



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

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

**Agenda  
Regular Meeting  
February 3, 2026 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 Planning Agency  
Regular Meeting December 02, 2025, at 2:00 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- 1. A25-4474-CP-5229 Hartford Lane**

**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 parcel G16EC002 on 0.14 acres MOL. This request is accompanied by rezoning request, ordinance number O2026-3. **Staff recommends approval.**

2. **A25-4569 - CP - VinSun**

**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 D17-042**

The applicant seeks a favorable recommendation from the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcel listed above on 0.56 acres MOL. This request is accompanied by rezoning request A25-4570 (O2026-5). **Staff recommends approval.**

V. **ADJOURNMENT**

**February 3, 2026 2:00 PM**

**PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY**  
**CITY OF WILDWOOD, FLORIDA**  
**REGULAR MEETING**  
 December 2, 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
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 November 04, 2025, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the November 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. A25-3113 - SSCPA - Fannie Mae

Special Magistrate Holt read aloud the title of A25-3113 - SSCPA - Fannie Mae. Planner Lammers presented Ordinance O2025-45, a 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 G22A15A05 on 0.20 acres MOL. The

owner/applicant was not present for the hearing. There was no public comment. Special Magistrate Holt made a recommendation of favorable approval of Ordinance O2025-45 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 2:04 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:** A25-4474-CP-5229 Hartford Lane

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

Case Number                    A25-4474 - CP - 5229 Hartford Lane

Ordinance Number            O2026-2

Owner/Applicant(s)         John T. and Kathleen M. Collins

Property Location            The subject property is generally located approximately 0.26 miles south of the E SR 44 and S Buena Vista Blvd intersection, approximately 157 feet west of S Buena Vista Blvd and approximately 195 feet east of Heritage Blvd.

Parcel                            G16EC002

Date                                January 23, 2026

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 parcel listed above on a total of 0.14 acres MOL. This request is accompanied by rezoning request A25-4473 - RZ - 5529 Hartford Lane, Ordinance number O2026-3.

**ANALYSIS:** The applicants/owners seek to move out of Sumter County's jurisdiction and into the City of Wildwood to be represented by the City of Wildwood Commissioners. There is one existing manufactured home on the lot under this amendment, no new development is being proposed.

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 parcel

is 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 parcel is located within the Heritage Wood 'N Lake Estates 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 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 parcel falls 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 the parcel is 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 the parcel is 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.**

Parcel G16EC002 is currently under the annexation process with the second and final reading at the City Commission's regular meeting held on Monday, February 23, 2026. 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 S Buena Vista Blvd onto a privately owned and maintained road, Heritage Blvd.

**(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).

**(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 Non-Sumter County -Villages owned and maintained road.

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

**Schools:** The parcel has a manufactured home and could contribute 0.286 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. O2026-2**

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:

**G16EC002**  
**John T. and Kathleen M. Collins**  
**0.14 +/-**

**LEGAL DESCRIPTION:**

LOT 2, BLOCK C, HERITAGE WOOD 'N LAKES ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 61, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

This property is to be reclassified from Rural Residential to Mobile Home Park.

**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

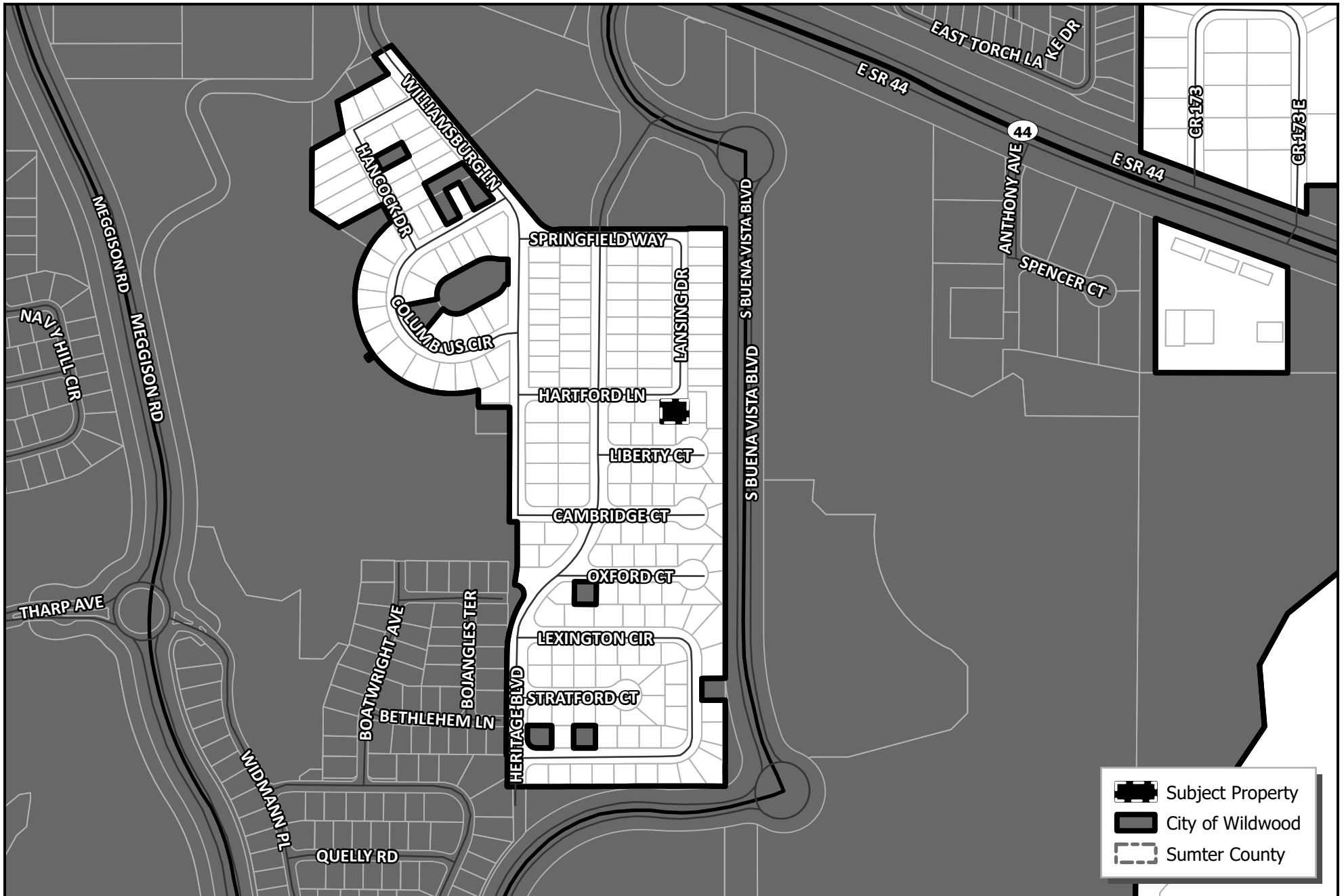
First Reading: \_\_\_\_\_

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

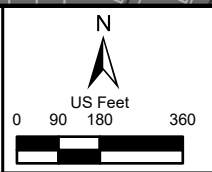
Approved as to form:

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

# EXHIBIT A

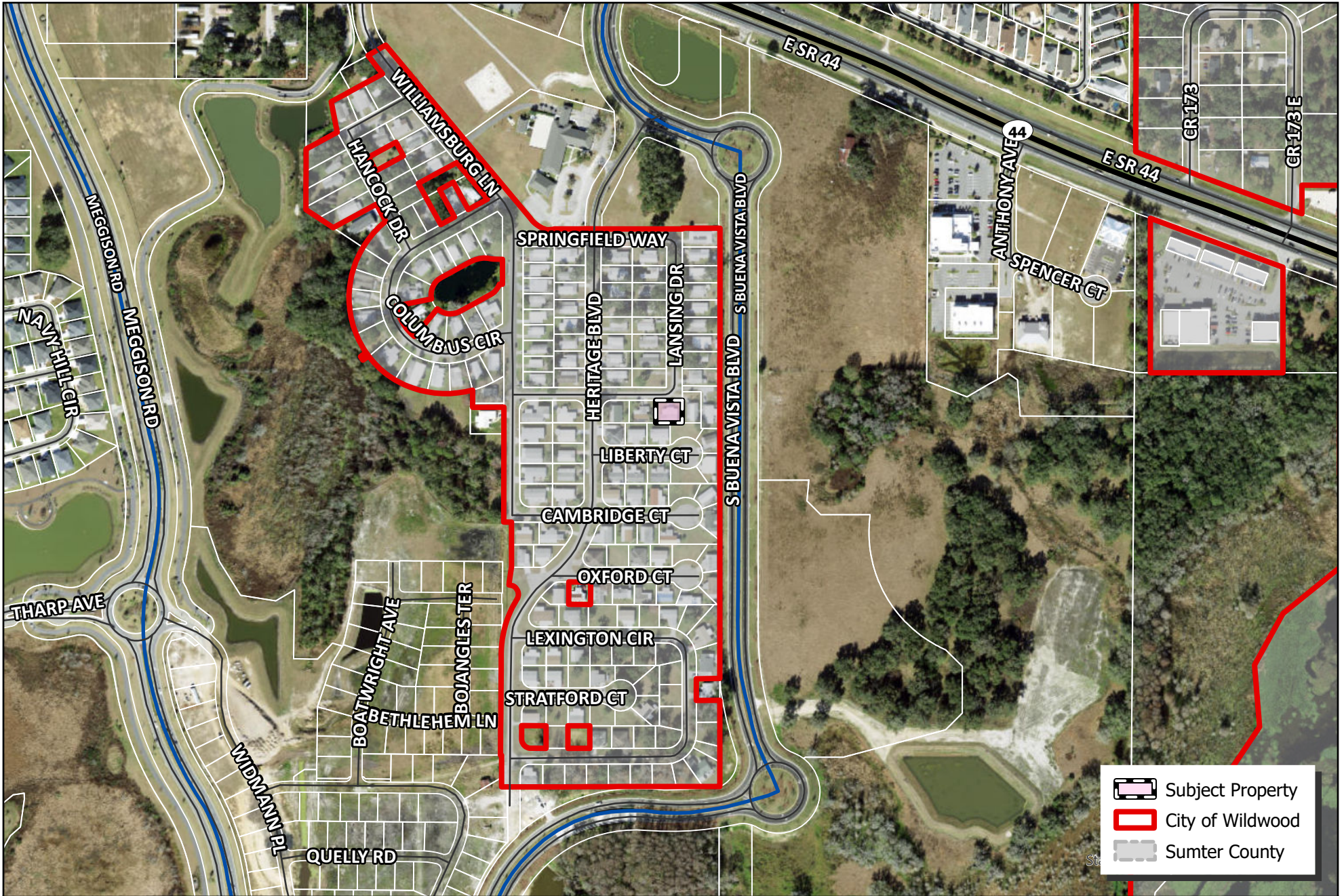


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

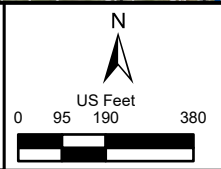


#A25-4474  
**5229 HARTFORD LN**  
 PARCEL G16EC002

**MAP 1A**  
**LOCATION**  
**MAP**  
**JAN 2026**

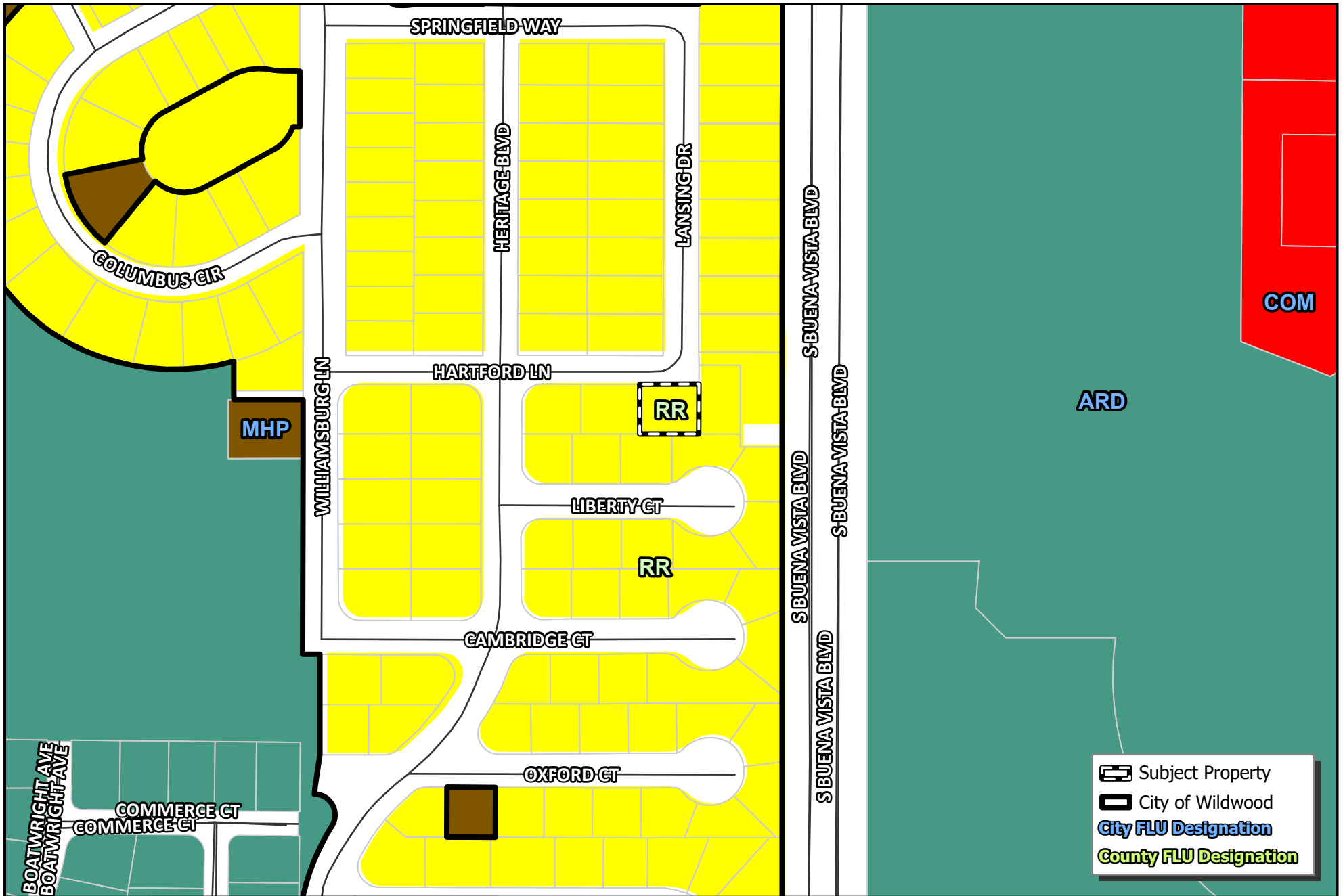


**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)

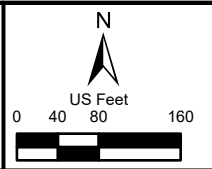


#A25-4474  
**5229 HARTFORD LN**  
 PARCEL G16EC002

**MAP 1B**  
**LOCATION**  
**MAP**  
**JAN 2026**

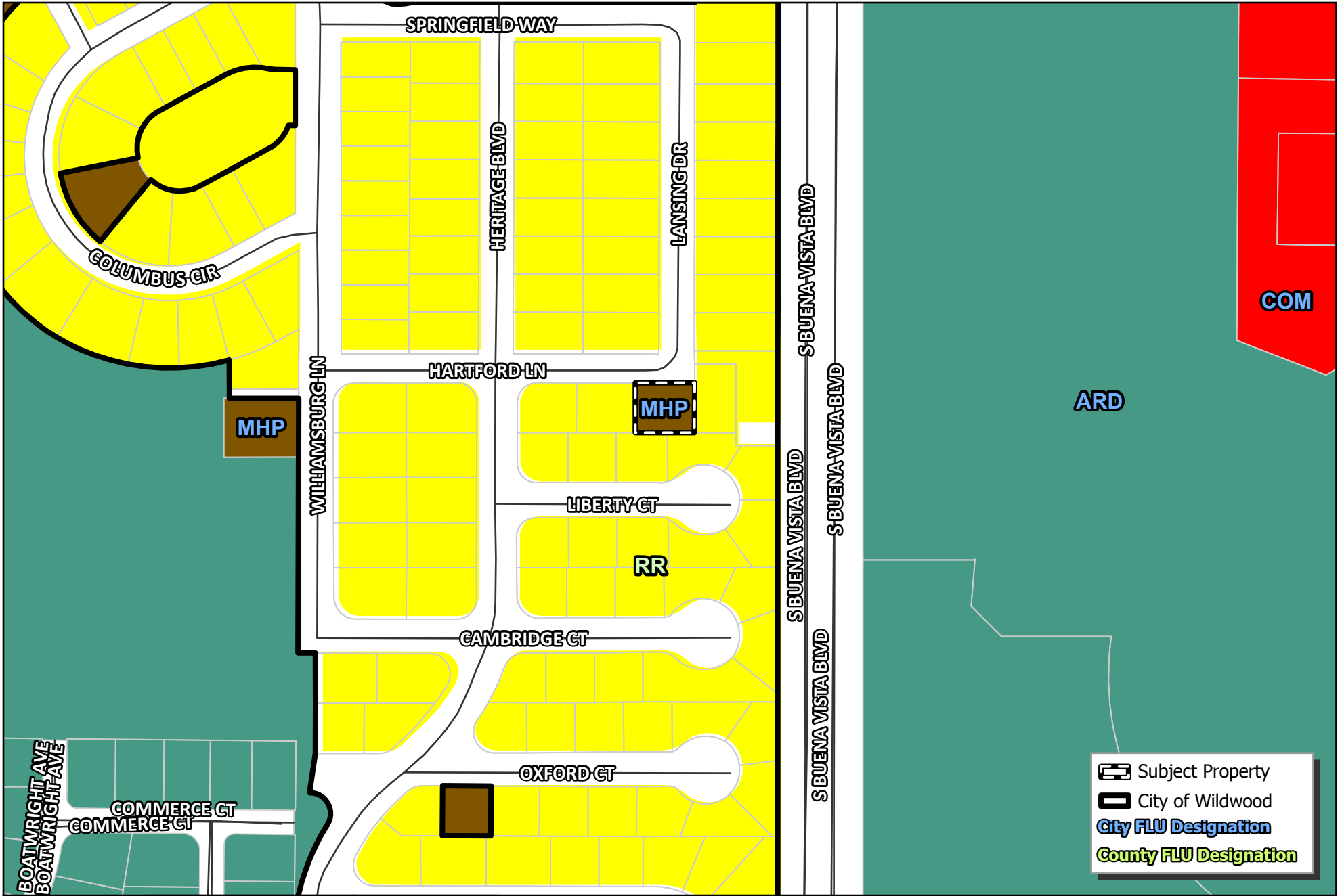


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 100 North Main Street  
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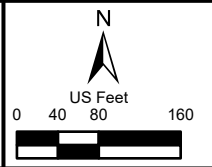


#A25-4474  
**5229 HARTFORD LN**  
 PARCEL G16EC002

**MAP 2A**  
**EXISTING LAND USE**  
**JAN 2026**



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



#A25-4474  
**5229 HARTFORD LN**  
 PARCEL G16EC002

**MAP 2B**  
**PROPOSED LAND USE**  
**JAN 2026**



## **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: O2026-2

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.

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

**EXECUTIVE SUMMARY**

**SUBJECT:** A25-4569 - CP - VinSun

**REQUESTED ACTION:** Staff recommends approval.

**CONTRACT:**

**BUDGET IMPACT:**

**HISTORY/FACTS/ISSUES:**

<b>Case Number</b>	A25-4569 - VinSun
<b>Ordinance Number</b>	O2026-4
<b>Owner/Applicant</b>	Bryan Hoang
<b>Property Location</b>	The property is generally located at the southeast corner of the intersection of US 301 and E C 466.
<b>Parcel Number</b>	D17-042

The applicant seeks favorable recommendation from the Local Planning Agency/Special Magistrate for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Commercial (Sumter County) to Commercial (City) for the parcel listed above on 0.56 acres MOL. This request is accompanied by rezoning request A25-4570 (Ordinance O2026-5).

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

**(1) Justification of the proposed amendment has been adequately presented;**

The applicant is proposing a small-scale comprehensive plan amendment to amend the commercial land use in the County to Commercial within the City. Justification has been presented to the city to support the proposed amendment, with the surrounding parcels on the FLUM depicting primarily commercial land use designations within the City and County, with some mixed-use land use to the south of the property and on the west side of US 301. The applicant is not proposing a new development at this time. The annexation and change of land use for the parcel will facilitate the applicant's ability to continue the temporary sale of fireworks on the property. The property is currently vacant aside from a billboard, and temporary uses such as a food truck and occasionally a fireworks sales tent. There are additional parcels to the south and west that are commercial and would complement Policy 1.2.8 of the 2050 comprehensive plan, which requires that the city contributes to a mix of land uses which are compatible with existing communities and supported by community infrastructure, services,

and utilities, especially along commercial corridors.

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

The proposed amendment is consistent with the policies of the Comprehensive Plan. The Commercial (COM) Future Land Use designation within the 2050 Comprehensive Plan will allow for a maximum intensity of point five (0.50) FAR or seventy-five percent (75%) impervious surface ratio (ISR), whichever is less, on the subject property, designated under the 2050 Comprehensive Plan FLU Policy 1.1.1. The proposed amendment will conform with Policy 1.2.1. as utilities are available to the subject parcel, and should any development occur, connection will be required. Additionally, the property would follow Policy 1.2.8.i., which states that the city shall direct growth towards areas planned for urban development, thus preventing the spread of urban sprawl. The maximum FAR for the development is 12,196.8 square feet.

Lastly, Policy 1.1.4 stipulates that the City's zoning map shall be consistent with the FLUM, and further refine densities, intensities, and permitted uses. Application A25-4570 is also being processed to amend the parcel's zoning from Heavy Commercial in Sumter County to C-3 in the City. The proposed amendment is consistent with the FLUM and conforms with the 2050 Comprehensive Plan as it brings the newly annexed parcel into compliance.

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

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

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

The applicant will not need to provide an environmental study, as the parcel does not have any native vegetation and is surrounded by development on all sides. There are no plans for developing the parcel at this time. However, should the parcel be developed in the future, all landscape buffer requirements will have to be met. It's expected that the proposed amendment will not have an adverse effect on environmentally sensitive systems, since there are no wetlands nor special flood hazard areas found on the property. Tree mitigation will not be required as there are no existing trees on the subject property.

**(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.**

**Transportation:** The site is currently accessed via CR 107; additional access points are not proposed at this time. On November 26, 2025, Sumter County Public Works accepted the exemption from the traffic impact analysis for this proposal. No additional traffic impacts will be generated by the comprehensive plan amendment and rezoning applications as the site's use will remain the same.

**Potable Water & Sewer:** The subject property is within the utility service area according to the 2024 Utility Master Plan, and utilities are currently available. Should anything be developed on the property, connection to utilities will be required.

**Schools:** There is no expected generation of school-age children.

**Staff recommends a favorable recommendation of Ordinance Number O2026-4 to be forwarded to the City Commission for final determination.**

DATED: 1/20/2026

A handwritten signature in black ink, appearing to read 'McKenna Page', with a stylized, cursive style.

McKenna Page  
Planner I, Development Services

**ORDINANCE NO. O2026-4**

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 D17-042**  
**Bryan Hoang as Trustee(s) of the Bryan Hoang Trust**  
**Acres +/- 0.56**

**LEGAL DESCRIPTION:**

BEG 85 FT N OF NW COR INTERSECTION MAIN ST & SECOND ST RUN N 170 FT TO SW COR INTERSECTION 2ND ST&SR 466 W 111 FT S 4DEG 22 MIN 40 SEC W 65.5 FT S 104.7 FT E 116 FT TO POB & BEG 111 FT W OF SW COR INTERSECTION 2ND ST & SR 466 RUN S 4 DEG 22 MIN 40 SEC W 65.5 FT W 109.21 FT TO E R/W HWY 301 N 0 DEG 34 MIN 20 SEC E ALONG E R/W 301 TO S R/W SR 466 E TO POB IN TOWN OF OXFORD BEING IN SECTIONS 17 & 18 TOWNSHIP 18 S RANGE 23 E LESS HWY 301 R/W LESS THE N 25 FT THEREOF AND COMM AT NW COR OF SEC 17 RUN S 00 DEG 02'07"W 1330.99 FT CONT S 00 DEG 02'07"W 82.20 FT S 89 DEG 52'00"E 91.39 FT S 00 DEG 00'32"W 90.13 FT S 89 DEG 36'17"E 3.18 FT TO POB CONT S 89 DEG 36'17"E 20.68 FT S 00 DEG 00'07"E 12.85 FT N 89 DEG 58'57"W 20.68 FT N 00 DEG 00'01"E 12.99 FT TO POB LESS ANY PORTION LYING WITHIN THE FOLLOWING DESC: AND COMM AT NW COR OF SEC 17 RUN S 00 DEG 02'07"W 1330.99 FT CONT S 00 DEG 02'07"W 82.20 FT S 89 DEG 52'00"E 91.39 FT S 00 DEG 00'32"W 90.13 FT S 89 DEG 36'17"E 3.18 FT TO POB CONT S 89 DEG 36'17"E 20.68 FT S 00 DEG 00'07"E 12.85 FT N 89 DEG 58'57"W 20.68 FT N 00 DEG 00'01"E 12.99 FT TO POB

This property is to be reclassified from Commercial (Sumter County) to Commercial (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 \_\_\_\_\_, 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:

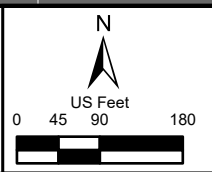
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City Attorney

# EXHIBIT A

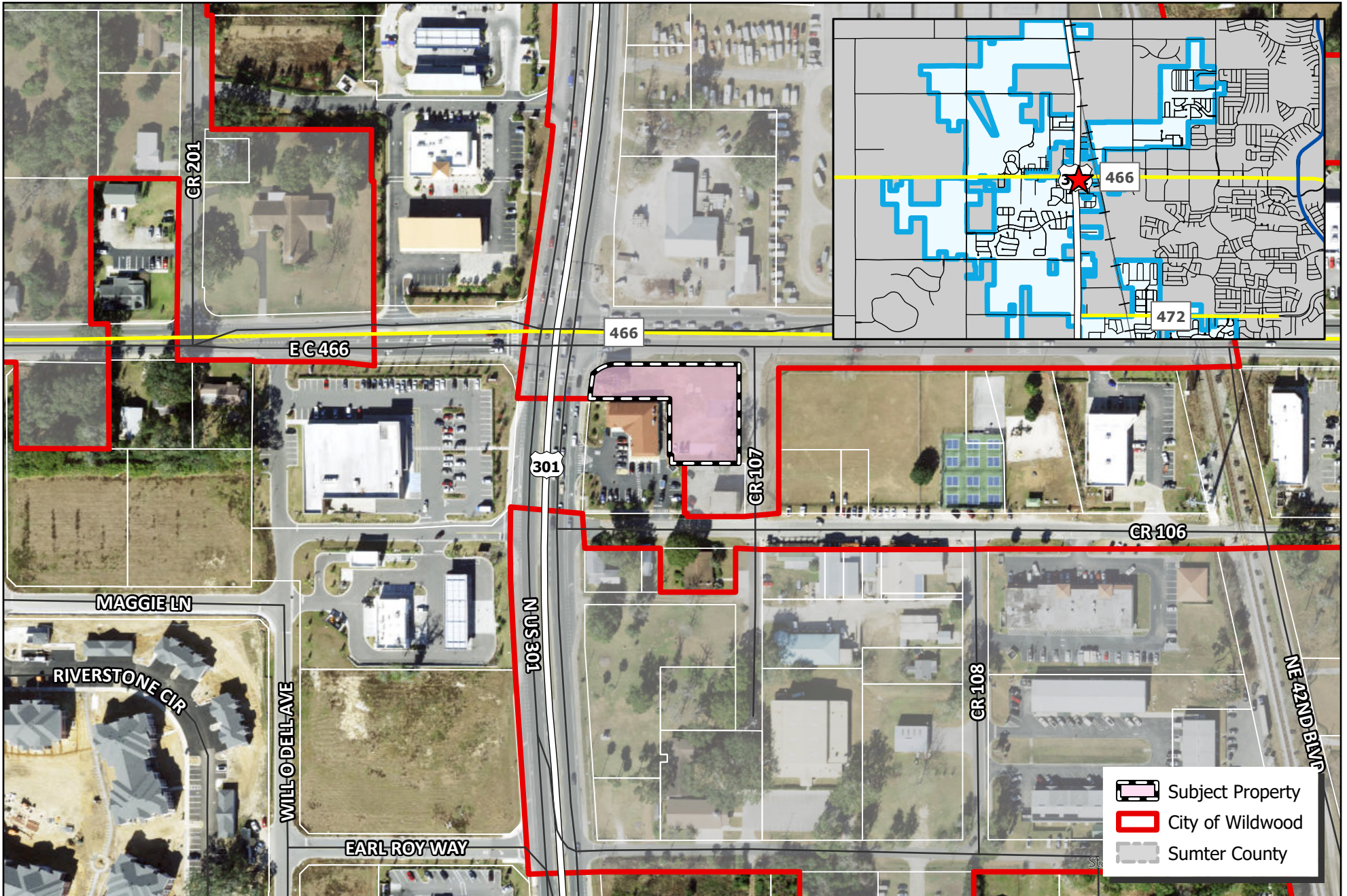





**CITY OF WILDWOOD**  
 100 North Main Street  
 Wildwood, FL 34785  
 Phone: (352) 330-1330  
[www.wildwood-fl.gov](http://www.wildwood-fl.gov)



#A25-4569  
**VINSUN**  
 PARCEL D17-042

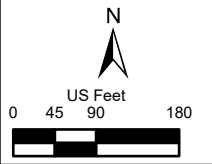
**MAP 1A**  
**LOCATION**  
**MAP**  
**NOV 2025**



-  Subject Property
-  City of Wildwood
-  Sumter County

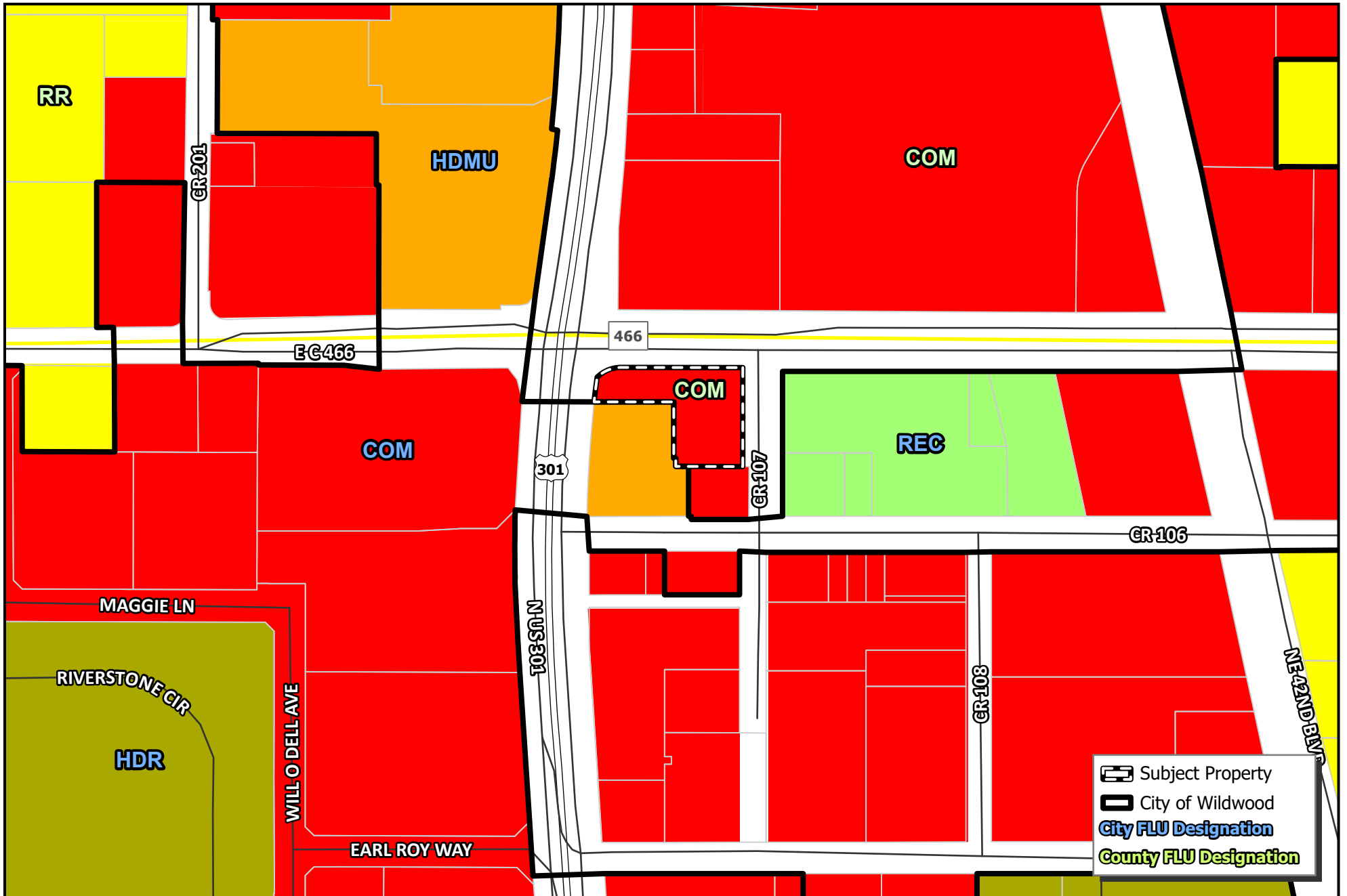


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 PARCEL D17-042

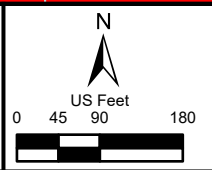
**MAP 1B**  
**LOCATION**  
**MAP**  
**NOV 2025**



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

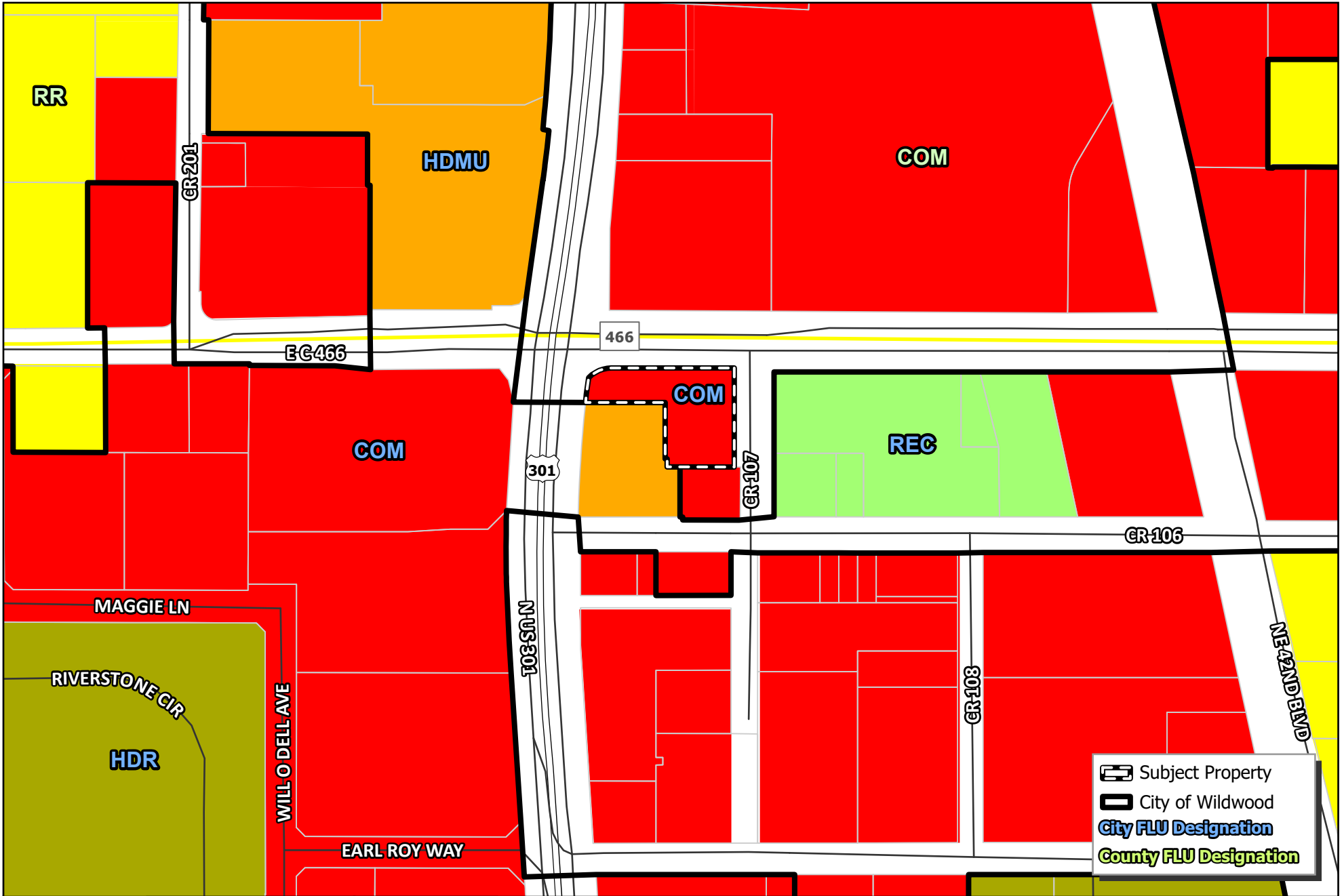


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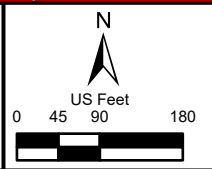
**MAP 2A**  
**EXISTING**  
**LAND USE**  
**NOV 2025**



Subject Property  
 City of Wildwood  
 City FLU Designation  
 County FLU Designation



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#A25-4569  
**VINSUN**  
 PARCEL D17-042

**MAP 2B**  
**PROPOSED LAND USE**  
**JAN 2026**



## **Business Impact Estimate**

*This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered and must be posted on the City of Wildwood website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: O2026-4

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.