



PLANNING & ZONING BOARD - CITY OF WILDWOOD
Special Magistrate – Lindsay C.T. Holt

Agenda
Regular Meeting
August 5, 2025 2:15 PM
City Hall Commission Chamber
100 N Main Street

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.

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.

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

1. **Planning & Zoning Regular Meeting July 01, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **A25-1909 - Rezoning - SunKool Office**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The applicant is seeking a favorable recommendation from the City of Wildwood Planning

and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from CL and RR1C (County) to C-3 (City) for the parcel listed above on 5.60 acres MOL.

Staff recommends approval and a favorable recommendation of Ordinance O2025-34 to be forwarded to the City Commission for further action.

2. **A25-0583 UF Health Oxford Freestanding Emergency Department
Portion of Parcel D17-134**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one-story 14,211 SF medical building providing for 51 parking spaces including five (5) Florida ADA accessible parking spaces and two (2) EV charging stations, a generator enclosure, and dumpster enclosure, together with associated infrastructure such as landscaping buffers and site lighting improvements, on 1.40 acres MOL, as per the attached plans. **Staff recommends approval upon resolution of one outstanding comment.**

V. ADJOURNMENT

APPEAL: NECESSITY OF RECORD. In order to appeal the Board/Special Magistrate's decision of this matter, a verbatim record of the proceedings is required. The Board/Special Magistrate assumes no responsibility for furnishing said record.

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