

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
March 3, 2026 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
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Jessica Barnes	City Clerk	Present
Aaron Kinder	Captain	Present

Special Magistrate Holt brought the meeting to order at 2:07 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 Board Regular Meeting February 03, 2026, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the February 3, 2026 meeting.

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

III. OLD BUSINESS

None.

IV. NEW BUSINESS

1. 25-5011 - RZ - 7050 CR 213

Special Magistrate Holt read aloud the title of 25-5011 - RZ - 7050 CR 213. Planner Page presented Ordinance O2026-7, a zoning map amendment to change the zoning district from R2C in Sumter County to R-2 in the City. She stated the request was accompanied by a concurrent small scale comprehensive plan amendment, project number 25-5012 and Ordinance O2026-6. There were no representatives present, nor were there any public comments. Special Magistrate

Holt made a recommendation of favorable approval of Ordinance O2026-7 to be forwarded to the City Commission for final determination.

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

2. SP 2410-004 Exalt Health Rehab Hospital Offsite Force Main Extension

Special Magistrate Holt read aloud the title of SP 2410-004 Exalt Health Rehab Hospital offsite force main extension. Assistant Development Services Director Then presented the request for the construction of an off-site sanitary sewer force main to connect with the approved Exalt Health site with the City's sanitary system. She stated the scope of work consisted of an 877 linear-foot, 6-inch force main running approximately 0.17 miles within the C-44A right-of-way, and approximately 4,124 linear feet of an 8-inch force main running along portions of Fifth Avenue, Fourth Avenue, Johnson Street, Third Avenue, Switcher Street and a directional drill operation under US Hwy 301 to connect to the City's system, per the attached plans. Then noted the surety for performance cost summary had been reviewed by the city attorney, but the applicant still had not provided the performance bond. She stated there were two outstanding comments with the City Attorney and once the performance bond was in hand and the last comment was addressed, the site plan could advance to the City Commission. Then stated the applicant's representative was present, and the application should not move forward until satisfaction from the city attorney was determined. Special Magistrate Holt clarified if staff was requesting a continuance, to which Then declined.

The applicant's representative, Rob Batsel, provided history on the project, as well as an update on the applicant's response to the city attorney's comments. Special Magistrate Holt asked for clarification on the performance bond, and Batsel replied that he would ensure the issue was handled. There were no further public comments.

Special Magistrate Holt made a recommendation of favorable approval of SP 2410-004 Exalt Health Rehab Hospital Offsite Force Main Extension to be forwarded to the City Commission for final determination with a caveat that the outstanding comments be satisfied before the Commission meeting.

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

3. 25-2593 - SP - Hampton Substation (SECO)

Special Magistrate Holt read aloud the title of 25-2593 -SP - Hampton Substation (SECO). Assistant Development Services Director Then presented the request for the construction of an electrical substation yard that consisted of approximately 74,777 square feet of yard rock area, a 955-square-foot new equipment enclosure, 20-foot landscaping buffers/irrigation around the perimeter of the site, and stormwater retention, on 7.23 acre MOL. She noted a minor correction to the staff report, updating the applicable board from the Project Review Committee to the Planning & Zoning Board/Special Magistrate. The applicant was present for the hearing, but did

not wish to speak, and no public comments were received. Special Magistrate Holt made a recommendation of favorable approval of 25-2593 - SP - Hampton Substation (SECO) to be forwarded to the City Commission for final determination.

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

4. 25-4280 - SP - Wildwood Medical Office Building

Special Magistrate Holt read aloud the title of 25-4280 - SP - Wildwood Medical office building. Planner Lammers presented the request for the construction of a medical office building which consisted of eight thousand and sixty-four (8,064) square feet on 1.04 acres, MOL. She stated the city attorney had one outstanding comment regarding a utility easement, on which the applicant and city attorney had come to an agreement. Lammers explained that the applicant's approval was contingent upon the site plan, and the easement would be held in escrow until the applicant closed on the property. She noted that a technical waiver had been approved by the Project Review Committee that waived the requirement for a loading zone. A representative for the project was present, but did not wish to speak and there were no public comments. Special Magistrate Holt made a recommendation of favorable approval of 25-4280 - SP - Wildwood Medical office building to be forwarded to the City Commission for final determination.

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

5. 26-0205 - V - Open Bible Lutheran Church Sign Variance

Special Magistrate Holt read aloud the title of 26-0205 - V - Open Bible Lutheran Church sign variance. Planning Manager Bondi presented the request for a variance to increase the height allowed per code for a religious monument sign by 2 feet, explaining that the land development regulations limited the monument's height for religious use to 8 feet. Bondi stated that the applicant submitted a justification letter that identified the 2-foot increase to allow the monument to be made visible as an adjacent 4-foot fence impaired the view. She further explained that, per the LDRs, staff deemed the fence to be a non-self-created condition, noting that it created an unnecessary hardship for the owner to ensure residents could clearly and safely read the sign. There was no representative present for the hearing, and no public comments were received. Special Magistrate Holt granted a final determination and approval for the 26-0205 - V - Open Bible Lutheran Church sign variance.

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.

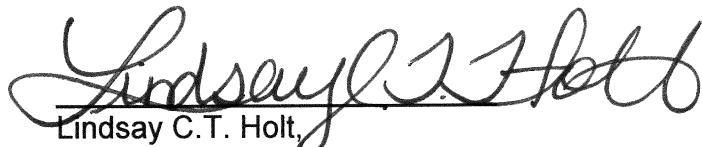
RESULT:	Passed
MOVER:	Special Magistrate Holt
SECONDER:	None
AYES:	Special Magistrate Holt

APPEAL: NECESSITY OF RECORD.



PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

4/7/2026
Date


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