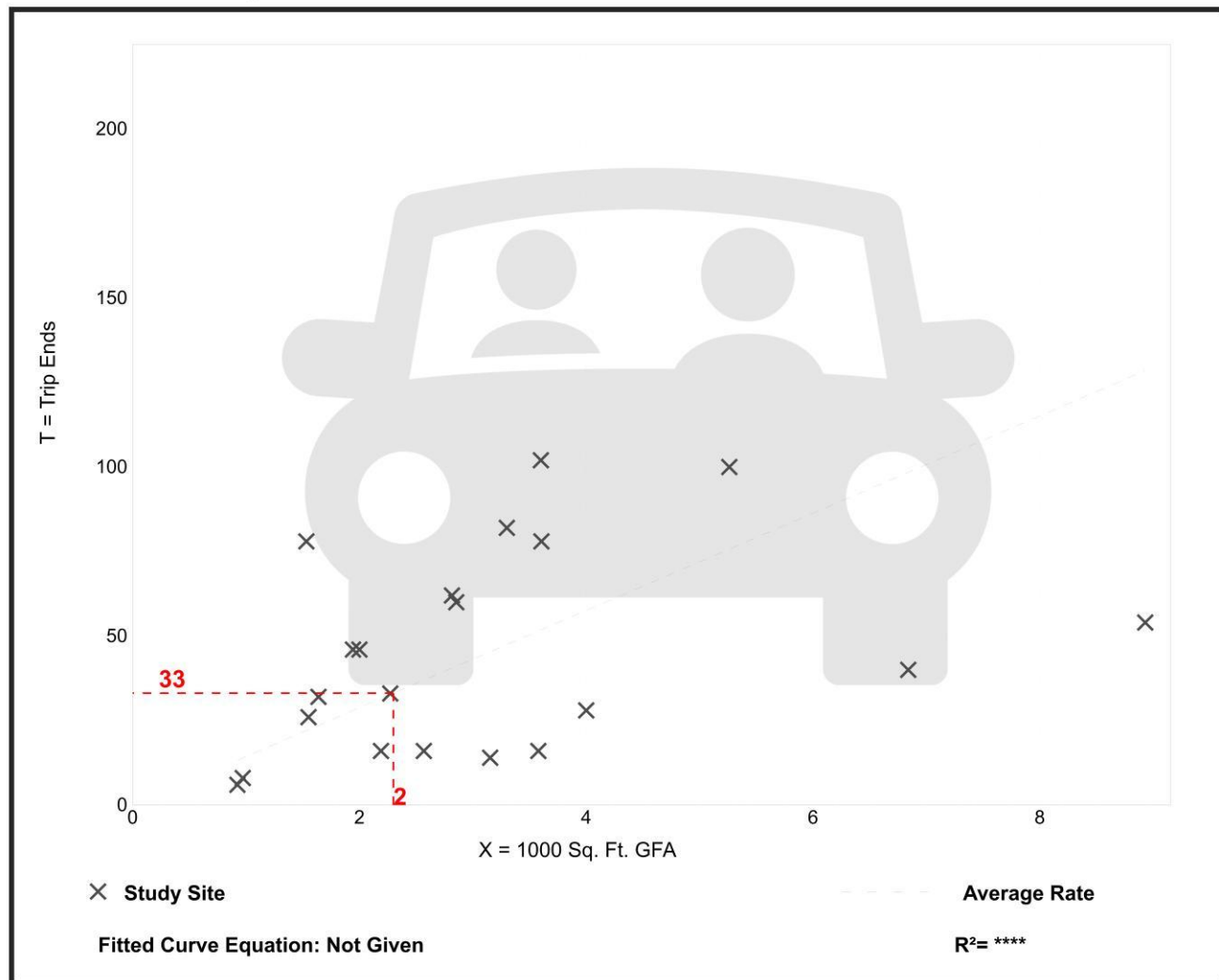
**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 21  
Avg. 1000 Sq. Ft. GFA: 3  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
14.39	4.44 - 50.91	10.16

## Data Plot and Equation



# Graph Look Up

Query Filter

DATA SOURCE:  
Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE:  
712

LAND USE GROUP:  
(700-799) Office

LAND USE:  
712 - Small Office Building

LAND USE SUBCATEGORY:  
All Sites

SETTING/LOCATION:  
General Urban/Suburban

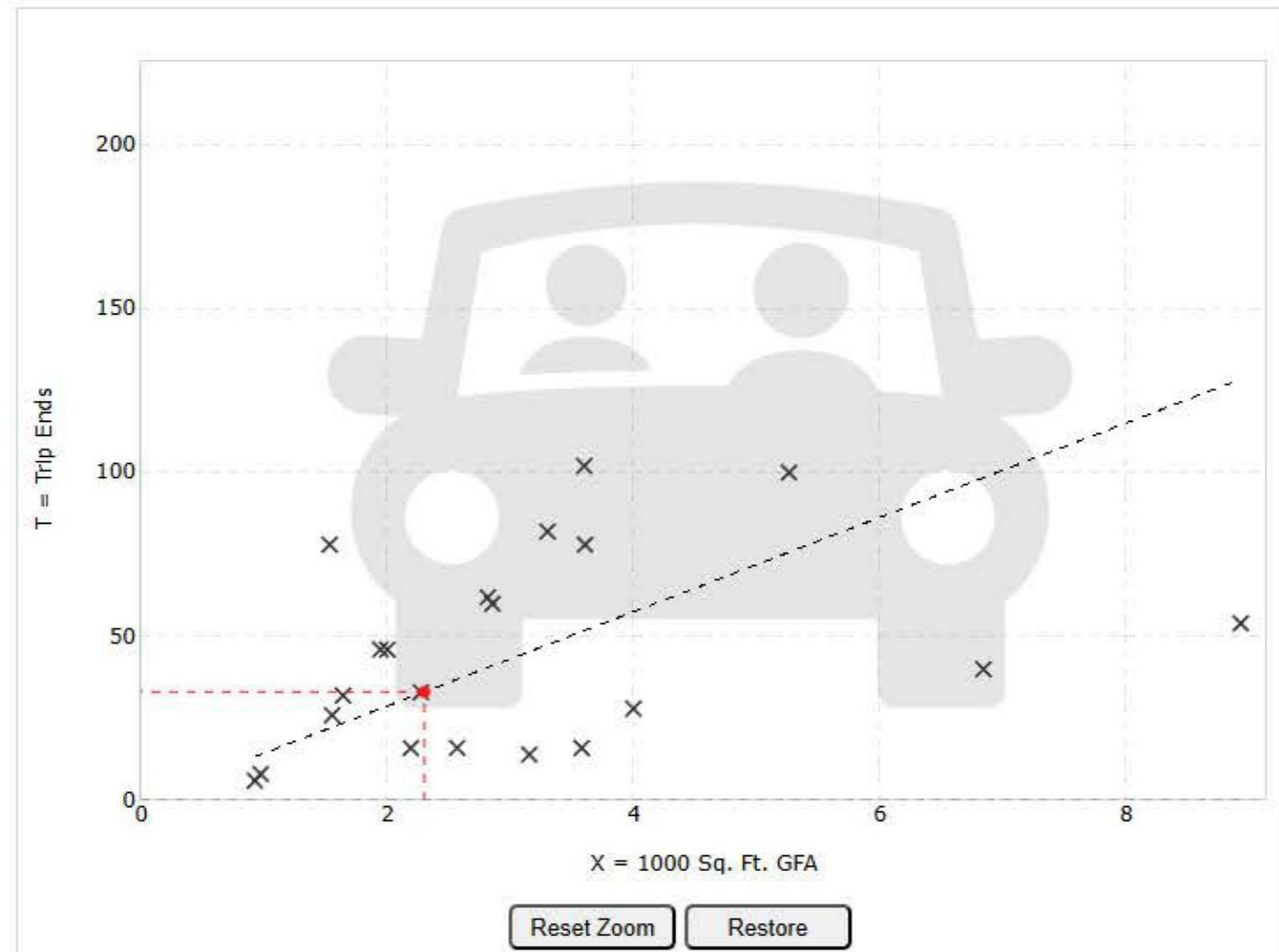
INDEPENDENT VARIABLE (IV):  
1000 Sq. Ft. GFA

TIME PERIOD:  
Weekday

TRIP TYPE:  
Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:  
2.3 Calculate

## Data Plot and Equation



x Study Site

--- Average Rate

### DATA STATISTICS

Land Use:  
Small Office Building (712) [Click for Description](#)  
[Data Plots](#)

Independent Variable:  
1000 Sq. Ft. GFA

Time Period:  
Weekday

Setting/Location:  
General Urban/Suburban

Trip Type:  
Vehicle

Number of Studies:  
21

Avg. 1000 Sq. Ft. GFA:  
3

Average Rate:  
14.39

Range of Rates:  
4.44 - 50.91

Standard Deviation:  
10.16

Fitted Curve Equation:  
Not Given

R<sup>2</sup>:  
\*\*\*\*

Directional Distribution:  
50% entering, 50% exiting

Calculated Trip Ends:  
Average Rate: 33 (Total), 17 (Entry), 16 (Exit)

# Small Office Building (712)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

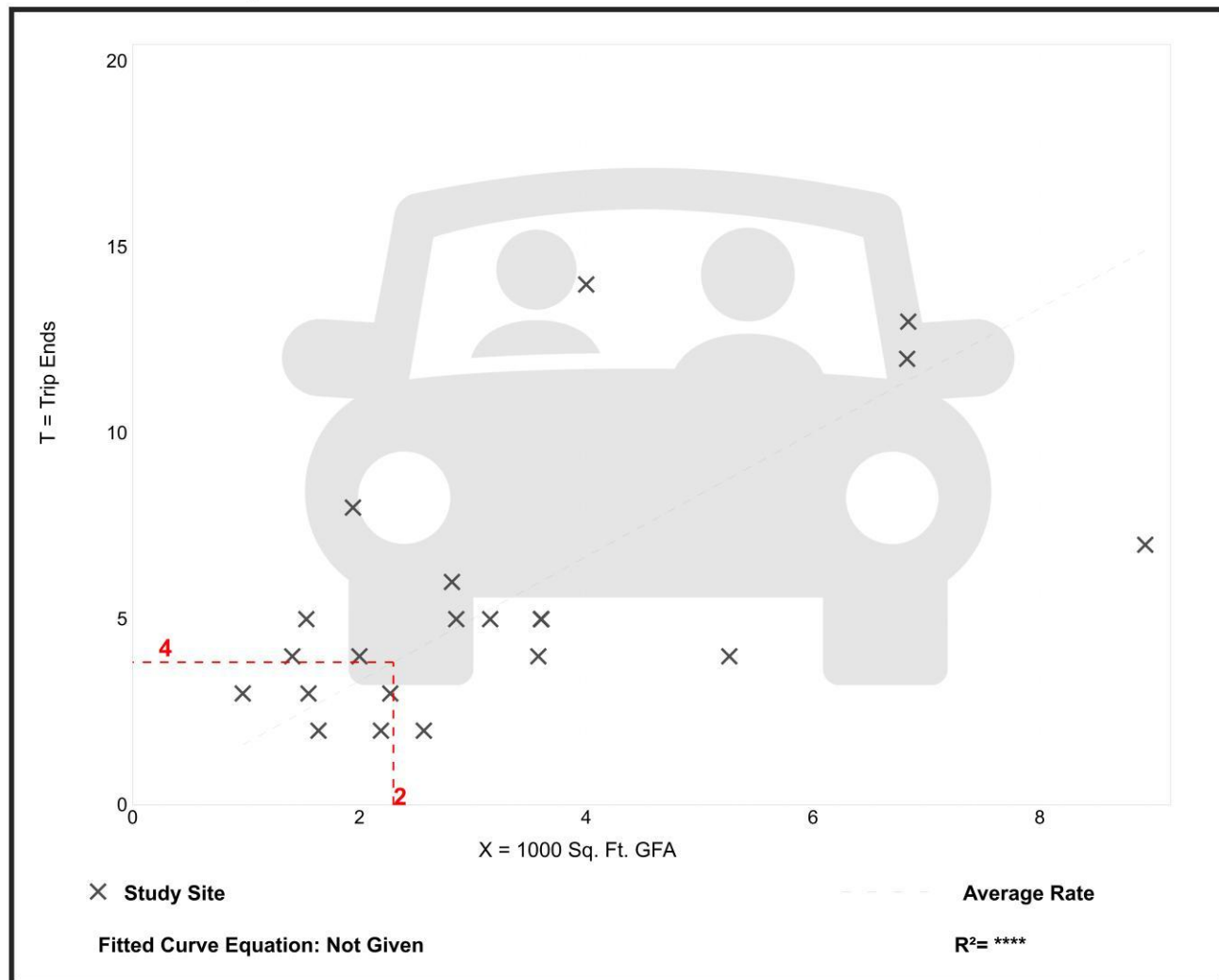
**Setting/Location: General Urban/Suburban**

Number of Studies: 21  
 Avg. 1000 Sq. Ft. GFA: 3  
 Directional Distribution: 82% entering, 18% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.67	0.76 - 4.12	0.88

## Data Plot and Equation



# Graph Look Up

**DATA SOURCE:**  
 Trip Generation Manual, 11th Ed

**SEARCH BY LAND USE CODE:**  
 712

**LAND USE GROUP:**  
 (700-799) Office

**LAND USE:**  
 712 - Small Office Building

**LAND USE SUBCATEGORY:**  
 All Sites

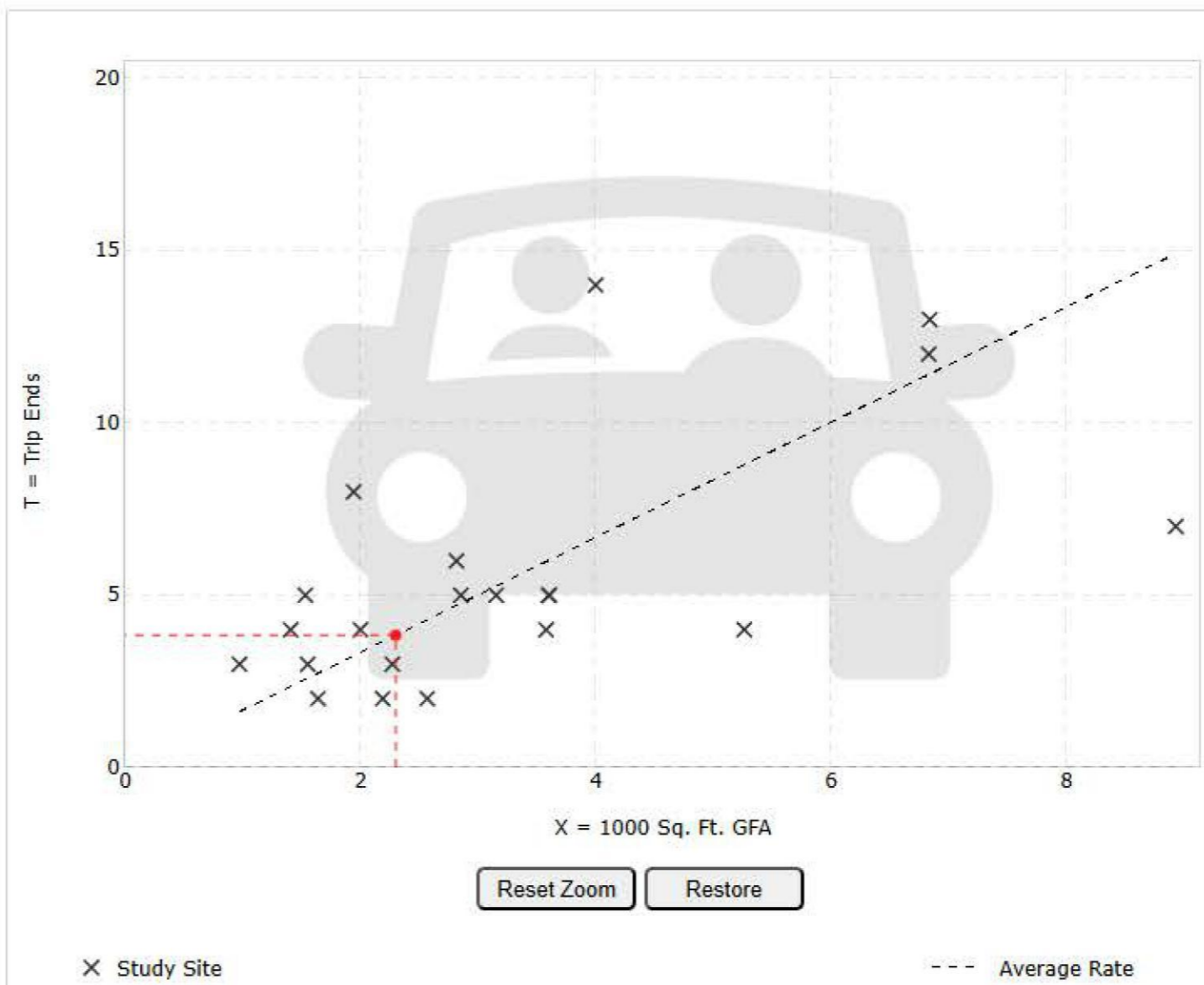
**SETTING/LOCATION:**  
 General Urban/Suburban

**INDEPENDENT VARIABLE (IV):**  
 1000 Sq. Ft. GFA

**TIME PERIOD:**  
 Weekday, Peak Hour of Adjacent Street Traffic

**TRIP TYPE:**  
 Vehicle

**ENTER IV VALUE TO CALCULATE TRIPS:**  
 2.3 Calculate



**Land Use:**  
 Small Office Building (712) [Click for Description](#)  
[Data Plots](#)

**Independent Variable:**  
 1000 Sq. Ft. GFA

**Time Period:**  
 Weekday  
 Peak Hour of Adjacent Street Traffic  
 One Hour Between 7 and 9 a.m.

**Setting/Location:**  
 General Urban/Suburban

**Trip Type:**  
 Vehicle

**Number of Studies:**  
 21

**Avg. 1000 Sq. Ft. GFA:**  
 3

**Average Rate:**  
 1.67

**Range of Rates:**  
 0.76 - 4.12

**Standard Deviation:**  
 0.88

**Fitted Curve Equation:**  
 Not Given

**R<sup>2</sup>:**  
 \*\*\*\*

**Directional Distribution:**  
 82% entering, 18% exiting

**Calculated Trip Ends:**  
 Average Rate: 4 (Total) 3 (Entry) 1 (Exit)



# Graph Look Up

**DATA SOURCE:**

Trip Generation Manual, 11th Ed

**SEARCH BY LAND USE CODE:**

712

**LAND USE GROUP:**

(700-799) Office

**LAND USE :**

712 - Small Office Building

**LAND USE SUBCATEGORY:**

All Sites

**SETTING/LOCATION:**

General Urban/Suburban

**INDEPENDENT VARIABLE (IV):**

1000 Sq. Ft. GFA

**TIME PERIOD:**

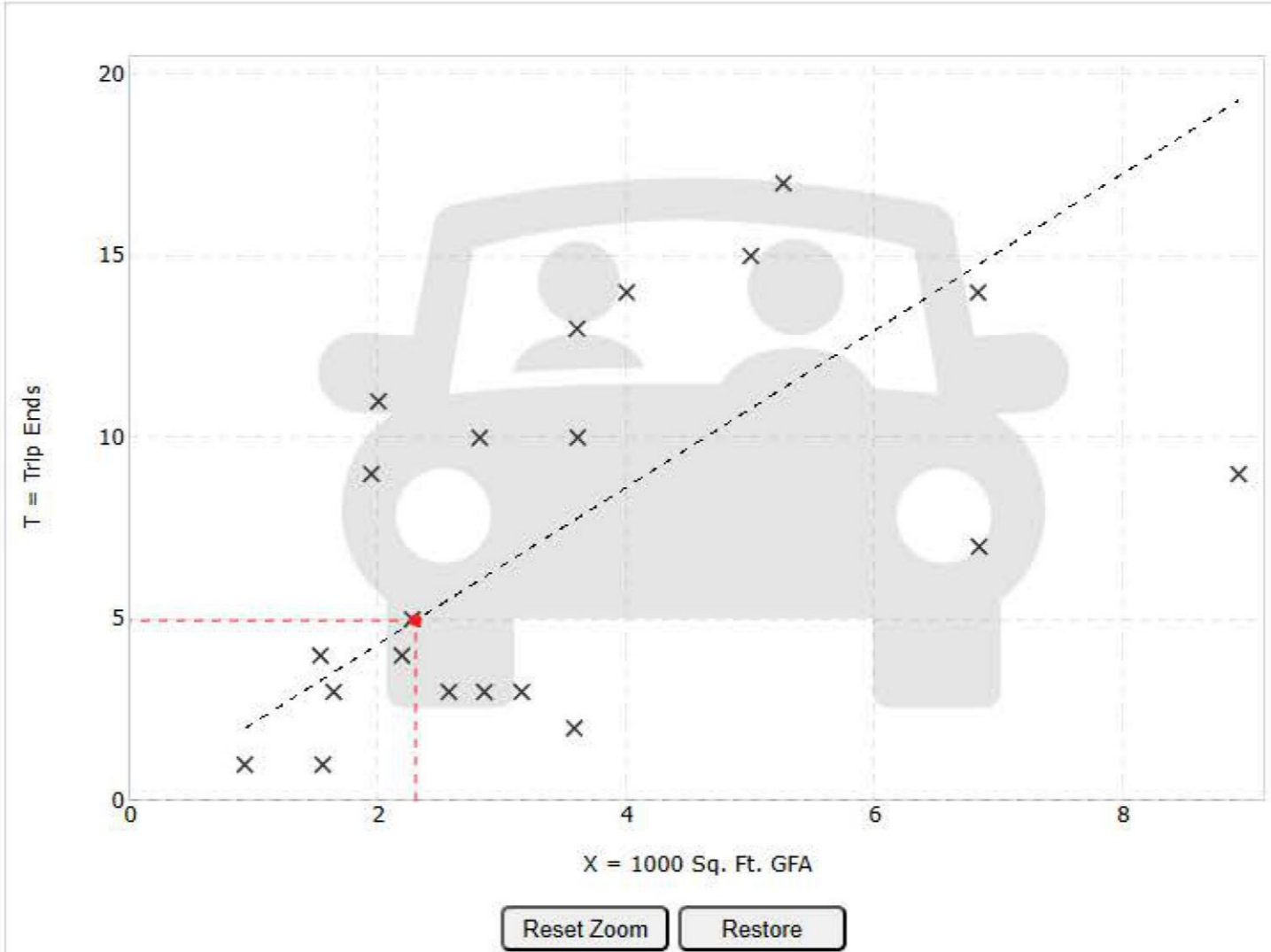
Weekday, Peak Hour of Adjacent Street Traffic

**TRIP TYPE:**

Vehicle

**ENTER IV VALUE TO CALCULATE TRIPS:**

2.3



X Study Site

--- Average Rate

**Land Use:**  
Small Office Building (712) [Click for Description](#)  
[Data Plots](#)

**Independent Variable:**  
1000 Sq. Ft. GFA

**Time Period:**  
Weekday  
Peak Hour of Adjacent Street Traffic  
One Hour Between 4 and 6 p.m.

**Setting/Location:**  
General Urban/Suburban

**Trip Type:**  
Vehicle

**Number of Studies:**  
21

**Avg. 1000 Sq. Ft. GFA:**  
3

**Average Rate:**  
2.16

**Range of Rates:**  
0.56 - 5.50

**Standard Deviation:**  
1.26

**Fitted Curve Equation:**  
Not Given

**R<sup>2</sup>:**  
\*\*\*\*

**Directional Distribution:**  
34% entering, 66% exiting

**Calculated Trip Ends:**  
Average Rate: 5 (Total), 2 (Entry), 3 (Exit)

**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD**  
**EXECUTIVE SUMMARY**

**SUBJECT:** PJ # A25-0017 Naimat Jesus Inc Rezoning

**REQUESTED ACTION:** Staff recommends denial.

**CONTRACT:**

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number            A25-0017 Naimat Jesus Inc Rezoning

Ordinance Number    O2025-11

Owner(s)                Naimat Jesus Inc

Applicant(s)            LPG Urban & Regional Planners, Inc

Property Location     The subject property is generally located at the northeast corner of CR 507 and Warm Springs Ave intersection.

Parcel(s)                G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147

Date                      March 21, 2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (County) to CMU (City) for the parcel listed above on 8 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment A25-0016 (O2025-10).

**ANALYSIS:** The applicant is proposing to construct a fifty-four thousand one hundred (54,100) square-foot commercial building which would include medical/dental office, professional office, restaurant, and retail uses on the property and is requesting Central Mixed Use (CMU) land use.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), the applicant believes the zoning change to CMU should be granted based on the following criteria:

**(a) Whether the proposed change is consistent with the comprehensive plan;**

The proposed rezoning to CMU is consistent with the proposed Future Land Use Map designation of Central Mixed Use and is consistent with the 2050 Comprehensive Plan Policy 1.1.4., which stipulates that the City's zoning map shall be consistent with the FLUM, and

further refine densities, intensities, and permitted uses. Policy 1.1.1b. Central Mixed Use is intended to accommodate a mix of residential and nonresidential uses with projects less than 10 acres in size may be developed as a single use.

**(b) The existing land use pattern of the surrounding area;**

The land use pattern of the surrounding area is residential and mixed use. The proposed CMU zoning designation is compatible within the area to serve city residents as the properties to the north, south, and west are zoned as residential uses.

**(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;**

**Schools:** The commercial development will not produce any school-aged children, but the zoning allows up to 14 units per acre and could produce up to 32 school-aged children.

**Potable Water & Sewer:** City water and sewer lines are available to the subject property and capacity within the lines will need to be verified, but connection to city utilities would be required per Policy 1.3.2., “The City shall prohibit the installation of new septic tanks within all new residential, commercial, and industrial projects within the City where wastewater is available.” The capacity of the wastewater treatment plant and the utility lines to service the property will need to be confirmed. 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, 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 in 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. Policy 4.1.9., “No permits shall be issued for new development which would result in an increase in demand on deficient facilities prior to completion of improvements needed to bring the facility up to standard.” Policy 4.2.3., “The City shall ensure that adequate wastewater supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy.”

**Streets:** The applicant submitted a transportation impact analysis by Walsh Traffic Engineering, LLC which was accepted by Sumter County’s Public Works Department. Access to the property is proposed via a full-access driveway on CR 507, a two-lane roadway, along with a right-in/right-out driveway along Warm Springs Ave, a four-lane roadway. The roadway segment of US 301 from Warm Springs Ave to the Florida Turnpike currently operates unacceptably, but with the FDOT widening project along this corridor, the roadway segment will operate acceptably at the 2027 buildout with the committed FDOT improvements.

**(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;**

The proposed future land use of Central Mixed Use requires compatible zoning. This zoning request of CMU is compatible with the requested future land use and could be considered compatible with adjacent parcel zoning.

**(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;**

The transportation impact analysis is projected to generate 231 AM peak hour trips and 333

PM peak hour trips with a total of 3,272 daily trips, from the new development. A deficiency was identified at the signalization of Warm Springs Ave and Marsh Bend Trail and will continue to have deficiencies at the project buildout in 2027. The identified deficiencies can be addressed with providing an eastbound right-turn overlap and northbound right-turn overlap, but because the needed improvements are the same as those needed to mitigate deficiencies, the development is not responsible to mitigate impacts per Florida Statute 163.3180. The US 301 and Warm Springs Ave intersection operates unacceptably, but with the committed FDOT widening improvements on US 301, the intersection is projected to operate acceptably at project buildout in 2027.

**(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;**

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Surrounding properties are permitted to develop in accordance with their zoning map designation.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	RR1 (County)
SOUTH	PUD (City) & RR1 (County)
EAST	SWCMU (City)
WEST	ARD (City)

If the rezoning is approved, the applicant will be required to submit a site plan to the City prior to development. The site plan will need to follow requirements established in the City's Land Development Regulations and the Design District Standards as well as any Planned Development Agreements or Developer's Agreements that may be needed.



Amanda Bondi  
Planner II, Development Services

**ORDINANCE NO. O2025-11**

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:

**G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147**  
**Naimat Jesus Inc**  
**8 +/-**

**LEGAL DESCRIPTION:**

**PARCEL G29A146**

LOT 6, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS AS DESCRIBED IN THE STIPULATED ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS BOOK 3274, PAGE 155, STIPULATED FINAL JUDGEMENT FOR PARCEL NOS: 10, 10A & 10B (DIANA L. JOHNSEN) AND DISBURSEMENT OF PROCEEDS RECORDED IN OFFICIAL RECORDS BOOK 3390, PAGE 7 AND ORDER GRANTING STIPULATED MOTION TO CORRECT CLERICAL ERROR IN STIPULATED FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 3390, PAGE 12, ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

**PARCEL G29A145**

LOT 5, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS AND EXCEPT THE RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 3146, PAGE 428.

PARCEL G29A143

LOT 3, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

PARCEL G29A142

THE SOUTH ½ OF LOT 2, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3165, PAGE 4.

PARCEL G29A141

LOT 1 AND THE NORTH ½ OF LOT 2, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 29A AND 29B, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 3146, PAGE 422.

PARCEL G29A147

LOT 7, BLOCK F, WILDWOOD RANCH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES(S) 29, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from RR1 (Sumter County) to CMU (City of Wildwood)

**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.

**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

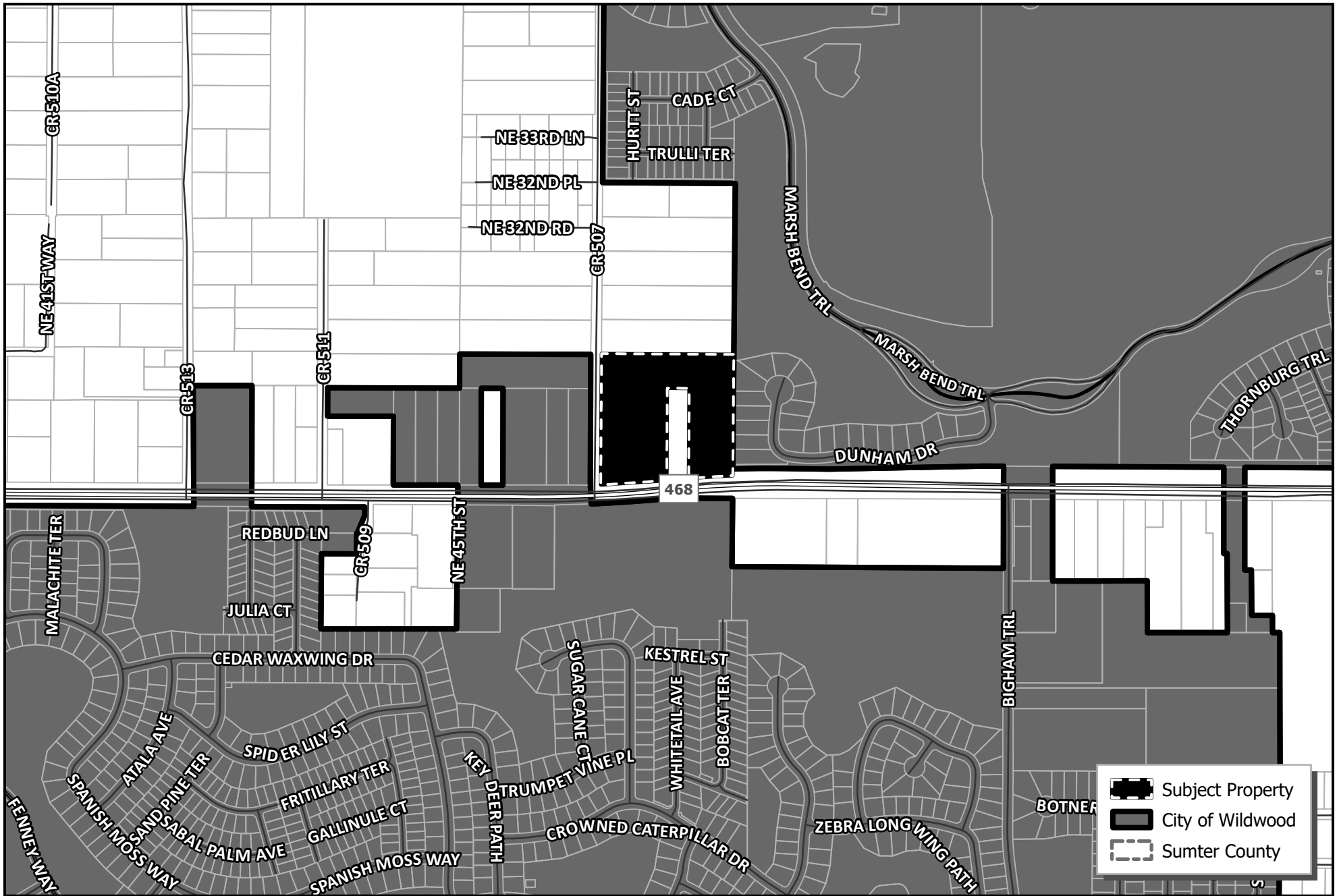
First Reading: \_\_\_\_\_

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

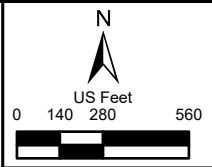
Approved as to form:

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

# EXHIBIT A

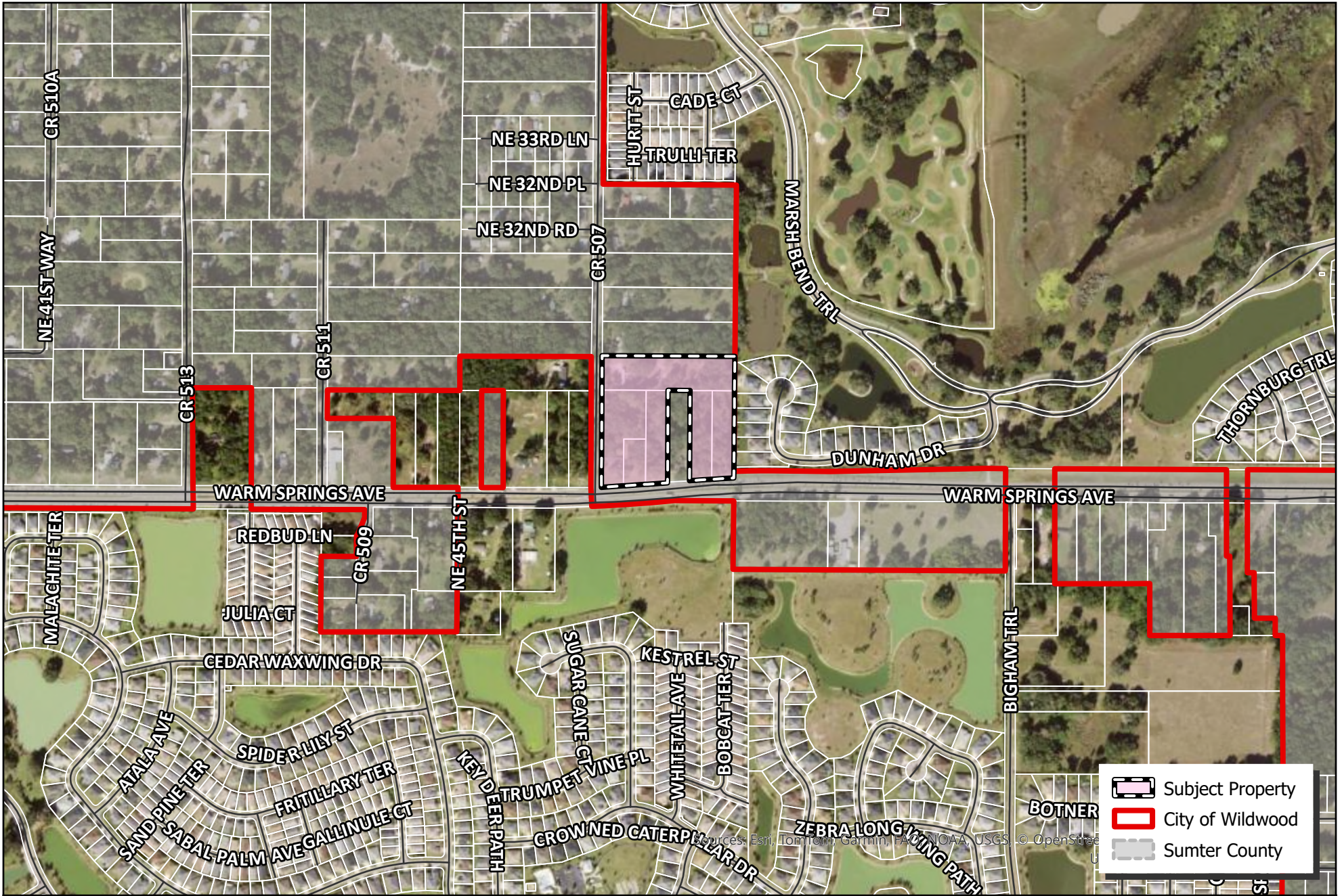





**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
 www.wildwood-fl.gov



PJ #25-0017  
**NAIMAT JESUS INC**  
 PARCELS G29A141, G29A142, G29A143, G29A145, G29A146 & G29A147

**MAP 1A**  
**LOCATION**  
**MAP**  
**JAN 2025**



 Subject Property  
 City of Wildwood  
 Sumter County

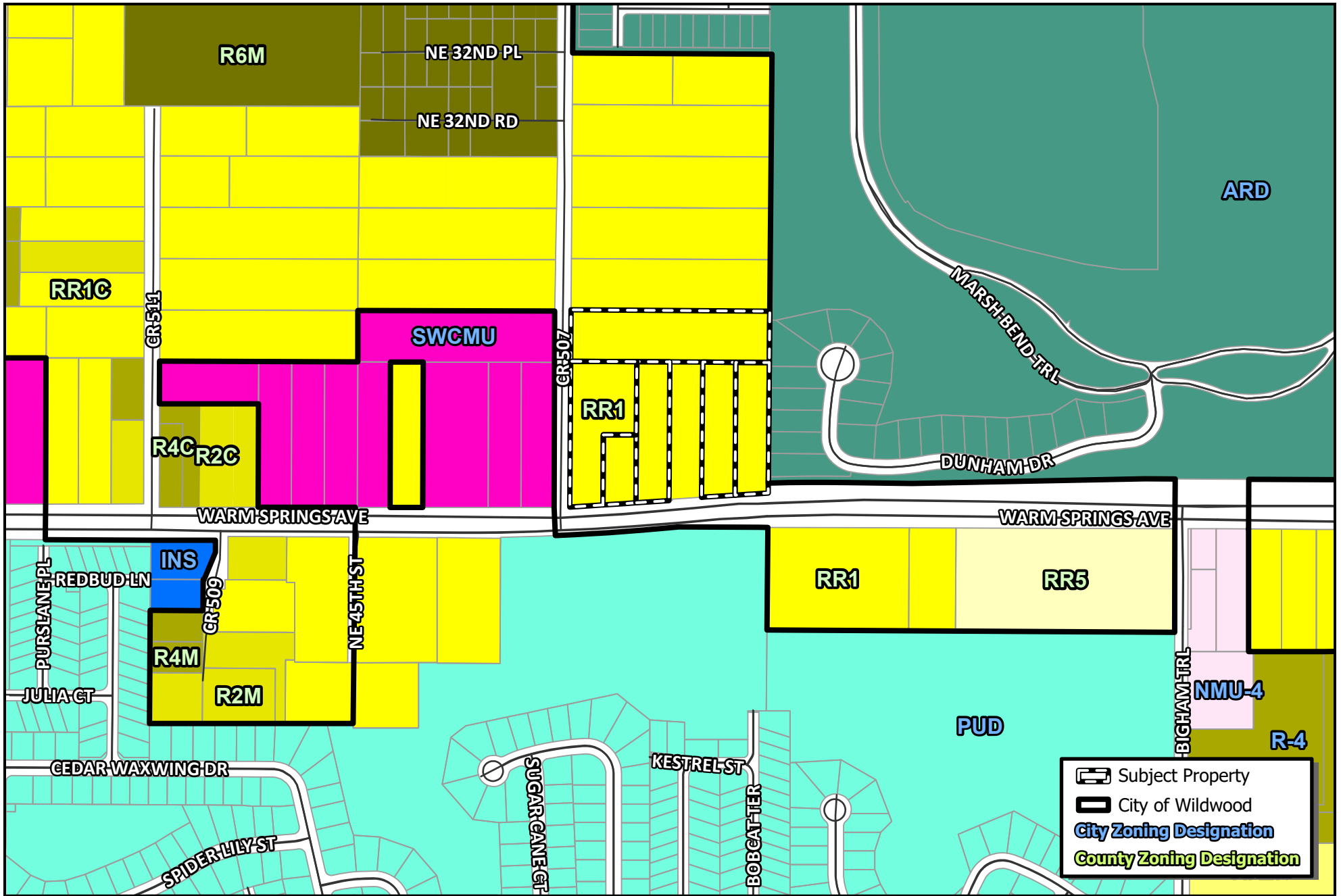


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

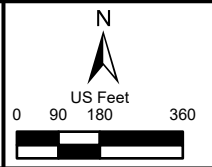


PJ #25-0017  
**NAIMAT JESUS INC**  
 PARCELS G29A141, G29A142, G29A143, G29A145, G29A146 & G29A147

**MAP 1B**  
**LOCATION**  
**MAP**  
**JAN 2025**

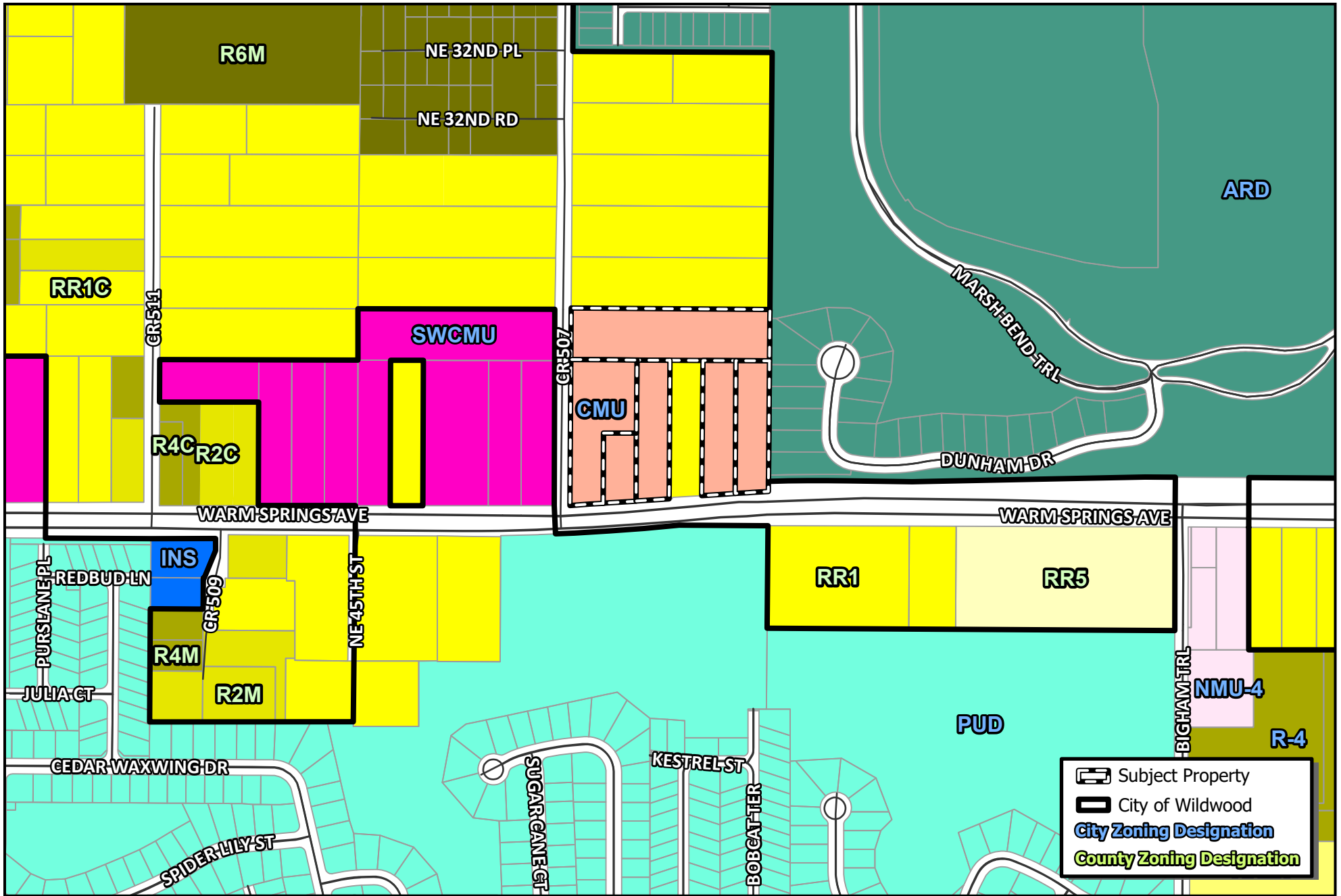


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
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 www.wildwood-fl.gov

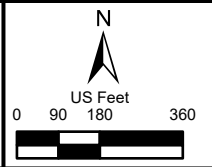


PJ #25-0017  
**NAIMAT JESUS INC**  
 PARCELS G29A141, G29A142, G29A143, G29A145, G29A146 & G29A147

**MAP 3A**  
**EXISTING ZONING**  
**JAN 2025**



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



PJ #25-0017  
**NAIMAT JESUS INC**  
 PARCELS G29A141, G29A142, G29A143, G29A145, G29A146 & G29A147

**MAP 3B**  
**PROPOSED ZONING**  
**JAN 2025**



## **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: O2025-11

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.

---

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



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

**RECEIVED**

MAR 26 2025

City Of Wildwood  
Development Services Dept

March 20, 2025

JOHNSON LESIA M & RICHARD H  
3168 CR 507  
WILDWOOD, FL 34785

Your Parcel Number(s): G29A029

**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 Agricultural (Sumter County) to Central Mixed Use (City of Wildwood) and to change the Zoning Map designation from RR1 (Sumter County) to CMU (City of Wildwood).

**OWNER:** Naimat Jesus Inc  
**APPLICANT:** LPG Urban and Regional Planner, LLC  
**CASE NUMBERS:** A25-0016 & A25-0017  
**PARCEL NUMBERS:** G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147

The subject property is generally located at the northeast corner of CR 507 and Warm Springs Ave 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, April 8, 2025, at 2:00 PM.**

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, April 28, 2025, at 7:00 PM** and the final hearing to be held in the City Hall Commission Chamber on **Monday, May 12, 2025, at 9:00 AM.**

Written comments submitted will be heard. hearings may be 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.

**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)

*What are the plans for flooding. We are getting flooded from the Ocala Eye Clinic*

*Over*

city of Wildwood Has no noise  
Ordinance We Get overwhelmed  
With Noise (music) From The  
Villages (Edmas on the Green) Almost  
Every Weekend

And now you want to add  
homes. This is not  
A good idea

What About All the Critters  
Where Are they going to  
Go? Properly my hand



**NAIMAT JESUS INC  
JUSTIFICATION FOR REZONING**

The subject site is located within the Urban Services Area (USA) which indicates that a variety of urban uses are expected to occur in the general area. Due to changing conditions of the area the existing zoning of Sumter County RR-1 is no longer appropriate and is not considered the highest and best use of the land. The proposed zoning of Central Mixed Use (CMU) is consistent with the area and adjacent properties located within the City of Wildwood.



The following provides justification for the rezoning based on the City of Wildwood Land Development Regulations (LDR) Chapter 3, Section 3.3(C)(4).

**a. Whether the proposed change is consistent with the comprehensive plan;**

*The proposed CMU zoning is consistent with the proposed Future Land Use Map designation of Central Mixed Use and the intent of the Comprehensive Plan as stated in FLU Policy 1.1.1(b). The subject site is less than 10 acres and can be developed as a single use.*

**Objective 1.1.**

**FUTURE LAND USE MAP**

The City shall maintain regulations for land use categories and the Future Land Use (FLU) Map (FLUM) Series in order to effectively manage the allocation of land uses through the planning horizon of 2050.

**Policy 1.1.1.** The following FLU categories, along with their intended uses, densities, intensities (for non-residential development), and open space requirements, are established:

**b. Mixed-Use**

FLU Categories	Description	Maximum Density	Maximum Intensity	Minimum Open Space Required
Residential Mixed Use (RMU)	Primarily medium density residential uses supported by some commercial and office uses	10 du/ac	0.30 FAR or 10% of the site, whichever is less 60% ISR	25%
High Density Mixed Use (HDMU)	Primarily high-density residential uses supported by commercial and office uses within the City's urban core	24 du/ac	1.0 FAR or 80% ISR, whichever is less	15%
Central Mixed Use (CMU)	Intended to accommodate a mix of residential and nonresidential uses	15 du/ac	0.75 FAR (outside CRA) 2.0 FAR (within CRA) 80% ISR	15%
Neighborhood Commercial (NC)	Primarily neighborhood serving commercial with allowances for residential activity	4 du/ac SF 15 du/ac MF	0.60 FAR 80% ISR	20%

Note: Projects 10 or more acres in size are required to establish a Planned Development zoning overlay. Projects less than 10 acres in size may be developed as a single use.

To cultivate a sustainable balance between residential and nonresidential development, the mixed-use FLU categories shall abide by the following use percentages:

Use Type	RMU and HDMU		CMU		NC	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Residential	35%	80%	10%	80%	35%	80%
Commercial	5%	40%	5%	70%	5%	40%
Office	0%	40%	0%	60%	0%	40%
Public/Semi-Public	5%	30%	0%	30%	5%	30%

Note: Projects 10 or more acres in size are required to establish a Planned Development zoning overlay. Projects less than 10 acres in size may be developed as a single use.

To cultivate a sustainable balance between residential and nonresidential development, the mixed-use FLU categories shall abide by the following use percentages:

Policy 1.1.4: The City’s zoning map shall be consistent with the Wildwood FLUM Series and further refine the densities, intensities, and uses permitted within each property.

*The proposed CMU zoning is consistent with the proposed Future Land Use Map designation of Central Mixed Use.*

Policy 1.2.1. 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.

*The subject site is located within an area where existing public infrastructure, services and utilities are already present.*

**b. The existing land use pattern of the surrounding area;**

*The proposed rezoning to CMU is compatible with the current city zoning in the general area which consists of CMU, PUD, and ARD.*

**c. The possibility of adversely affecting public facilities such as schools, utilities, streets, etc.;**

*The CMU zoning allows up to 15 units/acre. The submitted boundary survey indicates that the total site is 8 acres which equates to a maximum of 120 units which is estimated to produce 33 students. Available data indicates that there is sufficient capacity available at area schools to serve the proposed development;*



however, the proposed development is commercial only therefore, no impacts to schools.

Estimated Sumter County Student Generation Rates	
Multi- Family	
Type	Student Multipliers per Dwelling Unit
High School	0.068
Middle School	0.061
Elementary School	0.153
Total	0.282

**STUDENTS GENERATED BASED ON PROPOSED ZONING**

SCHOOL	SF Units	STUDENT GENERATION RATE	STUDENTS GENERATED	MF UNITS	STUDENT GENERATION RATE	STUDENTS GENERATED	GRAND TOTAL
ELEMENTARY	0	0.157	0	120	0.153	18	<b>18</b>
MIDDLE	0	0.079	0	120	0.061	7	<b>7</b>
HIGH	0	0.114	0	120	0.068	8	<b>8</b>
<b>GRAND TOTAL</b>							<b>33</b>

City water and sewer are available to the subject property. The applicant/owner will work with city utilities to connect to City water and sewer.

The traffic impact analysis prepared by Walsh Traffic Engineering submitted for the rezoning indicates that the project will not adversely impact area roadways. Access to the subject site is proposed via a full-access driveway on CR 507 and a right in/right out driveway on Warm Springs Avenue. CR 507 is a 2-lane roadway with an adopted LOS of D and Warm Springs Avenue is a 4-lane urban roadway with an adopted LOS of D.

- d. Whether changed or changing conditions make the passage of the proposed amendment necessary;



*Due to changing conditions of the area the existing zoning of RR-1 is no longer appropriate and is not considered the highest and best use of the land. The proposed zoning of CMU is consistent with the area and adjacent properties located within the City of Wildwood.*

- e. **Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;**

*The traffic impact analysis prepared by Walsh Traffic Engineering submitted for the rezoning indicates that although the proposed CMU zoning will increase potential traffic, the project will not adversely impact area roadways.*

- f. **Whether the proposed change will be a deterrent to the improvement or development of adjacent property.**

*The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties south of the subject site have been developed as residential and planned unit development. Properties along Warm Springs Avenue are planned to be developed as commercial. Properties within the city and Sumter County are allowed to develop according to the future land use and zoning designations.*

**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** PJ #A25-0823 - Rezoning - 5127 CR 169

**REQUESTED ACTION:** Staff recommends approval

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

<b>Case No.</b>	PJ # A25-0823 – Rezoning – 5127 CR 169
<b>Ordinance Number</b>	O2025-14
<b>Applicant</b>	Dorothy Joy Messenger-Young, TTEE
<b>Owner</b>	The Young Family Revocable Trust
<b>Property Location</b>	The subject property is located at 5127 CR 169, Wildwood, FL 34785, at the NE corner of the intersection of CR 152 and CR 169
<b>Parcel</b>	G15A098
<b>Date</b>	March 24, 2025

The applicant seeks a favorable recommendation from the City of Wildwood Planning & Zoning Board/Special Magistrate for a Zoning Map amendment to change the zoning district from R6M (Sumter County) to MHP (City of Wildwood) for the parcel listed above on 0.286 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request PJ #A25-0821 - SSCP – 5127 CR 169 (O2025-13).

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change to MHP should be granted based on the following criteria:

**(a) Whether the proposed change is consistent with the comprehensive plan;**

At this time, the applicant intends to bring into compliance an existing single-family residence due to some after-the-fact addition building permits. The subject parcel is located within the City's Joint Planning Area with Sumter County and upon the applicant submitting a Building Permit to the Sumter County Building Department, the property owner was notified of the requirement for annexation. The proposed rezoning to MHP is consistent with the proposed Future Land Use Map designation of MHP and the intent of the Comprehensive Plan as stated

in FLU Policy 1.1.4. to accommodate the character of existing neighborhoods. The proposed changes also coincide with Policy 1.2.5. of the Future Land Use Element, which is to discourage urban sprawl through a future land use pattern which promotes orderly, compact development. As such, this change is consistent with the City's 2050 Comprehensive Plan.

**(b) The existing land use pattern of the surrounding area;**

The proposed rezoning to MHP is compatible with the current zoning in this area and the existing character of the subdivisions within this community. The subject property is located within Lots 9 and 10 Block E of the Orange Home Subdivision, an established community featuring manufactured homes and single family residences. The Orange Home Subdivision has been in existence since September 8, 1925. As such, the lots have been built on over the years.

**(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;**

**Schools:** A single family residence/manufactured home would generate one (1) student to Wildwood Schools. The school district advises that capacity is available.

**Potable Water & Sewer:** City water/sewer lines are in the vicinity of SR 44 of the Orange Home Subdivision, but they are not available to the subject parcel. The existing home is served by well for potable water and septic for waste disposal.

**Streets:** Access to the property has been accommodated along CR 152, a public road maintained by Sumter County.

**(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;**

The subject parcel is located within the City's Joint Planning Area with Sumter County. The rezoning is necessary to accommodate the proposed use of the property, as the applicant intends to develop, and to bring the property into compliance with the proposed Future Land Use designation.

**(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;**

**Transportation:** For a single family residence, it's expected up to 10 daily trips; which is de minimis in nature relative to the size of the parcel. The single-family home is existing; therefore, there is not net new increase in daily trips for this project.

**(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;**

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties.

**ZONING DESIGNATION OF SURROUNDING PROPERTIES**

NORTH	R6M (Sumter County)
SOUTH	CR 152 & R6M (Sumter County)
EAST	R6M (Sumter County)

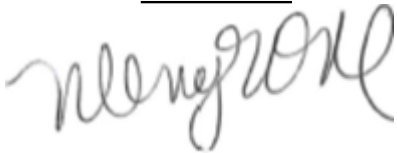
WEST

ROW CR 169 & R6M (City)

The applicant is working with the Sumter County Building Department for the renewal of a building permit for an addition at the subject parcel. The site plan will be required to follow requirements established in the City's Land Development Regulations in accordance to the MHP Zoning District. If any deficiencies are found, it's likely that a variance will be required to address the existing non-confirming zoning discrepancies at the site.

**The applicant seeks a favorable recommendation of Ordinance Number O2025-14 (attached) subject to approval of O2025-14, which establishes a Future Land Use appropriate to the proposed zoning.**

DATED: 3/26/2025

A handwritten signature in black ink, appearing to read 'Wendy Then', is written over the date line.

Wendy Then, AICP, CFM  
Assistant Director Development Services

**ORDINANCE NO. O2025-14**

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 G15A098**

**Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust**

**0.286 +/-**

**LEGAL DESCRIPTION**

Lots 9 and 10, Block E PLAT NO. 1 OF ORANGE HOME, according to the Plat thereof as recorded in Plat Book 1, Page 101 ½, Public Records of Sumter County, Florida.

This property is to be reclassified from R6M (Sumter County) to MHP (City of Wildwood).

**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.

**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

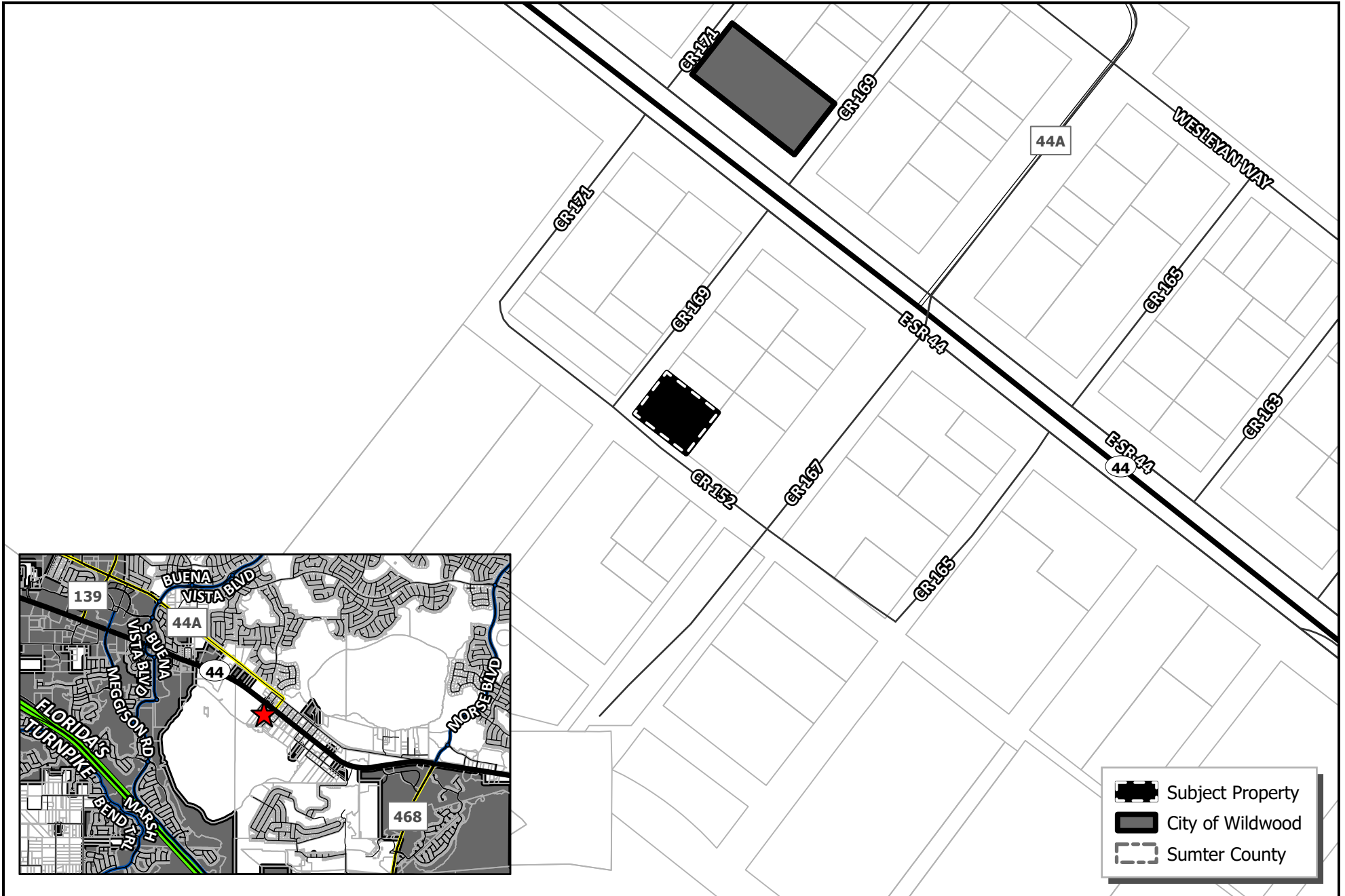
First Reading: \_\_\_\_\_

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

Approved as to form:

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

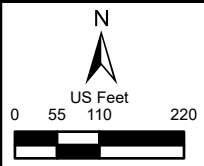
# EXHIBIT A



	Subject Property
	City of Wildwood
	Sumter County

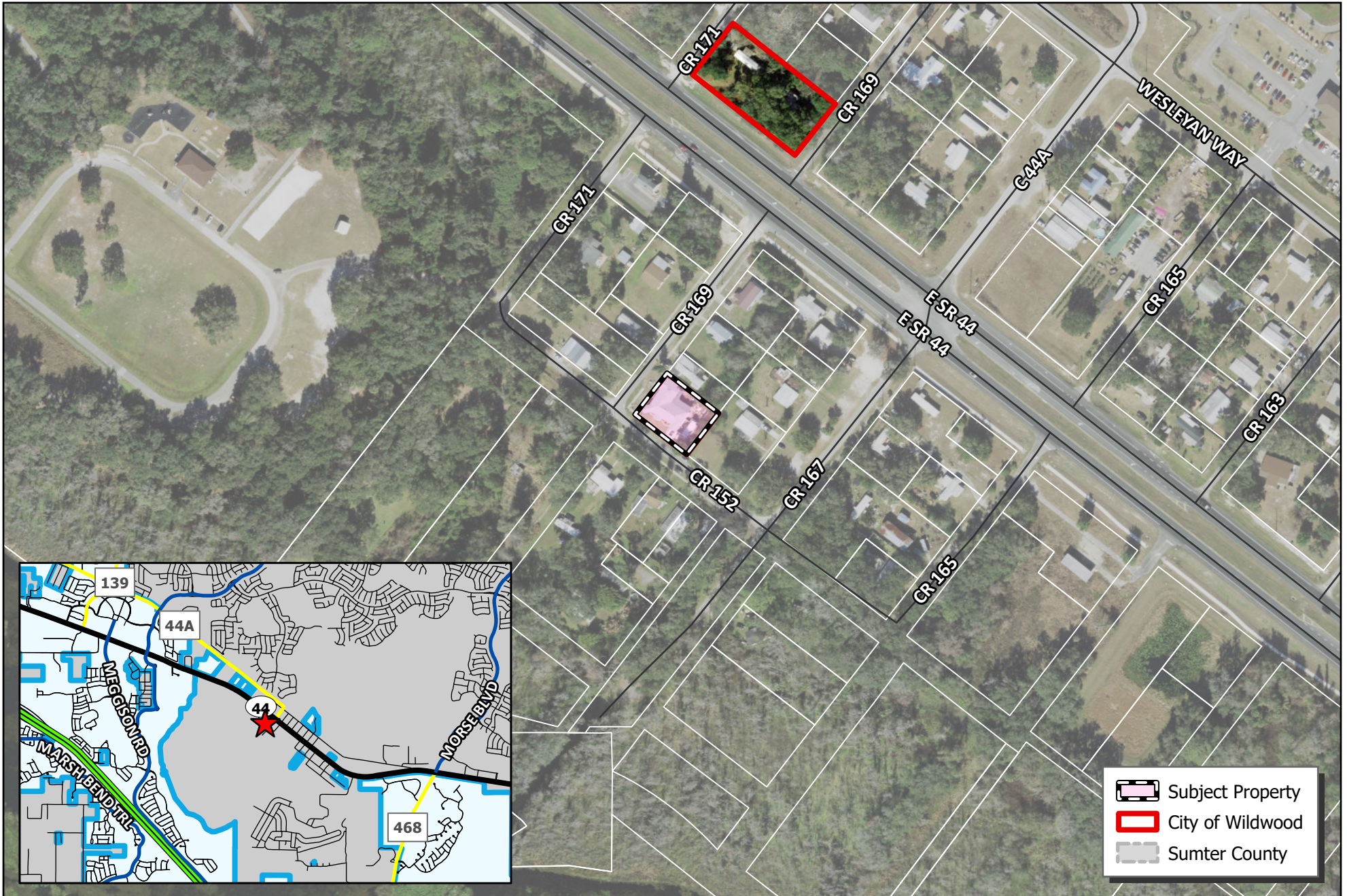



**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



PJ #A25-0823  
**5127 CR 169**  
 PARCEL G15A098

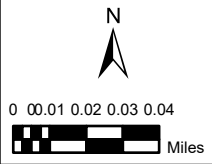
**MAP 1A**  
**LOCATION**  
**MAP**  
**MAR 2025**



-  Subject Property
-  City of Wildwood
-  Sumter County

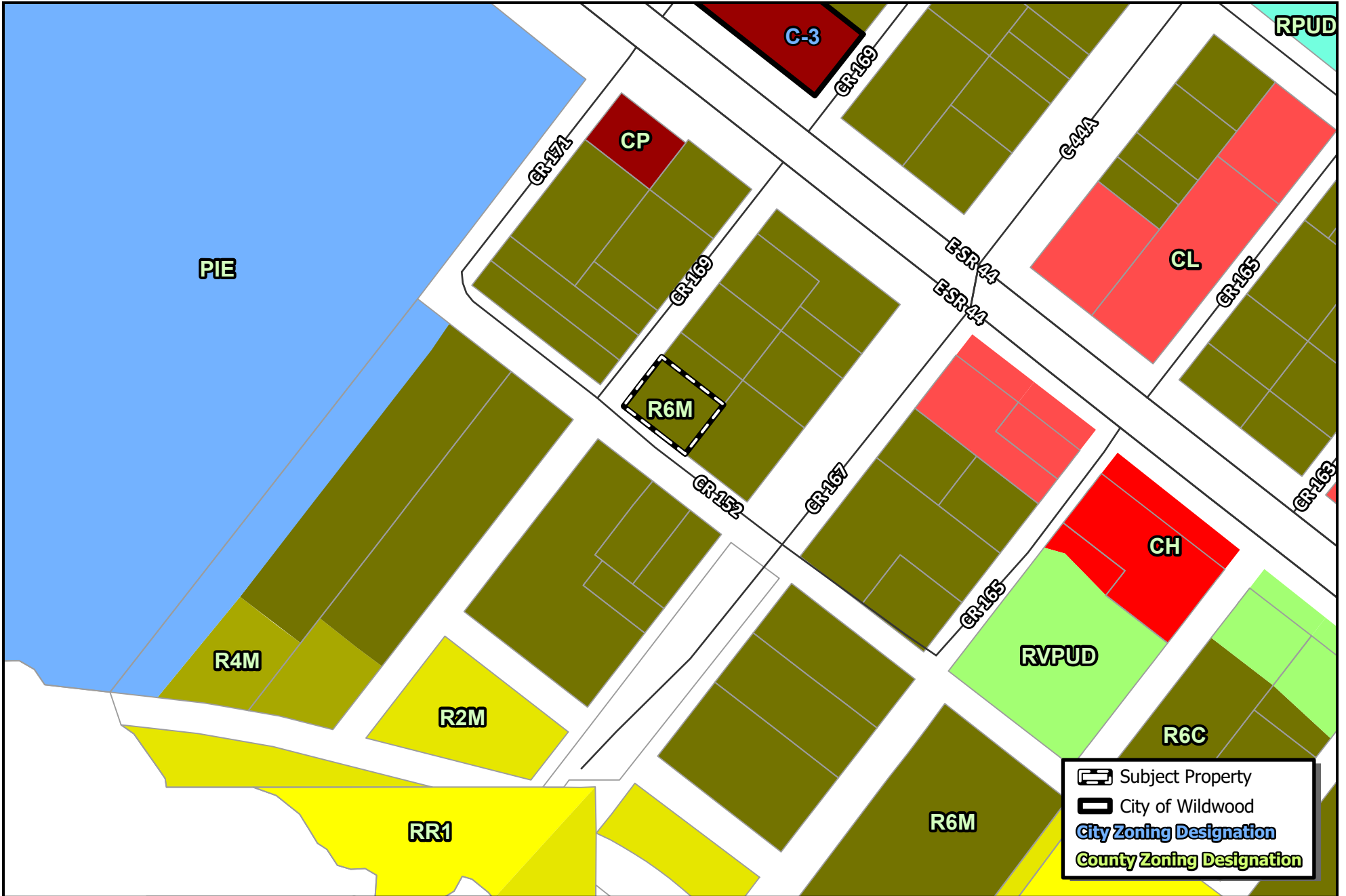





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PJ #A25-0823  
**5127 CR 169**  
 PARCEL G15A098

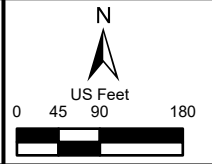
**MAP 1B**  
**LOCATION**  
**MAP**  
**MAR 2025**



	Subject Property
	City of Wildwood
	City Zoning Designation
	County Zoning Designation

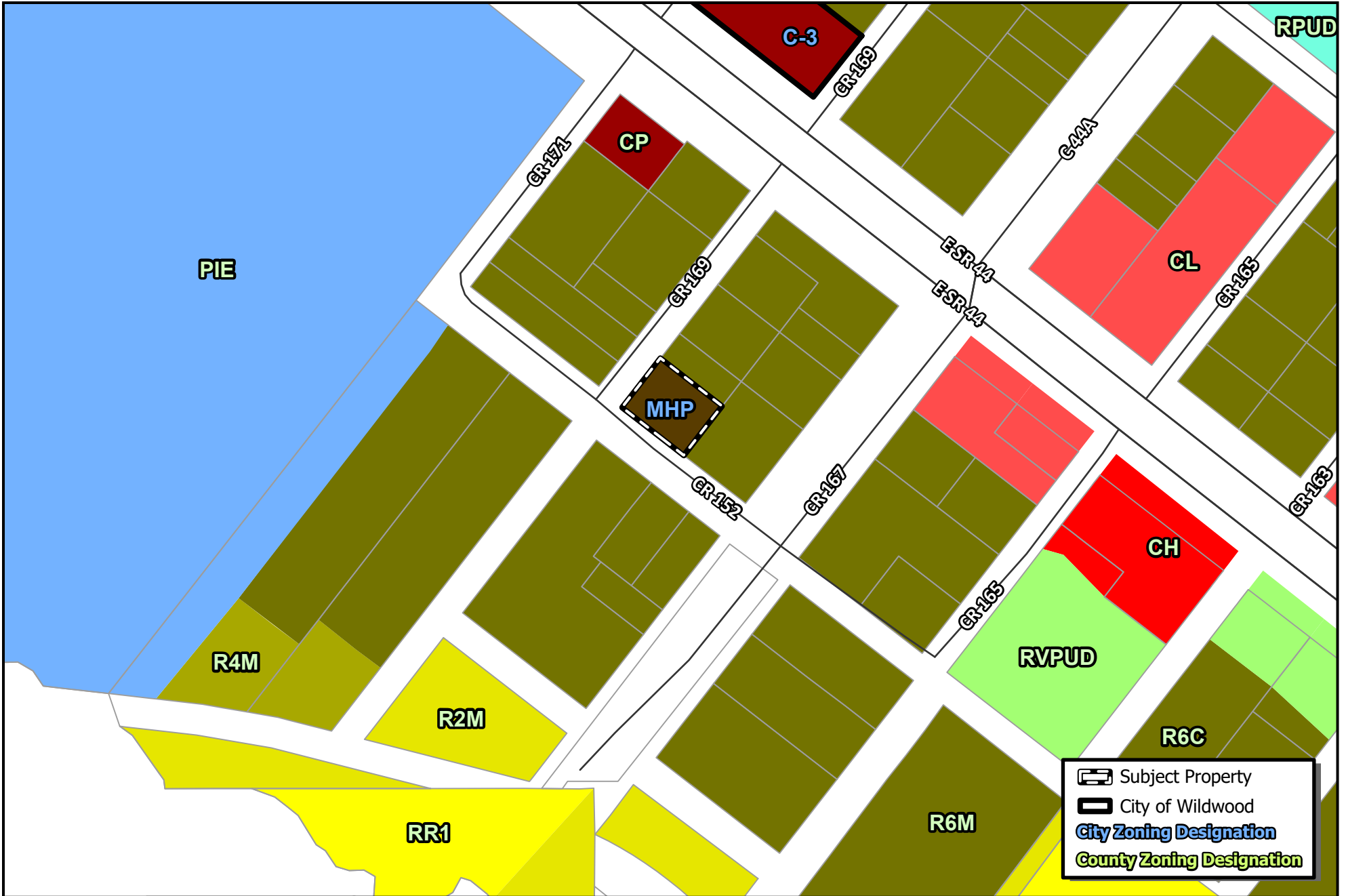


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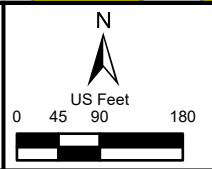


PJ #A25-0823  
**5127 CR 169**  
 PARCEL G15A098

**MAP 3A**  
**EXISTING ZONING**  
**MAR 2025**



**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
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PJ #A25-0823  
**5127 CR 169**  
 PARCEL G15A098

**MAP 3B**  
**PROPOSED ZONING**  
**MAR 2025**



## **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: O2025-14

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.

---

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

Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust – PJ #A25-0821 - 5127 CR 169 (Comp. Plan Amendment and Rezoning).

Parcel G15A098

The City of Wildwood is requesting an exemption for a transportation impact analysis for the owner/applicant Dorothy Joy Messenger-Young, trustee of the Young Family Revocable Trust on parcel G15A098 on .286 acres more less to annex a property into the City so that they can come under the City’s zoning regulations since they are out of compliance with the Sumter County’s R6M zoning district.

The proposed zoning is MHP with a Future Land Use of Mobile Home Park for a maximum allowable use of 10 units per acre or 2.86 dwelling units. However, the home has already been constructed, and the site is maxed out on the allowable square footage.

For Comprehensive Plan purposes and worst-case scenario using the ITE Land Use Code of Single-Family Detached Housing (210), due to the .286 acres of land with up to 10 dwelling units per acre, the future land use change could generate up to 27 daily trips with 2 AM Peak Hour trips and 3 PM Peak hour trips.

Based on the current conditions of the existing one single family residence without any expected changes, the generation would be 10 daily trips with 1 AM Peak hour trip and 1 PM hour trip.

Thank you for your consideration.

Wendy Then, AICP, CFM  
DSD Department  
City of Wildwood

**APPROVED**  
**Matthew Tadlock**  
**Assistant Public Works Director - Planning and Design**  
**03/21/2025**

Average daily trips for Single-Family Detached- Based on the 11<sup>th</sup> Edition

Multiple the Average Rate by the number of Units.

Daily Trips

### Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 174  
Avg. Num. of Dwelling Units: 246  
Directional Distribution: 50% entering, 50% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

AM Peak Hours

### Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 169  
Avg. Num. of Dwelling Units: 217  
Directional Distribution: 26% entering, 74% exiting

#### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

PM Peak Hours

## Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday,  
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban  
Number of Studies: 178  
Avg. Num. of Dwelling Units: 203  
Directional Distribution: 64% entering, 36% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

**PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD  
EXECUTIVE SUMMARY**

**SUBJECT:** SP 2408-001 708 N. Main Street

**REQUESTED ACTION:** Staff recommends approval contingent on the Project Review Committee's recommendation.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number	SP 2408-001 708 N. Main Street
Applicant	Roy Vaca
Owner(s)	Landstead Investments LLC
Acreage	0.302 +/-
Property Location	The subject property is generally located on the southeast corner of the intersection of N Main Street and Maddox Street.
Parcel	G06C005
Date	April 1, 2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 1,400-square-foot commercial office and retail building and associated infrastructure on 0.302 acres MOL.



The applicant has submitted a Technical Waiver Request to be excused from the required loading space. The engineer states that truck deliveries can be avoided per the attached Waiver Request Form.

SP 2408-001 will meet the criteria set forth within the Land Development Regulations, Design District Standards, and Twisted Oaks Planned Development and will be in line with the goals, objectives, and policies in the 2050 Comprehensive Plan, contingent on the approval from the April 8th Project Review Committee meeting.



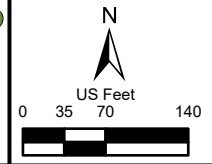
Date: 03/20/2025  
McKenna Page  
Planner I, Development Services



 Subject Property  
 City of Wildwood  
 Map Extent is Inside City Limits



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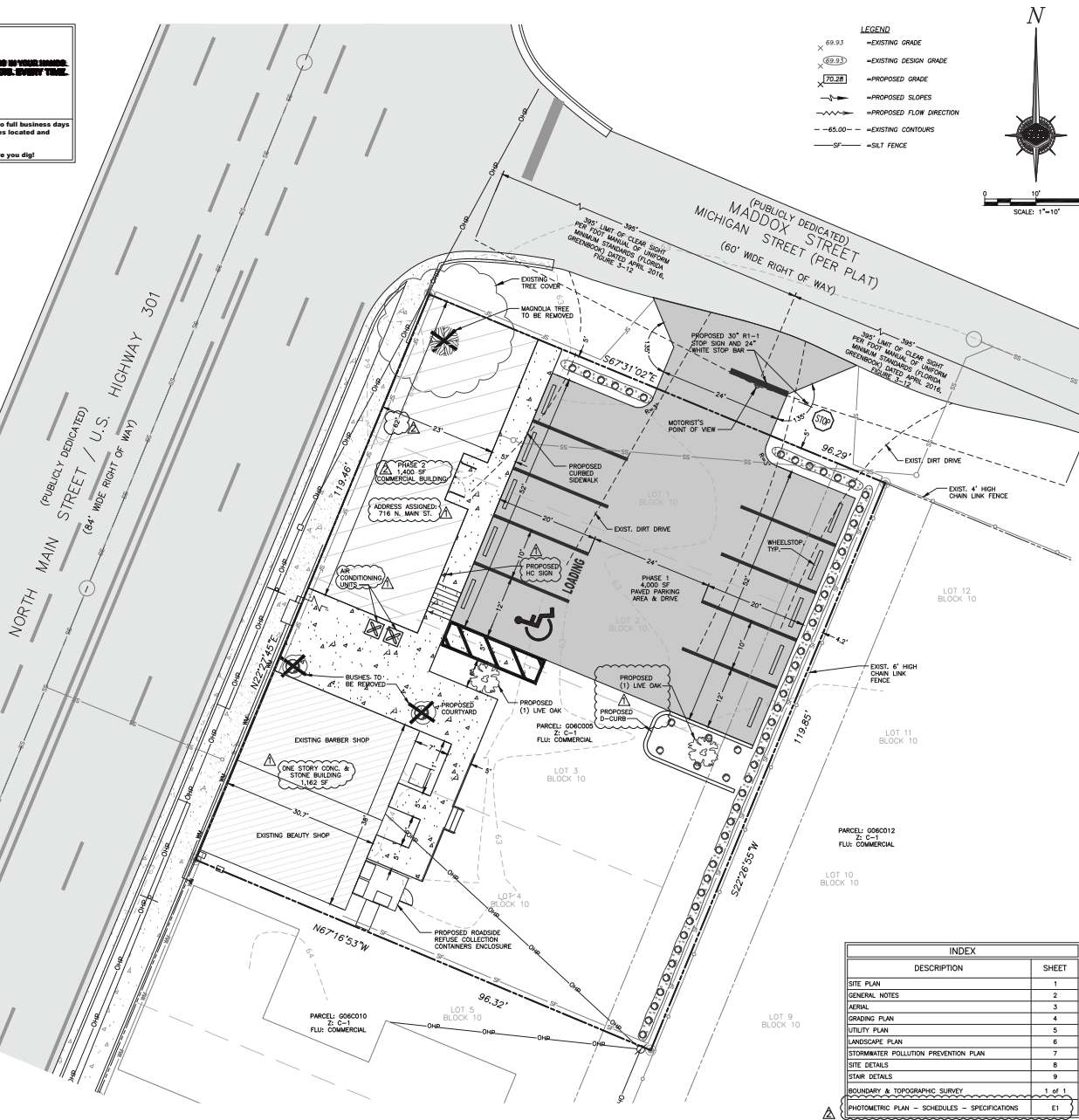


SP 2408-001  
**708 N MAIN STREET**  
 PARCEL G06C005

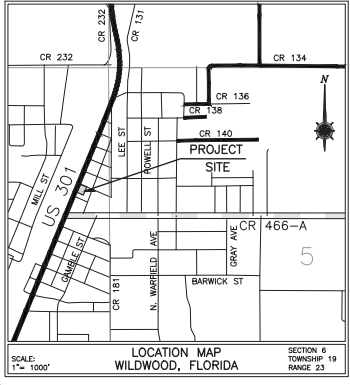
**MAP 1B**  
**LOCATION**  
**MAP**  
**AUG 2024**



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- LEGEND**
- 69.93 - EXISTING GRADE
  - 69.33 - EXISTING DESIGN GRADE
  - 70.28 - PROPOSED GRADE
  - - PROPOSED SLOPES
  - - PROPOSED FLOW DIRECTION
  - 65.00 - EXISTING CONTOURS
  - SF - SILT FENCE



**DESCRIPTION:**  
 LOTS 1, 2, 3 AND 4, IN BLOCK 10, OF RICE'S SUBDIVISION, OF CARUTHERS ADDITION TO WILDWOOD, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 78-1/2, PUBLIC RECORDS OF SUMNER COUNTY, FLORIDA, LESS RIGHT OF WAY FOR U.S. HIGHWAY 301, IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 23 EAST, IN SUMNER COUNTY, FLORIDA.

**OWNER/DEVELOPER:**  
 ROY VACA  
 1188 N MAIN STREET  
 OXFORD, FLORIDA 34484  
 PHONE: 352-425-8147

**PROPERTY ADDRESS:**  
 708 N. MAIN STREET  
 WILDWOOD, FLORIDA 34785

**ENGINEER:**  
 DAVID W. SPRINGSTEAD, P.E.  
 SPRINGSTEAD ENGINEERING, INC.  
 727 S. 14th STREET  
 LEESBURG, FLORIDA 34748  
 PH: (352) 787-1414  
 FAX: (352) 787-7221  
 CONTACT: JASON HURLEY  
 PROJECT ENGINEER

**SURVEYOR:**  
 WSI WADE SURVEYING, INC.  
 1808 TRACY AVENUE  
 LADY LAKE, FL 32159  
 OFFICE: (352) 753-6511

**SITE CALCULATIONS:**

TOTAL PROPERTY AREA:	11,523 SF	0.26 AC	300.00
TOTAL IMPERVIOUS AREA:	1,162 SF	0.03 AC	10%
PHASE 1 IMPERVIOUS AREA:	5,212 SF	0.12 AC	45%
PHASE 2 IMPERVIOUS AREA:	2,650 SF	0.06 AC	23%
TOTAL IMPERVIOUS AREA:	7,862 SF	0.18 AC	68%
OPEN SPACE:	3,661 SF	0.08 AC	31%

**PARKING INFORMATION:**

TYPE	REQUIRED PARKING	PROVIDED PARKING
EXISTING BUILDING	1,452 SF x (4) PER 1,000 SF	4.6 SPACES
PROPOSED BUILDING - RETAIL	700 SF x (4) PER 1,000 SF	2.8 SPACES
PROPOSED BUILDING - OFFICE	700 SF x (3) PER 1,000 SF	2.1 SPACES
		9.5 TOTAL SPACES

TOTAL PARKING SPACES PROVIDED = 9  
 TOTAL INC. ACCESSIBLE SPACES REQUIRED PER FBC = 1 (INCL. IN TOTAL PARKING LOT)  
 TOTAL INC. ACCESSIBLE SPACES PROVIDED = 3

**FIRE FLOW DEMAND PER NFPA TABLE 1.8.6.2.1.1:**  
 1,500 GPM FOR 2HRS IS REQUIRED FOR UP TO 3,600 SF BUILDING CONSTRUCTED OF TYPE-V ELEMENTS

**BUILDING SETBACKS:**  
 MINIMUM = 0 FT FRONT/REAR/SIDES  
 MAXIMUM = 10 FT FRONT, 0 FT REAR, 12 FT SIDES  
 MAX GSR: 70%  
 MIN OPEN SPACE: 15%

**PERMIT REQUIREMENTS:**

AGENCY	PERMIT	STATUS
CITY OF WILDWOOD	SITE PLAN	PENDING
SWFWMD	SWMP	NOT REQUIRED AS PER FAC 62-330.020
FDOT	UTILITY	PENDING
FENTER	FENTER	EXEMPT AS PER 62-555.505(1)(b) 11-13 FAC
FDWP	WASTEWATER	EXEMPT AS PER 62-604.600(2)(b) 5 FAC

- NOTES:**
- THIS PROJECT INVOLVES PROPOSED PAVED PARKING AREAS TO SERVE THE EXISTING SITE AS WELL AS A PROPOSED NEW 1,800 SF COMMERCIAL BUILDING TO BE UTILIZED AS OFFICES AND RETAIL SPACE.
  - SITE SOILS CLASSIFIED AS: (3) - SPARSE FINE SAND, BOLLERSLY SUBSURFACE 0 TO 5 PERCENT SLOPES. (6) - URBAN LAND, 0 TO 2 PERCENT SLOPES.
  - LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "M" UNLESS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #1211901310, DATED SEPTEMBER 27, 2013.
  - SHADEST PARCELS: 0606003 2nd-C-1, FLD-COMMERCIAL.
  - SITE ADDRESS: 708 N. MAIN STREET, WILDWOOD, FLORIDA 34785.
  - ANTICIPATED NO. OF EMPLOYEES = (3).
  - TRAFFIC IMPACTS: THE PROPOSED 1,800 SF SINGLE TENANT OFFICE IS ESTIMATED TO GENERATE (31) NET NEW PEAK HOUR TRIPS.
  - EXISTING WATER & SEWER SERVICES TO REMAIN.
  - SITE LANDSCAPING SHALL BE IRRIGATED PER CITY OF WILDWOOD STANDARDS. CONTRACTOR SHALL SUBMIT TO THE CITY AN IRRIGATION PLAN PRIOR TO CONSTRUCTION.
  - CONTRACTOR SHALL SCHEDULE A PRE CONSTRUCTION MEETING WITH THE CITY UTILITY DEPT. (2) WEEKS PRIOR TO CONSTRUCTION COMMENCEMENT FOR UTILITY COORDINATION.
  - ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WILDWOOD STANDARDS AND SPECIFICATIONS.
  - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, A PERSON RESPONSIBLE FOR COMPLIANCE WITH THE CITY'S ILLEC DISCHARGE AND CONNECTION STORMWATER ORDINANCE SHALL SUBMIT TO THE CITY A "CONSTRUCTION SITE SEPARATE AND DISCHARGE CONTROL ACTION PLAN".
  - THE PROPOSED BUILDING WILL BE SINGLE STORY AND NOT EXCEED 30 FT IN HEIGHT.

**INDEX**

DESCRIPTION	SHEET
SITE PLAN	1
GENERAL NOTES	2
AERIAL	3
GRADING PLAN	4
UTILITY PLAN	5
LANDSCAPE PLAN	6
STORMWATER POLLUTION PREVENTION PLAN	7
SITE DETAILS	8
STAR DETAILS	9
BOUNDARY & TOPOGRAPHIC SURVEY	1 of 1
PHOTOMETRIC PLAN - SCHEDULES - SPECIFICATIONS	E1

REV.	BY:	DATE:	DESCRIPTION:
02/13/25	SKK		
12/20/24	SKK		
11/04/24	SKK		

**ROY VACA**  
**708 N MAIN STREET**  
**SITE PLAN**  
 1 of 9

Digitally signed by David W Springstead  
 Date: 2025.02.13 17:15:14 -0500



**Springstead Engineering, Inc.**  
 Consulting Engineers Planners  
 CA-0001728  
 LB-0001728  
 727 South 14th Street  
 Leesburg, FL 34748  
 (352) 787-1414

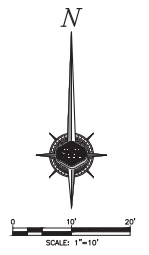
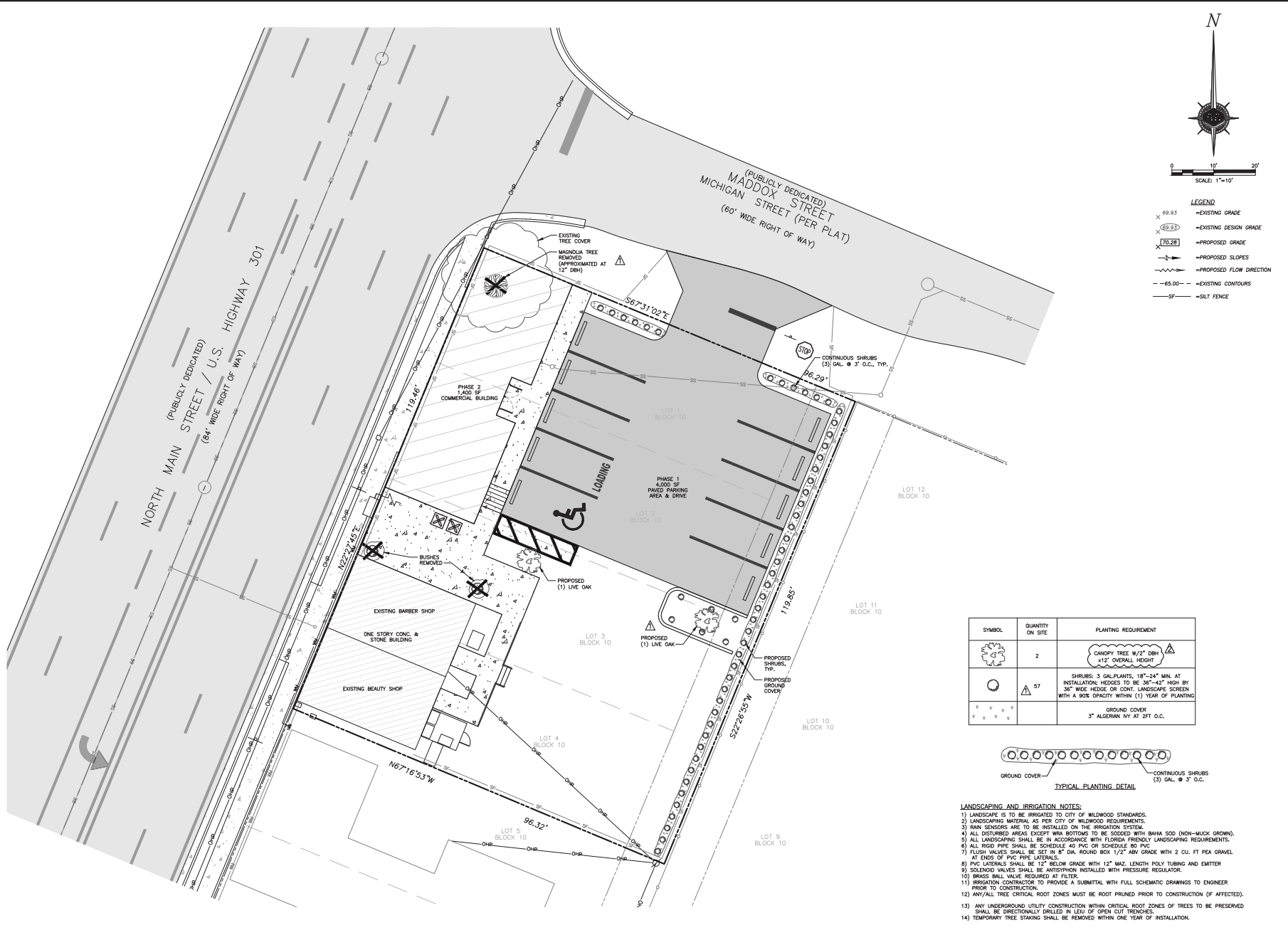
**SCALE: FILE: DATE:**  
 AS SHOWN: 708 N MAIN STREET: 06/24

DESIGN:	DRAWN:	CHECKED:
JRH	SKK	SKK

**DRAWING:** SITE PLAN

**CLIENT:**  
 ROY VACA 708 N MAIN STREET  
 2410002.000  
**JOB NO.:** 2410002.000  
**SHEET:** 1  
**DATE:** 06/24  
**DATE:** 06/24  
**DATE:** 11/04/24  
**DATE:** 12/20/24  
**DATE:** 02/13/25

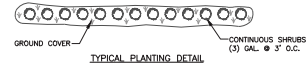
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**LEGEND**

X 69.93	-EXISTING GRADE
X 69.93	-EXISTING DESIGN GRADE
X 70.28	-PROPOSED GRADE
↘	-PROPOSED SLOPES
→	-PROPOSED FLOW DIRECTION
---	-EXISTING CONTOURS
-SF-	-SILT FENCE

SYMBOL	QUANTITY ON SITE	PLANTING REQUIREMENT			
	2	1 CANOPY TREE W/2\"/>			
	57	SHRUBS: 3 GAL. PLANTS, 18\"/> <tr> <td></td> <td></td> <td>GROUND COVER 3\"/&gt;  </td></tr>			GROUND COVER 3\"/>
		GROUND COVER 3\"/>			



- LANDSCAPING AND IRRIGATION NOTES:**
- LANDSCAPE IS TO BE IRRIGATED TO CITY OF WILMINGTON STANDARDS.
  - LANDSCAPING MATERIAL AS PER CITY OF WILMINGTON REQUIREMENTS.
  - RAIN SENSORS ARE TO BE INSTALLED ON THE IRRIGATION SYSTEM.
  - ALL DISTURBED AREAS EXCEPT W/VA BOTTOMS TO BE SOCCOED WITH BAMA SOD (NON-MUCK GROWING).
  - ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH FLORIDA FRIENDLY LANDSCAPING REQUIREMENTS.
  - ALL ROOF PIPES SHALL BE SCHEDULE 40 PVC OR SCHEDULE 80 PVC.
  - FLUSH VALVES SHALL BE SET IN 8\"/>

<b>ROY VACA</b>	<b>708 N MAIN STREET</b>	<b>LANDSCAPE PLAN</b>		<b>6 of 9</b>	<b>DATE:</b> 11/04/24
<b>CLIENT:</b>	<b>PROJECT:</b>	<b>DRAWING:</b>		<b>REV. BY:</b>	<b>DISCREPANCY</b>
<b>Sprigstead Engineering, Inc.</b>  <b>Consulting Engineers Planners</b> CA-0001783 LB-0001783 727 South 14th Street Leesburg, FL 34748 (352) 787-1414					
<b>SCALE:</b>	<b>FILE:</b>	<b>DATE:</b>			
AS SHOWN	708 N MAIN STREET	06/24			
<b>DESIGN:</b>	<b>DRAWN:</b>	<b>CHECKED:</b>			
JRH	SKK				
<b>DRAWING:</b>					
<b>LANDSCAPE PLAN</b>					
<b>CLIENT:</b>					
ROY VACA 708 N MAIN STREET					
<b>JOB NO.:</b>		<b>SHEET:</b>		<b>DATE:</b>	
2410002.000		6		9	





# Project Review Committee Technical Standards Waiver Request

**Project Name** \_\_\_\_\_

**Project #** \_\_\_\_\_

1. Briefly describe your waiver request.
2. Please cite the subsection of the Land Development Regulations of which you are requesting a waiver.
3. Please provide the justification for your waiver request.

**Name (Print)** \_\_\_\_\_

**Date** \_\_\_\_\_

**Signature** \_\_\_\_\_