

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
October 7, 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
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Jessica Barnes	City Clerk	Absent
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:08 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 September 02, 2025, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the September 2, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-3404 - RZ - 5474 Williamsburg Ln.

Special Magistrate Holt read aloud case number A25-3404 - RZ - 5474 Williamsburg Ln. Planner Lammers presented the request for a Zoning Map Amendment to change the zoning district from RPUD (County) to Mobile Home Park (City) for parcel G16F001 on 0.21 acres. The applicants, James Milton Hampton and Susan M. Stoltz, sought a favorable recommendation for Ordinance O2025-54. Staff recommended approval to be forwarded to the City Commission. No public comments were received. The Special Magistrate made a recommendation of favorable approval

to be forwarded to the City Commission for final determination.

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

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

Special Magistrate Holt read aloud case number A25-3309 - RZ - 64 Robin Rd. Planner Lammers presented the request for a Zoning Map Amendment to change the zoning district from R6M (Sumter County) to Mobile Home Park (City) for parcel G22AT021 on 0.13 acres. The applicant, Thomas M. Hugunin, sought a favorable recommendation for Ordinance O2025-49. Staff recommended approval to be forwarded to the City Commission. No public comments were received. The Special Magistrate made a recommendation of favorable approval to be forwarded to the City Commission for final determination.

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

3. A25-0944 - SP - Sweet Six

Special Magistrate Holt read aloud case number A25-0944 - SP - Sweet Six. Planner Lammers presented the site plan for construction of a four-story, 98-unit Hawthorne Hotel building, 599 parking spaces, and associated infrastructure on 15.06 acres. The project included future phases for 70,871 square feet of retail across seven buildings. The applicant, Suite 6 Properties 2 LLC, submitted revised elevations meeting Design District Standards after a technical waiver request was denied. Staff recommended approval. The engineer for the project was present but had no additional comments. No public comments were received. The Special Magistrate made a recommendation of approval to be forwarded to the City Commission for final determination.

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

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

Special Magistrate Holt read aloud case number A25-1564 - SP - Plant Expansion, Charlotte Pipe and Foundry. Planner Lammers presented the site plan for a 54,675 square foot expansion to Charlotte Pipe and Foundry, with an additional 80,080 square foot outdoor pipe storage area and 28,125 square foot truck staging expansion on 33.26 acres. The applicant cleared all comments and received approval for a technical waiver to waive part of the parking requirement. The utility department will install additional level sensors on the manholes. Staff recommended approval. The engineer for the project was present but had no additional comments. No public comments were received. The Special Magistrate made a recommendation of favorable approval to be forwarded to the City Commission for final determination.

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

5. A25-3224 - SE - Christian Brothers Auto

Special Magistrate Holt read aloud case number A25-3224 - SE - Christian Brothers Auto. Planner Page presented the request for a Special Exception to allow an automotive repair shop on a 4.681 acre parcel zoned CMU. The proposed 5,372 square foot shop would provide services such as engine repair, transmission services, and tire services within enclosed bays. Staff recommended approval of the special exception. One letter of opposition was received from neighboring property owners Dwight and Iris Wolf, citing concerns about property damage, design compatibility, and enclosed storage of vehicles. No members of the public spoke at the meeting. The Special Magistrate made a recommendation of favorable approval, noting that the approval did not affect any rights or remedies for alleged property damages, and that design approval would occur at the site plan phase.

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 2:27 p.m.

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

APPEAL: NECESSITY OF RECORD.



SEAL

11/4/2025
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

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