



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

Agenda
Regular Meeting
February 3, 2026 2:15 PM
City Hall Commission Chamber
100 N Main Street

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.

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.

I. CALL TO ORDER: Planning & Zoning Board

II. APPROVAL OF SUMMARY MINUTES

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

III. OLD BUSINESS

IV. NEW BUSINESS

1. **A25-4473-RZ-5529 Hartford Lane**

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.

The applicants/owners are seeking approval from the City Commission for a

Zoning Map amendment to change the zoning district from RPUD (Sumter County) to MHP (City of Wildwood) for parcel G16EC002 on 0.14 acres MOL. This request is accompanied by a small-scale comprehensive plan amendment request, ordinance number O2026-2. **Staff recommends approval.**

2. **A25-4570 - RZ - VinSun**

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.

D17-042

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 CH (Sumter County) to C-3 (City) for the parcel listed above on 0.56 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment A25-4569 (O2026-4). **Staff recommends approval.**

3. **A25-4023 - Monarch Ranch North Planned Development**

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR THE MONARCH RANCH NORTH PLANNED DEVELOPMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY 75 TURNPIKE BDC, LLC AND 75 TURNPIKE VDC, LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

The applicant seeks a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a Planned Development (PD) for Monarch Ranch North on approximately 49.406 acres, MOL. This PD provides general provisions to the Land Development Regulations (LDR), including, but not limited to, limiting the maximum industrial square footage to 500,000 SF and modifying the tree mitigation requirement. There are also provisions to the Design District Standards (DDS), including, but not limited to, modifying the open space requirement. All the provisions are outlined in detail within the ordinance provided in the staff report.

The Project Review Committee recommends approval.

4. **A25-2335 - SP - Monarch Ranch Building 1**

Parcel F12-082

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of Monarch Ranch Building 1, including a one hundred twenty-six thousand six hundred thirty-six

(126,636) square-foot industrial warehouse on 49.406 acres, MOL. **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.

February 3, 2026 2:15 PM