



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

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

**Agenda  
Regular Meeting  
November 4, 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 October 07, 2025, at 2:00 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- 1. A25-3783 - SSCPA - Son Life Lawn & Landscaping, Inc.  
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 D29A022**

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 Industrial (Sumter County) to Industrial (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a rezoning request A25-3783 (O2025-61). **Staff recommends approval of O2025-60 to be forwarded to the City Commission for further action.**

2. **Wildwood Country Resort Small Scale Comprehensive Plan Amendments  
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.**

The applicants/owners are 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 of Wildwood) for parcels G16A010, G16A106, G16A207, G16EC038, and G16EC051 on a total of 0.83 acres MOL. This request is accompanied by rezoning request, ordinance number O2025-59. **Staff recommends approval.**

**V. ADJOURNMENT**

**November 4, 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 October 07, 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**  
**October 7, 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
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Absent
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 September 02, 2025, at 2:00 PM.  
 Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the September 2, 2025, meeting.

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

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. A25-3308 - SSCP - 64 Robin Rd.  
 Special Magistrate Holt read aloud the title of A25-3308 - SSCP - 64 Robin Rd. Planner Lammers presented the request 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 G22AT021 on 0.13 acres. The applicant, Thomas M. Hugunin, sought a favorable recommendation for Ordinance O2025-48. Staff recommended approval to be forwarded to the City Commission. No public comments were received. The Special Magistrate made a

recommendation of favorable approval to be forwarded 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. A25-3403 - SSCPA - 5474 Williamsburg Ln.

Special Magistrate Holt read aloud the title of A25-3403 - SSCPA - 5474 Williamsburg Ln. Planner Lammers presented the request 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 G16F001 on 0.21 acres. The applicants, James Milton Hampton and Susan M. Stoltz, sought a favorable recommendation for Ordinance O2025-53. Staff recommended approval to be forwarded to the City Commission. No public comments were received. The Special Magistrate made a recommendation of favorable approval to be forwarded to the City Commission for final determination.

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

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:08 p.m.

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

SEAL

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

\_\_\_\_\_  
Date

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

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

**EXECUTIVE SUMMARY**

**SUBJECT:** A25-3783 - SSCPA - Son Life Lawn & Landscaping, Inc.

**REQUESTED ACTION:** Staff recommends approval of O2025-60 to be forwarded to the City Commission for further action.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

<b>Case Number</b>	A25-3783
<b>Ordinance Number</b>	O2025-60
<b>Owner(s)</b>	Christopher B. Williams & Tracy B. Williams
<b>Applicant(s)</b>	Son Life Lawn & Landscaping, Inc.
<b>Property Location</b>	The property is generally located at the northeast corner of the intersection of US 301 and CR 124.
<b>Parcel(s)</b>	D29A022
<b>Date</b>	10/16/2025

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 Industrial (Sumter County) to Industrial (City) for the parcel listed above on 2.57 acres MOL. This request is accompanied by a rezoning request A25-3784 (O2025-61).

**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 Industrial (Sumter County) to Industrial (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1.c. The proposed land use amendment would allow for the conversion of the existing house to an office for Son Life Lawn & Landscaping, Inc., on 2.57 acres MOL. Policy 1.1.1.c is intended to support a mix of commercial and industrial 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 Industrial (Sumter County) to Industrial (City). Policy 1.1.1.c. supports the proposed land use change, which is intended to accommodate a mix of commercial and industrial uses. The maximum intensity is 0.5 Floor Area Ratio (FAR) or 70% Impervious Surface Ratio (ISR), whichever number is less. The applicant intends to repurpose the existing home into an office which meets the criteria of the proposed land use.

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

The amendment is not considered urban sprawl, and it does not exemplify an energy inefficient land use pattern. The subject property is located along N US 301. Utilities are available to the site on the west side of N US 301. 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 Industrial (IND) and Rural Residential, an addition of Industrial (IND) 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 request to waive the environmental survey was granted due to the site's previous development.

**(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 N US 301 and CR 124. The applicant has provided a Traffic Impact Analysis exemption approved by Sumter County Public Works, as the project will generate less than 50 trips per day.

**Potable Water & Sewer:** The subject properties are in an infill demand service area according to the 2024 Utility Master Plan. City water and sewer are available to the subject property. The applicant has entered into a Developer's Agreement with the city allocating 1.25 ERUs of projected wastewater capacity from parcel D29A023 to D29A022.

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

The applicant seeks a favorable recommendation of Ordinance Number O2025-60 to be forwarded to the City Commission for further action.



Alex Lammers, Planners I  
Development Services

**ORDINANCE NO. O2025-60**

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 D29A022**  
**Christopher B. Williams & Tracy B. Williams**  
**2.57 Acres +/-**

**LEGAL DESCRIPTION:**

LOTS 1 THROUGH 24, BLOCK "L", MARLBORO GARGENS, AS RECORDED IN PLAT BOOK 1, PAGE 100 IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. THE WEST ONE HALF OF HAMPTON STREET ADJACENT TO LOTS 1 AND 13, BLOCK "L", VACATED BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 886, PAGE 555, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA. LESS THAT PORTION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION, PARCEL 115, AS RECORDED IN OFFICIAL RECORDS BOOK 2971, PAGE 157, IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ALONG THE NORTH SIDE THEREOF. ALSO LESS ROAD RIGHT OF WAY FOR U.S. HIGHWAY 301.

ALL BEING SITUATED IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Industrial (Sumter County) to Industrial (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 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

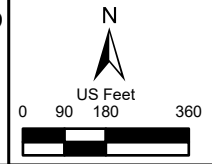
EXHIBIT A



 Subject Property  
 City of Wildwood  
 Sumter County

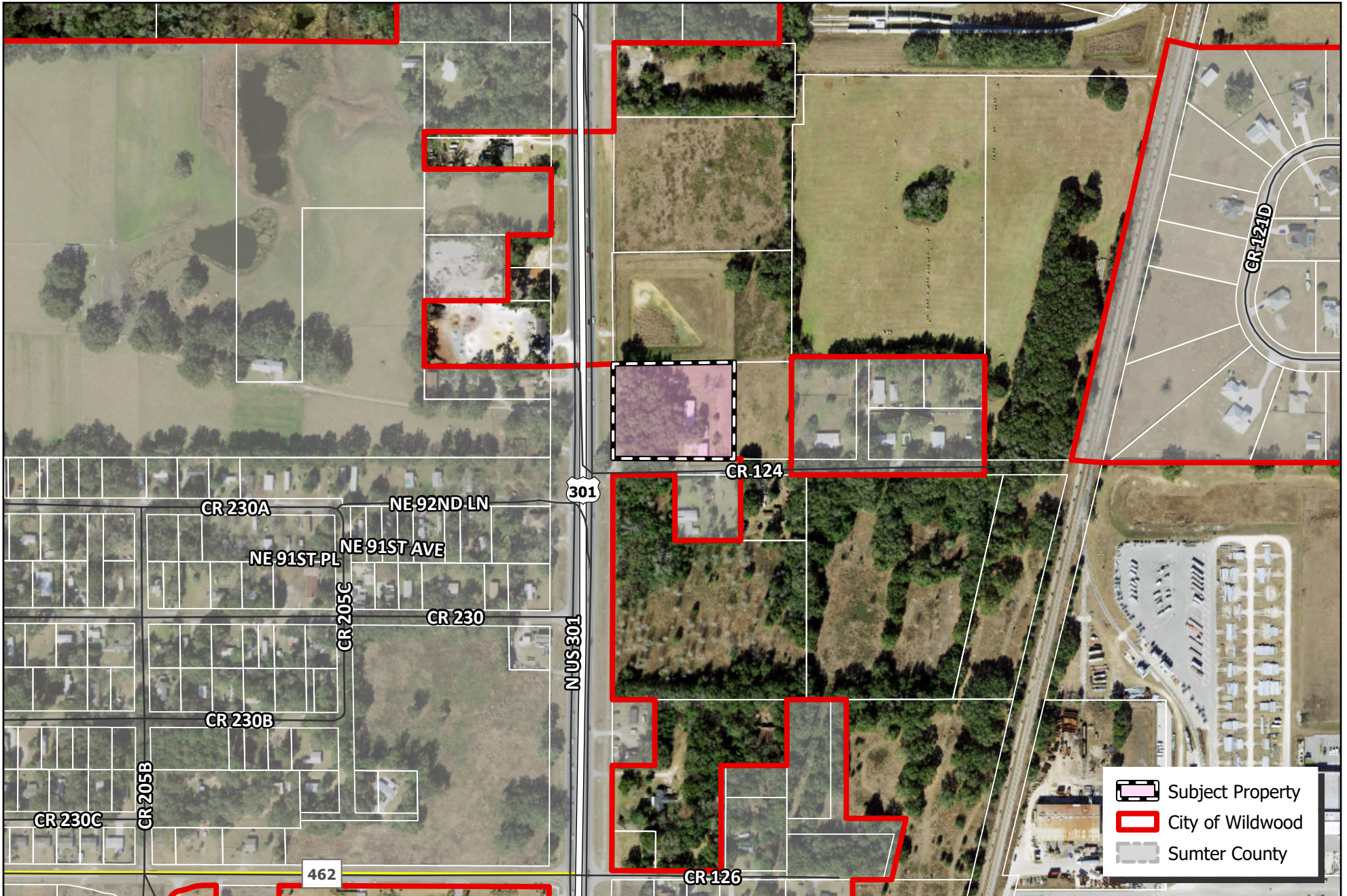


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

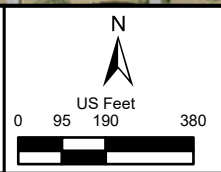


#A25-3783  
**SON LIFE LAWN & LANDSCAPING, INC.**  
 PARCEL D29A022

**MAP 1A**  
**LOCATION**  
**MAP**  
**SEP 2025**

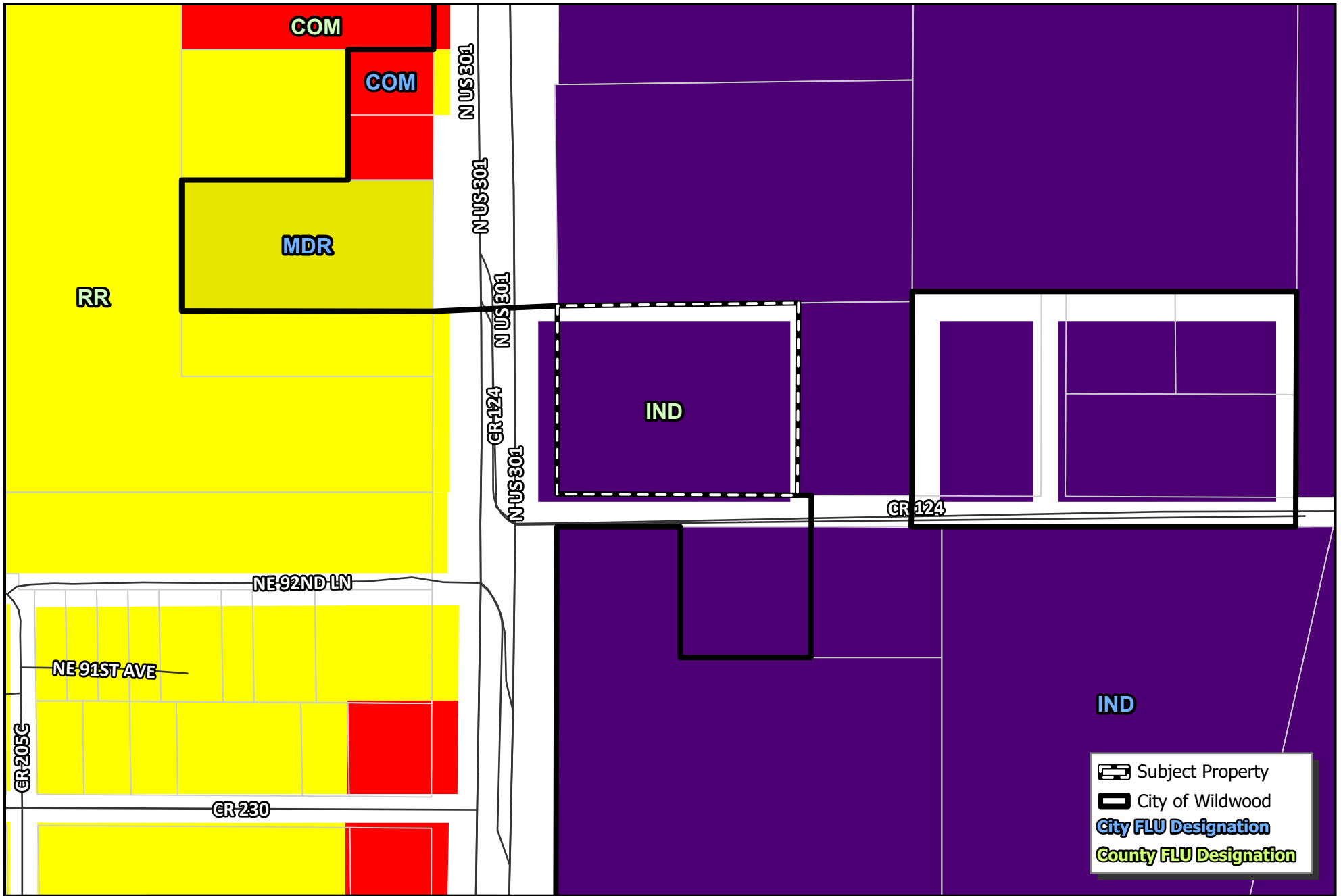


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#A25-3783  
**SON LIFE LAWN & LANDSCAPING, INC**  
 PARCEL D29A022

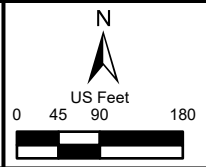
**MAP 1B**  
**LOCATION**  
**MAP**  
**SEP 2025**



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

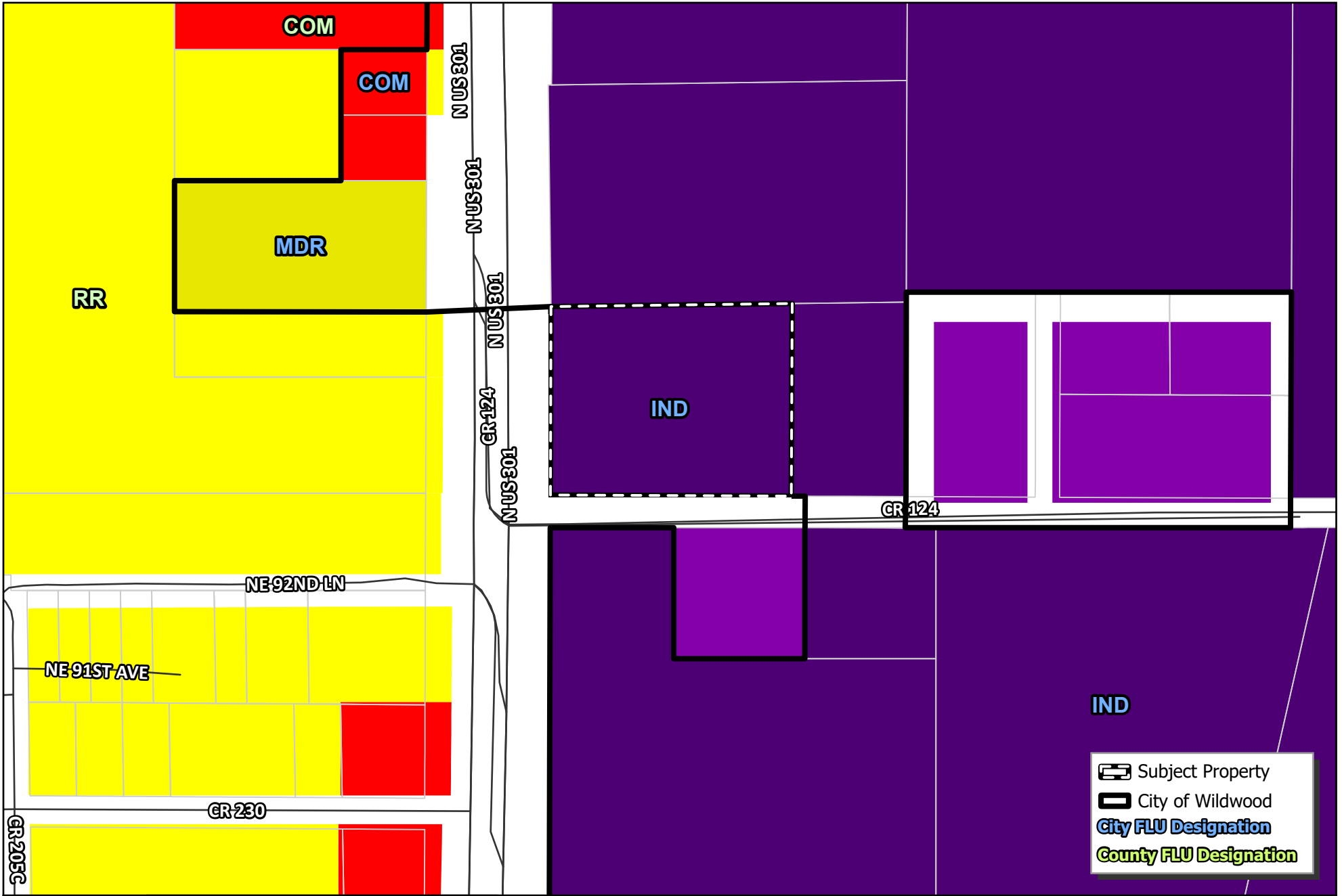


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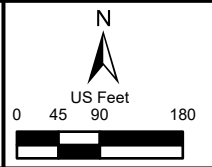


#A25-3783  
**SON LIFE LAWN & LANDSCAPING, INC.**  
 PARCEL D29A022

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



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



#A25-3783  
**SON LIFE LAWN & LANDSCAPING, INC.**  
 PARCEL D29A022

**MAP 2B**  
**PROPOSED**  
**LAND USE**  
**SEP 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: O2025-60

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.

VIA UPLOAD  
September 2025

Mr. Matthew Tadlock  
Sumter County Development Services  
7375 Powell Road Suite 115  
Wildwood, FL 34785

**APPROVED**  
Matthew Tadlock  
Assistant Public Works Director - Planning and Design  
10/28/2025

RE: **Son Life Landscape – Trip Generation Letter**

Dear Mr. Tadlock:

This letter serves as a traffic statement to the above referenced project. Using the Institute of Transportation Engineer’s (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, and the land use code (LUC) for General Office Building (LUC 710), the weekday daily, weekday AM peak hour, and weekday PM peak hour trip generation for the 2,400 square foot building are estimated and summarized below:

Time Period	ITE Trip Generation Rate	Project Trips	Entering Trips	Exiting Trips
Weekday Daily	10.84 trips / 1,000 SF	26	13	13
Weekday AM Peak Hour	1.52 trips / 1,000 SF	4	3	1
Weekday PM Peak Hour	1.44 trips / 1,000 SF	3	1	2

The project trips for each Time Period were calculated by multiplying the respective ITE Trip Generation Rate by the square footage of the building, divided by 1,000. Should you have any question questions, please do not hesitate to reach out.

Sincerely,  
CLYMER, FARNER, BARLEY, Inc.

*Tyler Counts*  
Tyler Counts, P.E.,

# Land Use: 710

## General Office Building

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### Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

### Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

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/>).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN) Pennsylvania, Texas, Utah, Virginia, and Washington.

### **Source Numbers**

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

# General Office Building (710)

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

**Setting/Location: General Urban/Suburban**

Number of Studies: 59

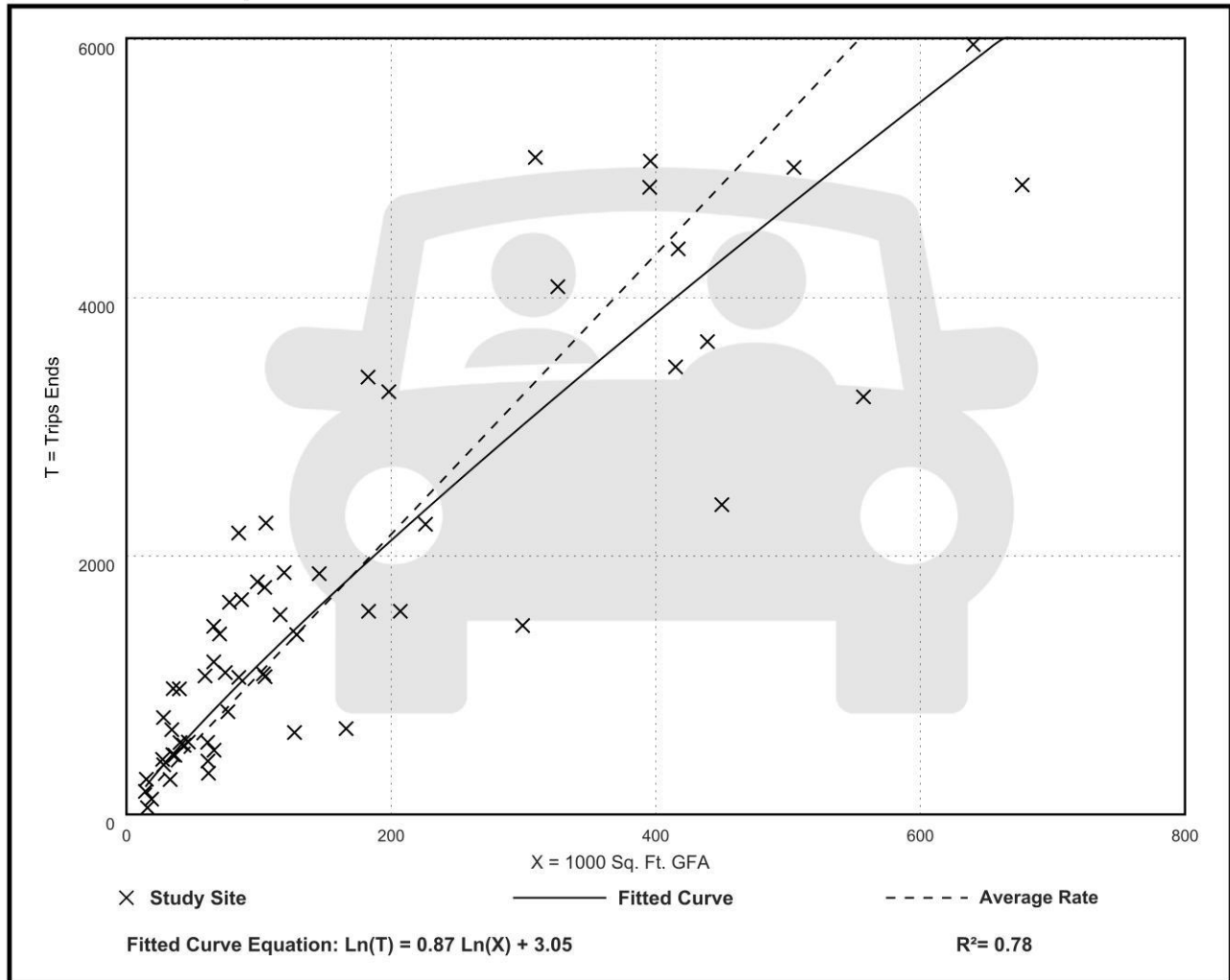
Avg. 1000 Sq. Ft. GFA: 163

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

## Data Plot and Equation



# General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**

**On a: Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 221

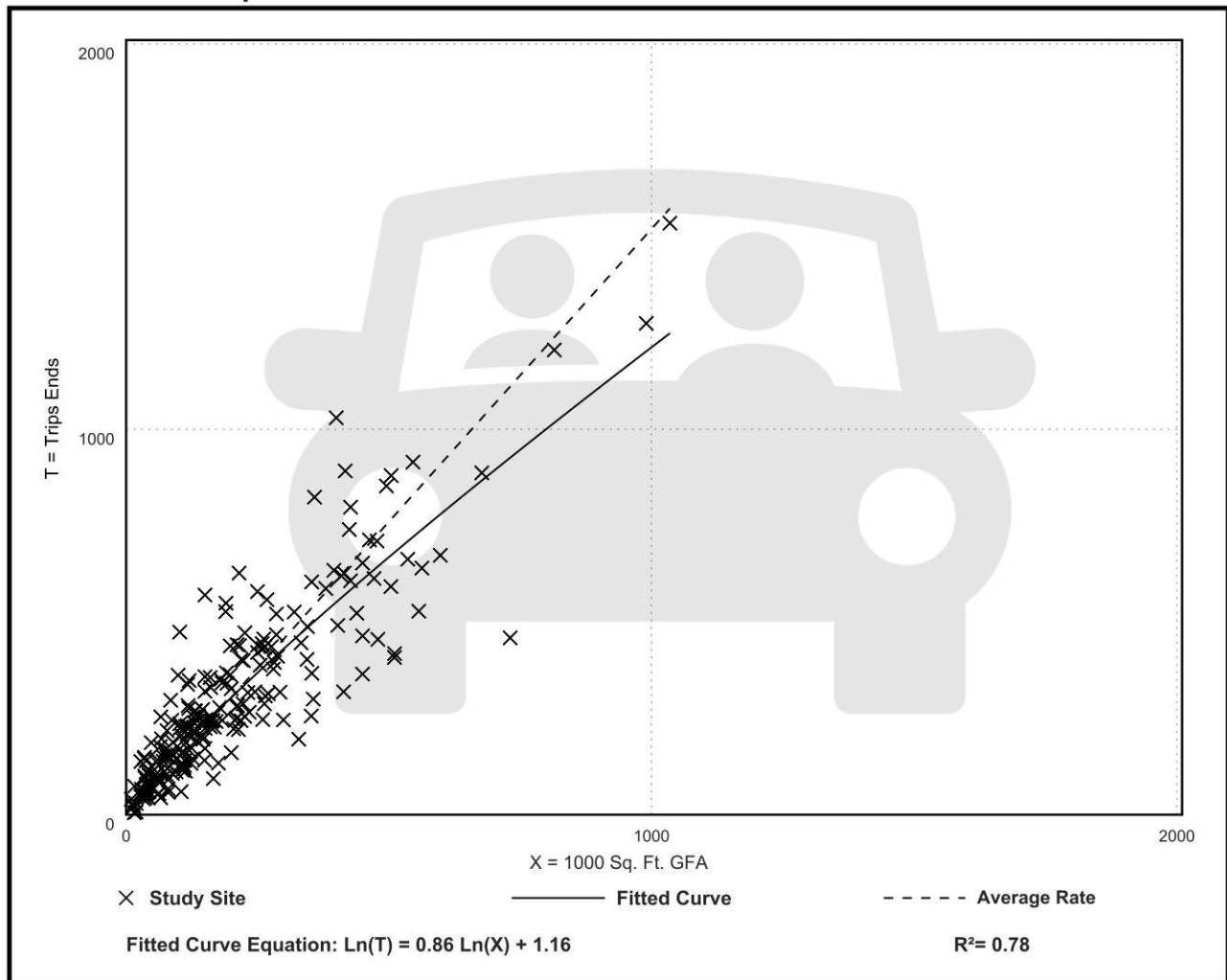
Avg. 1000 Sq. Ft. GFA: 201

Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

## Data Plot and Equation



# General Office Building (710)

**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: 232

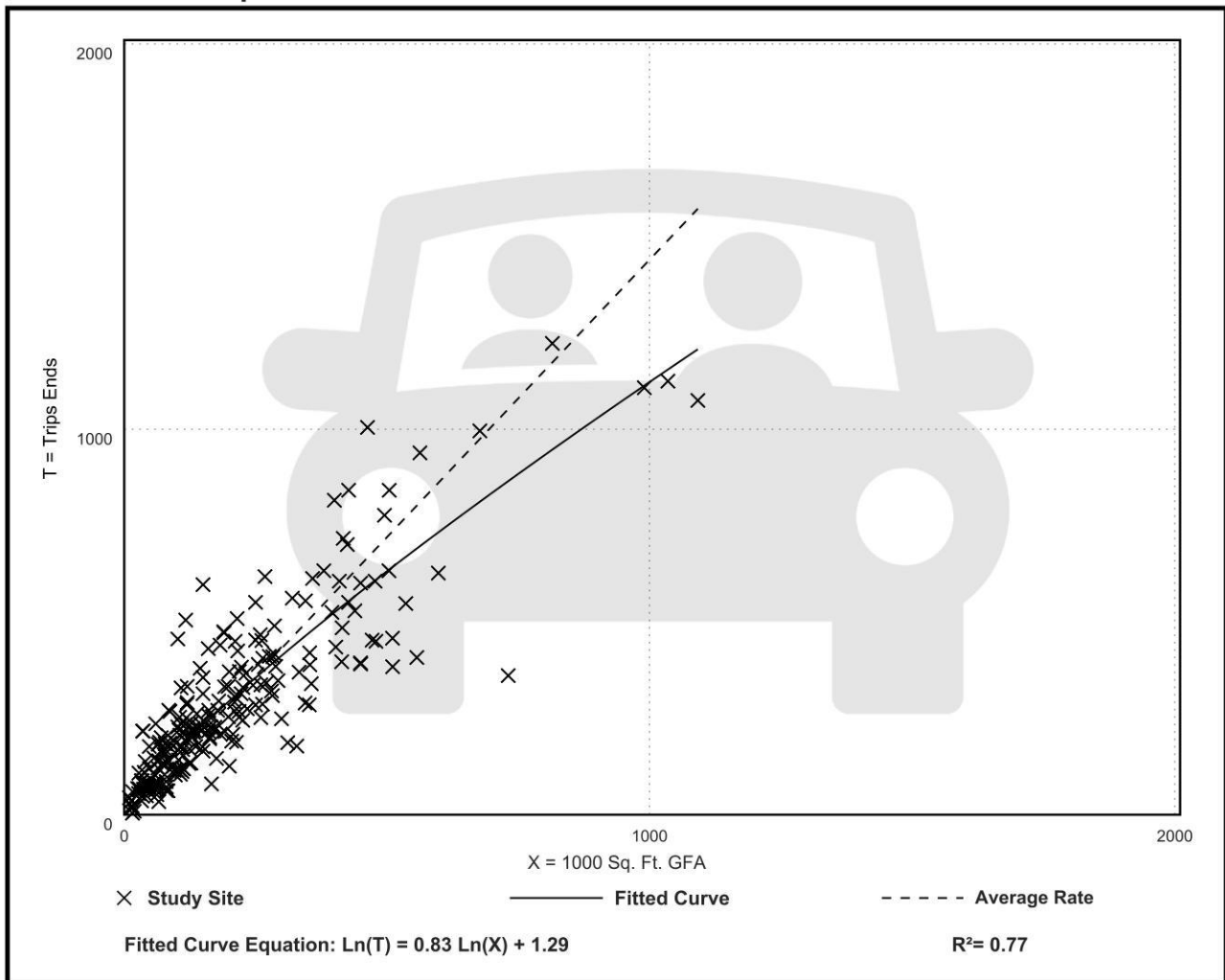
Avg. 1000 Sq. Ft. GFA: 199

Directional Distribution: 17% entering, 83% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

## Data Plot and Equation



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

**EXECUTIVE SUMMARY**

**SUBJECT:** Wildwood Country Resort Small Scale Comprehensive Plan Amendments

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number(s)      A25-3484 - 5396 Columbus Circle  
                              A25-3605 - 5527 Columbus Circle  
                              A25-3630 - 5590 Hancock Drive  
                              A25-3692 - 5252 Lexington Circle  
                              A25-3713 - 5175 Oxford Court

Ordinance Number    O2025-58

Owner(s)/Applicant(s) Vaughn and Cheryl Harris  
                                  Christopher and Karen Upton  
                                  Steven Titus  
                                  Barbara Deupree  
                                  Jackie and Judy Kyle

Property Location    The subject properties are generally located approximately 0.17 miles south of the E SR 44 and S Buena Vista Blvd intersection, within the Wildwood County Resort Community, in the Heritage Wood 'N Lake Estate and Hearty Host Lake Resort Subdivisions.

Parcel(s)              G16A010, G16A106, G16A207, G16EC038, & G16EC051

Date                     October 24, 2025

The applicants/owners are 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 of Wildwood) for the parcels listed above on a total of 0.83 acres MOL. This request is accompanied by rezoning request, ordinance number O2025-59.

**ANALYSIS:** The applicants/owners seek to be represented by the City of Wildwood Commissioners. There is one existing manufactured home in each of the five lots proposed under this amendment (no new development).

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 applicants/owners have submitted justification to the City of Wildwood in support of the proposed Future Land Use (FLU) amendment, consistent with the Joint Planning Area (JPA) established between the City of Wildwood and Sumter County, within which the subject parcels are located.

**(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 Mobile Home Park (City of Wildwood). The 2050 Comprehensive Plan FLU Policy 1.1.1.a. for Mobile Home Park accommodates single-family dwelling units, including manufactured homes. The FLU designates a maximum density allowance of 10 units per acre. However, the Wildwood Country Resort Community is currently platted in which each parcel can accommodate one dwelling unit. This is also in line with Policy 1.2.7. Upon annexation of properties within the JPA, the City shall amend the FLUM to include the annexed property.

**(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)9 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 parcels are located within the Heritage Wood 'N Lake Estates and Hearty Host Lake Resort Subdivisions, an established community, known as Wildwood Country Resort, 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 known as Wildwood

Country Resort.

**(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 includes 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. The parcels fall within the Joint Planning Area (JPA) where the proposed future land is residential should they be annexed into the City of Wildwood.

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

City water and sewer lines are already located within the Wildwood Country Resort Community and these parcels are currently being serviced by the City of Wildwood.

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

City water and sewer lines are already located within the Wildwood Country Resort Community and these parcels are currently being serviced by the City of Wildwood.

**(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.**

The JPA agreement between Sumter County and the City of Wildwood, allows for voluntary annexations within the planning area that would otherwise not be permissible under statute due to the creation of a "pocket" or "enclave."

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

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

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

Parcels G16A010, G16A106, G16A207, G16EC038, and G16EC051 are currently under the annexation process with the second and final reading at the City Commission's regular meeting held on Monday, November 10, 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."

**(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 Wildwood Country Resort Community is off of Heritage Blvd, a privately owned and maintained road.

**(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), the parcels 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 Wildwood Country Resort Community is on Heritage Blvd, a privately owned and maintained road, located south off of S. Buena Vista Blvd, a Sumter County owned and maintained road.

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

**Schools:** All five parcels are manufactured homes, and each could contribute 0.286 school-aged children, with a total of 1.43 school-aged children, based on the Marion County Public School Metrics per dwelling unit.

**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.



Amanda Bondi  
Planning Manager, Development Services

**ORDINANCE NO. O2025-58**

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 G16A010**

**Vaughn R. Harris and Cheryl M. Harris, Trustees of The Harris Family Trust**

**0.14 +/-**

LOT(S) 10, BLOCK A, HEARTY HOST LAKE RESORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

**Parcel G16A106**

**Steven A. Titus**

**0.25 +/-**

LOT 6, BLOCK "B" HEARTY HOST LAKE RESORT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE(S) 57, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

**Parcel G16A207**

**Christopher and Karen Upton**

**0.20 +/-**

LOT 7, BLOCK C, HEARTY HOST LAKE RESORT, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 57 AND 57A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

**Parcel G16EC038**  
**Jackie R. Kyle and Judy A. Kyle**  
**0.12 +/-**

LOT 38, BLOCK C, HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE(S) 61 AND 61A, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

**Parcel G16EC051**  
**Barbara Deupree**  
**0.12 +/-**

LOT 51, BLOCK C, HERITAGE WOOD'N LAKE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA

These properties are 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 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: \_\_\_\_\_


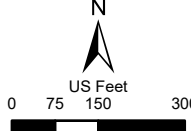
Second Reading: \_\_\_\_\_

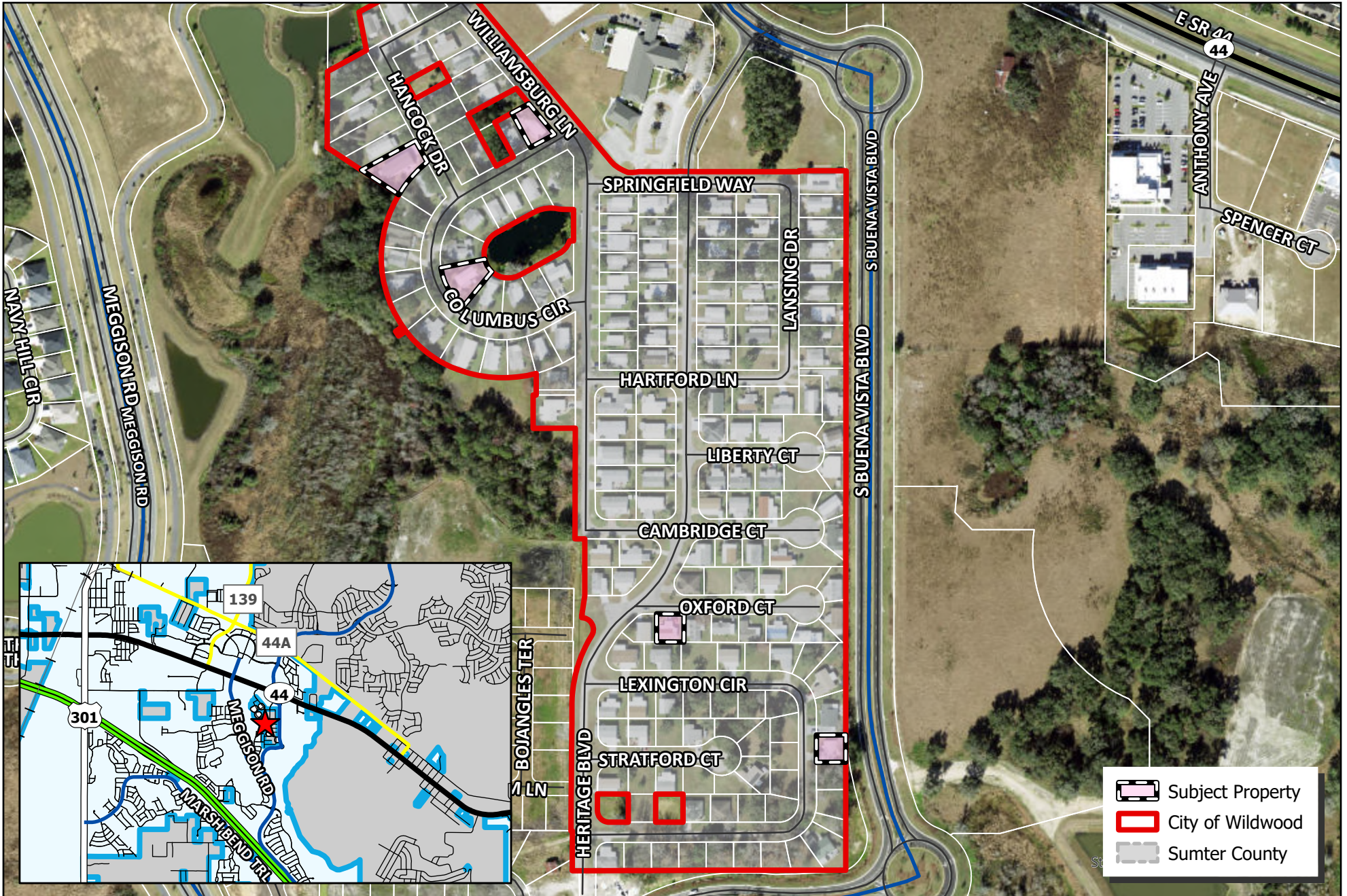
Approved as to form:




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

# EXHIBIT A



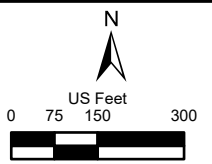
 <p><b>WILDWOOD</b> FLORIDA</p>	<p><b>CITY OF WILDWOOD</b> 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov</p>	 <p>US Feet 0 75 150 300</p>	<p>#A25-3484, #A25-3605, #A25-3630, #A25-3692 &amp; #A25-3713</p> <p><b>WILDWOOD COUNTRY RESORT</b></p> <p>PARCELS G16A010, G16A106, G16A207, G16EC038 &amp; G16EC051</p>	<p><b>MAP 1A</b></p> <p><b>LOCATION MAP</b></p> <p><b>OCT 2025</b></p>
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-  Subject Property
-  City of Wildwood
-  Sumter County

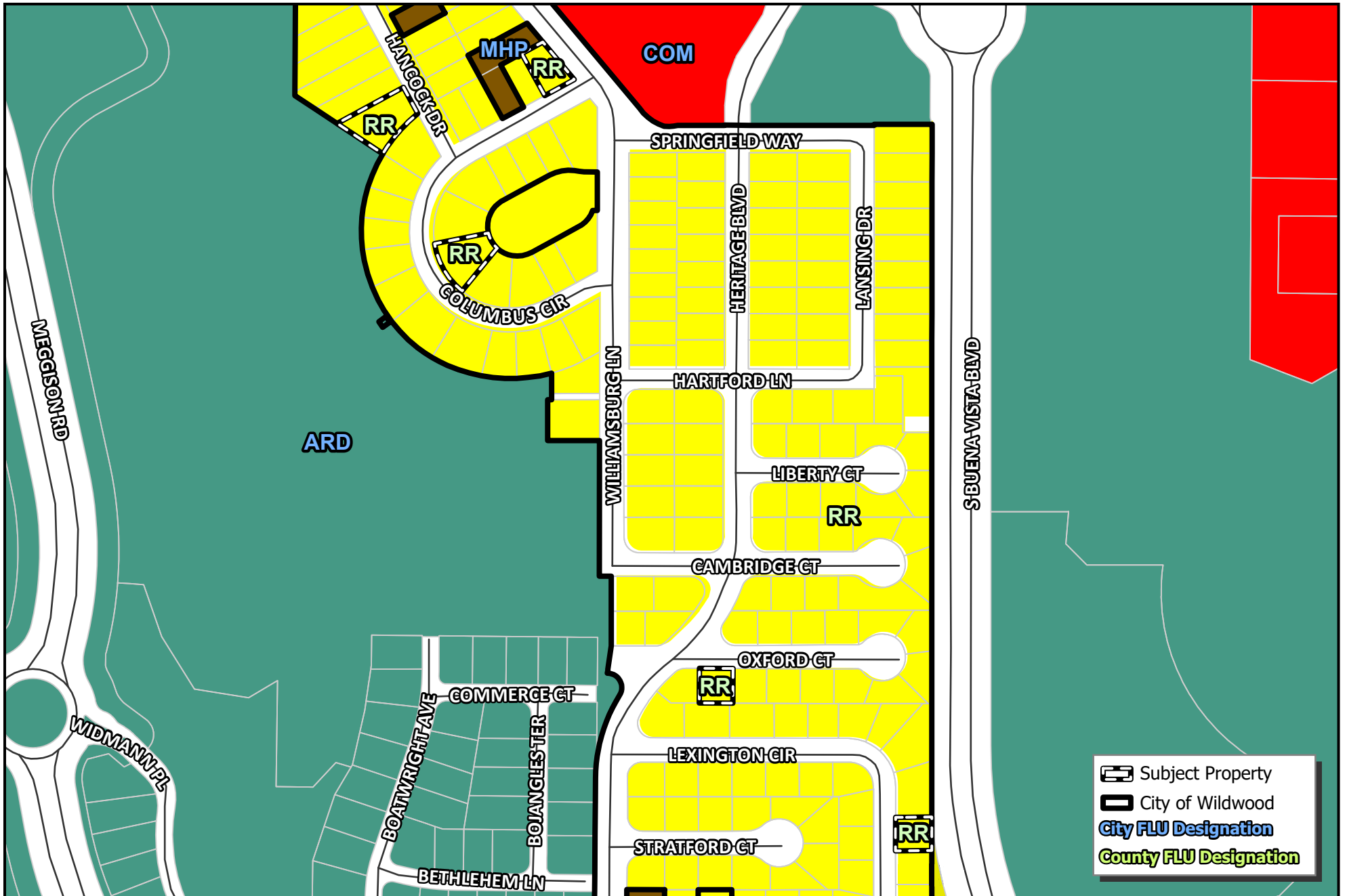


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[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

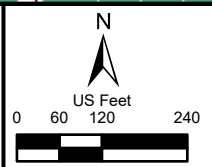


#A25-3484, #A25-3605, #A25-3630, #A25-3692 & #A25-3713  
**WILDWOOD COUNTRY RESORT**  
 PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051

**MAP 1B**  
**LOCATION**  
**MAP**  
**OCT 2025**

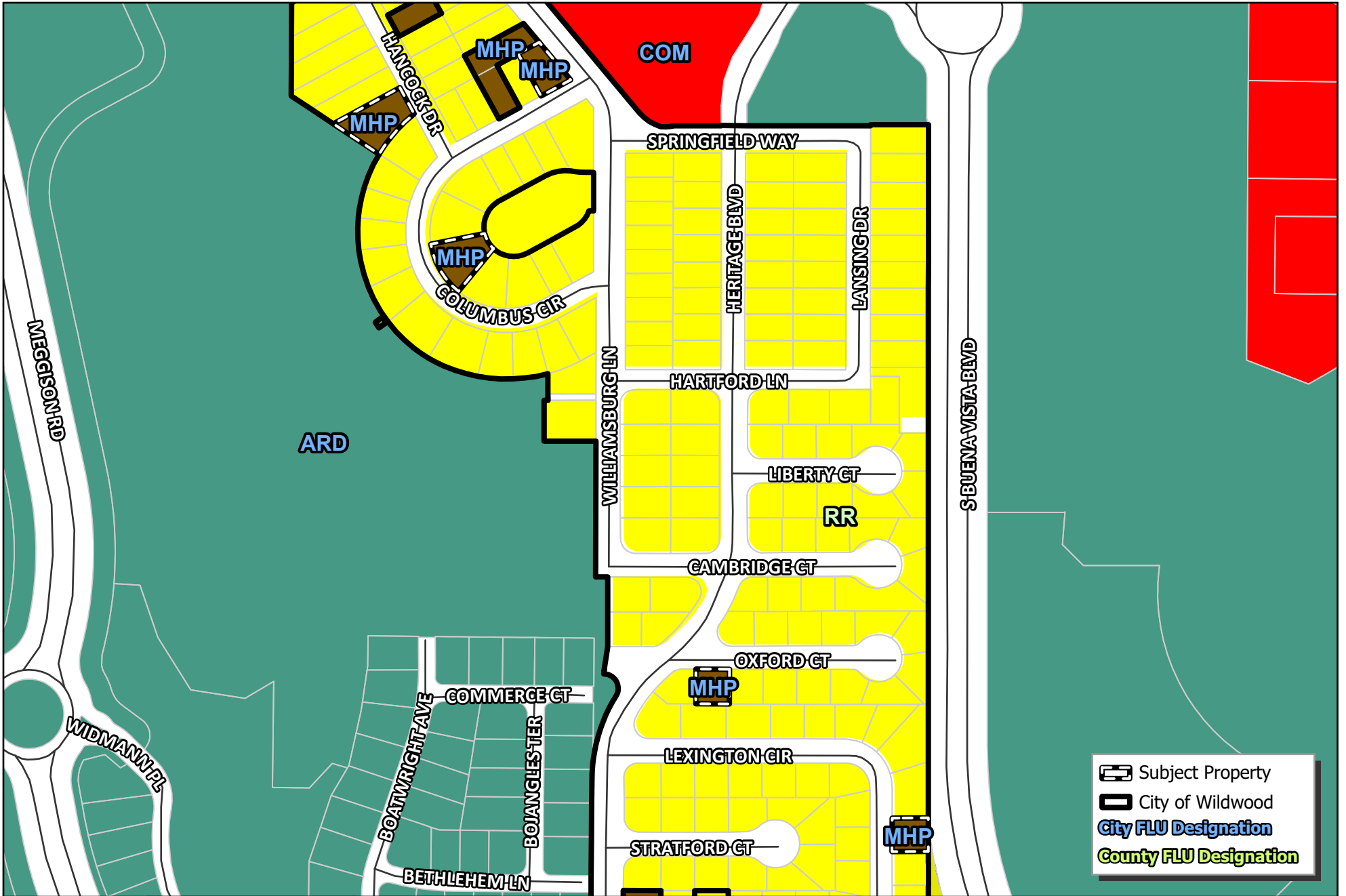


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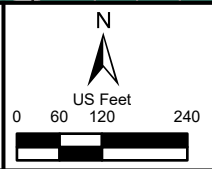


#A25-3484, #A25-3605, #A25-3630, #A25-3692 & #A25-3713  
**WILDWOOD COUNTRY RESORT**  
 PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051

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



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**WILDWOOD COUNTRY RESORT**  
 PARCELS G16A010, G16A106, G16A207, G16EC038 & G16EC051

**MAP 2B**  
**PROPOSED**  
**LAND USE**  
**OCT 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: O2025-58

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.

<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

The following five parcels have been submitted for a small-scale comprehensive plan and rezoning application for the city land use and zoning of Mobile Home Park (MHP).

5396 Columbus Circle (G16A010)

5527 Columbus Circle (G16A207)

5590 Hancock Drive (G16A106)

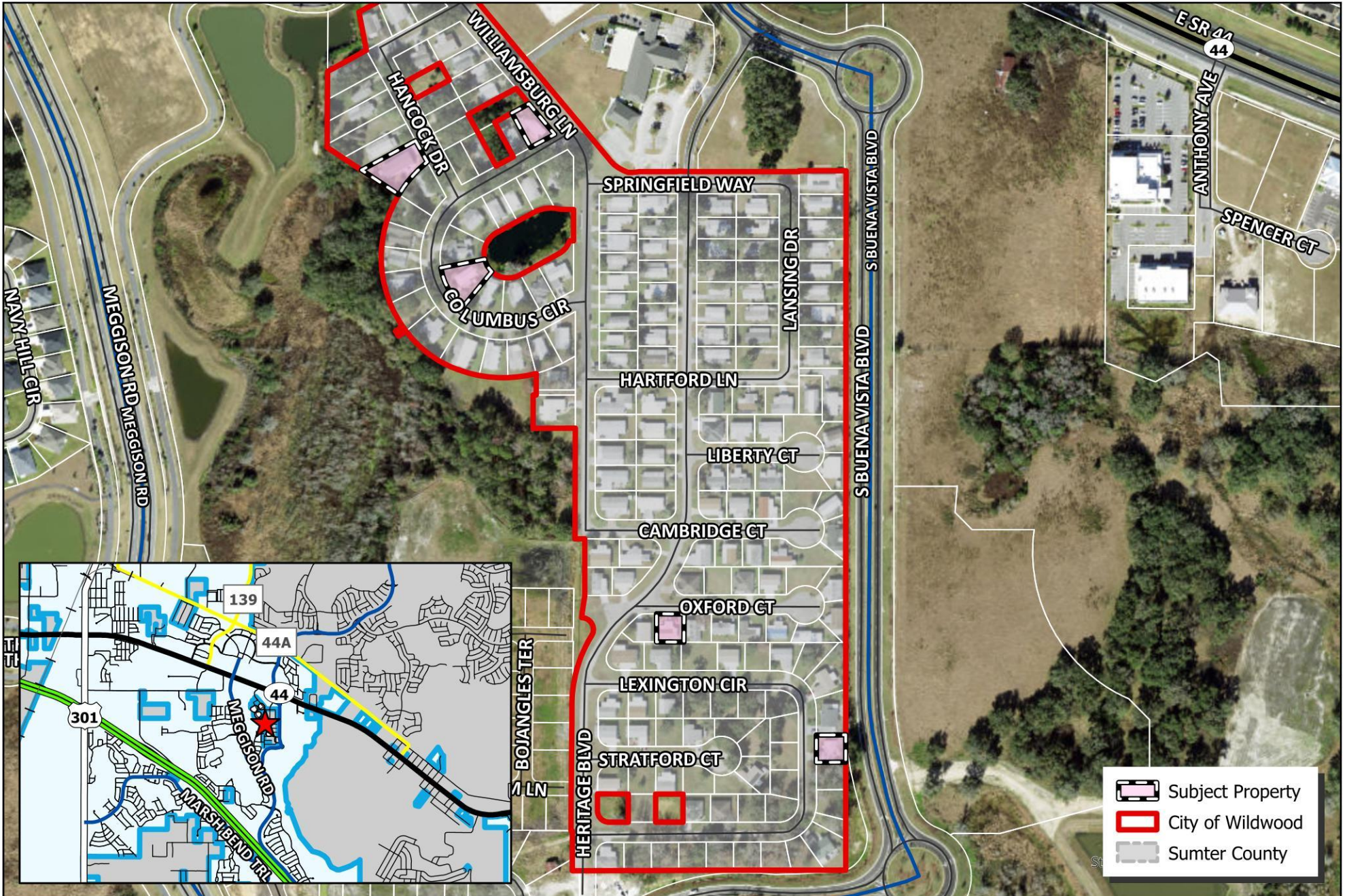
5252 Lexington Circle (G16EC051)

5175 Oxford Court (G16EC038)

\*\*Map of parcel locations can be found on the second page.

Each parcel currently has one manufactured home on the property. This produces up to 10 trips per day for each parcel with a total of 50 trips per day, all within an already platted subdivision. Applicants would like to request a TIA exemption.

**APPROVED**  
**Matthew Tadlock**  
**Assistant Public Works Director - Planning and Design**  
**10/22/2025**



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**MAP 1B**  
**LOCATION**  
**MAP**  
**OCT 2025**