



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
March 3, 2026 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 as Local Planning Agency/Special Magistrate Regular Meeting February 03, 2026, at 2:00 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

- 1. 25-5012 - CP - 7050 CR 213**

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 F01-092

The applicant seeks a favorable recommendation from the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcel listed above on 0.75 acres MOL. This request is accompanied by rezoning request 25-5011 (O2026-7). **Staff recommends approval.**

V. ADJOURNMENT

March 3, 2026 2:00 PM

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

EXECUTIVE SUMMARY

**SUBJECT: Planning & Zoning Board as Local Planning Agency/Special Magistrate
Regular Meeting February 03, 2026, at 2:00 PM.**

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
 February 3, 2026 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Melanie Strickland	Development Services Director	Present
Amanda Bondi	Planning Manager	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jackson Shelton	Deputy City Clerk	Present
Garth Layne	Sergeant	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
December 02, 2025, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the December 2, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-4474-CP-5229 Hartford Lane

Special Magistrate Holt read aloud the title of A25-4474-CP-5229 Hartford Lane. Planning Manager Bondi presented Ordinance O2026-2, a request for a small-scale comprehensive plan amendment to change the future land use designation from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood) for parcel G16EC002. She stated this item was

accompanied by rezoning request 25-4473, Ordinance O2026-3. Bondi explained there was one existing pre-manufactured home on the property with no intentions of further development and if approved there would be no negative impacts on water and sewer usage. No public comment was received. Special Magistrate Holt made a favorable recommendation of approval for Ordinance O2026-2 to be forwarded to the City Commission for final determination.

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

2. A25-4569 - CP - VinSun

Special Magistrate Holt read aloud the title of A25-4569 - CP - VinSun. Planner Page presented Ordinance O2026-4, a request for a small-scale comprehensive plan amendment to change the future land use designation from Commercial (Sumter County) to Commercial (City of Wildwood) for parcel D17042. She stated this item was accompanied by rezoning request 25-4570, Ordinance O2026-5. Page explained an environmental study was deemed not necessary as there was only a billboard and temporary sales tent on the property. She stated there were no plans for further development on the property. She stated there were no wetlands, special flood hazards or trees on the property. No public comment was received. Special Magistrate Holt made a favorable recommendation of approval for Ordinance O2026-4 to be forwarded to the City Commission for final determination.

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 2:11 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: 25-5012 - CP - 7050 CR 213

REQUESTED ACTION: Staff recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	25-5012 - 7050 CR 213
Ordinance Number	O2026-6
Owner/Applicant	Morgan Avenue, LLC
Property Location	The property is generally located on the west side of CR 213, approximately 200 feet north of the intersection of CR 213 and CR 238.
Parcel Number	F01-092

The applicant seeks a favorable recommendation from the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to Medium Density Residential (City) for the parcel listed above on 0.75 acres MOL. This request is accompanied by rezoning request 25-5011 (Ordinance O2026-7).

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;

The applicant is proposing a small-scale comprehensive plan amendment to amend the Agriculture land use in the County to Medium Density Residential within the City. Justification has been presented to the city to support the proposed amendment, with the surrounding parcels on the FLUM depicting primarily Agriculture and Residential land use designations within the City and County. The applicant is not proposing a new development at this time, but has submitted an application for the voluntary annexation of the parcel to facilitate the connection of existing structures to City Utilities. The property currently consists of two (2) housing units. The proposed change would complement Policy 1.2.8 of the 2050 comprehensive plan, which requires that the city contribute to a mix of land uses compatible with existing communities and supported by community infrastructure, services, and utilities, especially along commercial corridors.

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

The proposed amendment is consistent with the policies of the Comprehensive Plan. The Medium Density Residential (MDR) Future Land Use designation within the 2050 Comprehensive Plan will allow for a maximum intensity of point three (0.3) FAR, on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1. The proposed amendment will conform with Policy 1.2.1 as utilities are available to the subject parcel and will be connected once the property is in City jurisdiction. Additionally, the property would follow Policy 1.2.8.i., which states that the city shall direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl. The maximum FAR for the development is 9,801 square feet.

Lastly, Policy 1.1.4 stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses. Application 25-5011 is also being processed to amend the parcel's zoning from R2C in Sumter County to R-2 in the City. The proposed amendment is consistent with the FLUM and conforms with the 2050 Comprehensive Plan, as it brings the newly annexed parcel into compliance.

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

The amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern. Abiding by Policy 1.2.8.i., as it maintains compatibility with adjacent land uses, maximizing the use of existing and future public facilities and services.

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

The applicant will not need to provide an environmental study, as the parcel has been developed previously. The change in land use and zoning for this parcel will not result in any issues for existing vegetation. There are no plans for further development or redevelopment of the parcel at this time. It's expected that the proposed amendment will not have an adverse effect on environmentally sensitive systems, since there are no wetlands nor special flood hazard areas found on the property.

(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 site is currently accessed via CR 213; additional access points are not proposed at this time. On January 5, 2026, Sumter County Public Works accepted the exemption from the traffic impact analysis (TIA) for this proposal. No additional traffic impacts will be generated by the comprehensive plan amendment and rezoning applications as the site's use will remain the same. Should any further development or redevelopment of the parcel occur, a new TIA may be required.

Potable Water & Sewer: Once the annexation, small-scale comprehensive plan amendment, and rezoning processes are complete for this parcel, the applicant will work with the City to connect to City utilities that are available along CR 213.

Schools: There are currently two (2) single-family units on the subject property, with no proposal to increase the number of units at this time. The current demand for the school

system will remain the same, which is approximately 0.656 school-aged children. The proposed future land use of Medium Density Residential and zoning of R-2 would allow for up to six (6) dwelling units on this parcel. The maximum development potential of the parcel has the ability to generate 1.968 school-aged children.

Staff recommends a favorable recommendation of Ordinance Number O2026-6 be forwarded to the City Commission for further action.

DATED: 2/17/2026

A handwritten signature in black ink, appearing to read 'MP', is positioned above the typed name.

McKenna Page
Planner I, Development Services

ORDINANCE NO. O2026-6

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:

F01-092
Morgan Avenue, LLC, A Florida Limited Liability Company
0.75 Acres +/-

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 SECTION 1, TOWNSHIP 19 SOUTH. RANGE 22 EAST, SUMTER COUNTY, FLORIDA, THENCE N 00 DEGREE 00 MINUTE 00 SECOND E ALONG THE EAST LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 210 00 FEET, THENCE S 89 DEGREES 51 MINUTES 20 SECONDS W A DISTANCE OF 25 00 FEET TO THE WEST RIGHT-OF-WAY LINE FOR COUNTY ROAD NO 213 AND THE POINT OF BEGINNING, THENCE CONTINUE S 89 DEGREES 51 MINUTES 20 SECONDS W A DISTANCE OF 185 00 FEET, THENCE N 00 DEGREE 00 MINUTE 00 SECONDS E A DISTANCE OF 169 85 FEET, THENCE N 89 DEGREES 51 MINUTES 20 SECONDS E A DISTANCE OF 185 00 TO THE SAID WEST RIGHT-OF-WAY LINE FOR COUNTY ROAD NO 213, THENCE S 00 DEGREE 00 MINUTE 00 SECOND W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 169 85 FEET TO THE POINT OF BEGINNING

This property is to be reclassified from Agriculture (Sumter County) to Medium Density Residential (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 _____, 2026, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION
CITY OF WILDWOOD, FLORIDA**

Ed Wolf, Mayor

ATTEST: _____
Jessica Barnes, City Clerk

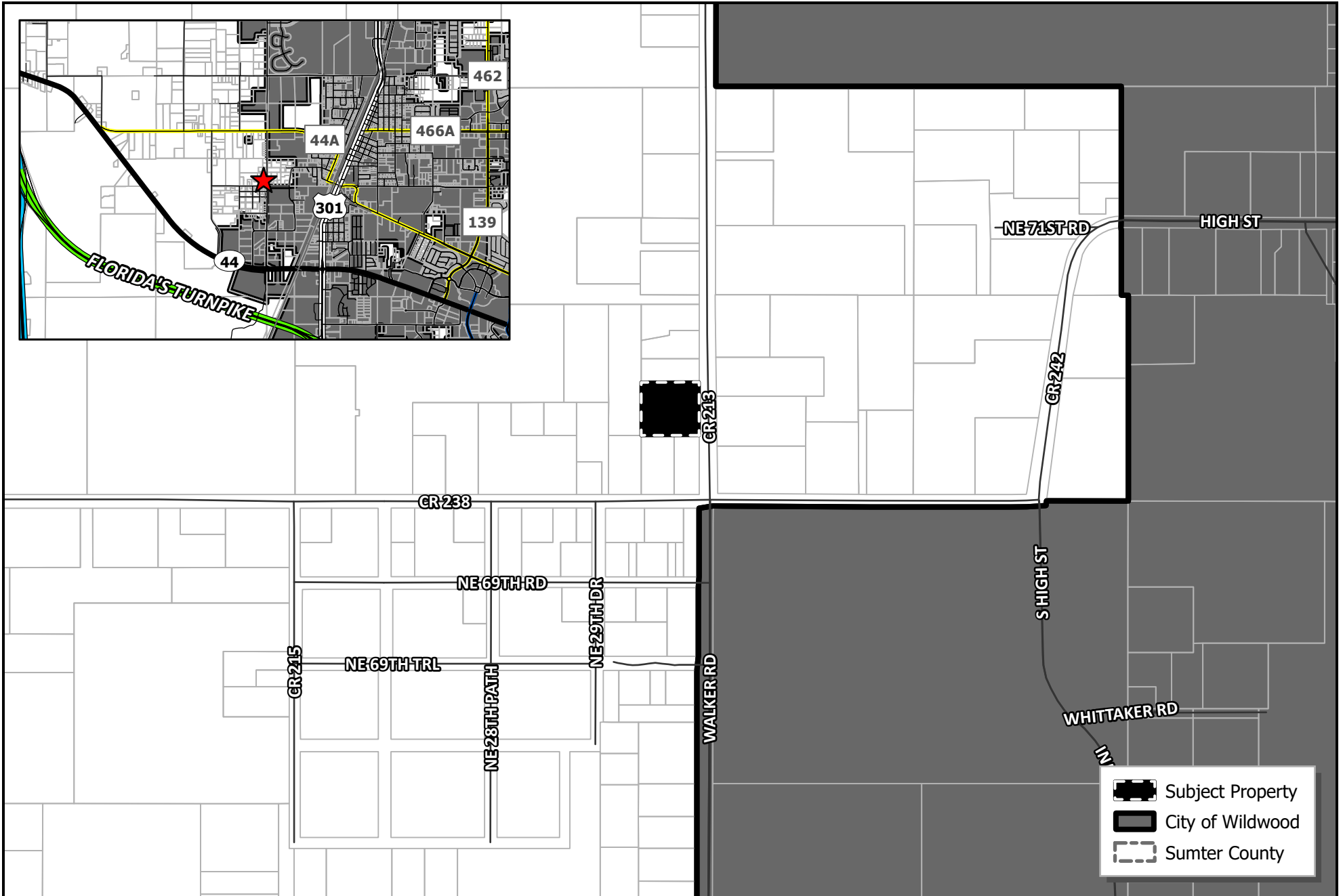
First Reading: _____

Second Reading: _____

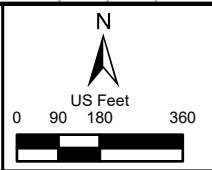
Approved as to form:

City Attorney

EXHIBIT A

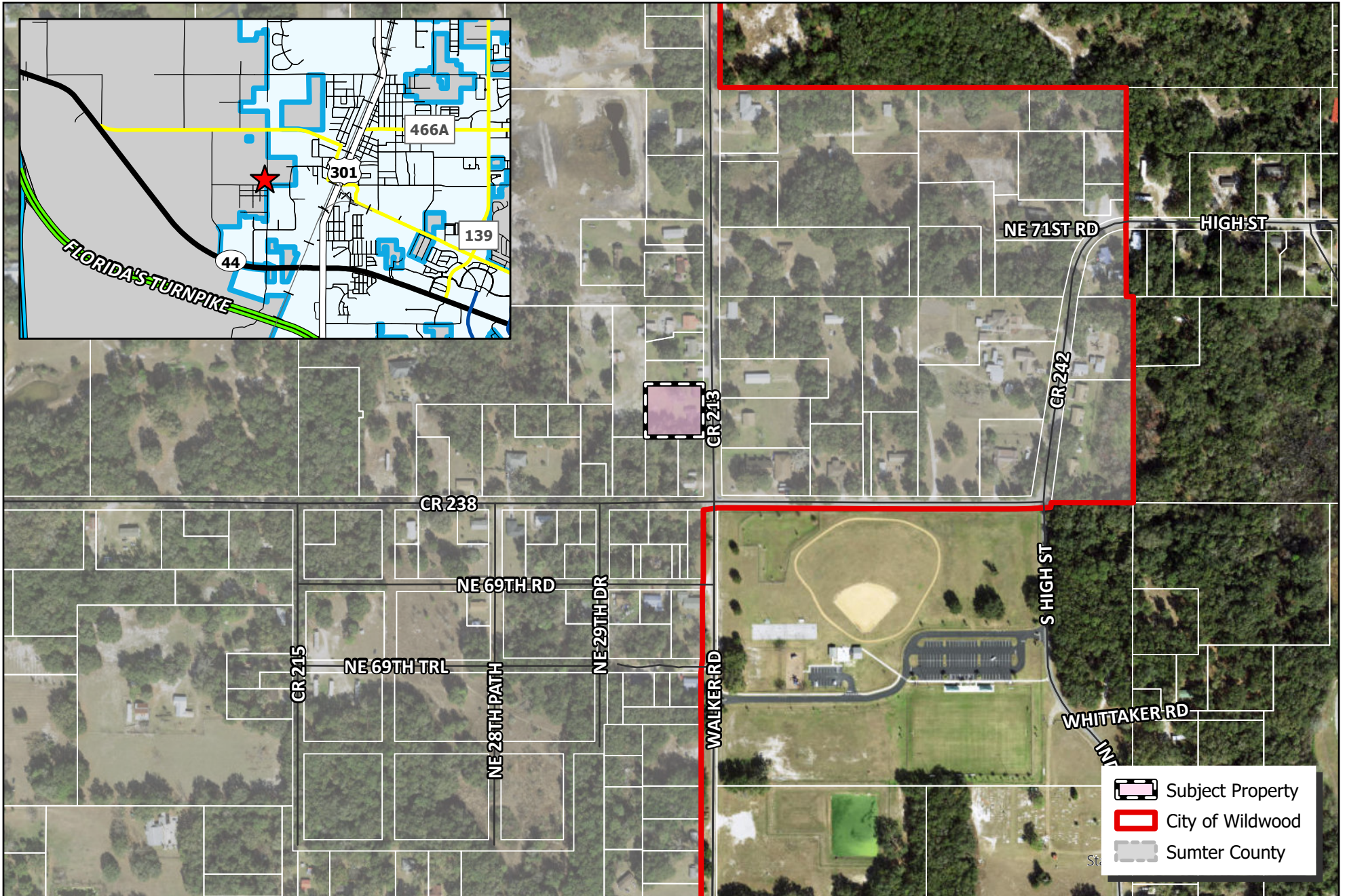





CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



#25-5012
7050 CR 213
 PARCEL F01-092

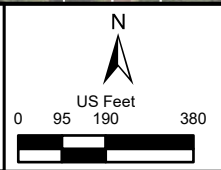
MAP 1A
LOCATION
MAP
JAN 2026



-  Subject Property
-  City of Wildwood
-  Sumter County

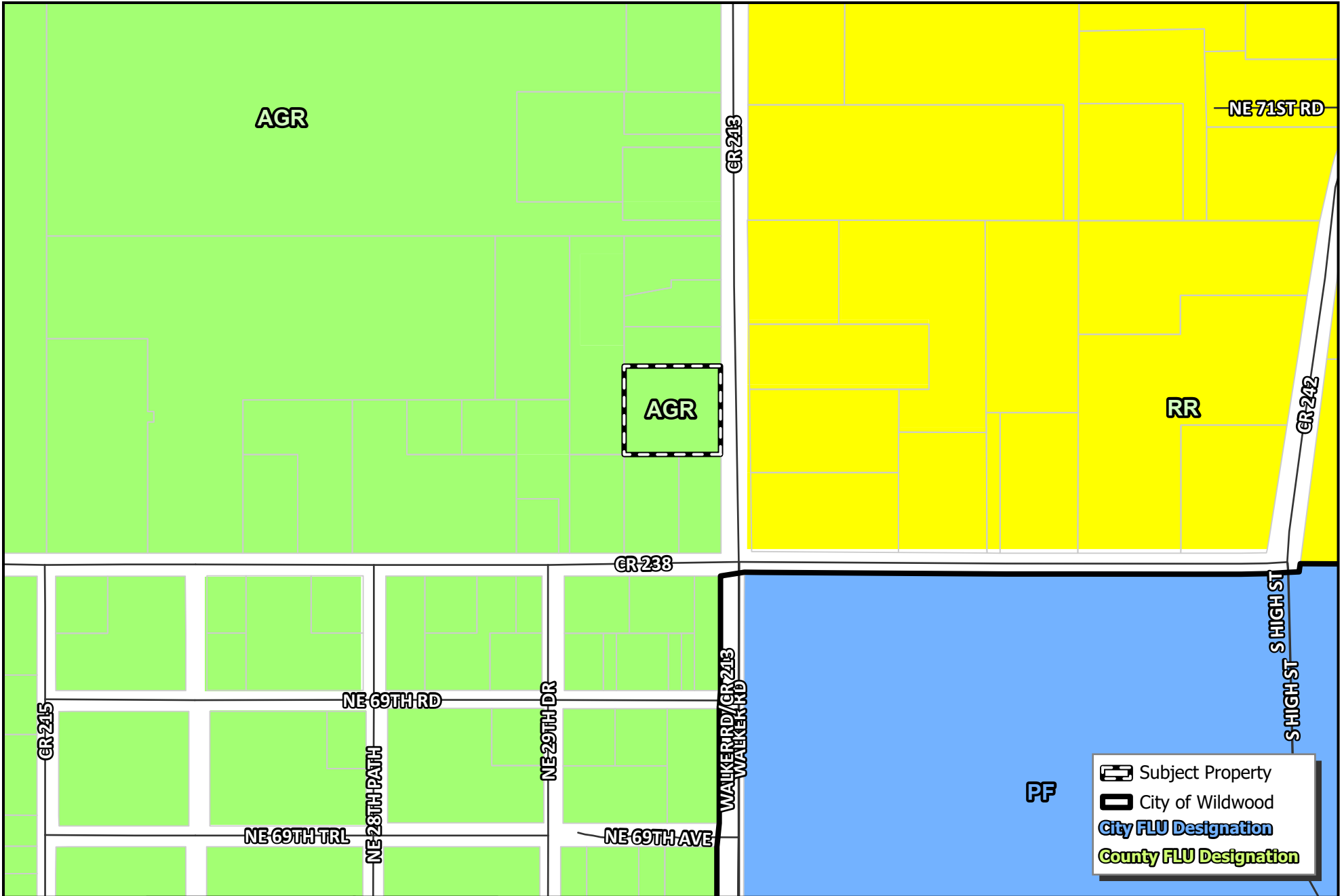


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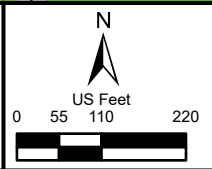


#25-5012
7050 CR 213
 PARCEL F01-092

MAP 1B
LOCATION
MAP
JAN 2026

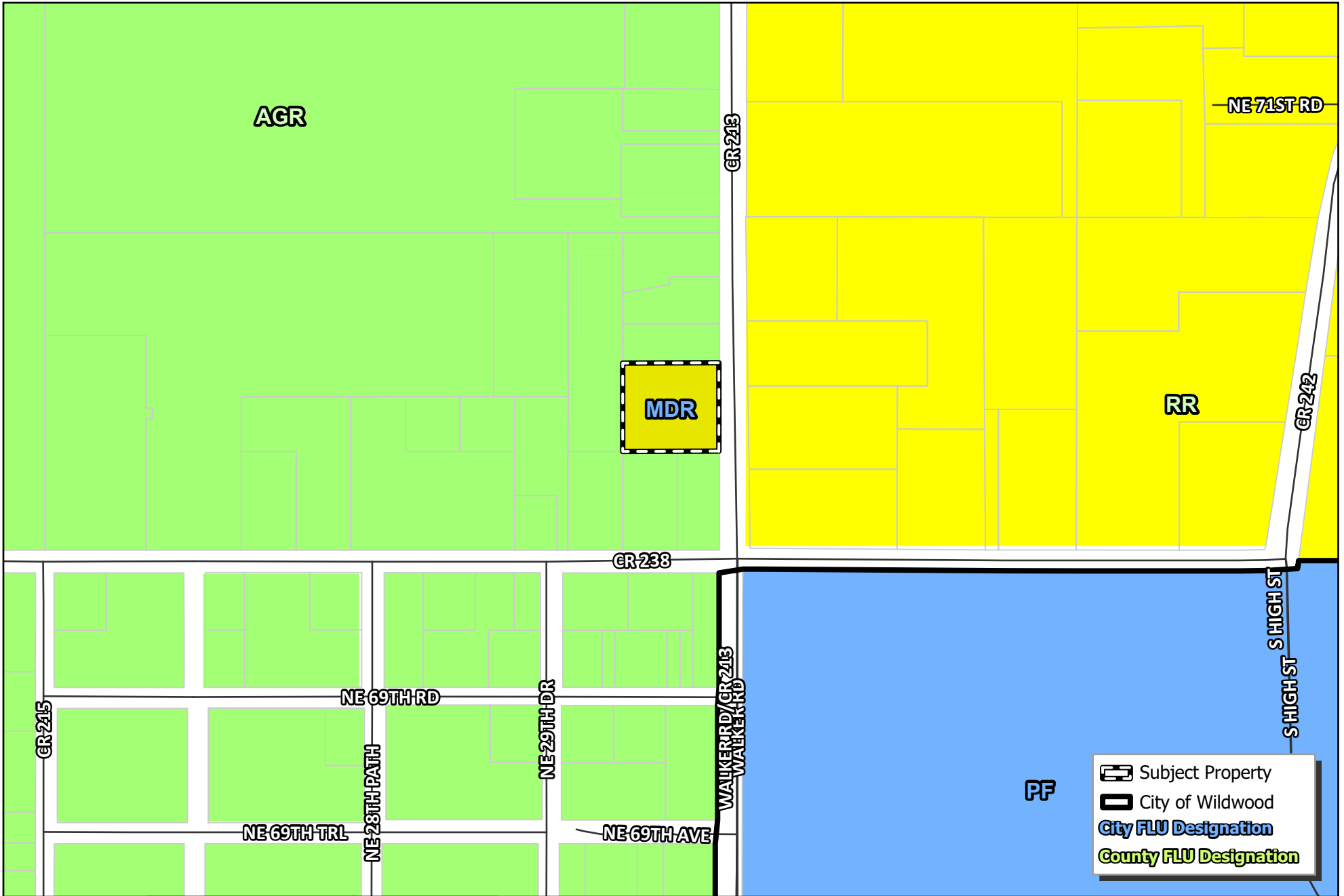


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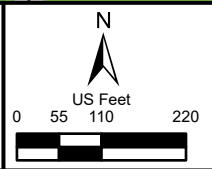


#25-5012
7050 CR 213
 PARCEL F01-092

MAP 2A
EXISTING LAND USE
JAN 2026



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



#25-5012
7050 CR 213
 PARCEL F01-092

MAP 2B
PROPOSED
LAND USE
JAN 2026



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: O2026-6

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.