



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

**Agenda**  
**Regular Meeting**  
**December 2, 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 November 04, 2025, at 2:15 PM.**

**III. OLD BUSINESS**

**IV. NEW BUSINESS**

1. **A25-3155 - RZ - Fannie Mae**

**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 G22A15A05**

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 0.20 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-3113 (O2025-45).

**Staff recommends approval of O2025-46 to be forwarded to the City Commission for further action.**

2. **PLAT 2411-011 Densan Park Ph 3 Improvement Plan**

**Parcels: D08-016, D08-018, D08-040**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for Phase 3 of the Densan Park subdivision, an improvement plan consisting of sixty-two (62) single-family detached residence dwelling units with associated amenities, infrastructure and landscaping buffers on 15.28 acres, MOL. **The project review committee recommends approval contingent on resolution of outstanding comments.**

3. **A25-0257 - SP - Oxford Professional Plaza Building Addition**

**Parcel D20-050**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a 3,897 sq. ft. building addition to the existing Oxford Professional Plaza, as per the attached plans. **Project Review Committee recommends approval**

4. **A25-0765 (PLAT) The Winston Improvement Plan**

**Parcels**

**D19-006, D19-007, D19-112, and D19-113**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Winston Subdivision, an improvement plan consisting of 295 single-family detached residence dwelling units with associated amenities, infrastructure and landscaping buffers on 83.158 acres, MOL. The subdivision is to include the following amenities on a separate site plan: a community pool and cabana, a tot lot and school waiting area, and a dog park. **The Project Review Committee recommends approval**

5. **A25-1588 Tillman Villas Final Plat**

**Parcel**

**C36-005**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the Tillman Villas Subdivision, a final plat consisting of 160 townhome lots and 25 tracts on 19.91 acres, MOL. **The Project Review Committee recommends approval**

6. **A25-3342 (SP) Florida Heart & Vascular**

**Parcel G16M001**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a 5,101 square-foot medical office, providing 30 parking spaces in which 2 spaces are Florida ADA accessible and with associated infrastructure. A technical waiver was approved by the Project Review Committee on Wednesday, November 12, 2025, to eliminate a separate 10' x 40' loading zone as deliveries will be by a standard UPS/Fedex truck only occasionally (maybe once a week) and parked for a limited amount of time (5-10 minutes) during business hours. A designated loading zone would take up 4 parking spaces that are needed for employees and patients. **The Project Review Committee recommends approval**

7. **A25-3710 (SP) VOSO Phase 31H1 Master Plan**

**Parcels K15-006, K22-001, K27-001, K27-002, K28-001, K28-002, K33-001, & K24-001**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a master plan consisting of residential areas, not to exceed 2,000 dwelling units, and non-residential areas on 767.25 acres, MOL. **The Project Review Committee 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.

**December 2, 2025 2:15 PM**