



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

Agenda
Regular Meeting
September 2, 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 August 05, 2025, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **A25-2847 (RZ) St. Vincent De Paul Church Expansion**

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.

PARCEL D32-069

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 A10C & RR5C (Sumter County) to Institutional (City) for the parcel listed above on 35.04 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-2848 (O2025-40). **Staff recommends approval.**

2. **A25-0055 - SP - Tri-County Heart**

G16M004

The applicant is seeking a favorable recommendation from the Special Magistrate for the construction of a five-thousand and ninety-eight (5,098) square foot medical building providing for thirty (30) parking spaces including two (2) Florida ADA accessible parking spaces and a dumpster enclosure, together with associated infrastructure such as landscaping buffers and site lighting improvements, on 0.7 acres MOL, as per the attached plans. **The Project Review Committee recommends approval.**

3. **A25-0900 - SP - Twistee Treat**

Parcel G04-055C

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a one-story 583 square foot Twistee Treat featuring three outdoor patio tables, one bench, one drive thru lane, providing 17 parking spaces including 1 Florida ADA accessible parking spaces, a single dumpster enclosure, together with associated infrastructure such as landscaping buffers, connecting sidewalks, and site lighting improvements on 0.52 acres MOL, as per the attached plans. **The Project Review Committee recommends approval.**

4. **A25-3016 (SE) Circle K at Twisted Oaks**

A portion of parcel D31A218

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for a travel center (Circle K) located on the 3.17-acre parcel listed above, zoned C-3. The Circle K is a proposed 5,964 SF convenience store that includes a "Circle K Kitchen" fast food service area, fourteen (14) vehicle fueling stations, and four (4) high-speed diesel fueling stations. **Staff recommends approval.**

5. **A25-2786 - Rezoning - 5341 Lexington Circle**

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.

G16ED003

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Zoning Map amendment to change the

zoning district from RPUD (Sumter County) to MHP (City) for the parcel listed above on 0.115 acres MOL. This request is accompanied by small-scale comprehensive plan amendment request A25-2724 (O2025-42). **Ordinance O2025-43 is to be considered by the Planning and Zoning Board/Special Magistrate for further action.**

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.

September 2, 2025 2:15 PM