

PLANNING & ZONING BOARD AS LOCAL PLANNING AGENCY
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 1, 2025 2:00 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. Call to Order

Attendee Name	Title	Status
Lindsay C.T. Holt	Special Magistrate	Present
Wendy Then	Assistant Development Services Director	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Absent
Cassandra Smith	Assistant City Manager/CFO	Present
Umar Magee	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 June 03, 2025, at 2:00 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the June 3, 2025, meeting.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-1988 - Bonnie Boyd- SSCPA

Special Magistrate Holt read aloud the title of A25-1988 - Bonnie Boyd - SSCPA, O2025-27. Planner Lammers presented the case for a small-scale comprehensive plan amendment to change the future land use designation from Urban Residential (Sumter County) to Mobile Home

Park (City) for a 0.146-acre parcel. Several members of the public spoke in opposition to the amendment, citing concerns about property values and lack of notification. The Special Magistrate clarified that the amendment only applied to the single parcel in question. The Special Magistrate recommended approval of Ordinance No. O2025-27, to be forwarded to the City Commission for final determination.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

2. A25-1948 Monarch Ranch North Phase 1 - SSCPA

Special Magistrate Holt read aloud the title of A25-1948 Monarch Ranch North Phase 1 - SSCPA, O2025-29. Planner Page presented the case for a small-scale comprehensive plan amendment to change the future land use designation from General Commercial and Agricultural (Sumter County) to Industrial (City) for portions of two parcels totaling 49.41 acres. Brandon Matulka, representing the applicant, was present to answer questions. The Special Magistrate recommended approval of Ordinance No. O2025-29, conditional on completion of a developer's agreement regarding utility credits.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

3. CP 2305-002 Summers - SSCPA

Special Magistrate Holt read aloud the title of CP 2305-002 Summers - SSCPA, O2025-31. Assistant Development Services Director Then presented the case for a small-scale comprehensive plan amendment to change the future land use designation from Rural Residential (County) to Commercial (City) for a 0.83-acre parcel. Mike Rankin, representing the applicant, spoke in favor of approval. The Special Magistrate recommended approval of Ordinance No. O2025-31, to be forwarded to the City Commission for final determination.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:25 p.m.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt



Date 8/5/2025

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

A handwritten signature in blue ink that reads 'Lindsay C.T. Holt'. The signature is written in a cursive style and is positioned above a horizontal line.

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