

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 1, 2025 2:15 PM
CITY HALL COMMISSION CHAMBER

(meeting taped)

I. CALL TO ORDER: Planning & Zoning Board

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 2:25 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 Regular Meeting June 03, 2025, at 2:15 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. SP 2410-003 Oxford Crossings Racetrac

Assistant Development Services Director Then presented the site plan for a 6,008 square foot convenience store with gas pumps and associated improvements on a 3.34-acre parcel. Tyler Collins, representing the applicant, was present to answer questions. The Special Magistrate recommended approval of the site plan, subject to satisfaction of outstanding city attorney comments.

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

2. A25-1989- Bonnie Boyd Rezoning

Planner Lammers presented the case for rezoning from R6M (County) to MHP (City) for a 0.146-acre parcel. The Special Magistrate recommended approval of Ordinance No. O2025-28, to be forwarded to the City Commission for final determination.

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

3. A25-1947 Monarch Ranch North Phase 1 - RZ

Planner Page presented the case for rezoning from A10C (Sumter County) to M-1 (City) for a 49.41-acre parcel. Brandon Matulka, representing the applicant, was present to answer questions. The Special Magistrate recommended approval of Ordinance No. O2025-30, conditional on completion of a developer's agreement regarding utility credits.

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

4. RZ 2305-002 Summers Rezoning

Assistant Development Services Director Then presented the case for rezoning from RR1 (Sumter County) to C-3 (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. O2025-32, to be forwarded to the City Commission for final determination.

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

5. SP 2409-004 Summerfield Cottages

Assistant Development Services Director Then presented the site plan for a multi-family residential development consisting of 270 units on a 49.27-acre parcel. Jackson Jones and Robert Morgato, representing the applicant, were present to answer questions. The Special Magistrate recommended approval of the site plan, conditional on completion of a developer's agreement.

RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None

AYES: Special Magistrate Holt

6. SP 2407-003 SoLiv at Wildwood

Assistant Development Services Director Then presented the site plan for a multi-family complex consisting of 371 units on a 24.73-acre parcel. Andrew Sinclair, representing the applicant, was present to answer questions. The Special Magistrate recommended approval of the site plan, subject to satisfaction of outstanding city attorney comments.

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 2:50 p.m.


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

APPEAL: NECESSITY OF RECORD.



SEAL
Date 8/5/2015

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA


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