



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

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

**Agenda  
Regular Meeting  
December 2, 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 November 04, 2025, at 2:00 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- 1. A25-3113 - SSCPA - Fannie Mae**

**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 G22A15A05**

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 0.20 acres MOL. This request is accompanied by a rezoning request A25-3155 (O2025-46). **Staff recommends approval of O2025-45 to be forwarded to the City Commission for further action.**

**V. ADJOURNMENT**

**December 2, 2025 2:00 PM**

**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY**  
**CITY OF WILDWOOD, FLORIDA**  
**REGULAR MEETING**  
 November 4, 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	Planning Manager	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 October 07, 2025, at 2:00 PM.  
 Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 7, 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. A25-3783 - SSCPA - Son Life Lawn & Landscaping, Inc.  
 Special Magistrate Holt read aloud the title of A25-3783 - SSCPA - Son Life Lawn & Landscaping, Inc. Planner Lammers presented Ordinance O2025-60, a request for a small scale comprehensive plan amendment for Son Life Lawn & Landscaping, Inc. to change the future land use designation from Industrial (Sumter County) to Industrial (City) for parcel D29A022. Tyler Counts, with Clymer Farner Barley, was present on behalf of the owners and stated he was available to answer questions. No public comment was received. Special Magistrate Holt made a

favorable recommendation of approval for Ordinance O2025-60 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. Wildwood Country Resort Small Scale Comprehensive Plan Amendments

Special Magistrate Holt read aloud the title of Wildwood Country Resort Small Scale Comprehensive Plan Amendments. Planning Manager Bondi presented Ordinance O2025-58, a comprehensive plan amendment for five parcels in the Wildwood Country Resort community to change the future land use from Rural Residential (Sumter County) to Mobile Home Park (City of Wildwood). She noted that there was one existing manufactured home on each of the five parcels proposed under the amendment, meaning no new development was being proposed. Jack Kyle, one of the applicants, was present for the hearing, and added that he looked forward to being in the city. No other public comment was received. Special Magistrate Holt 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 2:11 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:** A25-3113 - SSCPA - Fannie Mae

**REQUESTED ACTION:** Staff recommends approval of O2025-45 to be forwarded to the City Commission for further action.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

**Case Number** A25-3113

**Ordinance Number** O2025-45

**Owner** Federal National Mortgage Association

**Applicant** Chris Clemans

**Property Location** The property is generally located on Robin Rd., approximately 0.03 miles east of the intersection of Hester Trail and Robin Rd., addressed as 18 Robin Road, Wildwood, FL 34785

**Parcel** G22A15A05

**Date** 11/21/2025

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 0.20 acres MOL. This request is accompanied by rezoning request A25-3155 (O2025-46).

**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 Rural Residential (Sumter County) to Mobile Home Park (City), as supported in the 2050 Comprehensive Plan. Policy 1.1.1(a). The proposed land use amendment would allow for the construction of a new mobile home, on 0.20 acres MOL. Policy 1.1.1(a) is intended to support a mix of 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 Rural Residential (Sumter County) to Mobile Home Park (City). Policy 1.1.1(a) supports the proposed land use change, which is intended to accommodate a mix of residential uses. The maximum intensity is 0.3 Floor Area Ratio (FAR). The maximum FAR for the development is 2,613.6 square foot.

**(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 Robin Rd. Utilities are available to the site on the south side of Robin Rd. Policy 1.2.1 states “The City shall encourage growth and development in areas where public infrastructure, services, and utilities are already present. As the existing mix of land use designations are mainly Rural Residential (RR) and Recreational (REC), an addition of Mobile Home Park (MHP) 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. An exemption to the environmental assessment was granted due to the property being within a developed mobile home park.

**(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 Robin Rd. 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:** City water and sewer are available to the subject property. Utilities are located on the south side of Robin Rd. The applicant will work with the Utility department to connect to utilities.

**Schools:** There is no expectation of a generation of school-aged children as the property is located within an age-restricted community.

The applicant seeks a favorable recommendation of Ordinance Number O2025-45 to be forwarded to the City Commission for further action.



Alex Lammers, Planners I  
Development Services

**ORDINANCE NO. O2025-45**

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 G22A15A05**  
**Federal National Mortgage Association**  
**0.20 Acres +/-**

**LEGAL DESCRIPTION:**

LOT 5, BLOCK 15A, CONTINENTAL CAMPERS RESORTS, INC., SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 52, 52A THROUGH 52H, INCLUSIVE, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Rural Residential (Sumter 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 affect the validity of the remaining portions of said ordinance.

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

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

**DONE AND ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Commission of the City of Wildwood, Florida.

**CITY COMMISSION  
CITY OF WILDWOOD, FLORIDA**

\_\_\_\_\_  
Ed Wolf, Mayor

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

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

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

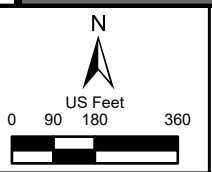
Approved as to form:

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

# EXHIBIT A

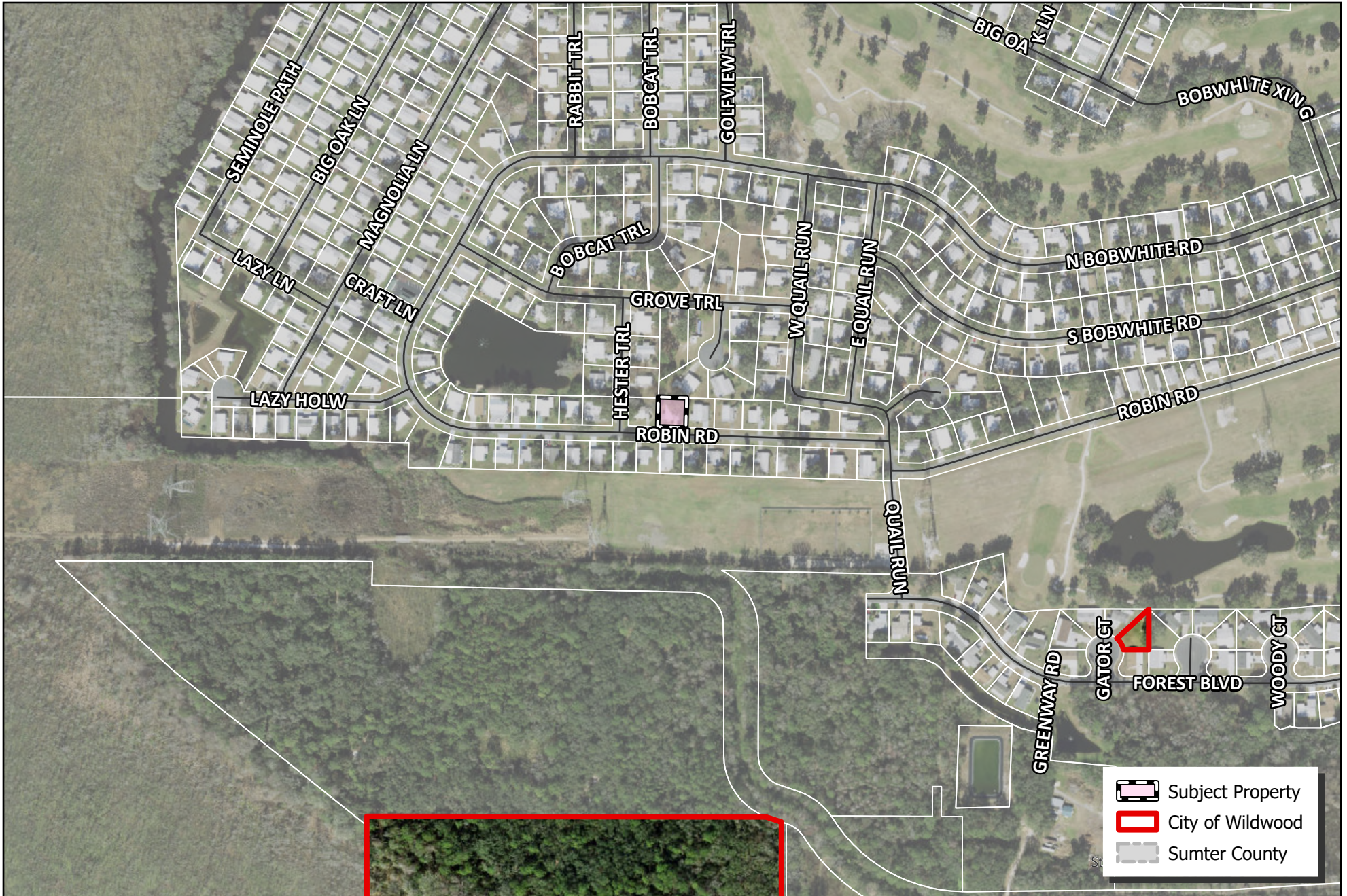


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

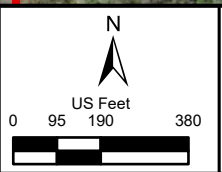


#A25-3113  
**FANNIE MAE**  
 PARCEL G22A15A05

**MAP 1A**  
**LOCATION**  
**MAP**  
**AUG 2025**

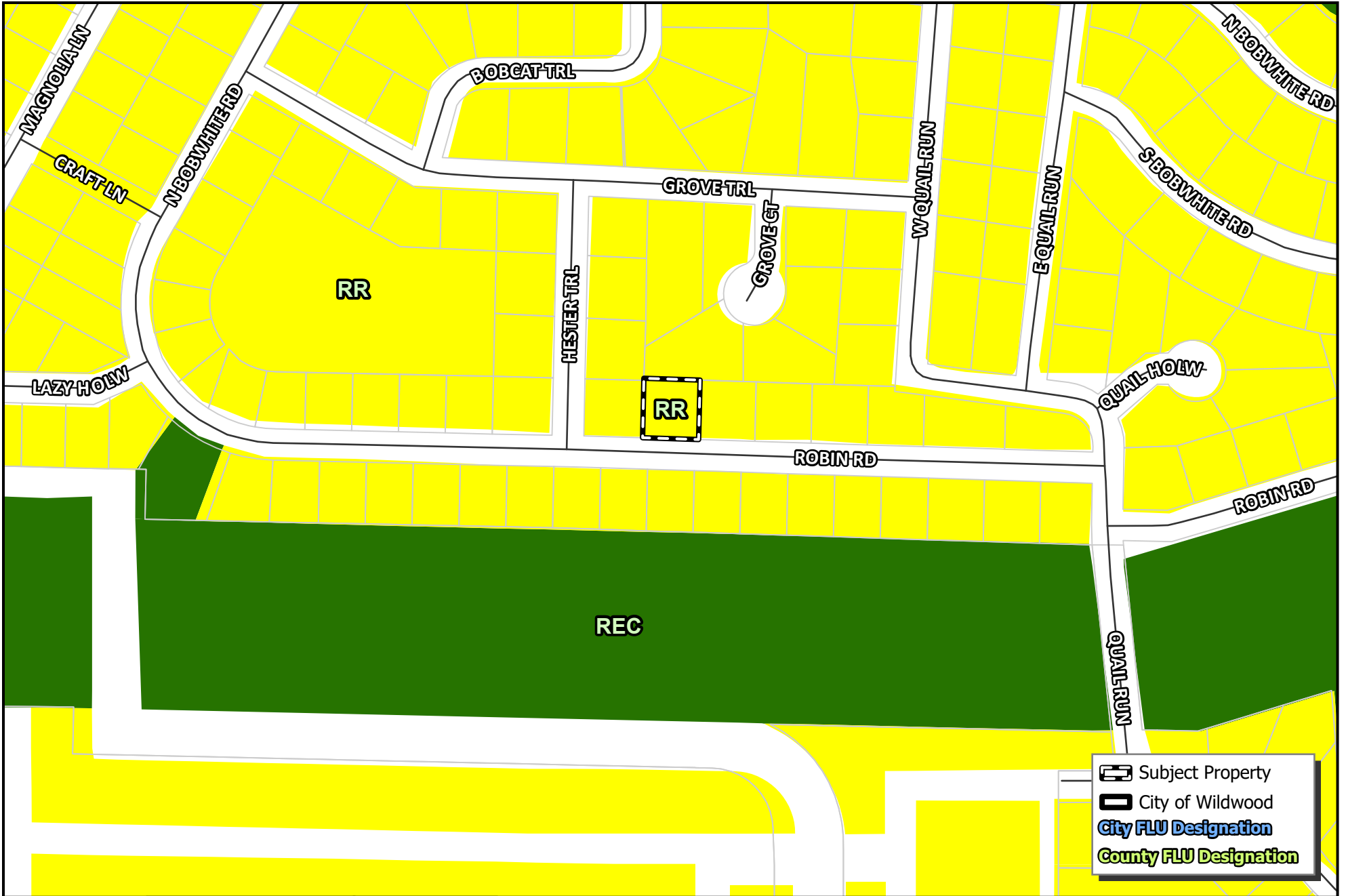


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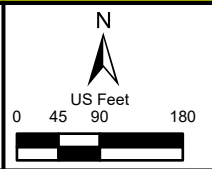


#A25-3113  
**FANNIE MAE**  
 PARCEL G22A15A05

**MAP 1B**  
**LOCATION**  
**MAP**  
**AUG 2025**

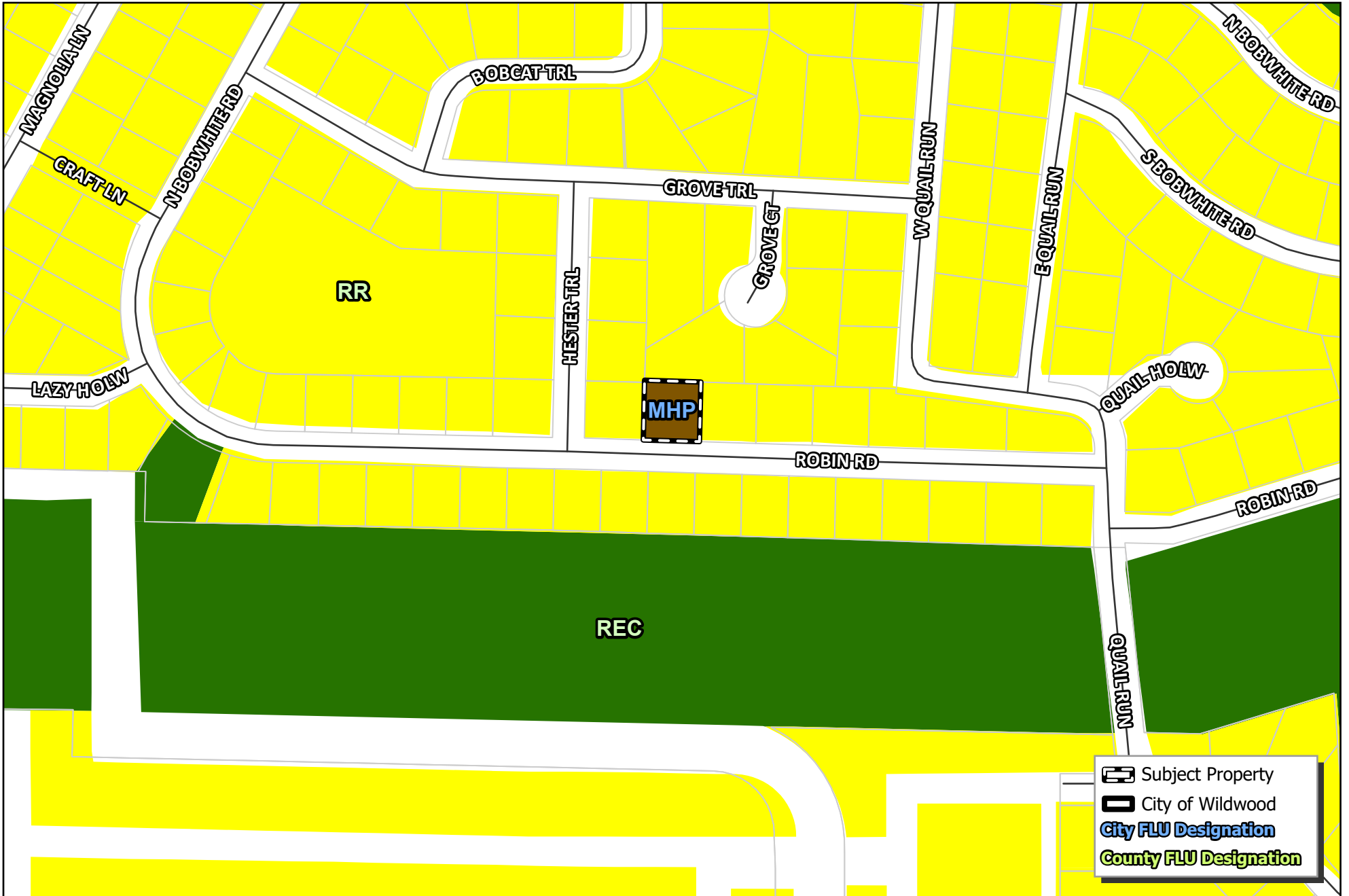


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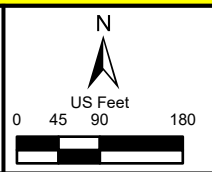


#A25-3113  
**FANNIE MAE**  
 PARCEL G22A15A05

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



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#A25-3113  
**FANNIE MAE**  
 PARCEL G22A15A05

**MAP 2B**  
**PROPOSED**  
**LAND USE**  
**NOV 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: O2025-45

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.