



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

Agenda
Regular Meeting
August 4, 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 July 07, 2026, at 2:15 P.M.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **26-1425 (PLAT) Bethany Medical Complex Improvement Plat
Parcels G33-005 & G33-011**

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for an improvement plat consisting of 5 commercial lots on 2.72 acres, MOL. The infrastructure has already been constructed under site plan number SP 2202-002 Bethany Estates Medical Complex as this project was initially developed under a single ownership structure but has since transitioned into a multi-owner development. **The**

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.

August 4, 2026 2:15 PM

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD
EXECUTIVE SUMMARY

SUBJECT: Planning & Zoning Regular Meeting July 07, 2026, at 2:15 P.M.

REQUESTED ACTION:

CONTRACT:

Vendor/Entity:

Effective Date:

Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA
REGULAR MEETING
July 7, 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
Jessica Barnes	City Clerk	Present
Jackson Shelton	Deputy City Clerk	Present
Amanda Bondi	Planning Manager	Present
McKenna Page	Planner	Present
Alex Lammers	Planner	Present
Brian Harrie	Lieutenant	Present

Special Magistrate Holt brought the meeting to order at 2:00 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 June 02, 2026, at 2:15 PM.

Special Magistrate Holt saw no revisions necessary and approved the summary minutes for the June 2, 2026, Planning and Zoning Board meeting.

III. OLD BUSINESS

None.

IV. NEW BUSINESS

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

Special Magistrate Holt read aloud the title 25-3354 (RZ) Naimat Jesus, Inc, Ordinance O2026-34. Planning Manager Bondi provided a brief explanation and noted the applicant sought approval for a zoning map amendment to change the zoning district from RR-51 within the county to CMU within in the city for the subject parcels. She noted the request was accompanied by concurrent Small-Scale Comprehensive Plan Amendment 25-3353, Ordinance O2026-33. She explained the applicant proposed construction of 79,100 square-foot commercial buildings which would include uses such as medical/dental office, professional office, restaurant, and retail. Bondi stated a Transportation Impact Analysis was conducted and explained a deficiency that was identified at the signalization of Warm Springs Ave and Marsh Bend Trail. Bondi noted the proposed rezoning would not be a deterrent to the improvement or development of adjacent

properties. Applicant Representative, Mike Rankin stated he was available for questions and did not have anything to add to the discussion. There was no public comment.

Special Magistrate Holt made a recommendation of favorable approval of 25-3354 (RZ) Naimat Jesus, Inc, Ordinance O2026-34, to be forwarded to the City Commission for final determination.

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

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

Special Magistrate Holt read aloud the title 25-3354 26-2002 (RZ) Rainey Construction Land Company, LLC, Ordinance O2026-26. Planning Manager Bondi provided a brief explanation and noted the applicant sought approval to the change the zoning district from ID (Sumter County) to M-1 (City of Wildwood) for parcel D32-161 on 5 acres MOL. This request was accompanied by concurrent Small Scale Comprehensive Plan amendment 26-2004 (CP), O2026-25. She noted a Transportation Impact Analysis was not needed for this request as it was considered a lateral change. Bondi stated the proposed rezoning would not be a deterrent to the improvement or development of adjacent properties. Applicant Representative, Brandon Matulka, was present and did not have anything to add to the discussion. There were no public comments.

Special Magistrate Holt made a recommendation of favorable approval of 26-2002 (RZ) Rainey Construction Land Company, LLC, Ordinance O2026-26, to be forwarded to the City Commission for final determination.

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

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

Special Magistrate Holt read aloud the title 26-2161 (RZ) Silver Oaks at Warm Springs, Ordinance O2026-32. Planning Manager Bondi provided a brief explanation and noted the applicant sought approval to the change the zoning district from RR1 (County) to CMU (City) for the subject parcels on 3.18 acres MOL. The request was accompanied by concurrent Small-Scale Comprehensive Plan Amendment 26-2163 (CP), Ordinance O2026-33. Bondi noted the applicant proposed to construct 34,000 square-foot medical office(s). She explained a Transportation Impact Analysis had been completed and clarified a deficiency that was identified at the signalization of Warm Springs Ave. and Marsh Bend Trail. Bondi stated the proposed rezoning would not be a deterrent to the improvement or development of adjacent properties. Applicant Representative, Mike Rankin, commended the Development Service department for their professionalism. There were no public comments.

Special Magistrate Holt made a recommendation of favorable approval of 26-2161 (RZ) Silver Oaks at Warm Springs, LLC, Ordinance O2026-32, to be forwarded to the City Commission for final determination.

4. 25-1500 Preston Place Commercial Site

Special Magistrate Holt read aloud the title 25-1500 Preston Place Commercial Site. Planner Page provided a brief explanation and noted the applicant sought approval for a 5,200 SF

medical office with infrastructure improvements on 1.10 acres MOL. She noted the proposed building elevations would maintain the aesthetics of the existing buildings throughout the Preston Place commercial development. Page stated the request met criteria set forth within the Land Development Regulations, the Design District Standards, and was in line with the goals, objectives, and policies of the 2050 Comprehensive Plan. There were no public comments.

Special Magistrate Holt made a recommendation of favorable approval of 25-1500 Preston Place Commercial Site to be forwarded to the City Commission for final determination.

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

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

Special Magistrate Holt read aloud the title 25-3741- SP - Indian Oaks Self Storage. Planner Lammers provided a brief explanation and noted the applicant sought approval for a 120,000 SF self-storage facility with infrastructure improvements. Two technical waivers had been approved to reduce the parking space requirement from 51 spaces to 15 spaces and to substitute the required canopy trees for understory trees due to a transmission line easement on the southern portion of the property. She noted the request met the criteria set forth within the Land Development Regulations, the Design District Standards, and was in line with the goals, objectives, and policies of the 2050 Comprehensive Plan. Applicant Keith Riddle stated he was available for questions. There were no public comments.

Special Magistrate Holt made a recommendation of favorable approval of 25-3741- SP - Indian Oaks Self Storage, to be forwarded to the City Commission for final determination.

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 2:38 p.m.

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

APPEAL: NECESSITY OF RECORD.

SEAL

PLANNING & ZONING BOARD
CITY OF WILDWOOD, FLORIDA

Date

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

PLANNING & ZONING BOARD OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: 26-1425 (PLAT) Bethany Medical Complex Improvement Plat

REQUESTED ACTION: The Project Review Committee recommends approval.

CONTRACT:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

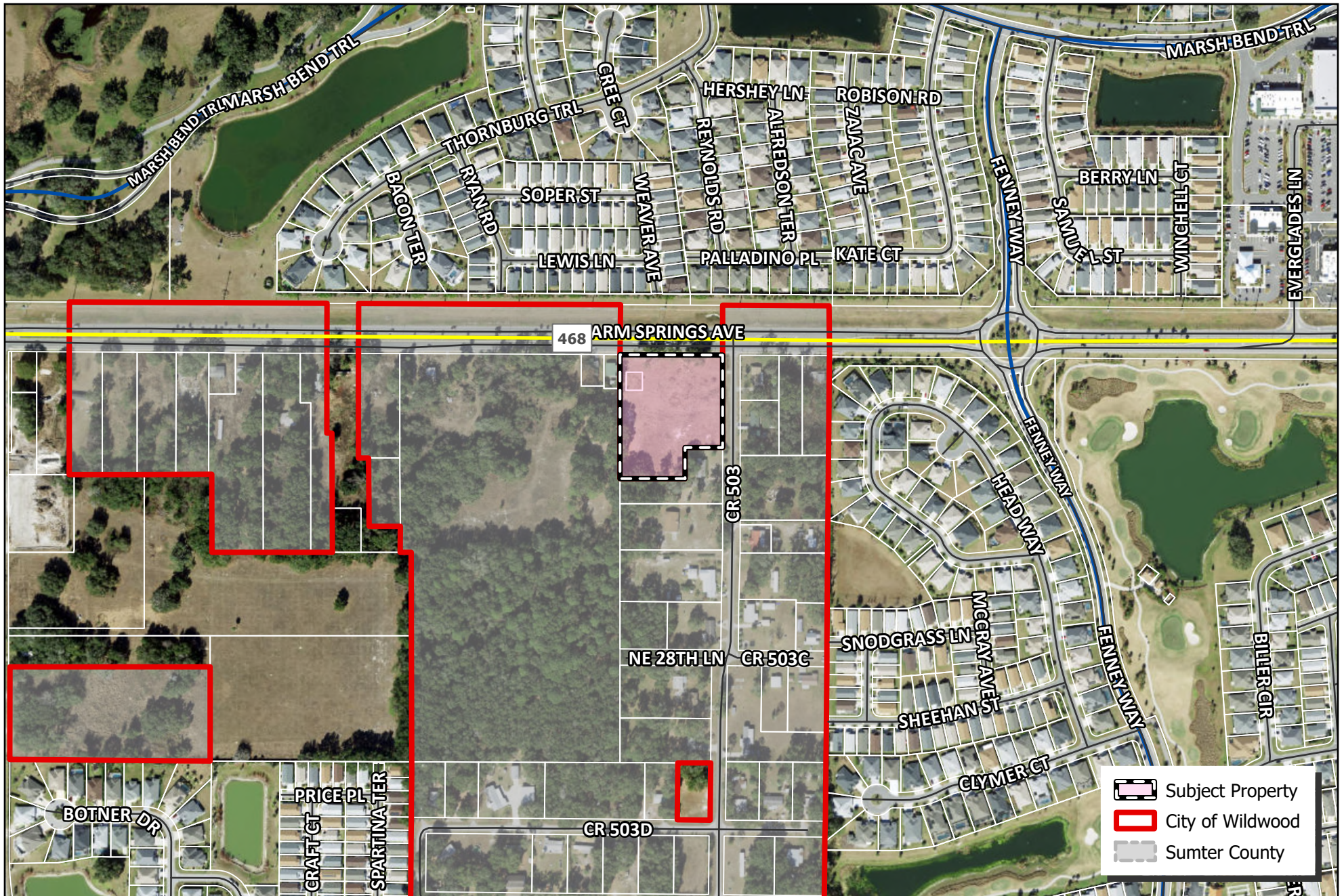
Case Number	26-1425 (PLAT) Bethany Estates Medical Complex Improvement Plat
Applicant	Christopher Menhennett - NV5
Owner(s)	Bethany Estates Enterprises LLC & JoJJ Smiles LLC
Acreage	2.72 +/-
Property Location	The subject property is generally located at the southwest corner of the Warm Springs Ave and CR 503 intersection.
Parcel(s)	G33-005 & G33-011
Date	July 22, 2026

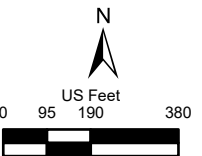
The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for an improvement plat consisting of five commercial lots. The infrastructure has already been constructed under site plan number SP 2202-002 Bethany Estates Medical Complex as this project was initially developed under a single ownership structure but has since transitioned into a multi-owner development. In short, subdividing the medical office complex into five lots required the submittal of an improvement plat to process the creation of multiple lots. The infrastructure located throughout the development will remain privately owned and maintained.

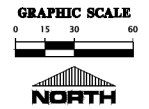
26-1425 meets the criteria set forth within the Land Development Regulations, Design District Standards, and is in line with goals, objectives, and policies within the 2050 Comprehensive Plan.



Amanda Bondi
Planning Manager, Development Services



 WILDWOOD FLORIDA	CITY OF WILDWOOD 100 North Main Street Wildwood, FL 34785 Phone: (352) 330-1330 www.wildwood-fl.gov	 US Feet 0 95 190 380	#26-1425 BETHANY ESTATES MEDICAL COMPLEX PARCELS G33-005 & G33-011	MAP 1B LOCATION MAP APR 2026
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LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L.1	S 0°13'36" W	30.02
L.2	S 89°40'52" E	26.02
L.3	S 89°40'52" E	26.02
L.4	S 89°40'52" E	26.02
L.5	N 89°40'52" W	18.81
L.6	S 0°13'29" W	28.32
L.7	N 89°40'52" W	0.80
L.8	S 89°27'39" E	24.92
L.9	N 0°11'52" E	18.76
L.10	S 89°40'52" E	22.85

GENERAL NOTES -

1. ALL EXISTING IMPROVEMENTS DEPICTED WERE APPROVED AND CONSTRUCTED UNDER CITY OF WILLOWOOD DEVELOPMENT PERMIT SP2202-02.
2. SEE SURVEY FOR BENCHMARK ELEVATIONS, LOCATIONS, AND DESCRIPTIONS.

CR NO. 503

[illegible]