



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

Special Magistrate – Lindsay C.T. Holt

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

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

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

I. Call to Order

II. APPROVAL OF SUMMARY MINUTES

- 1. Planning & Zoning Board/Special Magistrate as Local Agency
Regular Meeting August 05, 2025, at 2:00 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. A25-2848 (SSCPA) St. Vincent De Paul Church Expansion
AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A
SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE
ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN
ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS
AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR**

CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

PARCEL D32-069

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 Public Facilities (City) for the parcel listed above on 35.04 acres MOL. This request is accompanied by a rezoning request A25-2847. **Staff recommends approval.**

2. **A25-2724 - SSCP - 5341 Lexington Circle**

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.

G16ED003

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.115 MOL. The request is accompanied by rezoning request A25-2786 (O2025-43). **Ordinance O2025-42 is to be considered by the Planning and Zoning Board/Special Magistrate for further action.**

V. **ADJOURNMENT**

September 2, 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 August 05, 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
 August 5, 2025 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

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

II. APPROVAL OF SUMMARY MINUTES

1. Planning & Zoning Board/Special Magistrate as Local Planning Agency Regular Meeting July 01, 2025, at 2:00 PM

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the July 1, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-1910 - SSCPA - SunKool Office

Special Magistrate Holt read aloud the title of A25-1910 - SSCPA - SunKool Office, O2025-33. Planner Lammers presented the case for a small-scale comprehensive plan amendment to change the Future Land Use Map designation from Industrial (Sumter County) to Commercial (City) for approximately 5.6 acres located at the southeast corner of North US 301 and County Road 114. Stephen Campbell was present as a representative for the case. There was no public

comment. Special Magistrate Holt made a favorable recommendation for approval of Ordinance O2025-33 based on the testimony and evidence presented.

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

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:06 p.m.

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

SEAL

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

Date

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

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

EXECUTIVE SUMMARY

SUBJECT: A25-2848 (SSCPA) St. Vincent De Paul Church Expansion

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	A25-2848 St. Vincent De Paul Church Expansion
Ordinance Number	O2025-39
Owner/Applicant	Noonan John G Bishop of the Diocese of Orlando
Property Location	The subject property is generally located on the west side of E C 462 approximately 0.55 miles north of the intersection of E C 462 and C 466A.
Parcel	D32-069
Date	August 21, 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 Public Facilities (City) for the parcel listed above on 35.04 acres MOL. This request is accompanied by a rezoning request A25-2847.

ANALYSIS:

Staff 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 Public Facilities (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the construction of an expansion to the existing church facilities, on 35.04 acre MOL. Policy 1.1.1.c is intended to accommodate public/semi-public uses.

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

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 Public Facilities (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate public/semi-public uses. The maximum intensity is 0.6 Floor Area Ratio (FAR) or 60% Impervious Surface Ratio (ISR), whichever number is less. The maximum FAR for the development is 915,805.44 square feet. The development currently consists of approximately 46,603 square feet of structures being used for a religious institution. The church is planning to expand, which would meet the criteria of the proposed land use if the site plan is in compliance with the City's Land Development Regulations.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is already serviced by City Utilities. Any future expansions will continue to be serviced by the City. Policy 1.2.1 states "The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present or planned to be within 3 to 5 years." As the existing mix of land use designations are mainly Low Density residential (LDR) and Medium Density Residential (MDR), an addition of Public Facility (PF) would conform with Objective 1.2 of the Comprehensive Plan. The proposed development directly combats urban sprawl by focusing on maximizing existing space for development, providing a wider more efficient land use in the area.

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

The proposed amendment will not have an adverse effect on environmentally sensitive systems. The subject project has already been developed and is exempt from providing an environmental study.

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

Transportation: The property has access off of E C 462. The applicant has submitted a Traffic Impact Analysis to Sumter County for their review and approval. It was determined that the Comprehensive Plan Amendment and Rezoning for the property would not cause an increase in daily trips, as these processes will not result in a change to the Church's daily operation at this time. An updated analysis will be required for any change in operations or expansions to the existing site.

Potable Water & Sewer: City water and sewer are available to the subject parcel, and the parcel is currently serviced by City water and sewer. Any future expansions to the existing development will continue to be serviced by City Utilities.

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

The applicant seeks a favorable recommendation of Ordinance Number O2025-39 to be forwarded to the City Commission for further action.



McKenna Page
Planner I, Development Services

ORDINANCE NO. O2025-39

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:

D32-069

NOONAN JOHN G BISHOP OF THE DIOCESE OF ORLANDO

35.041 +/-

LEGAL DESCRIPTION:

THE NORTH 630 FEET OF THE SE 1/4 OF THE SE 1/4, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS ACROSS THE SOUTH 30 FEET THEREOF AND TOGETHER WITH AN EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS ACROSS THE SOUTH 30 FEET OF THE N 660 FEET OF THE SE 1/4 OF SE 1/4, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS RIGHT OF WAY ON EAST SIDE FOR CR 462.

AND

THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, LESS THE SOUTH 413 FEET AND LESS THE NORTH 630 FEET THEREOF, SUMTER COUNTY, FLORIDA.

AND

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE SW 1/4 OF THE SE 1/4 FOR A POB; THENCE RUN N 208.75 FEET; THENCE RUN W 208.75 FEET; THENCE RUN S 208.75 FEET; THENCE RUN E 208.75 FEET TO THE POINT OF BEGINNING, SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE NORTH 210 FEET OF THE EAST 210 FEET OF THE S 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE SOUTH 413 FEET OF THE SE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

SAID LANDS CONTAINING 35.04 ACRES, MORE OR LESS.

This property is to be reclassified from Rural Residential (Sumter County) to Public Facilities (City of Wildwood).

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this ordinance is held to be invalid or unconstitutional by a court or competent jurisdiction, then said holding shall in no way affect 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

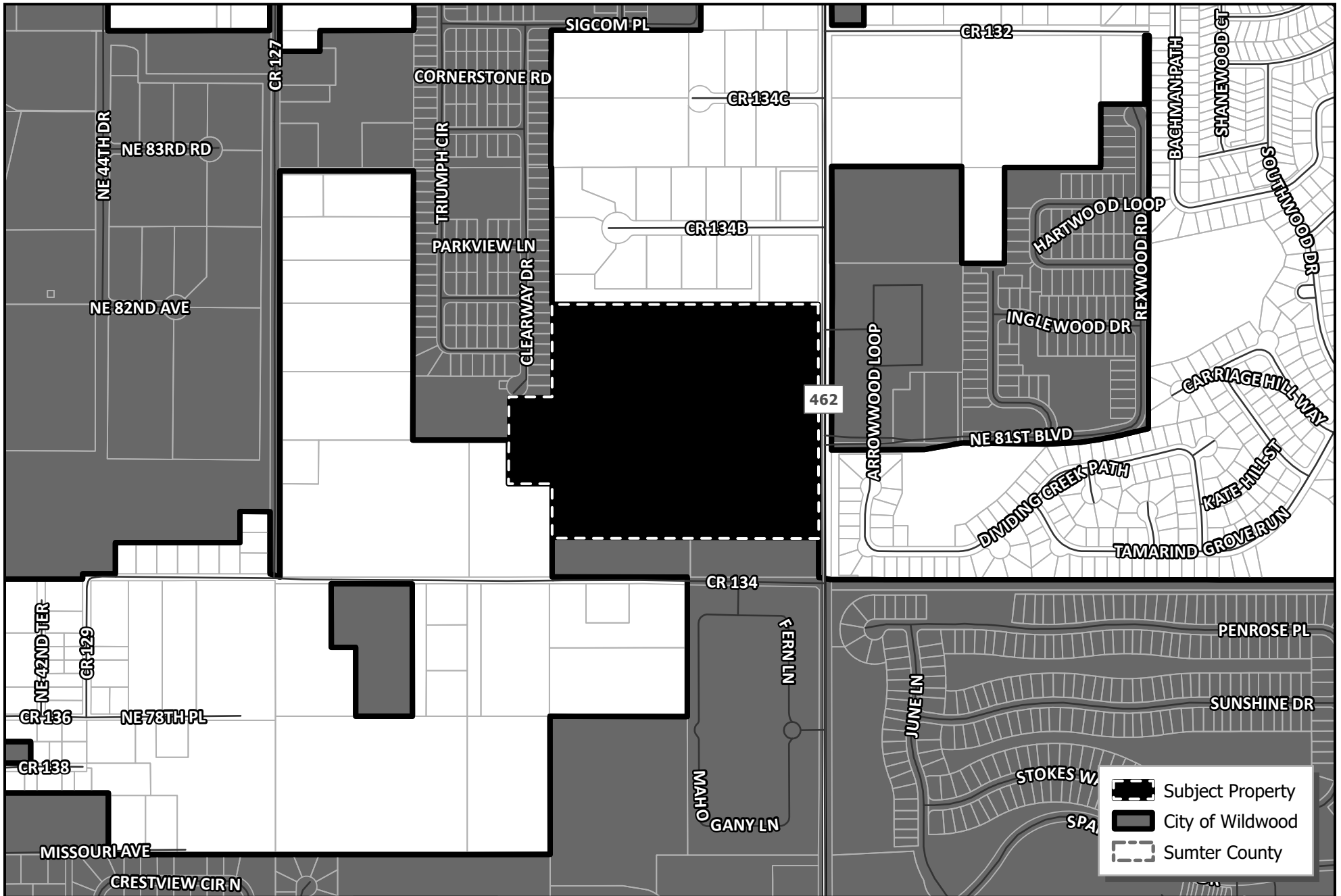
First Reading: _____

Second Reading: _____

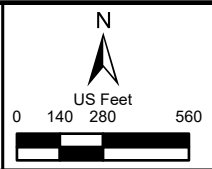
Approved as to form:

City Attorney

EXHIBIT A



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

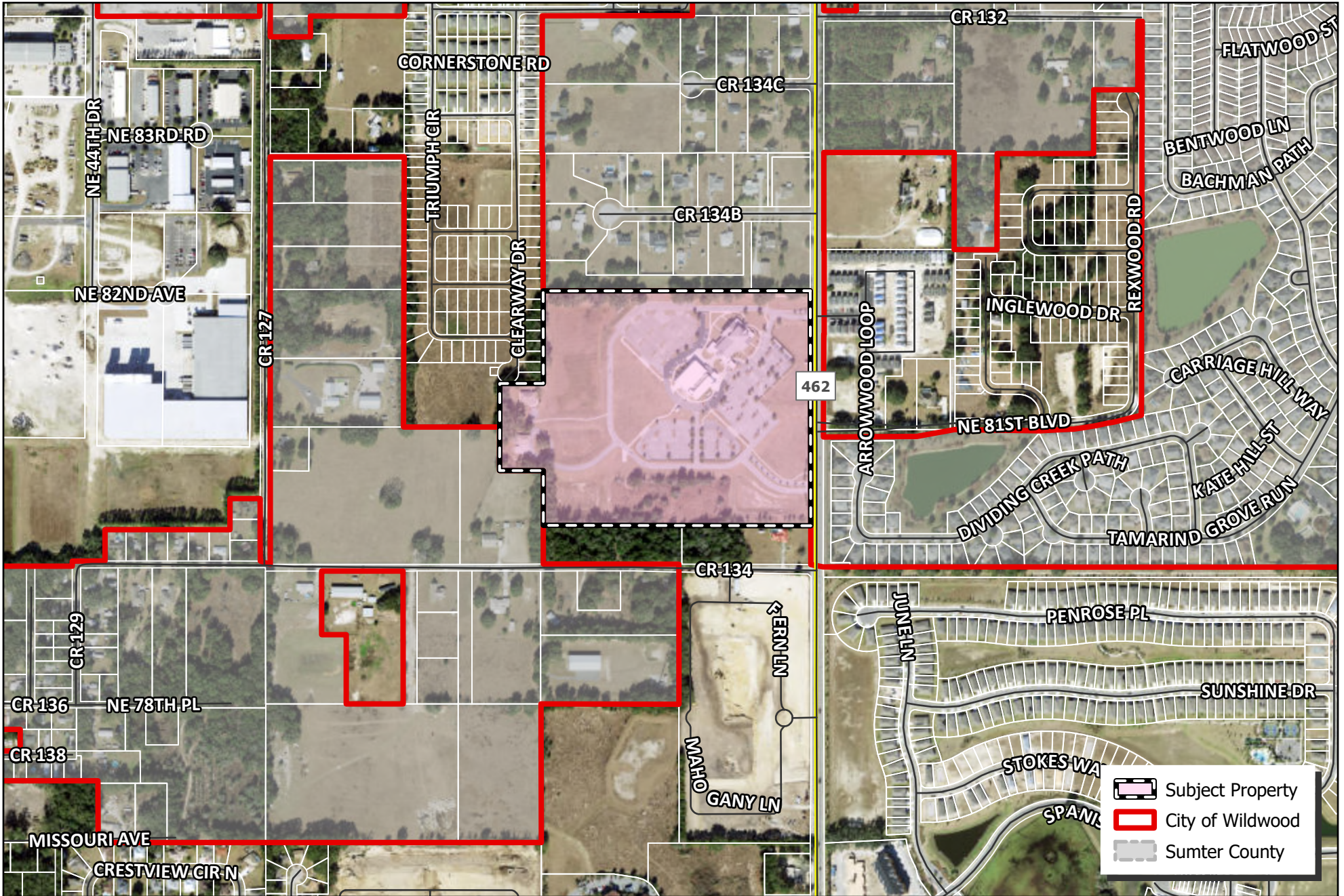


#A25-2848

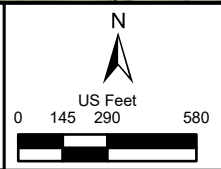
ST. VINCENT DE PAUL CHURCH EXPANSION

PARCEL D32-069

MAP 1A
LOCATION
MAP
JUL 2025

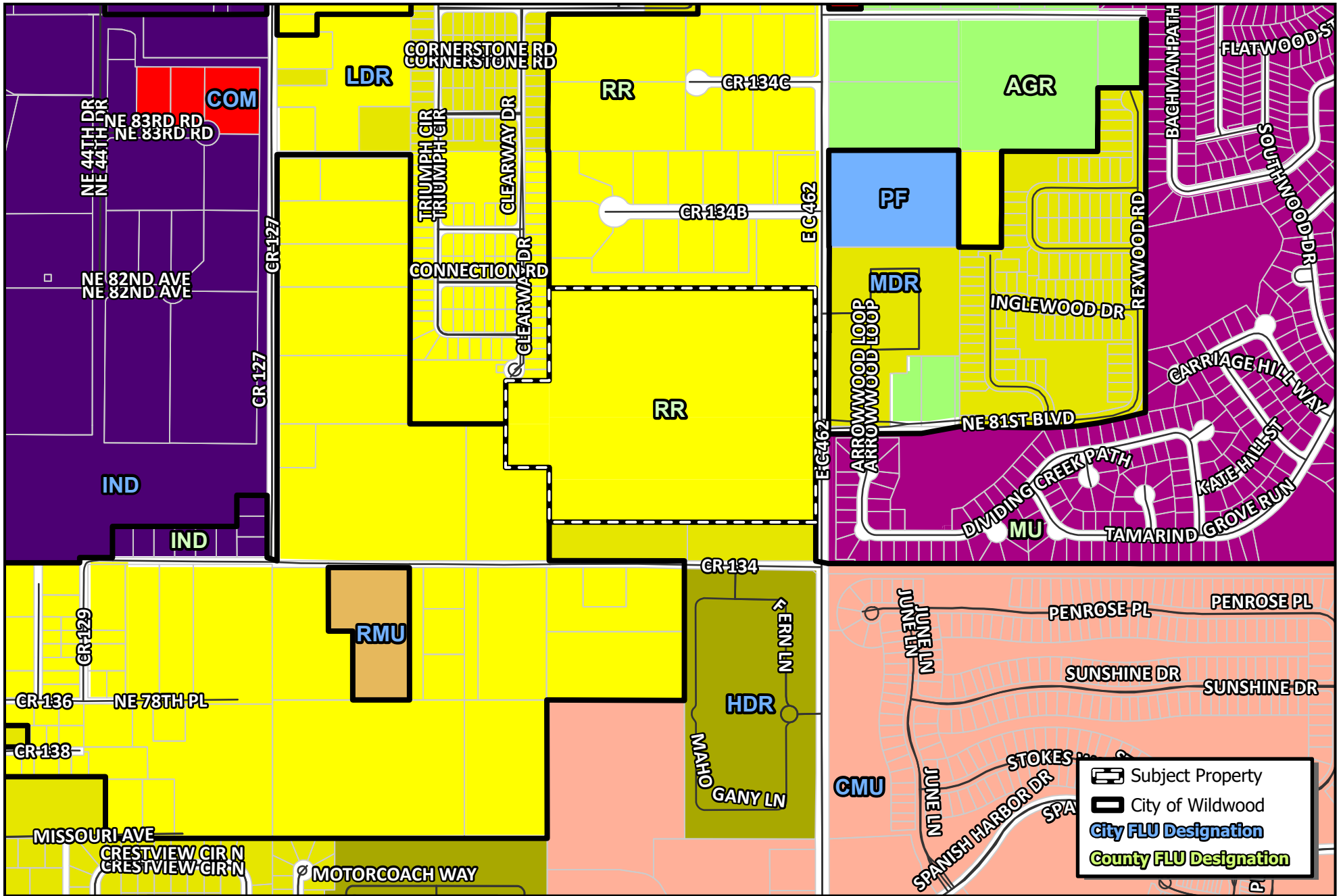


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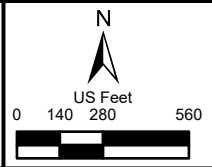


#A25-2848
ST. VINCENT DE PAUL CHURCH EXPANSION
 PARCEL D32-069

MAP 1B
LOCATION
MAP
JUL 2025

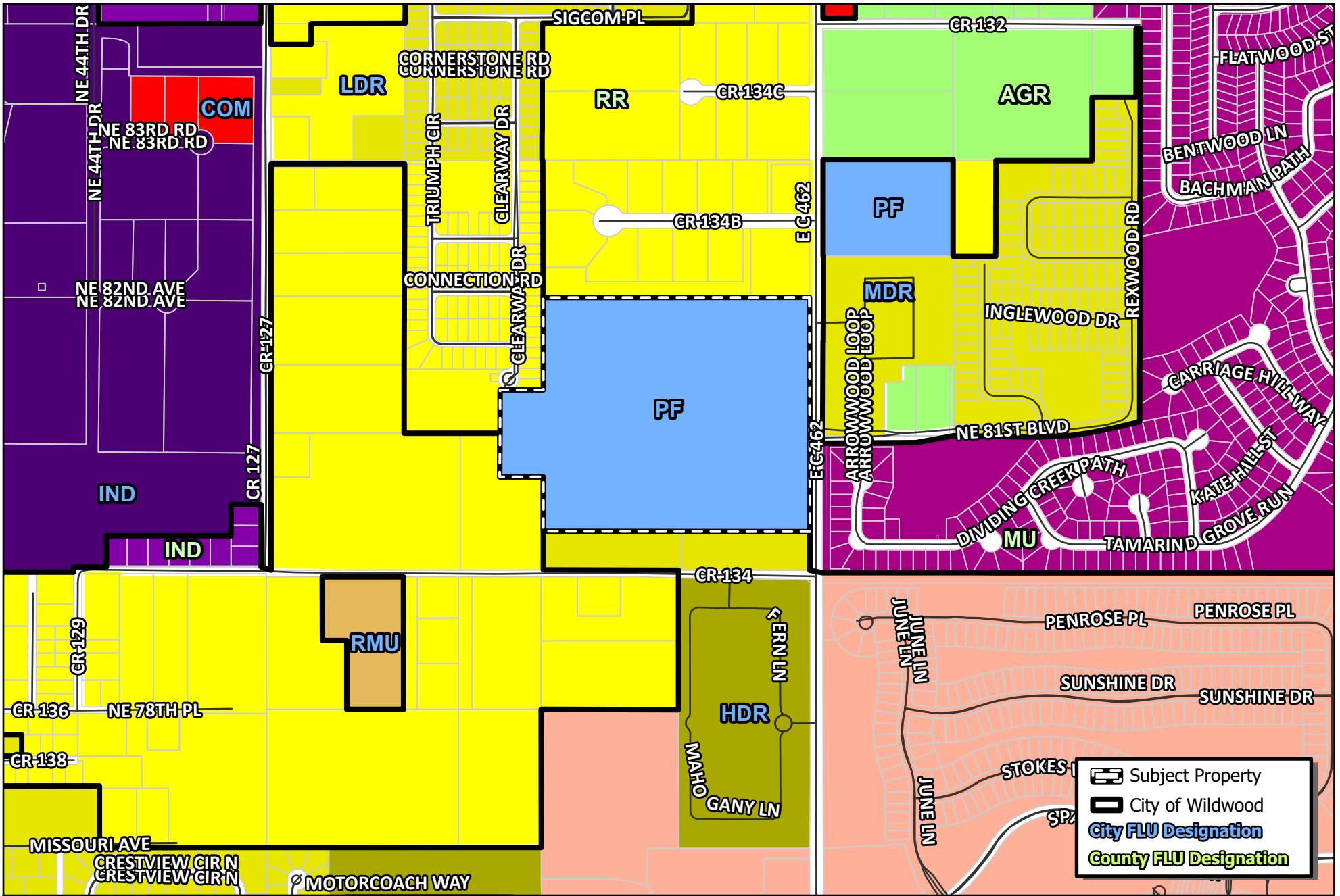


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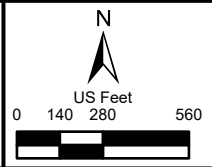


#A25-2848
ST. VINCENT DE PAUL CHURCH EXPANSION
 PARCEL D32-069

MAP 2A
EXISTING
LAND USE
JUL 2025



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



#A25-2848

ST. VINCENT DE PAUL CHURCH EXPANSION

PARCEL D32-069

MAP 2B
PROPOSED
LAND USE
JUL 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: O2025-39

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

APPROVED

Matthew Tadlock

Assistant Public Works Director - Planning and Design

07/31/2025

As stated in the report, a traffic impact analysis meeting with the Sumter County TIA Guidelines would be required for any change in operations or expansion at the site.

MEMORANDUM

To: Mr. Tommy Newton, EI, Clymer Farner Barley, Inc.

From: Amber L. Gartner, PE; Kimley-Horn and Associates, Inc.

Date: June 17, 2025

RE: **St. Vincent de Paul Catholic Church
Comprehensive Plan Amendment and Rezoning Traffic Analysis
Kimley-Horn Project Number 040616206**

BACKGROUND

The St. Vincent de Paul Catholic Church is currently located in unincorporated Sumter County. The site is being annexed into the City of Wildwood. The site includes the 35.44-acre parcel D32-069 located west of C 462 and north of C 466A. This memorandum provides trip generation calculations for the existing and proposed Future Land Use (FLU) and existing and proposed zoning categories. Although the site is being annexed into the City of Wildwood with the new City of Wildwood FLU and zoning categories, no change in site operations or trip generation will occur from the FLU and zoning changes.

EXISTING AND PROPOSED FLU

The site has an existing FLU of Sumter County Rural Residential. The Rural Residential FLU allows up to 2 dwelling units per 1 acre. Per the existing FLU, the site has a maximum development potential of 70 single-family dwelling units. The site currently houses a 22,230-square-foot church with 1,121 seats.

The proposed FLU is City of Wildwood Public Facility. The Public Facility FLU allows up to 0.6 Floor Area Ratio (FAR). Per the proposed FLU, the site has a maximum development potential of 926,000 square feet of public uses (rounded down to the nearest 1,000 square feet).

The trip generation potential of the maximum allowed development program from the existing and proposed FLU was calculated using the rates and equations from the 11th Edition of the Institute of Transportation Engineer’s (ITE) Trip Generation Manual. The ITE Land Use Code 210 (single-family residential) was used for the Rural Residential FLU and the ITE Land Use Code 560 (Church) was used for the Public Facility FLU.

A summary of the estimated trip generation for maximum allowed intensity of the current and proposed FLU is provided in **Table 1**.

Table 1: FLU Maximum Intensity Trip Generation Summary

Future Land Use	FAR / Max Intensity	Max Development Potential (DU/KSF)	ITE LUC	Daily Trips	PM Pk Hr Trips
Existing Future Land Rural Residential (Sumter County)	2 du / acre	70	210	727	71
Proposed Future Land Public Facility (City of Wildwood)	0.6 FAR	926	560	5,051	338

EXISTING AND PROPOSED ZONING

The site has an existing zoning of Sumter County RR1 (2.0 acres), RR5C (14.5 acres), and A10C (18.9 acres). The RR1 zoning allows for up to 1 dwelling unit per acre, the RR5C zoning allows for up to 1 dwelling unit per 5 acres, and the A10 zoning allows for up to 1 dwelling unit per 10 acres. The maximum development program is 5 single-family dwelling units. The site currently houses a 22,230-square-foot church with 1,121 seats.

The proposed zoning is City of Wildwood Institutional. The Institutional zoning does not have a maximum FAR. A maximum FAR of 0.6 is assumed to be based on the FLU. Per the proposed zoning and FLU, the site has a maximum development potential of 926,000 square feet of public uses (rounded down to the nearest 1,000 square feet).

The trip generation potential of maximum allowed development program from the existing and proposed zoning was calculated using the rates and equations from the 11th Edition of the Institute of Transportation Engineer’s (ITE) Trip Generation Manual. The ITE Land Use Code 210 (single-family residential) was used for the existing zoning designations, and the ITE Land Use Code 560 (Church) was used for the proposed Institutional zoning category.

A summary of the estimated trip generation for maximum allowed intensity of the current and proposed zoning is provided in **Table 2**.

Table 2: Zoning Maximum Intensity Trip Generation Summary

Zoning Designation	Acres	FAR / Max Intensity	Max Development Potential (DU/KSF)	ITE LUC	Daily Trips	PM Pk Hr Trips
Existing Zoning						
RR1 (Rural Residential; Sumter Co.)	2.0	1 du / acre	2	210	28	3
RR5C (Low Density Rural Residential; Sumter Co.)	14.5	1 du / 5 acres	2	210	28	3
A10C (General Agriculture; Sumter Co.)	18.9	1 du / 10 acres	1	210	15	1
<i>Total Existing</i>	35.4		5		71	7
Proposed Zoning						
Institutional (City of Wildwood)	35.4	0.6 FAR	926	560	5,051	338

SITE TRIP GENERATION

The site currently houses a 22,230-square-foot church. The church operates daily, with morning masses held every day, as well as additional mass times on Saturdays and Sundays. No change to the existing church operations is proposed with the annexation, future land use, and zoning changes. The Comprehensive Plan Amendment and rezoning will not cause an increase in trips from the site over the existing operations. A traffic impact analysis meeting with the Sumter County TIA Guidelines would be required for any change in operations or expansion at the site.

If you have any questions or require additional information, please contact me at 352-438-3026 or via email at amber.gartner@kimley-horn.com.

ALG/jmc

Attachment: ITE Trip Generation Excerpts

Cc: File

K:\OCA_Civil\040616206-St Vincent de Paul Exp TIA\doc\CPA and Zoning\MEMOtn250617alg - St Vincent de Paul Church CPA and Rezoning Traffic Analysis.docx

ATTACHMENTS

ITE Trip Generation Excerpts

Land Use: 210

Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing – single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

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/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

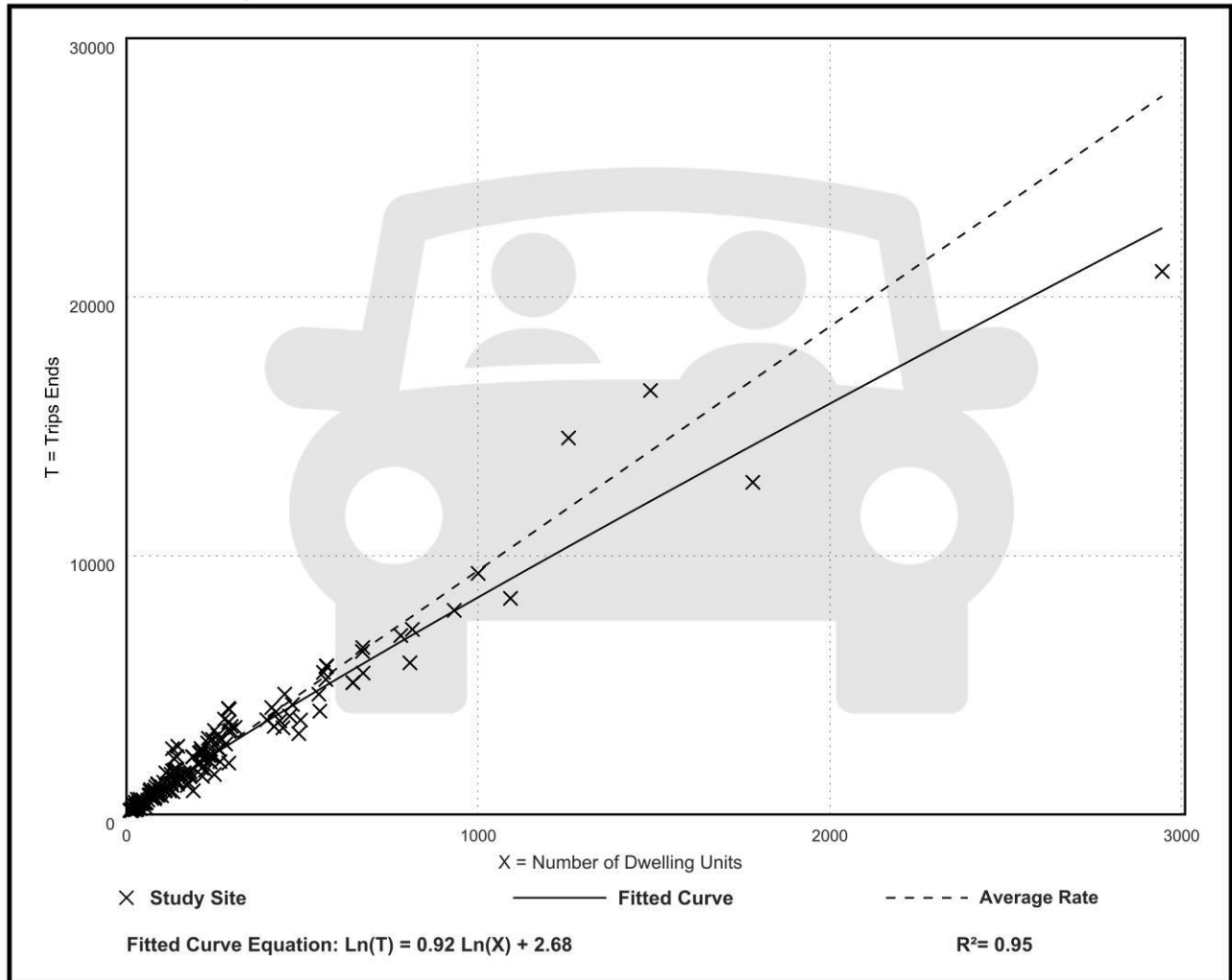
Avg. Num. of Dwelling Units: 246

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

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

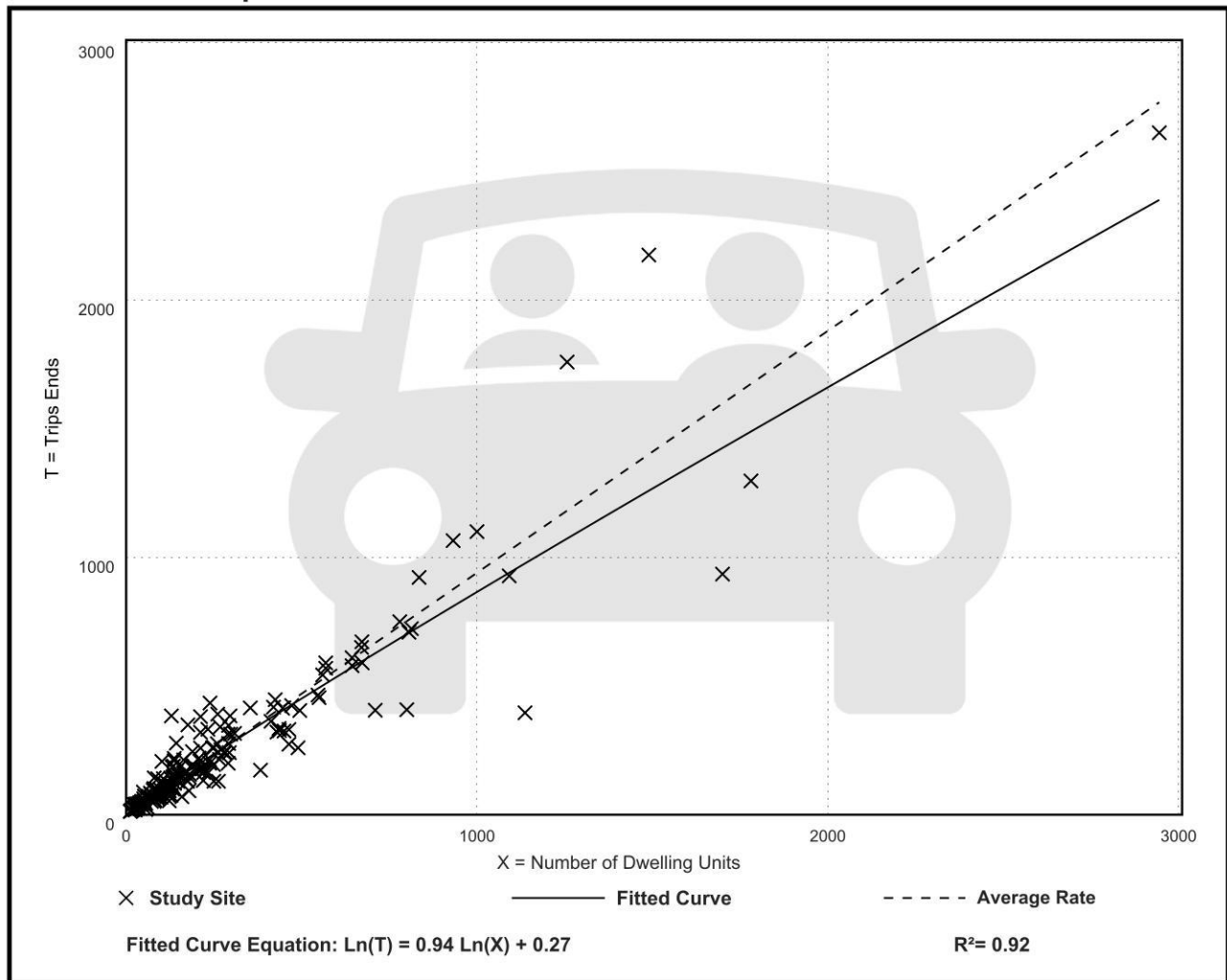
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 560 Church

Description

A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary. It may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Synagogue (Land Use 561) and mosque (Land Use 562) are related uses.

Additional Data

Worship services are typically held on Sundays. Some of the surveyed churches offered day care or extended care programs during the week.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Florida, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, Texas, and Virginia.

Source Numbers

169, 170, 423, 428, 436, 554, 571, 583, 629, 631, 704, 903, 904, 957, 971, 981, 1080

Church (560)

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

Setting/Location: General Urban/Suburban

Number of Studies: 5

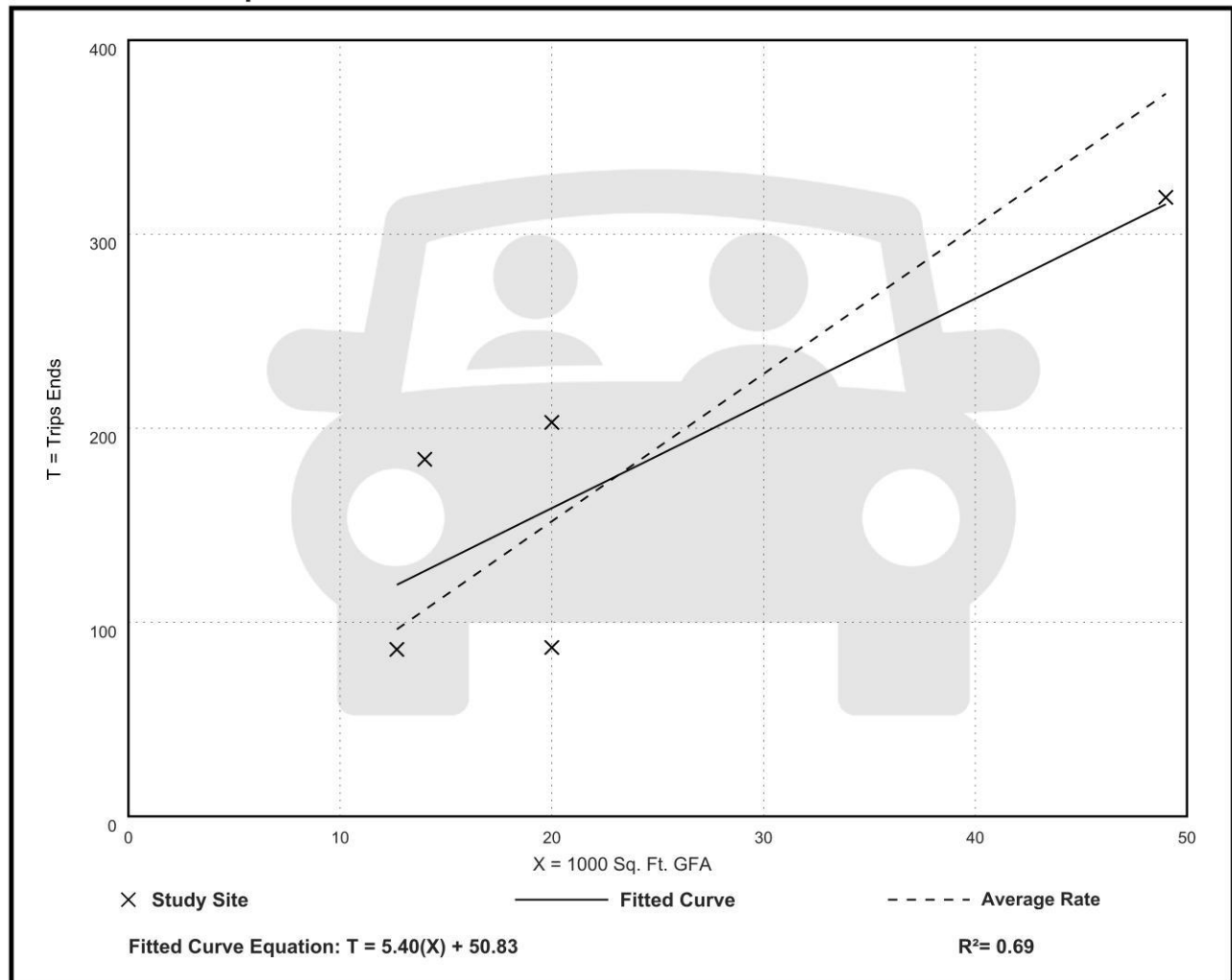
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.60	4.35 - 13.14	3.01

Data Plot and Equation



Church (560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 11

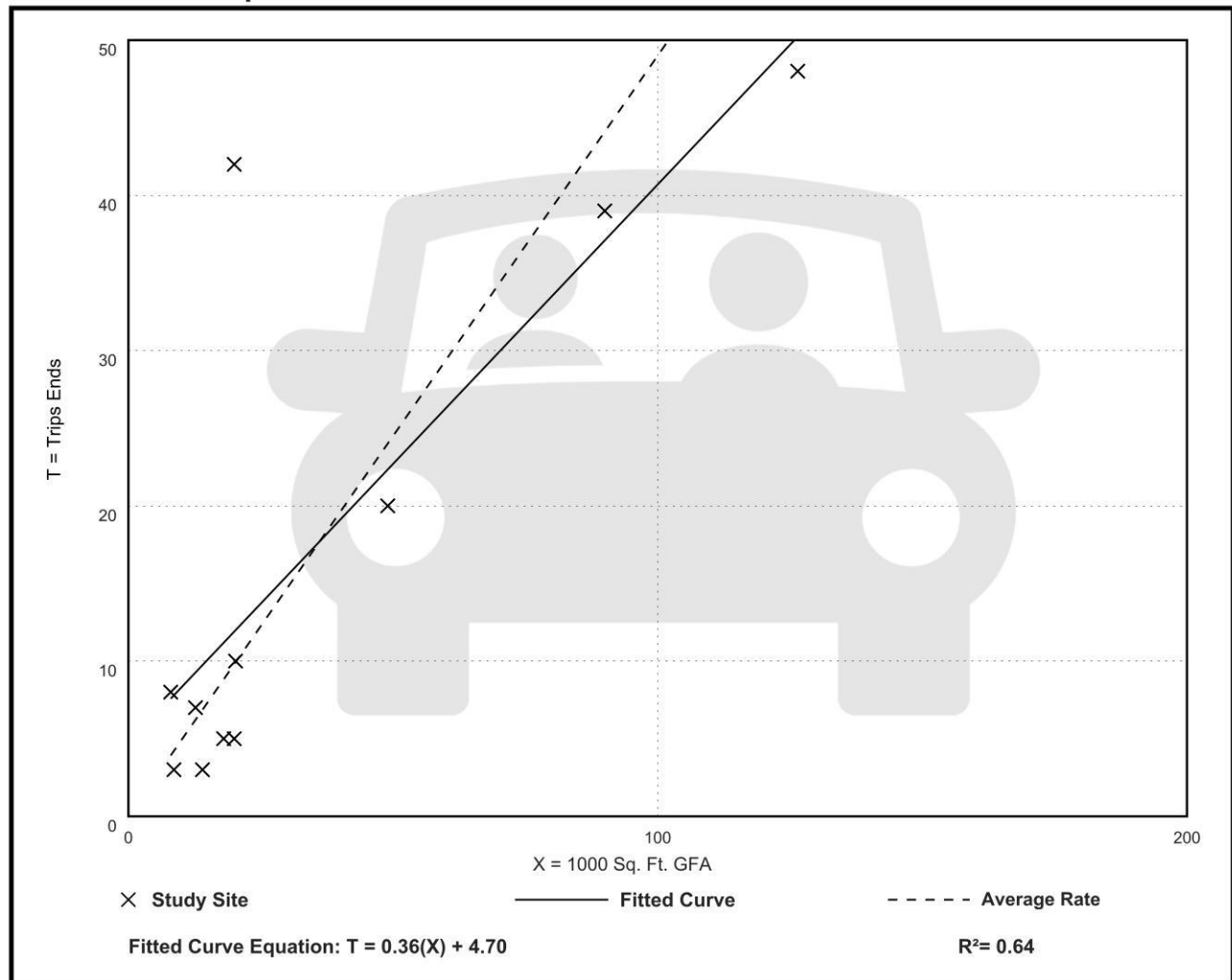
Avg. 1000 Sq. Ft. GFA: 35

Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.21 - 2.10	0.41

Data Plot and Equation



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

EXECUTIVE SUMMARY

SUBJECT: A25-2724 - SSCP - 5341 Lexington Circle

REQUESTED ACTION: Ordinance O2025-42 is to be considered by the Planning and Zoning Board/Special Magistrate for further action.

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No.	A25-2724 - SSCP - 5341 Lexington Circle
Ordinance No.	O2025-42
Applicant	Glen R. Tryan
Owner	Glen R. Tryan and Donna J. Tryan
Property Location	5341 Lexington Circle, Wildwood, FL 34785
Parcel Number	G16ED003
Date	08/21/2025

The applicant is seeking a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate acting as the Local Planning Agency for a Small Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for the parcel listed above on 0.115 acre MOL. This request is accompanied by rezoning request A25-2786 (O2025-42).

ANALYSIS: The applicant seeks to erect a manufactured home on the property.

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

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

At this time, the applicant intends to construct a single-family dwelling unit (manufactured home) on the parcel. The subject parcel is located within the City's Joint Planning Area with

Sumter County and upon the applicant submitting a Building Permit, the property owner was notified of the requirement for annexation.

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

The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Mobile Home Park (MHP) Future Land Use designation accommodates single-family dwelling units less than 10 acres in size. The 2050 Comprehensive Plan FLU Policy 1.1.1 designates a maximum density allowance of 10 units per acre for the proposed FLU designation. However, the proposed scale and the layout of the site is designated to accommodate just one dwelling unit on premises. As such, the proposed amendment is not inconsistent with the FLUM and conforms with the Comprehensive Plan.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern.

Per F.S. Chapter 163.3177(6)(a)9a any amendment to the Future Land Use element shall discourage urban sprawl. The primary indicators that a plan amendment does not discourage urban sprawl are listed below. The evaluation of the presence of these indicators shall consist of an analysis of the plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan amendment:

(I) Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses. The subject property is located within the Heritage Wood N Lakes Estates Subdivision, an established community featuring manufactured homes and single-family residences.

(II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development. As per Housing Policy 3.1.5, “the City shall allow a wide range of housing types to accommodate a diversity of housing needs and preferences. These may include attached and detached single-family homes, cluster development, multifamily homes, and innovative housing types.”

(III) Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments. The proposed plan amendment is not an isolated or strip development. The area encompasses three distinct subdivisions that create this community.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and

other significant natural systems.

The subject property contains wetland/flood zone areas classified as Flood Zone A on the FEMA maps.

The subject property does not contain Wetland/Special Flood Hazard Areas.

(V) Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

The subject property does not have adjacent parcels that are actively utilized for agricultural/silviculture activities. This parcel falls within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

(VI) Fails to maximize use of existing public facilities and services.

City water sewer lines are already located within the Heritage Wood N Lakes Estates Subdivision and the property is going to be serviced by the City.

(VII) Fails to maximize use of future public facilities and services.

City water sewer lines are already located within the Heritage Wood N Lakes Estates Subdivision and the property is going to be serviced by the City.

(VIII) Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

As per the JPA agreement between Sumter County and the City of Wildwood, this parcel must be annexed into the City to be developed.

(IX) Fails to provide a clear separation between rural and urban uses.

The area exhibits urban development patterns within the subdivision and surrounding areas.

(X) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Parcel G16ED003 is currently under the annexation process and had its second and final reading at the City Commission's regular meeting held on Monday, August 25, 2025. The proposal is consistent with Policy 1.2.7., "upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property." Development is beginning to physically materialize in this area of the city and it's getting a lot of momentum. Other developments are expected as city utilities are available to the neighboring parcels.

(XI) Fails to encourage a functional mix of uses.

The area exhibits primarily residential communities, and within the communities, there is a mix of single family residences and manufactured home products.

(XII) Results in poor accessibility among linked or related land uses

Access to the site can be provided either via Heritage Blvd. or Lexington Circle; which are private roads.

(XIII) Results in the loss of significant amounts of functional open space.

The proposal will have to adhere to the impervious surface requirements of the Mobile Home Park Land Use Designation (0.3 Floor Area Ratio, Minimum Open Space of 15 percent).

Although some of the surrounding areas have a future land use of Agricultural (County), this parcel fall within the Joint Planning Area (JPA) where the proposed future land uses could be commercial or residential should they be annexed into the City of Wildwood.

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

No wetlands and/or surface waters are present within the project boundary. In addition, the property is completely cleared of trees.

(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: Access to the property will be accommodated along Lexington Circle; which is a private road.

Potable Water & Sewer: There is an 8-inch water and 8-inch sewer line servicing the subdivision.

Schools: With the proposal of up to one dwelling unit on this parcel, the expected number of Sumter County Generated Students is one (1) student. Breakdown is as follows:

School	Rate/Students Generated
High	0.102
Middle	0.074
Elementary	0.152
Total	0.328

CONCLUSION:

The proposed amendment to the Comprehensive Plan is compatible with the Goals, Policies and Objectives stated in the City of Wildwood’s 2050 Comprehensive Plan. The proposed amendment has been evaluated for the 13 indicators of urban sprawl as listed in F.S. Chapter 163.3177(6)(a)9a.

DATED: 8/21/2025

A handwritten signature in black ink, appearing to read "Wendy Then". The signature is fluid and cursive, with the first name "Wendy" being more prominent than the last name "Then".

Wendy Then, AICP, CFM
Assistant Director Development Services

ORDINANCE NO. O2025-42

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:

Parcel G16ED003
Glen R. Tryan and Donna J Tryan
Acres +/- 0.115

LEGAL DESCRIPTION

LOT 3 BLK D HERITAGE WOOD N LAKES ESTATES PB 4 PG 61-61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

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

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

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

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

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

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held

to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

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

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

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

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

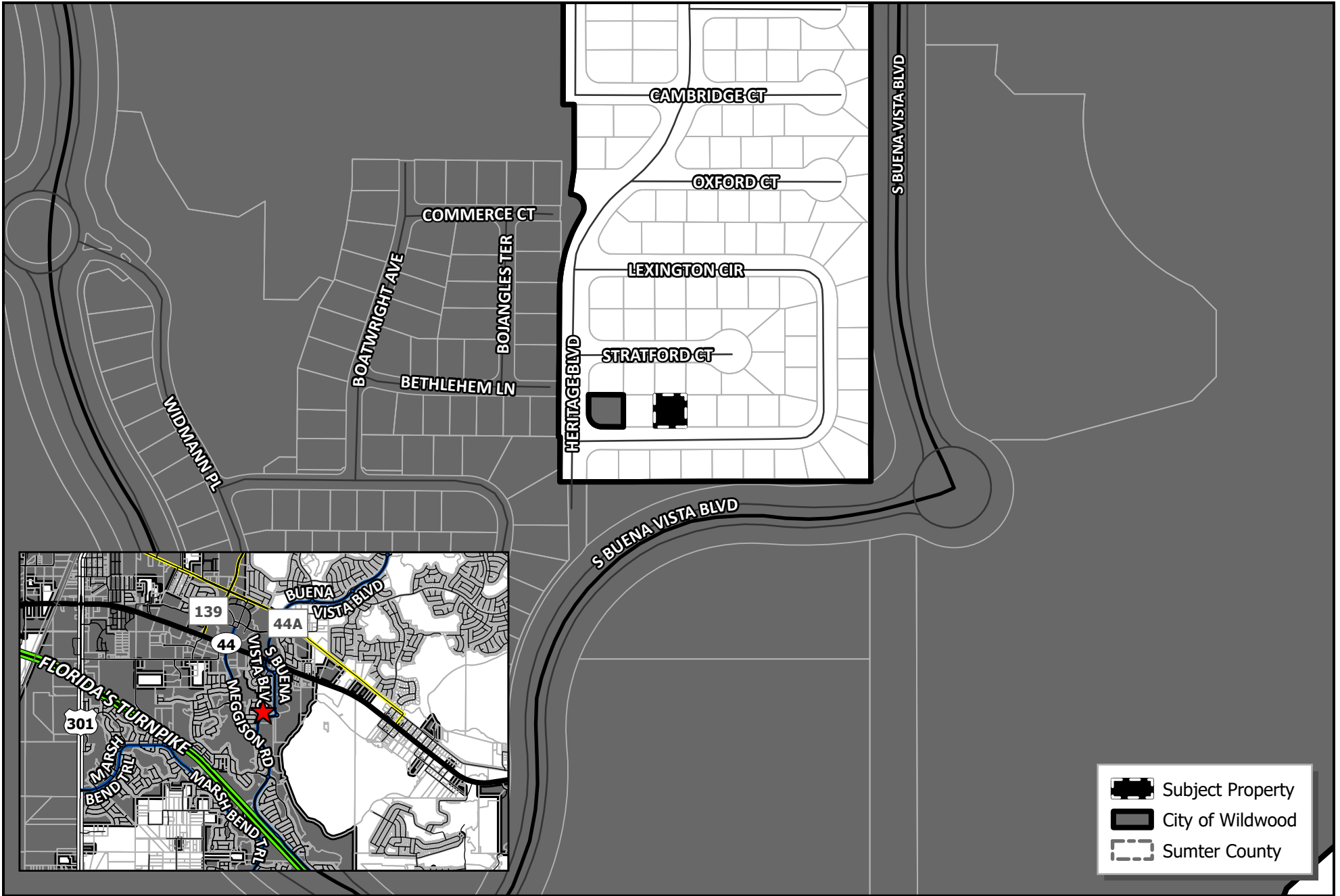
First Reading: _____

Second Reading: _____

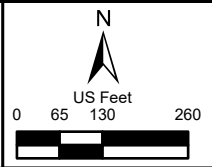
Approved as to form:

City Attorney

EXHIBIT A

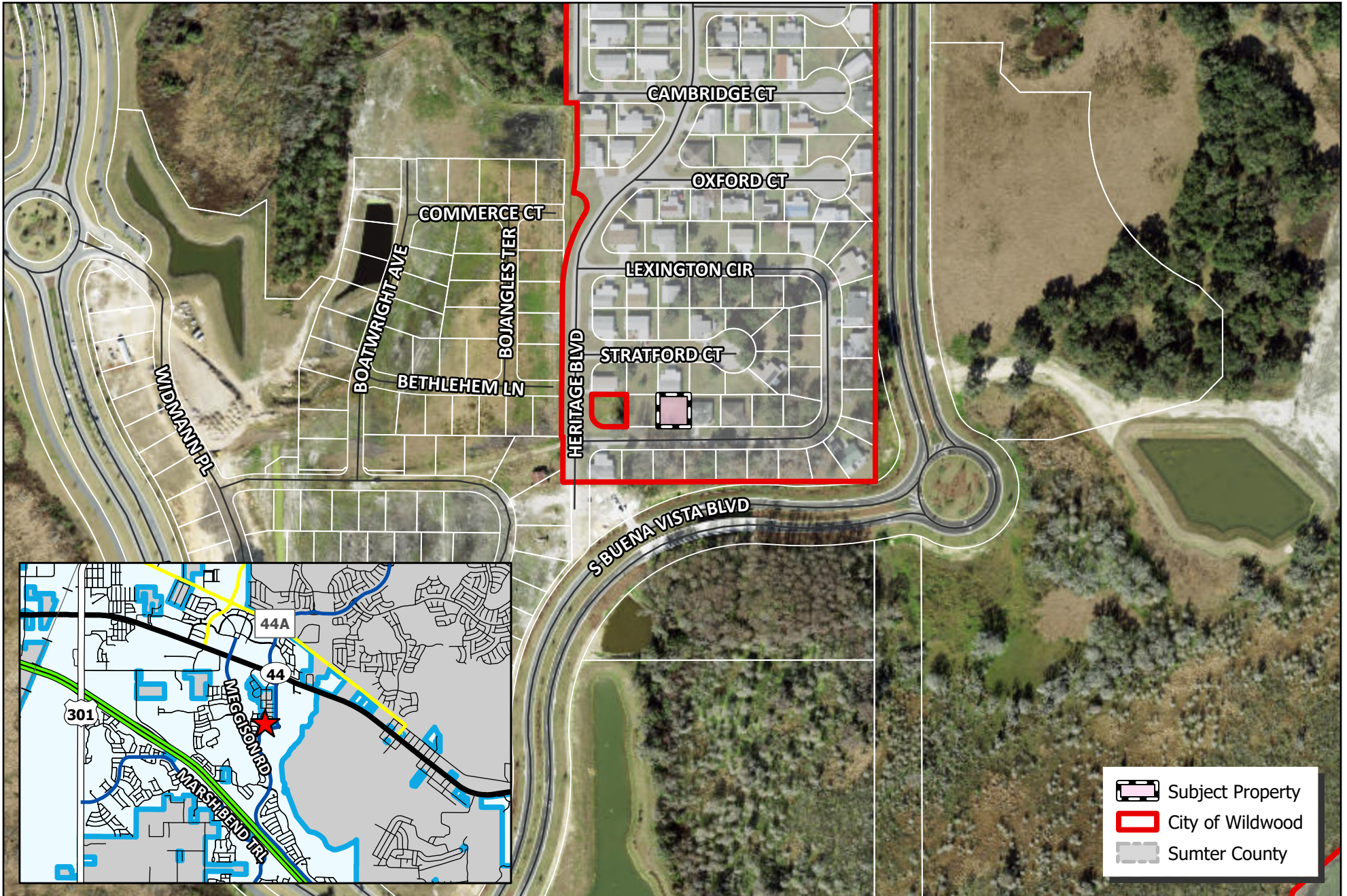


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

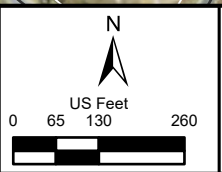


#A25-2724
5341 LEXINGTON CIR
 PARCEL G16ED003

MAP 1A
LOCATION
MAP
JUL 2025

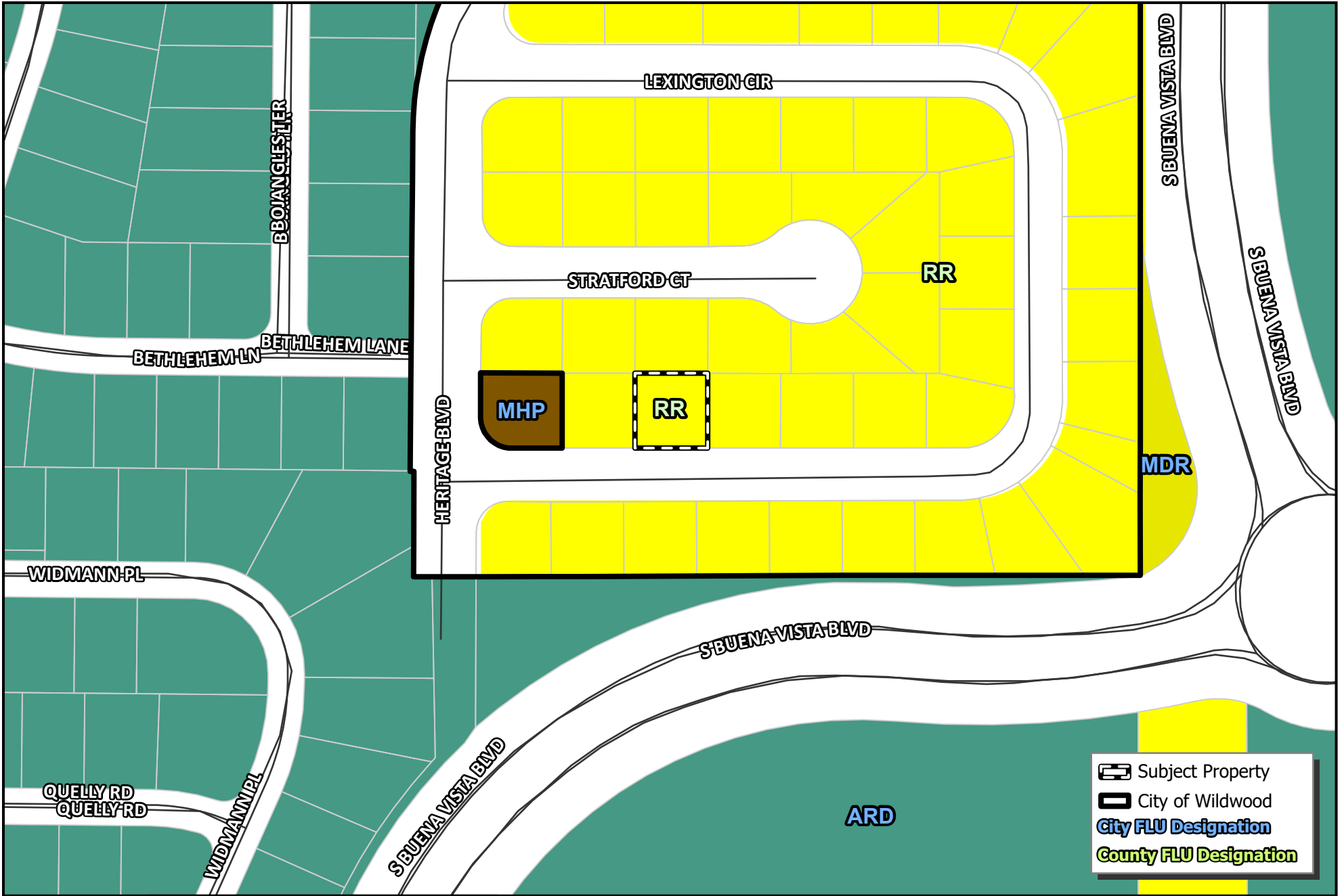




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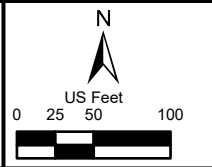
MAP 1B
LOCATION
MAP
JUL 2025



-  Subject Property
-  City of Wildwood
- City FLU Designation**
- County FLU Designation**

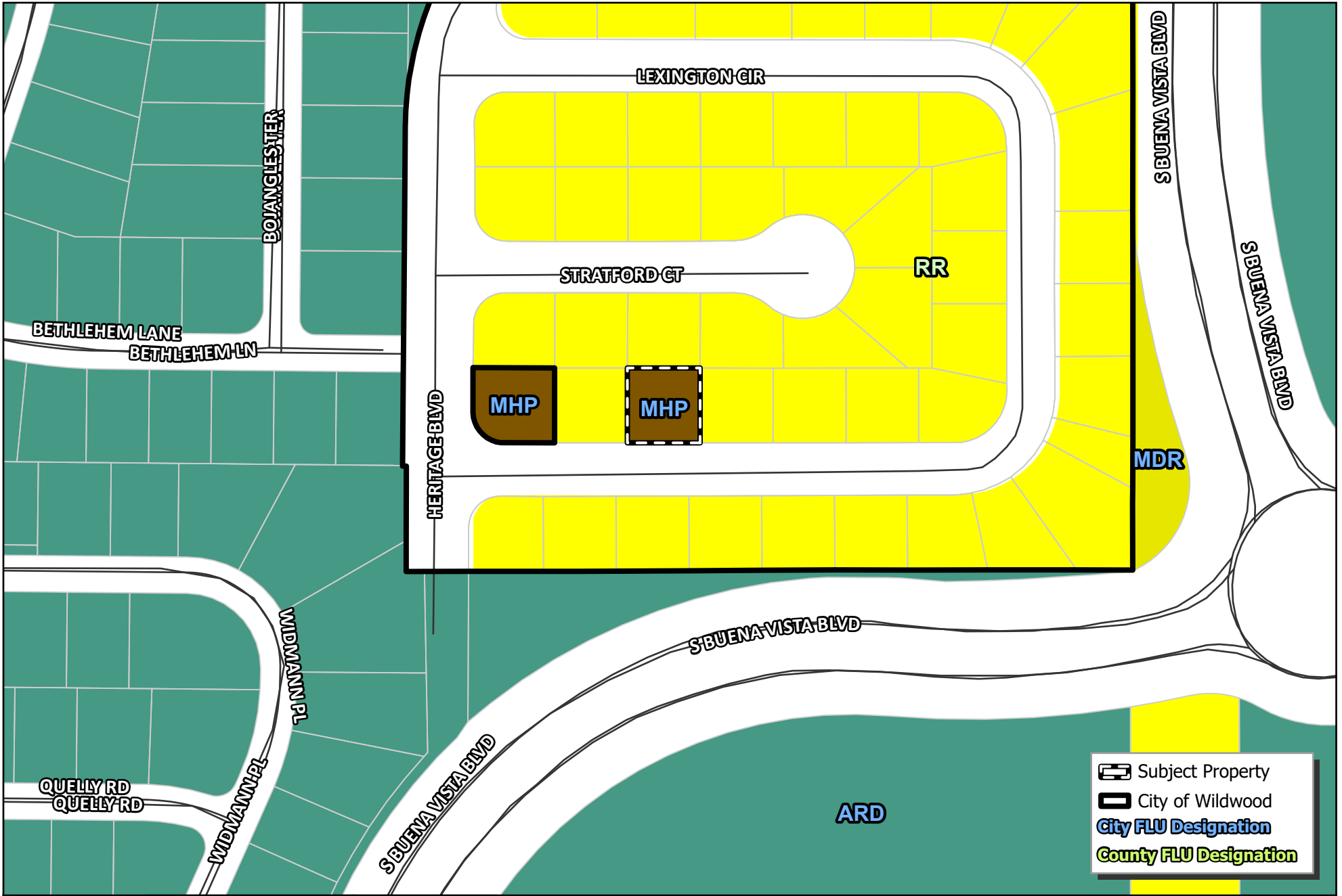


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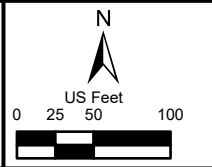


#A25-2724
5341 LEXINGTON CIR
 PARCEL G16ED003

MAP 2A
EXISTING
LAND USE
JUN 2025



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#A25-2724
5341 LEXINGTON CIR
 PARCEL G16ED003

MAP 2B
PROPOSED LAND USE
JUN 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: O2025-42

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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

Glenn R. & Donna J. Tryan– PJ #A25-2724 – 5341 Lexington Cir (Comp. Plan Amendment and Rezoning).

Parcel G16ED003

The City of Wildwood is requesting an exemption for a transportation impact analysis for the owner/applicant Glenn R. & Donna J. Tryan on parcel G16ED003 on .115 acres more less to annex a property into the City from the Sumter County’s RPUD 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 1.15 dwelling units.

For Comprehensive Plan purposes and worst-case scenario using the ITE Land Use Code of Single-Family Detached Housing (210), due to the .115 acres of land with up to 10 dwelling units per acre, the future land use change could generate up to 11 daily trips with 1 AM Peak Hour trips and 1 PM Peak hour trips.

Based on the proposal to place a manufactured home, 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
08/19/2025

Average daily trips for Single-Family Detached- Based on the 11th 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

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