



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

Agenda
Regular Meeting
July 7, 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 June 02, 2026, at 2:15 PM.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **25-3354 (RZ) Naimat Jesus, Inc**

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 applicant is seeking a favorable recommendation from the City of Wildwood's Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (County) to CMU (City) for parcels G29A141, G29A142, G29A143, G29A144, G29A145, G29A146, & G29A147 on 9 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment 25-3353, ordinance O2026-33.

Staff recommends approval.

2. **26-2002 (RZ) Rainey Construction Land Company, LLC**

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 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 ID (Sumter County) to M-1 (City of Wildwood) for parcel D32-161 on 5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-2004 (CP), O2026-25.

Staff recommends approval.

3. **26-2161 (RZ) Silver Oaks at Warm Springs**

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 applicant is seeking a favorable recommendation from the City of Wildwood's Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from RR1 (County) to CMU (City) for parcels G33-015, G33-075, and G33-147 on 3.18 acres MOL. This request is accompanied by a concurrent Small-Scale Comprehensive Plan Amendment 26-2163 (CP), ordinance O2026-33.

Staff recommends approval.

4. **25-1500 Preston Place Commercial Site**

Parcel D17M002

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a 5,200 SF medical office with infrastructure improvements on 1.10 acres MOL, per the attached plans. **The Project Review Committee recommends approval.**

5. **25-3741- SP - Indian Oaks Self Storage**

Parcel K09A020

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for a 120,000 SF self-storage facility with infrastructure improvements, per the attached plans. Two technical waivers have been approved to reduce the parking space requirement from 51 spaces to 15 spaces and to substitute the required canopy trees to understory trees due to a transmission line easement on the southern portion of the property. Please see the attached technical waivers. **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.

July 7, 2026 2:15 PM