



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

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

**Agenda**

**Regular Meeting**

**May 6, 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 April 08, 2025, at 2:00 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- 1. A25-1153 CP Mills Property**

**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 G22A1825**

The applicant is seeking a favorable recommendation from the 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 parcel G22A1825 on 0.479 acres MOL. **Staff recommends approval.**

**V. ADJOURNMENT**

**May 6, 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 April 08, 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**  
**April 8, 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
Amanda Bondi	Planner	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2 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 March 04, 2025, at 2:00 PM.

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

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

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. CP 2404-003 Johary Real Estate

Special Magistrate Holt read aloud the title of CP 2404-003 Johary Real Estate, O2025-8. Planner Page presented the small-scale comprehensive plan amendment request to change the Future Land Use Map designation from Agriculture (Sumter County) to Commercial (City) for a 2-acre parcel (G29-008). The applicant proposed to repurpose an existing single-family structure as a small office. City water was available, but sewer was not; the existing septic system may

need to be upgraded. The proposed use would produce less than 50 trips per day. Staff recommended approval. The applicant's representative, Chris Zipperer, was present but had nothing to add to the staff presentation. No public comments were received. Special Magistrate Holt recommended approval of Ordinance O2025-8 to go to the City Commission for final determination.

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

2. PJ # A25-0016 Naimat Jesus Inc

Special Magistrate Holt read aloud the title of A25-0016 Naimat Jesus Inc, O2025-10. Planner Bondi presented the small-scale comprehensive plan amendment request to change the Future Land Use Map designation from Agricultural (Sumter County) to Central Mixed Use (City of Wildwood) for approximately 8 acres (parcels G29A141, G29A142, G29A143, G29A145, G29A146, & G29A147). The applicant proposed a 54,100-square-foot commercial building for medical, dental, office, restaurant, and retail use. The Transportation Impact Analysis was accepted by Sumter County. City water and sewer are available, but capacity was a concern. Staff recommended denial due to wastewater capacity issues. The applicant's representative, Mike Rankin of Land Planning Group, stated they would work with the city on a developer's agreement to address the wastewater capacity concerns. No public comments were received. Special Magistrate Holt recommended approval of Ordinance O2025-10 to go to the City Commission for final determination, contingent on a developer's agreement addressing wastewater capacity concerns.

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

3. PJ #A25-0821 - SSPC - 5127 CR 169

Special Magistrate Holt read aloud the title of A25-0821 5127 CR 169, O2025-13. Assistant Development Services Director Then presented the small-scale comprehensive plan amendment request to change the Future Land Use Map designation from Rural Residential (Sumter County) to Mobile Home Park (City) for a 0.286-acre parcel (G15A098). The request is to address setback discrepancies for an existing single-family dwelling. The property had recently been annexed into the City of Wildwood, and no additional impacts were expected. Staff recommended approval. The applicant was not present, and no public comments were received. Special Magistrate Holt recommended approval of Ordinance O2025-13 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 2:19 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:** A25-1153 CP Mills Property

**REQUESTED ACTION:** Staff recommends approval.

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

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

<b>Case Number</b>	A25-1153 SSCP Mills Property
<b>Ordinance Number</b>	O2025-18
<b>Owner(s)/Applicant(s)</b>	Richard and Janice Mills
<b>Property Location</b>	The subject property is generally located approximately 0.5 miles south of the intersection of E SR 44 and Continental Boulevard, addressed as 93 N. Bobwhite Road, Wildwood, FL 34785
<b>Parcel(s)</b>	G22A1825
<b>Date</b>	April 27, 2025

The applicant is seeking a favorable recommendation from the 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 0.479 acres MOL. This request is accompanied by a rezoning request A25-1154 (O2025-19).

**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 Mobile Home Park (City), as supported in the 2050 Comprehensive Plan. The proposed land use amendment would allow for the construction of one new mobile home for personal residency, on 0.479

acres MOL. The existing mobile home will be replaced due to damage from hurricane Milton. Policy 1.1.1.a is intended to accommodate the development of mobile home parks.

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

The applicant finds the proposed amendment is not inconsistent with the goals, objectives, and policies of the comprehensive plan, with the proposed land use change from Rural Residential (Sumter County) to Mobile Home Park (City). Policy 1.2.5 “The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl.” This property falls within the JPA. The maximum density of the proposed zoning district is ten (10) units per acre. Because this parcel is 0.479 acres, that would allow up to five (5) units at this location. However, the applicant’s intent is to replace the existing mobile home that was impacted by hurricane Milton with one mobile home on the subject lot.

**(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. Policy 1.2.5. “The City shall maintain a Joint Planning Area (JPA) between the City of Wildwood and Sumter County to combat urban sprawl.” Policy 1.2.7. “Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.” City Utilities are available to the subject site, and the site is already serviced by City Utilities. 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.

**(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. An environmental survey will not be required because this site has been developed previously. The applicant is proposing a replacement mobile home for personal residency.

**(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 Bobwhite Road. The applicant has applied for an exemption from 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 within 1,000 feet of utilities, and is currently serviced by City Utilities. The proposed replacement mobile home will also be serviced by City Utilities.

**Schools:** The subject parcel is located within the Continental Country Club Development, which is a 55+, adult-lifestyle residential community. While it's not expected that the mobile home replacement will generate school-age children, a typical mobile home structure could generate 0.286 school-age children, with the maximum school-aged children being up to one (1) student.

The applicant seeks a favorable recommendation of Ordinance Number O2024-69 to be forwarded to the City Commission for further action.

A handwritten signature in black ink, appearing to read 'MP' followed by a flourish.

**McKenna Page**  
**Planner I, Development Services**

**ORDINANCE NO. 02025-18**

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:

**G22A1825**  
**MILLS RICHARD S & JANICE**  
**0.479 +/-**

**LEGAL DESCRIPTION:**

Lot 25 in Block 18 of Continental Camper Resorts, Incorporated Subdivision, Replat of Unit One, recorded in Plat Book 3, page 52,, Public Records of Sumter County, Florida.

ALSO, begin at the most Northerly corner of Lot 25, Block 18 and run North 40°09'10" East along an extension of the most Northerly line of said Lot 25, a distance of 10 feet, thence run Southeasterly parallel to the Northeasterly line of Lot 25 a distance of 127.92 feet to a point that is an extension of the Southeasterly line of said Lot 25, thence run South 70°09'10" West along the extension of Lot 25 a distance of 10 feet to the most Northeasterly corner of said Lot 25, run thence along the Northeasterly Lot line of Lot 25 a distance of 122.68 feet to the point of beginning.

ALSO, For a Point of Reference, begin at the Southeast corner of Lot 25, Block 18, Continental Camper Resorts, Inc., Subdivision, as recorded in Plat Book 3, Page 52E, of the Public Records of Sumter County, Florida; proceed thence along an extension of the South line of Lot 25, North 70°09'10" East, 10.00 feet to the Point of Beginning. From the Point of Beginning thus described, proceed Northerly along the arc of a curve concave Southwesterly, having a central angle of 30°00'00", a radius of 244.31 feet and a tangent of 65.46 feet; 127.92 feet to a point, said point being located North 40°09'10" East, 10.00 feet from the Northeasterly corner of Lot 25; proceed thence North 40°09'10" East, 10.00 feet from the Northeasterly corner of Lot 25; proceed thence North 40°09'10" East, 75.00 feet to a point on a curve concave Southwesterly and having a radius of 319.31 feet; proceed thence southerly along the arc of said curve 150 feet more or less to the intersection of said curve with the Northerly right of way of Robin Road as recorded in

Continental Camper Resorts, Inc., Subdivision, Plat Book 3, Page 52E, of the Public Records of Sumter County, Florida, said point being on a curve concave Southerly having a radius of 73.00 feet; proceed thence Southwesterly along the arc of said curve 53 feet more or less to the intersection of the extension of the South line of Lot 25, and the Northerly right of way of said Robin Road; proceed thence along said extension South 70°09'10" West, 29 feet more or less to the Point of Beginning.

This property is to be reclassified from Rural Residential (County) to Mobile Home Park (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**

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Ed Wolf, Mayor

ATTEST: \_\_\_\_\_  
Jessica Barnes, City Clerk

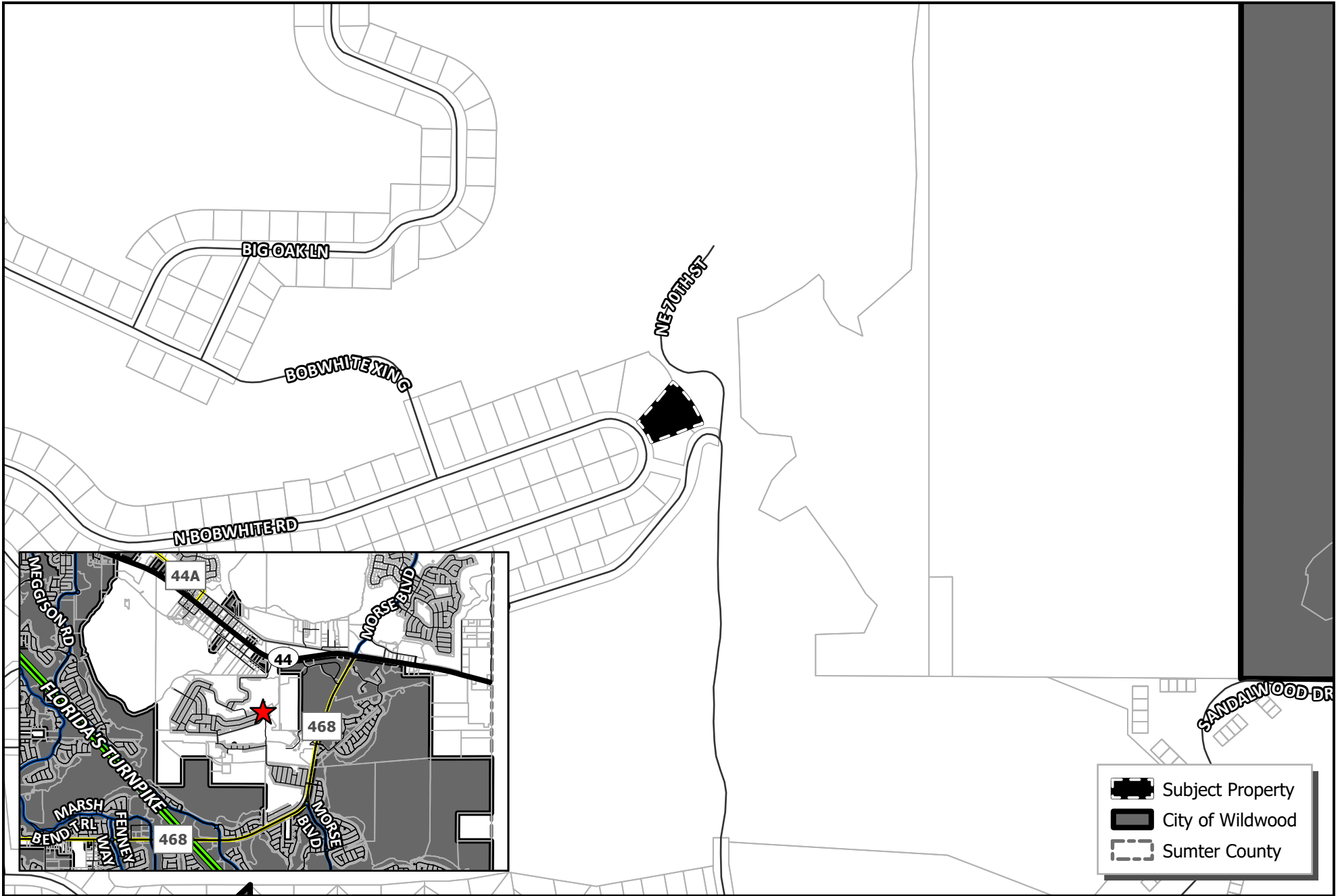
First Reading: \_\_\_\_\_

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

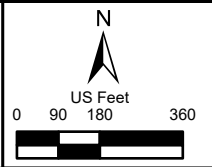
Approved as to form:

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

EXHIBIT A

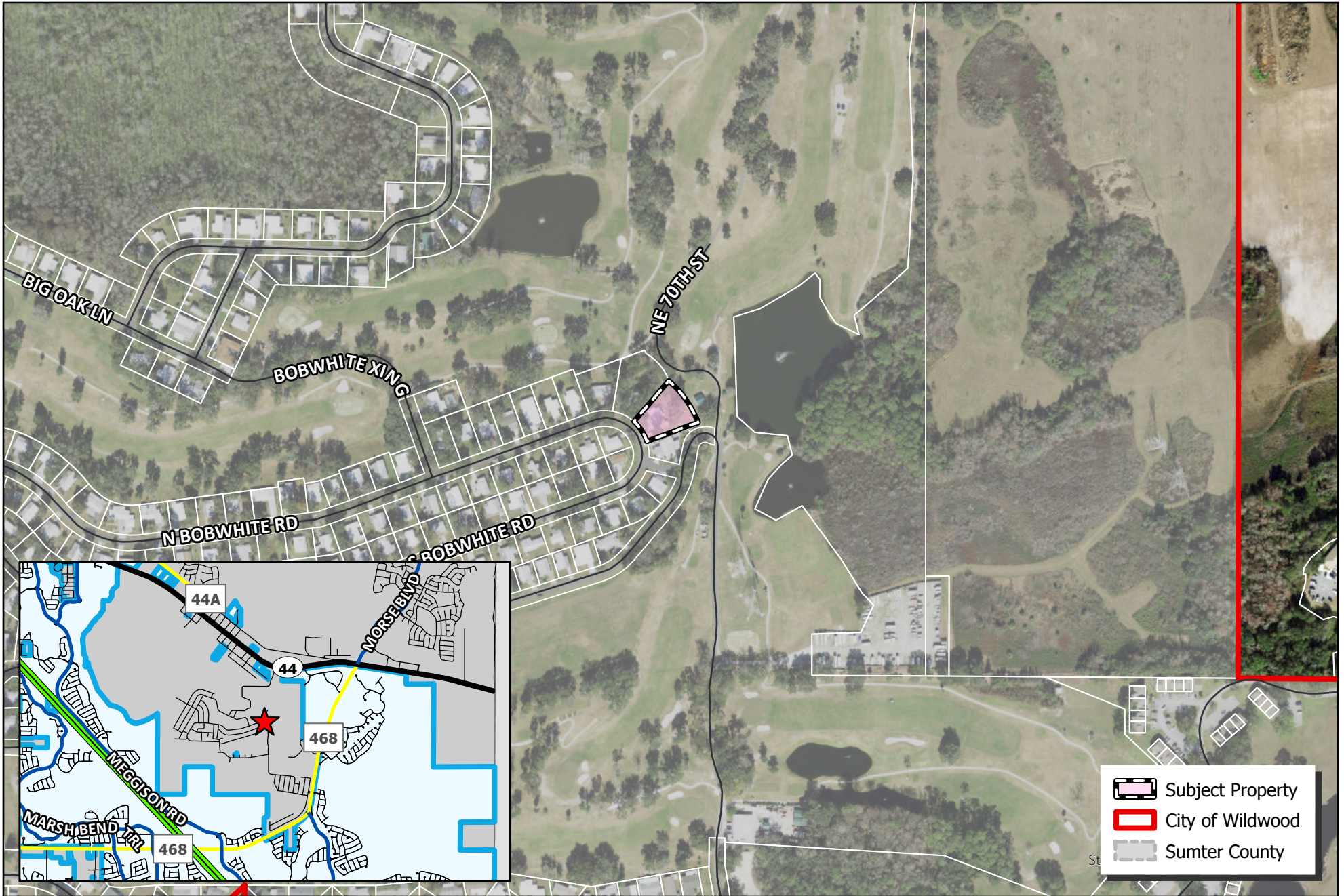


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



PJ #A25-1153  
**MILLS PROPERTY**  
 PARCEL G22A1825

**MAP 1A**  
**LOCATION**  
**MAP**  
**APR 2025**

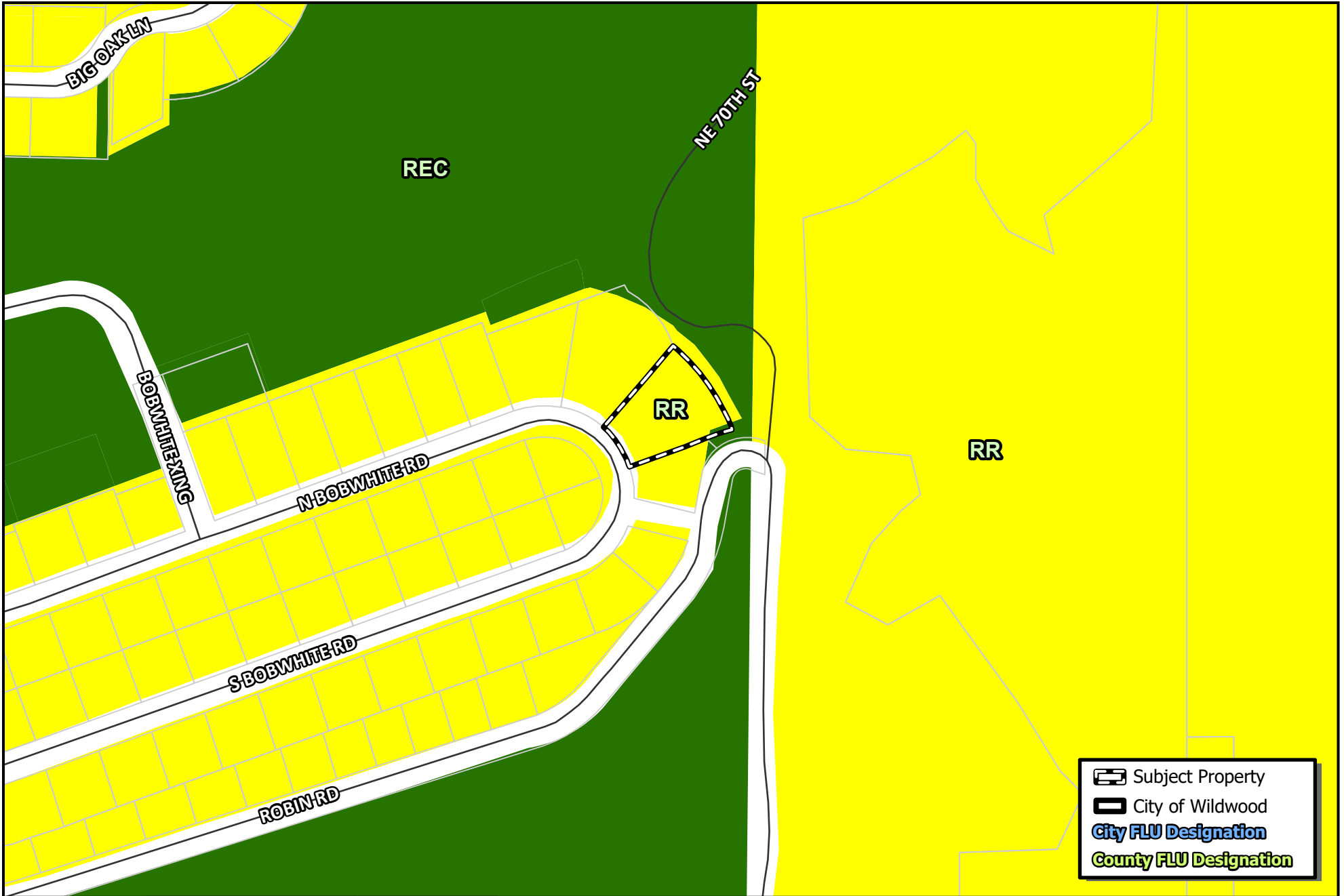


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 100 North Main Street  
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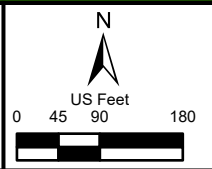


PJ #A25-1153  
**MILLS PROPERTY**  
 PARCEL G22A1825

**MAP 1B**  
**LOCATION**  
**MAP**  
**APR 2025**

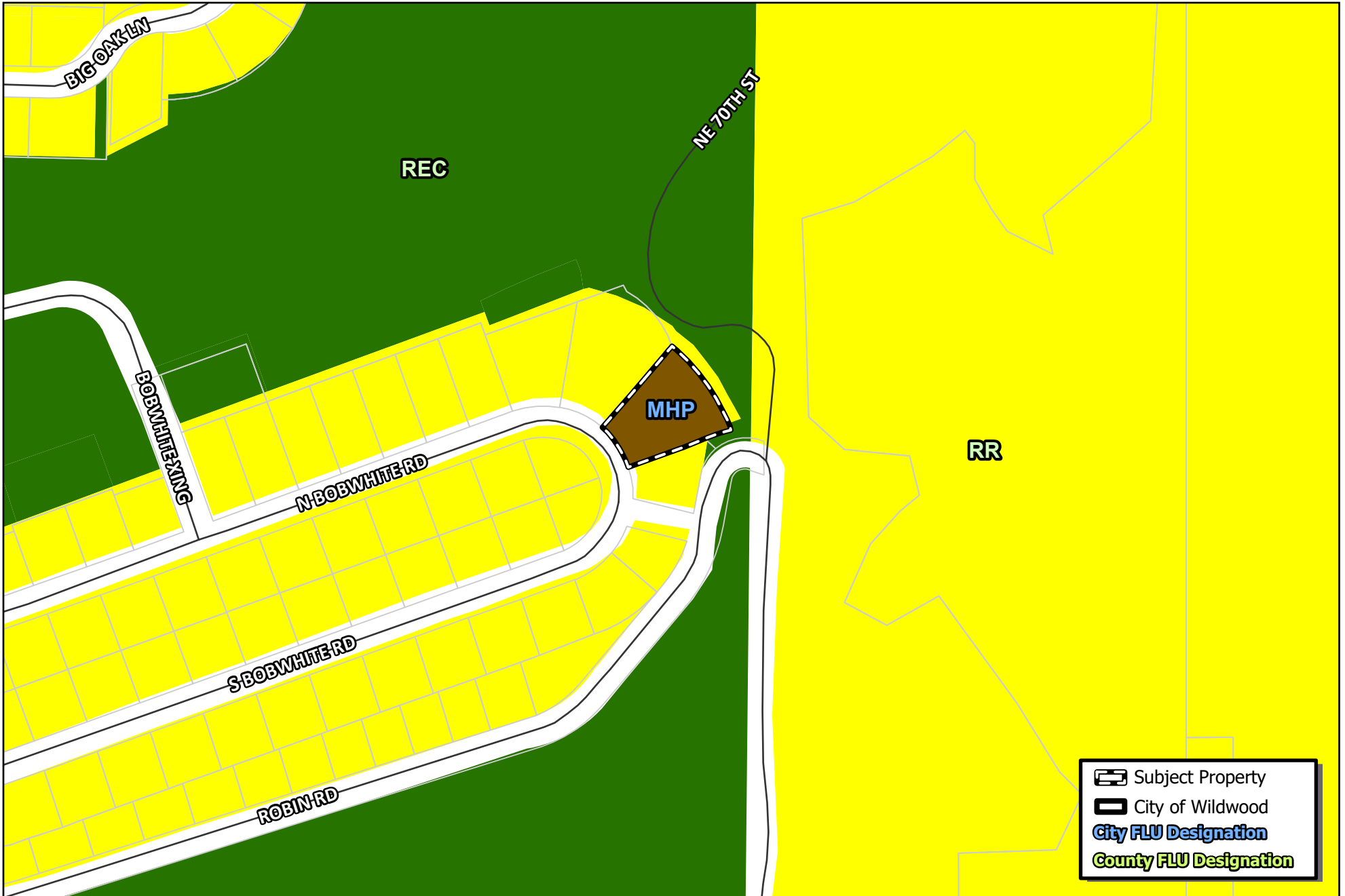


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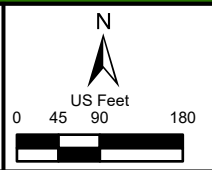


PJ #A25-1153  
**MILLS PROPERTY**  
 PARCEL G22A1825

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



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PJ #A25-1153  
**MILLS PROPERTY**  
 PARCEL G22A1825

**MAP 2B**  
**PROPOSED  
 LAND USE**  
**APR 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: O2025-18

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.