



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

Special Magistrate – Lindsay C.T. Holt

**Agenda
Regular Meeting
June 2, 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

III. OLD BUSINESS

IV. NEW BUSINESS

1. 26-0559 (SSCP) Myles Enterprises LLC

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.

Parcels: K13-042 & K13-012

The applicant is 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 Agriculture (Sumter County) to Rural Residential (City) for the parcels listed above on 9.77 acres MOL. **Staff recommends approval.**

V. ADJOURNMENT

June 2, 2026 2:00 PM

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

SUBJECT: 26-0559 (SSCP) Myles Enterprises LLC

REQUESTED ACTION: Staff recommends approval.

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

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case Number	26-0559 Myles Enterprises LLC
Ordinance Number	O2026-19
Owner & Applicant	Myles Enterprises, LLC
Property Location	The property is generally located on the south side of E C 470, approximately 560 feet east of the McNeill Drive and E C 470 roundabout, addressed as 8761 E C-470, Sumterville, FL 33585.
Parcel(s)	K13-042 & K13-012
Date	May 26, 2026

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 Agriculture (Sumter County) to Rural Residential (City) for the parcels listed above on 9.77 acres MOL. This request is accompanied by a rezoning request 26-0561 Myles Enterprises Rezoning (Ordinance O2026-20).

ANALYSIS:

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 Agriculture (Sumter County) to Rural Residential (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1(a) states that the proposed land use amendment would allow for the existing lots to be split while accommodating the existing structures, on 9.77 acres MOL. Policy 1.1.1(a) is intended to support a mix of agricultural and low-medium density residential uses.

(2) The proposed amendment is consistent 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 Agriculture (Sumter County) to Rural Residential (City). Policy 1.1.1(a) supports the proposed land use change, which is intended to accommodate a mix of agricultural and low-medium density residential uses. The maximum intensity is 0.2 Floor Area Ratio (FAR). The maximum FAR for the development is 85,116 square feet, and the applicant is proposing to subdivide the subject lots, which are subject to additional review under a separate process, and has triggered the annexation, comprehensive plan amendment, and rezoning applications per the JPA terms.

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

The proposed amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The property is generally located on the south side of E C 470, approximately 560 feet east of the McNeill Drive and E C 470 roundabout. As the existing mix of land use designations are mainly Age Restricted Development (ARD) and Agriculture (AGR), an addition of Rural Residential (RR) 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 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 requirement for an environmental survey was waived as the properties have 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 off of E C 470. The applicant has applied for an exemption for the TIA submittal, which was granted by Sumter County Public Works, due to the site producing less than 50 trips per day.

Potable Water & Sewer: The subject property is located outside the City's utility service area.

Schools: The property could generate up to 2.952 school-age children. Based on data provided on April 15, 2026, by Sumter County School Board, there is confirmed capacity.

The applicant seeks a favorable recommendation of Ordinance O2026-19 to be forwarded to the City Commission for further action.

A handwritten signature in black ink, appearing to read 'MP', with a stylized flourish at the end.

McKenna Page

Planner I, Development Services

ORDINANCE NO. O2026-19

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: K13-042 & K13-012
MYLES ENTERPRISES LLC
9.77 Acres +/-

LEGAL DESCRIPTION:

LEGAL DESCRIPTION OF 8761 E C 470, SUMTERVILLE, FL 33585

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST, LESS ROAD RIGHT-OF-WAY, SUMTER COUNTY, FLORIDA. SUBJECT TO 20 FOOT EASEMENT OVER AND ACROSS THE EAST SIDE THEREOF.

PROPERTY APPRAISORS PARCEL ID NO: K13-012

PROPERTY APPRAISORS PARCEL ID NO: K13-042

This property is to be reclassified from Agriculture (Sumter County) to Rural 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: _____

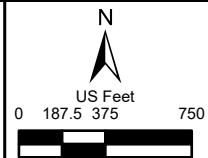
Approved as to form:

City Attorney

EXHIBIT A



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



#26-0559

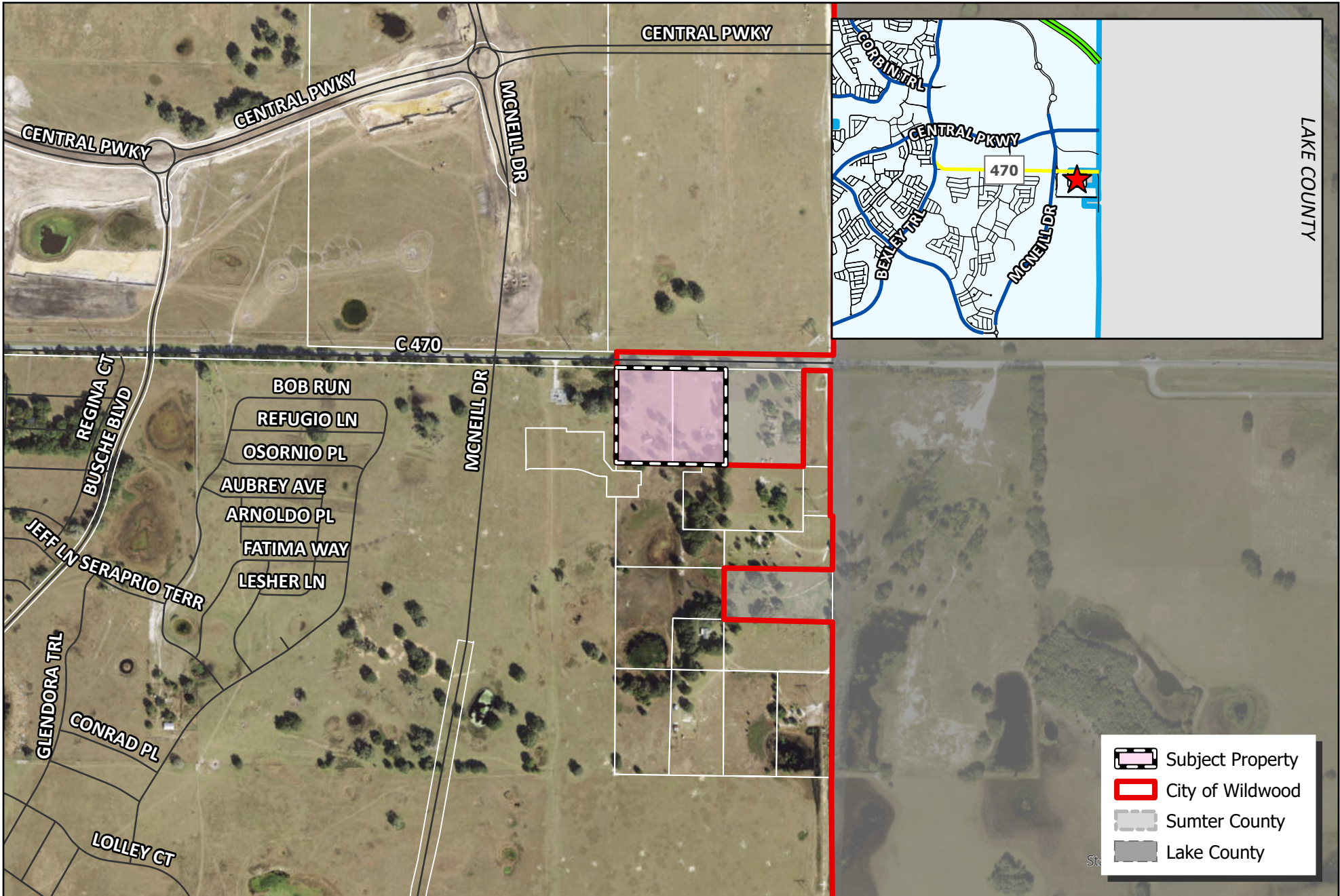
MYLES ENTERPRISES LLC

PARCELS K13-012 & K13-042

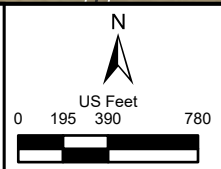
MAP 1A

LOCATION MAP

FEB 2026

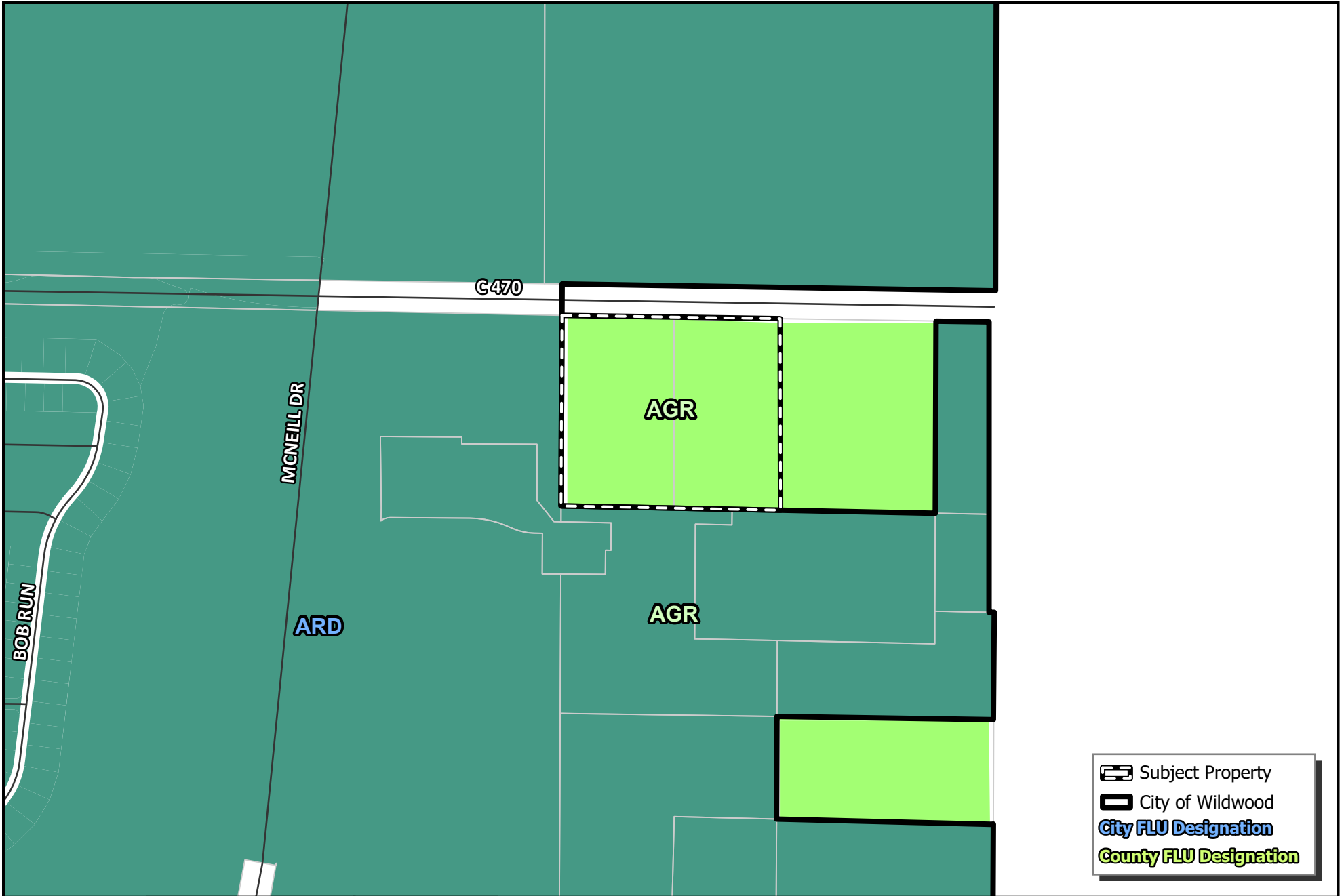


CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov

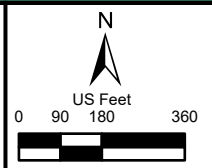


#26-0559
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

MAP 1B
LOCATION
MAP
FEB 2026

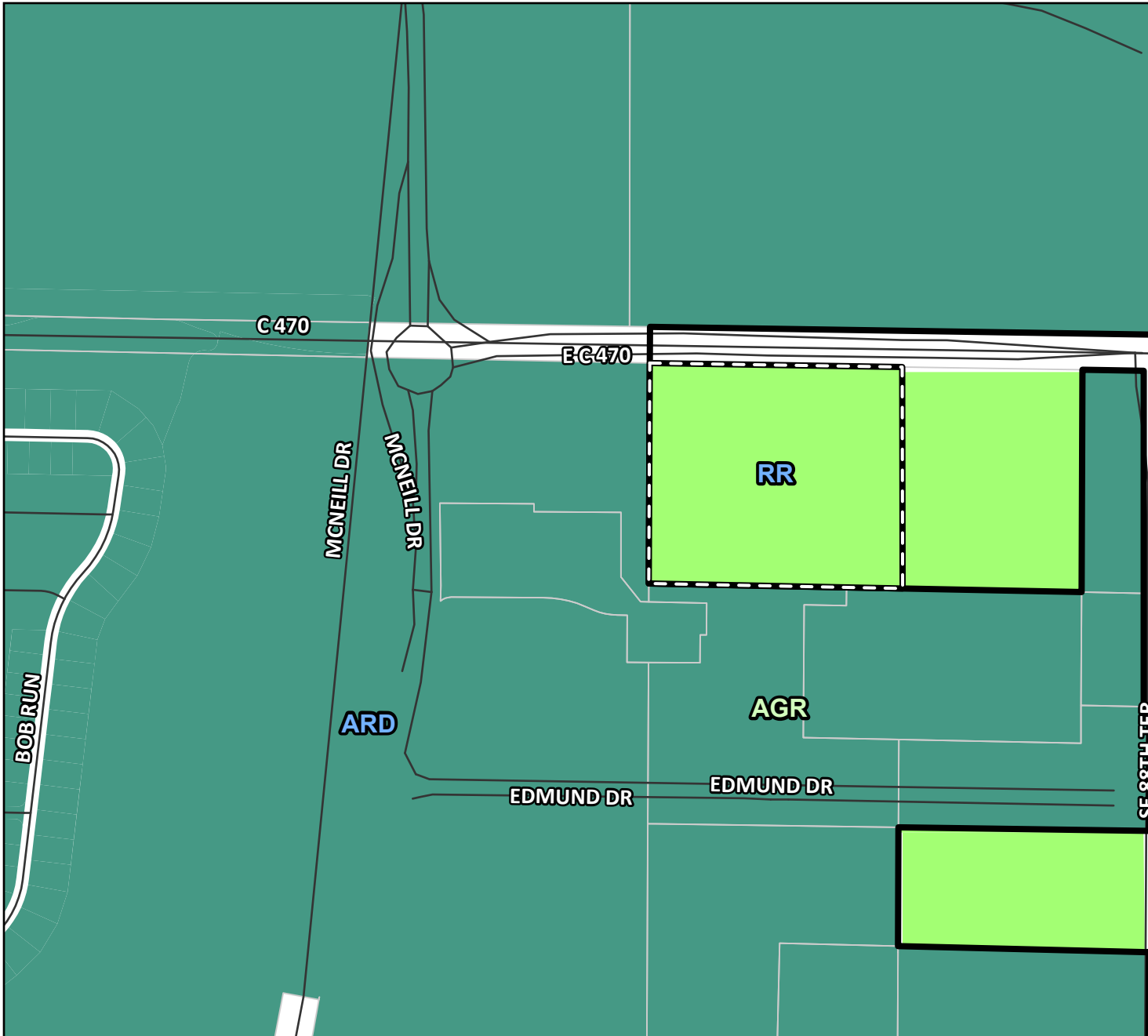




CITY OF WILDWOOD
 100 North Main Street
 Wildwood, FL 34785
 Phone: (352) 330-1330
www.wildwood-fl.gov



#26-0559
MYLES ENTERPRISES LLC
 PARCELS K13-012 & K13-042

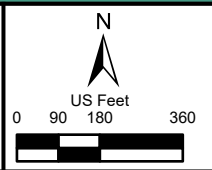
MAP 2A
EXISTING
LAND USE
FEB 2026



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



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



#26-0559

MYLES ENTERPRISES LLC

PARCELS K13-012 & K13-042

MAP 2B

**PROPOSED
LAND USE**

FEB 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: O2026-19

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.