

PLANNING & ZONING BOARD
 CITY OF WILDWOOD, FLORIDA
 REGULAR MEETING
 September 2, 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	Present
Jennifer Hutchins	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:10 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 August 05, 2025, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the August 5, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

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

Special Magistrate Holt read aloud case number A25-2847 (RZ) St. Vincent De Paul Church Expansion, Ordinance O2025-40. Planner Page presented the request for a Zoning Map Amendment to change the zoning district from A10C & RR5C (Sumter County) to Institutional (City) for D32-069, a 35.04-acre parcel. The owner/applicant was present but did not wish to

Speak. No public comments were made on this item. Special Magistrate Holt recommended approval of Ordinance O2025-40 to be forwarded to the City Commission for further action.

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

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

Special Magistrate Holt read aloud case number A25-0055 - SP - Tri-County Heart. Planner Page presented the site plan for the construction of a 5,098 square foot medical building on G16M004, a 0.7-acre parcel. Keith Riddle, the engineer of record for the project, was present to answer questions. No public comments were made on the item. Special Magistrate Holt recommended approval of the site plan for case A25-0055 to be forwarded to the City Commission for further action.

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

3. A25-0900 - SP - Twistee Treat

Special Magistrate Holt read aloud case number A25-0900 - SP - Twistee Treat. Planner Lammers presented the site plan for the construction of a 583 square foot Twistee Treat ice cream shop on G04-055C, a 0.52-acre parcel. The owner/applicant was not present. No public comments were made on the item. Special Magistrate Holt recommended approval of the site plan for case A25-0900. to be forwarded to the City Commission for further action.

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

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

Special Magistrate Holt read aloud case number A25-3016 (SE) Circle K at Twisted Oaks. Planner Page presented the request for a Special Exception to allow a travel center (Circle K) on a portion of parcel D31A218, consisting of approximately 3.17 acres and zoned C-3. The owner/applicant was not present. Resident Thomas Winchester provided public comment. He expressed concerns about the project's impact on traffic, hours of operation, and lighting, and requested more information about these aspects of the project. Special Magistrate Holt recommended approval of the Special Exception for case A25-3016.

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

5. A25-2786 - Rezoning - 5341 Lexington Circle

Special Magistrate Holt read aloud case number A25-2786 - Rezoning - 5341 Lexington Circle, Ordinance O2025-43. Assistant Development Services Director Then presented the request for a Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for G16D003, a 0.115-acre parcel. The owner/applicant was not present. No public comments were made on the item. Special Magistrate Holt recommended approval of Ordinance O2025-43 to be forwarded to the City Commission for further action.

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 2:33 p.m.


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

APPEAL: NECESSITY OF RECORD.



SEAL
10/7/25
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA


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