



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

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

**Agenda  
Regular Meeting  
June 3, 2025 2:00 PM  
City Hall Commission Chamber  
100 N Main Street**

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

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

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**I. Call to Order**

**II. APPROVAL OF SUMMARY MINUTES**

- 1. Planning & Zoning Board/Special Magistrate as Local Agency  
Regular Meeting May 06, 2025, at 2:00 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- 1. A25-1716 Parcel #G15A132 SSCPA (6454 C44-A, Wildwood, FL 34785)  
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.**

**G15A132**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 0.14 acres MOL. **Staff recommends a favorable recommendation of Ordinance Number O2025-22 to be forwarded to the City Commission for further action.**

**V. ADJOURNMENT**

**June 3, 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 May 06, 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**  
**May 6, 2025 2:00 PM**  
**CITY HALL COMMISSION CHAMBER**

(meeting taped)

**I. Call to Order**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
McKenna Page	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present
Garth Layne	Sargeant	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 April 08, 2025, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the April 8, 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. A25-1153 CP Mills Property

Special Magistrate Holt read aloud the title of A25-1153 CP Mills Property, O2025-18. Planner Page presented a small-scale comprehensive plan amendment for the Mills Property. The applicants, Richard and Janice Mills, sought to change the future land use map designation from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) for a 4.479-acre parcel. The applicant, Richard Mills, was present for the hearing, and inquired about police jurisdiction as well as the nature of the annexation process. Special Magistrate Holt advised Mills to consult with the city attorney or police department regarding jurisdictional questions. No further

public comments were received. Based on the testimony and evidence provided, Special Magistrate Holt recommended approval of Ordinance O2025-18 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 2:08 p.m.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	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:** A25-1716 Parcel #G15A132 SSCPA (6454 C44-A, Wildwood, FL 34785)

**REQUESTED ACTION:** Staff recommends a favorable recommendation of Ordinance Number O2025-22 to be forwarded to the City Commission for further action.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

<b>Case Number</b>	25-1716
<b>Ordinance Number</b>	O2025-22
<b>Owner(s)</b>	Back Holla Properties, LLC
<b>Applicant(s)</b>	Tyler Counts
<b>Property Location</b>	Approximately 0.05 miles northeast from the intersection of E SR 44 and C-44A
<b>Parcel(s)</b>	G15A132
<b>Date</b>	5/15/2025

The applicant is seeking a favorable recommendation from the Planning and Zoning Board acting as the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Residential Mixed Use (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a rezoning request 25-1714 (O2025-23).

**ANALYSIS:**

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

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

The applicant has submitted justification to the City of Wildwood for the proposed request to change the Future Land Use from Rural Residential (Sumter County) to Residential Mixed Use

(City), as supported in the 2050 Comprehensive Plan Policy 1.1.1.b. The proposed land use amendment would allow for the construction of a new mobile home or single-family residence on 0.14 acres MOL. Policy 1.1.1.b is intended to support a mixture of residential uses.

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

The applicant finds the proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Rural Residential (Sumter County) to Residential Mixed Use (City). Policy 1.1.1.b. supports the proposed land use change. The maximum intensity is 10 units per acre or 60% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 0.3 or 1,830 sq ft, which meets the criteria of the proposed land use.

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

The applicant finds the amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The subject property is located 0.05 miles northeast of the intersection of E SR 44 and C 44A. Utilities are not available to the site. As the existing mix of land use designations are mainly Rural Residential (RR) and Commercial (COM), the addition of Residential Mixed Use (RMU) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for compact development, providing a more efficient land use in the area.

**(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 as the property had been previously developed.

**(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools, or other public facilities without providing remedies to correct the system or facility;**

**Transportation:** The property has access from C-44A. The applicant has received an approved exemption for the TIA submittal granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

**Potable Water & Sewer:** City water and sewer are not available to the subject property. The applicant intends to utilize an existing well and septic system. Should utilities become available, and the well and/or septic system fail the applicant will then be required to connect to utilities.

**Schools:** A single-family home will generate 0.328 school-aged children with the maximum school-aged children being 1.64.

**The applicant seeks a favorable recommendation of Ordinance Number O2025-22 to be forwarded to the City Commission for further action.**

*Alex Lammers*

**Alex Lammers, Planner I  
Development Services**

**ORDINANCE NO. O2025-22**

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

**WHEREAS**, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

**Parcels G15A132**  
**Back Holla Properties, LLC**  
**Acres 0.14 +/-**

**LEGAL DESCRIPTION:**

FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY; FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 100 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 47' EAST 100 FEET, THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT OF BEGINNING.

LESS THE FOLLOWING:

FROM THE SOUTHWEST COMER OF LOT 1, BLOCK G, PLAT NO. 1, ORANGE HOME SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 101 1/2, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, RUN SOUTHWESTERLY ALONG THE EAST LINE OF BAKER BOULEVARD 50 FEET TO THE POINT OF BEGINNING, RUN SOUTHWESTERLY ALONG SAID EAST LINE OF BAKER BOULEVARD 50 FEET, RUN SOUTH 52 DEGREES 13' EAST 125 FEET, RUN NORTH 37 DEGREES 27' EAST (NOTE: BEARING SHOULD READ NORTH 37 DEGREES 47' EAST) 50 FEET, THENCE NORTH 52 DEGREES 13' WEST 125 TO POINT OF BEGINNING.

This property is to be reclassified from Rural Residential (Sumter County) to Residential Mixed Use (City).

**AND WHEREAS**, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

**NOW, THEREFORE, BE IT ENACTED AND ORDAINED** by the City Commission of the City of Wildwood, Florida, as follows:

**SECTION 1.** The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as "Exhibit A" and incorporated herein by reference.

**SECTION 2.** All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

**SECTION 3.** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

**SECTION 4.** This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

**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

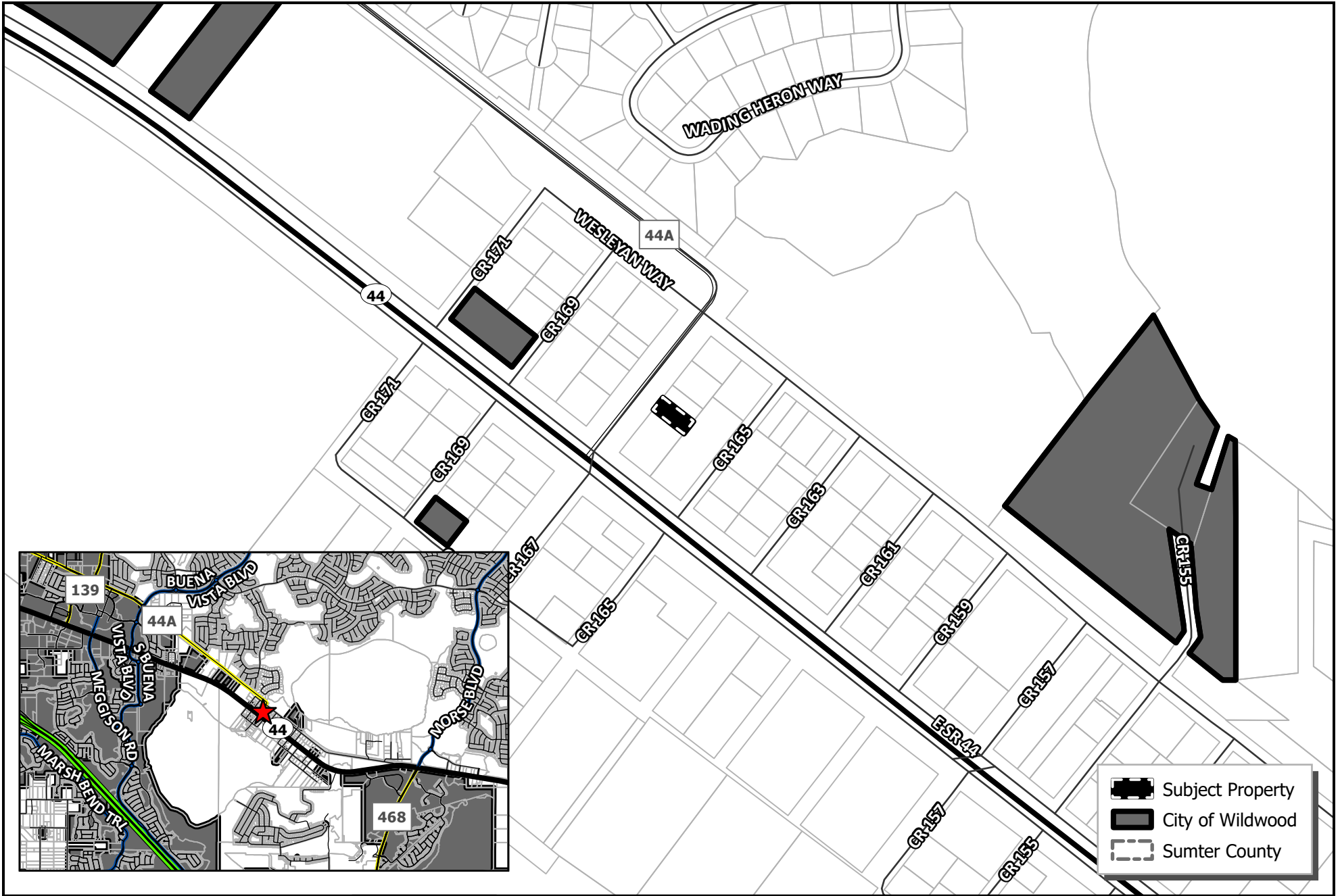
First Reading: \_\_\_\_\_

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

Approved as to form:

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

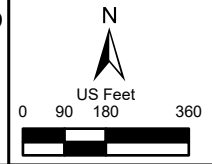
# EXHIBIT A



 Subject Property  
 City of Wildwood  
 Sumter County

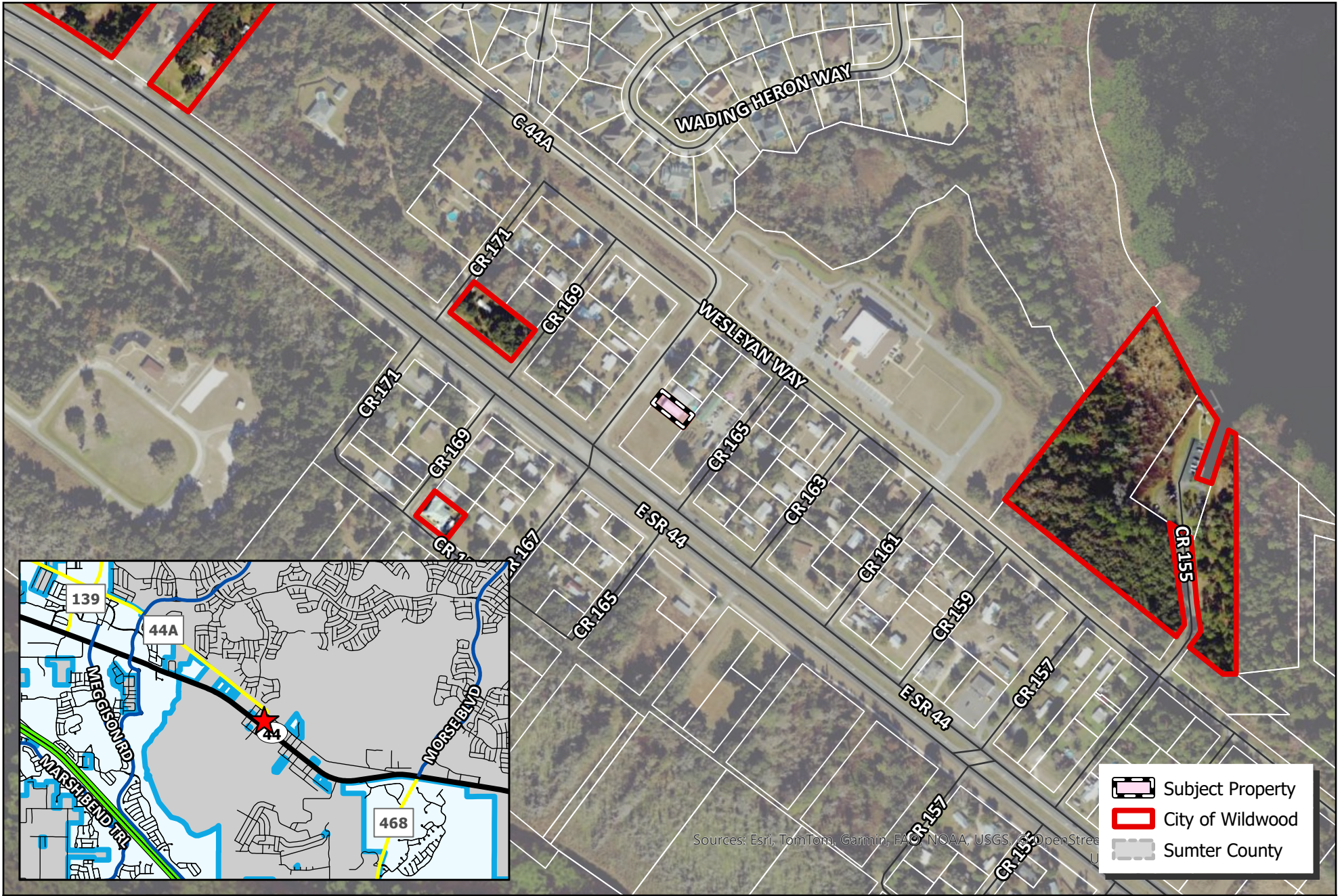


**CITY OF WILDWOOD**  
100 North Main Street  
Wildwood, FL 34785  
Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)






#A25-1716  
**PARCEL #G15A132**  
PARCEL G15A132

**MAP 1A**  
**LOCATION**  
**MAP**  
**MAY 2025**



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap

-  Subject Property
-  City of Wildwood
-  Sumter County

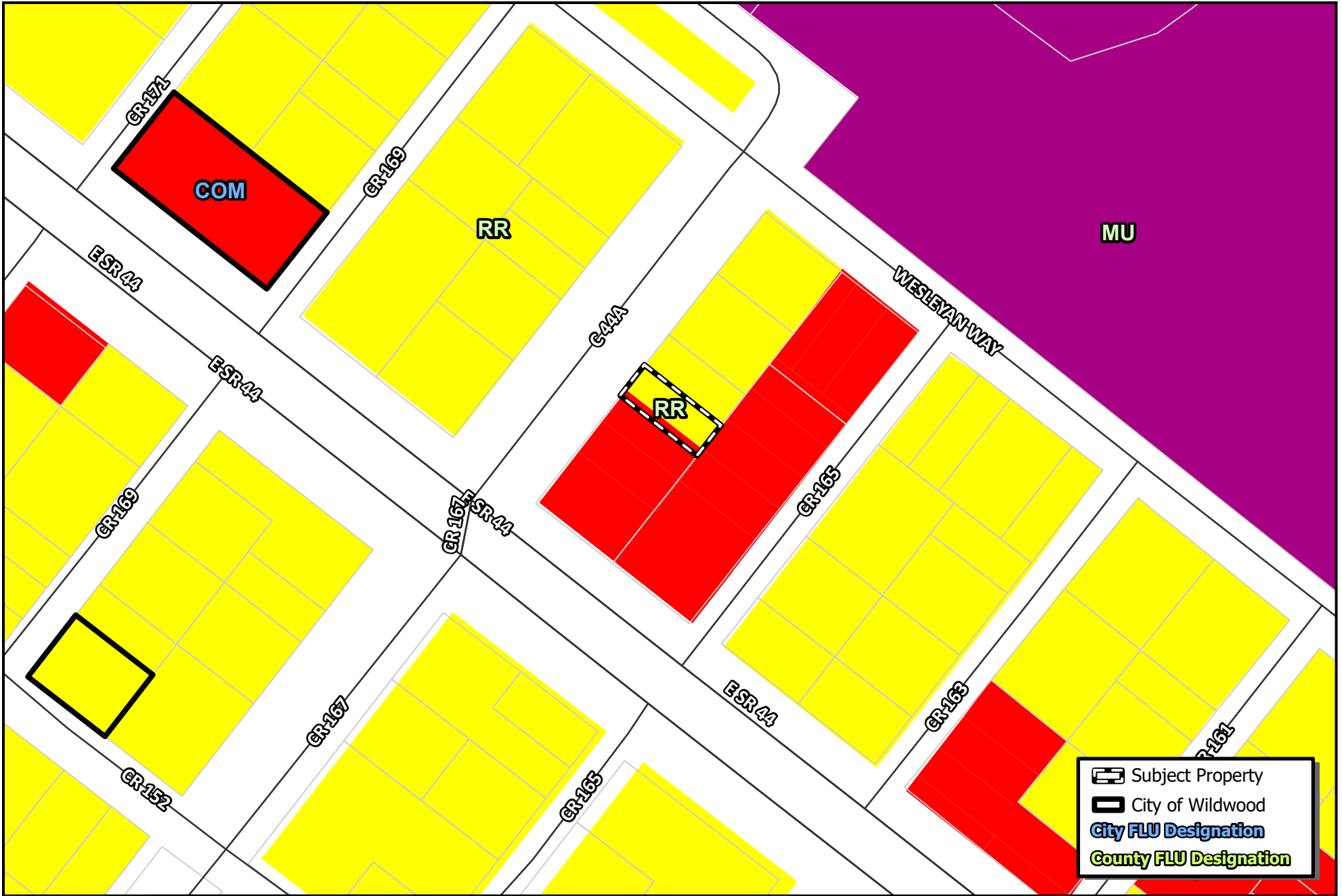


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#A25-1716  
**PARCEL #G15A132**  
 PARCEL G15A132

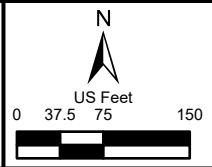
**MAP 1B**  
**LOCATION**  
**MAP**  
**MAY 2025**



	Subject Property
	City of Wildwood
	City FLU Designation
	County FLU Designation

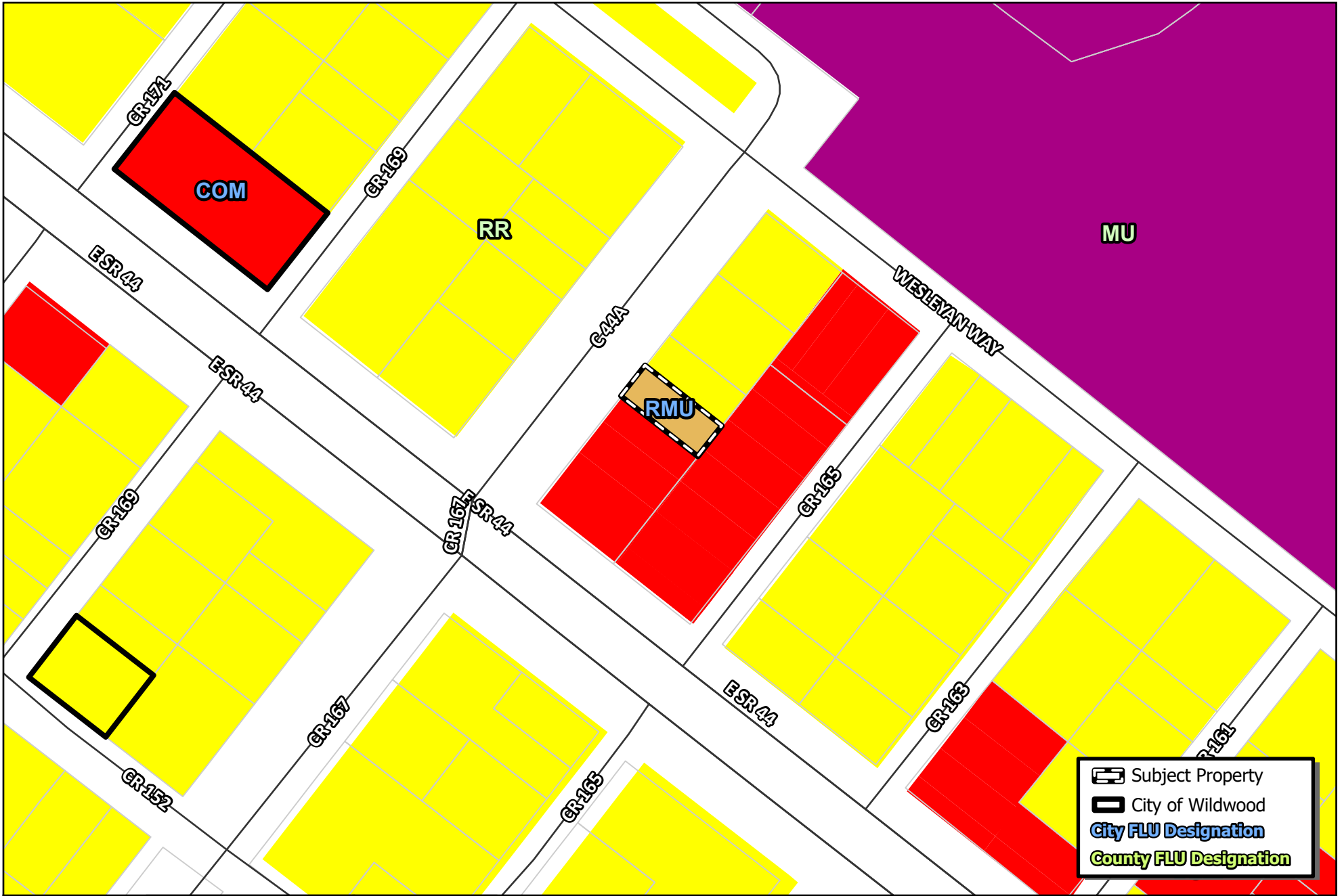


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#A25-1716  
**PARCEL # G15A132**  
 PARCEL G15A132

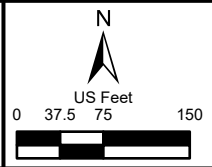
**MAP 2A**  
**EXISTING**  
**LAND USE**  
**MAY 2025**



	Subject Property
	City of Wildwood
	City FLU Designation
	County FLU Designation



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 Wildwood, FL 34785  
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#A25-1716  
**PARCEL # G15A132**  
 PARCEL G15A132

**MAP 2B**  
**PROPOSED**  
**LAND USE**  
**MAY 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: O2025-22

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.