

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
November 4, 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
Amanda Bondi	Planning Manager	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:12 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 October 07, 2025, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the October 7, 2025, meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. A25-3784 - RZ - Son Life Lawn & Landscaping, Inc.

Special Magistrate Holt read aloud case number A25-3784 - RZ - Son Life Lawn & Landscaping, Inc. Planner Lammers presented Ordinance O2025-61, a zoning map amendment to change the zoning district from CN and RR5C through Sumter county to M1 (City) for parcel D29A022 on 2.57 acres, MOL. Tyler Counts, with Clymer Farner Barley, was present on behalf of the owners and stated he was available to answer questions. No public comment was received. Special

Magistrate Holt 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. Wildwood Country Resort Rezoning Applications

Special Magistrate Holt read aloud the title of Wildwood Country Resort Rezoning Applications. Planning Manager Bondi presented Ordinance O2025-59, a zoning map amendment to change the zoning district from RPUD (Sumter County) to MHP (City) for five parcels within the Wildwood Country Resort on a total of 0.83 acres, MOL. Jack Kyle, one of the applicants, was present but had no additional comments. No other public comment was received. No other public comment was received. Special Magistrate Holt 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. A25-0068 St. Vincent de Paul Outreach Ministries

Special Magistrate Holt read aloud the title of A25-0068 St. Vincent de Paul Outreach Ministries. Assistant Development Services Director Then presented a request for site plan approval for a multi-phase retail project for St. Vincent de Paul Outreach Ministries. The project consisted of the construction of a one-story 10,108-square-foot retail building providing 66 parking spaces including three (3) Florida ADA accessible parking spaces with one being a van-accessible ADA parking space, a dumpster enclosure, together with associated infrastructure such as retention area, landscaping buffers, connecting sidewalks, site lighting improvements, and connecting commercial driveways along E. Kentucky Avenue and US Hwy 301 for Phase 1, on 3.77 acres MOL. She noted that a proposed 10,089-square-foot Food Pantry Building would be developed in Phase 2, but that would come at a later date. Stephen Campbell, with Clymer Farner Barley, was present on behalf of the owners. No public comment was received. Special Magistrate Holt made a made a recommendation of favorable approval for the construction as stated in the application to be forwarded to the City Commission for final determination.

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

4. A25-3179 - SE - Crossings Christian Church

Special Magistrate Holt read aloud the title of A25-3179 - SE - Crossings Christian Church. Planner Lammers presented a special exception request for the church on a property zoned AG-5. The church was looking to build a 6,045 sq ft sanctuary and 4,000 sq ft parsonage on the property. Mark Ingmire, the applicant, was present for the hearing, and added that the church wanted to be a good neighbor and asset to the community. Joshua Douglas, a nearby resident, spoke in opposition to the church. He stated that while he had nothing against them, he felt that

there were enough churches in the area already. He also noted that the road was already a high-traffic area, and he did not want to see another development so close to his property.

Special Magistrate Holt initially stated this would be a recommendation to the City Commission, but staff corrected the record that special exceptions were approved at the Planning & Zoning level. Holt approved the special exception, noting that significant buffering was planned and advising Mr. Douglas of his right to appeal the decision.

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 2:32 p.m.

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

APPEAL: NECESSITY OF RECORD.



12/2/2015
Date

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

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

