

PLANNING & ZONING BOARD  
 CITY OF WILDWOOD, FLORIDA  
 REGULAR MEETING  
 February 3, 2026 2:15 PM  
 CITY HALL COMMISSION CHAMBER

(meeting taped)

**I. CALL TO ORDER: Planning & Zoning Board**

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
Lindsay C.T. Holt	Special Magistrate	Present
Cassandra Smith	Assistant City Manager/CFO	Present
Melanie Strickland	Development Services Director	Present
Amanda Bondi	Planning Manager	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jackson Shelton	Deputy City Clerk	Present
Garth Layne	Sergeant	Present

Special Magistrate Holt brought the meeting to order at 2:09 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 December 02, 2025, at 2:15 PM.

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

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

**III. OLD BUSINESS**

None.

**IV. NEW BUSINESS**

1. A25-4473-RZ-5529 Hartford Lane

Special Magistrate Holt read aloud the title of A25-4473- RZ - 5229 Hartford Lane. Planning Manager Bondi presented Ordinance O2026-3, 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. Bondi stated that a transportation impact analysis exemption was accepted by the Sumter County Public Works Department. No public comment was received. Special Magistrate Holt made a recommendation of favorable approval of Ordinance O2026-3 to be forwarded to the City Commission for final determination.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

2. A25-4570 - RZ - VinSun

Special Magistrate Holt read aloud the title of A25-4570- RZ - VinSun. Planner Page presented Ordinance O2026-5, a zoning map amendment to change the zoning district from CH (Sumter County) to C-3 (City of Wildwood) for parcel D17042 on 0.56 acres, MOL. Page stated that a transportation impact analysis exemption was accepted by the Sumter County Public Works Department and there was only a billboard and temporary sale tent on the property. No public comment was received. Special Magistrate Holt made a recommendation of favorable approval of Ordinance O2026-5 to be forwarded to the City Commission for final determination.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

3. A25-4023 - Monarch Ranch North Planned Development

Special Magistrate Holt read aloud the title of A25-4023 - Monarch Ranch North Planned Development. Development Services Director Strickland presented on behalf of Assistant Development Services Director Then. Strickland presented Ordinance O2025-64, a Planned Development (PD) owned by 75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC. The property was located on parcel F12-082 and consisted of approximately 49 acres. Strickland explained that the PD provided general provisions to the Land Development Regulations, limited the maximum industrial square footage to 500,000 square feet, and modified the tree mitigation requirements. She explained that the PD provided provisions to the Design District Standards and modified the open space requirements. She stated the proposed changes would likely not adversely impact public facilities or city utilities. She stated that Duke Energy considered this site to potentially be one of two mega sites within the state of Florida and development of the site had received support from Sumter County. A transportation impact analysis was submitted by the applicant and accepted by Sumter County. Strickland stated that the development of this property would not likely adversely affect adjacent properties. Brandon Matulka, an applicant representative, was present and stated he agreed with the staff report and was available for questions. No other public comment was received. Special Magistrate Holt made a recommendation of favorable approval of Ordinance O2025-64 to be forwarded to the City Commission for final determination.

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

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

Special Magistrate Holt read aloud the title of A25-2335 - SP - Monarch Ranch Building 1. Planner Lammers presented the site plan for the construction of Monarch Ranch Building 1 owned by 75 Turnpike BDC, LLC & 75 Turnpike VDC, LLC within parcel F12082. She explained the construction would consist of a 126,636 square foot industrial warehouse that provided 211 parking spaces on approximately 34 acres. Lammers noted that a technical waiver had been approved by the Project Review Committee to reduce the parking size requirement from 20' to 18'. Tyler Counts, an applicant representative, was present and stated he was available for questions. 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.

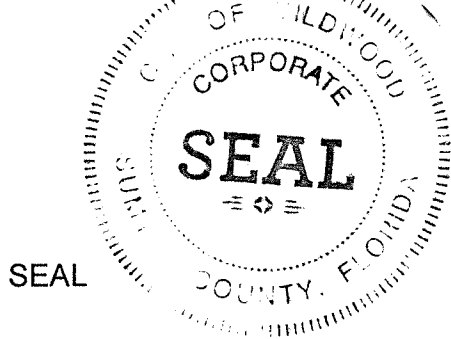
<b>RESULT:</b>	Passed
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

V. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 2:25 p.m.


<b>RESULT:</b>	Passed
<b>MOVER:</b>	Special Magistrate Holt
<b>SECONDER:</b>	None
<b>AYES:</b>	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.



PLANNING & ZONING BOARD  
CITY OF WILDWOOD, FLORIDA

3/3/26  
Date

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

