



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

**Agenda**  
**Regular Meeting**  
**October 7, 2025 2:15 PM**  
City Hall Commission Chamber  
100 N Main Street

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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.

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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.

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**I. CALL TO ORDER: Planning & Zoning Board**

**II. APPROVAL OF SUMMARY MINUTES**

- 1. Planning & Zoning Regular Meeting September 02, 2025, at 2:15 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

- 1. A25-3304 - RZ - 5474 Williamsburg Ln.**

**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 G16F001**

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 RPUD (City) to MHP (City) for the parcel listed above on 0.21 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3403 (O2025-53).

**Staff recommends approval of O2025-54 to be forwarded to the City Commission for further action.**

2. **A25-3309 - RZ - 64 Robin Rd.**

**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 G22AT021

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 R6M (Sumter County) and MHP (City) for the parcel listed above on 0.13 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3308 (O2025-48).

**Staff recommends approval of O2025-49 to be forwarded to the City Commission for further action.**

3. **A25-0944 - SP - Sweet Six**

**Parcels D32-028, D32-029, D32-034, and D32-167**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board for the construction of a four-story, 98-unit Hawthorn hotel building, five hundred and ninety-nine (599) parking spaces, including associated infrastructure, on 15.06 acres MOL, as per the attached plans. **The Project Review Committee recommends approval contingent on resolution of outstanding comments.**

4. **A25-1564 - SP - Plant Expansion, Charlotte Pipe and Foundry**

**Parcel D29-052**

The applicant is seeking a favorable recommendation from the Special Magistrate acting as the Planning and Zoning Board for the construction of a 54,675 sq. ft. expansion to Charlotte Pipe and Foundry with an additional 80,080 sq. ft. outdoor pipe storage area, and 28,125 sq. ft. truck staging expansion, and associated infrastructure, as per the attached plans. **Staff recommends approval contingent upon clearing of the comments.**

5. **A25-3224 - SE - Christian Brothers Auto**

**Parcel G05-183**

The applicant is seeking Special Exception approval from the City of Wildwood Planning and Zoning Board/Special Magistrate for an automotive repair shop on the parcel listed above, zoned CMU. The proposed 5,372 SF automotive

repair shop will range from services such as, but not limited to, engine repair, transmission services, tune ups, battery replacement, and tire rotating, balancing, or replacing. These services are conducted within enclosed service bays. The automotive repair shop is proposed within the northwest section of the property. **Staff recommends approval.**

**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.

**October 7, 2025 2:15 PM**