

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 April 7, 2026 2:00 PM  
 CITY HALL COMMISSION CHAMBER

(meeting taped)

**I. Call to Order**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
Amanda Bondi	Planner	Present
Jessica Barnes	City Clerk	Present
Alex Lammers	Planner	Present
McKenna Page	Planner	Present
David Clarkson	Police Officer	Present

Special Magistrate Holt brought the meeting to order at 2 p.m. and explained the quasi-judicial process of the meeting. She then proceeded with the swearing-in of city staff and audience members.

**II. APPROVAL OF SUMMARY MINUTES**

1. Planning & Zoning Board/Special Magistrate as Local Agency  
 Regular Meeting March 03.2026, at 2:00 PM.  
 Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the March 3, 2026, 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. 25-4603-SSCP-Small RV Wildwood  
 Special Magistrate Holt read aloud the title of 25-4603-SSCP-Small RV Wildwood. Planner Bondi presented Ordinance O2026-8, and explained the Small-Scale Comprehensive Plan Amendment

proposed to change the future land use designation of the subject parcel from public facilities to mobile home park. She remarked on staff's recommendation of denial and noted criteria that included traffic concerns, safety issues, compatibility, and specific driveway considerations.

Applicant Representative Mike Rankin stated it was a pleasure to work with the City of Wildwood, but differed from staff's recommendation.

Multiple Wildwood citizens spoke in opposition to the ordinance. Concerns that were stated by citizens included potential issues with traffic congestion, safety, drainage, entrance locations, protection of the community, environmental impacts, "rubber-stamping" and incompatibility to the surrounding environment.

Mr. Rankin rebutted these comments, stating that traffic was something that was, unfortunately, part of the project and the developers wanted to be more dialed in on the issue and come up with solutions. Rankin noted the drainage and environmental concerns, stating that projects are entitled and addressed or simply not entitled or permitted. He noted those kinds of issues would be resolved before a Certificate of Occupancy was granted. Rankin commented on the "rubber-stamping" remarks, backing the City of Wildwood's professionalism by assuring the City did not "rubber-stamp" anything. Rankin finished his remarks and stated the comments and concerns were well received, and that the issues would be addressed if the project was moved forward.

Special Magistrate Holt made several statements for the record. She commented on Mr. Rankin's professionalism and endorsed his claim that the City of Wildwood does not simply "rubber-stamp" projects. She noted that her decisions on this matter would be made within the scope of law and not public opinion. Special Magistrate Holt referred to the Traffic Impact Study and stated she would not make a decision based upon how long people sit in traffic, but on the level of service. She noted concerns about public safety and explained that she was one of several reviewers and the comments heard today could be addressed at a separate City Commission meeting.

Special Magistrate Holt recommended a denial of Ordinance O2026-8 to be forwarded to the City Commission for final determination.

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

2. 26-1204 - SSCPA - 72 Seminole Path

Special Magistrate Holt read aloud the title of 26-1204 - SSCPA - 72 Seminole Path. Planner Lammers presented Ordinance O2026-12, and explained the Small-Scale Comprehensive Plan Amendment proposed to change the future land use designation of the subject parcel from rural residential to mobile home park. The ordinance further proposed replacing an existing mobile home within an established mobile home park community. She noted the proposed amendment would not be considered urban sprawl or have a negative effect on the environment. Lammers noted a TIA exemption that was granted by Sumter County Public Works.

Special Magistrate Holt placed on record a written public comment from Michelle Curtis that indicated her opposition to the ordinance.

There were no owner, applicant or public comments.

Special Magistrate Holt made a favorable recommendation of approval for Ordinance O2026-12 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**

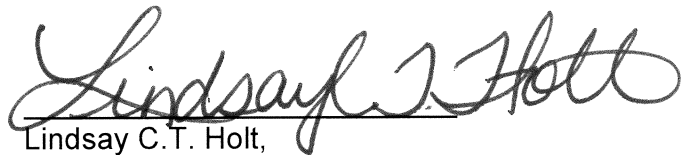
With no further business to discuss, the meeting was adjourned at 2:42 p.m.

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



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

5/5/2020  
Date

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

