



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

Agenda
Regular Meeting
September 1, 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 August 04, 2026, at 2:15 P.M.**

III. OLD BUSINESS

IV. NEW BUSINESS

1. **26-3142 - RZ - 7310 CR 213**

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 R6C (Sumter County) to RMU (City) for the parcel listed above on 0.5 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3139-CP (O2026-37). **Staff recommends approval.**

2. **26-3152 (RZ) UPTON**

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 RPUD (County) to MHP (City) for the parcel listed above on 0.14 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment (CP) 26-3152 (O2026-45). **Staff recommends approval.**

3. **26-3270 (RZ) 7078 Sewer Connect**

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL-SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; 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 R4C (Sumter County) to R-2 (City) for the parcel listed above on 0.32 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3207 (CP) 7078 Sewer Connect (O2026-49). **Staff recommends approval.**

4. **26-3264 (RZ) Canan Lakes**

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.

Parcels C13-003, C13-017, C13-019, C13-039, C13-039, C13-126 & C13-127

The applicant seeks approval and a favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map

Amendment to change the zoning designation from AC10 (Sumter County) and R-5 (City of Wildwood) to R-2 (City of Wildwood) for parcels listed above on 144.89 acres MOL. This request is accompanied by large scale comp. plan amendment request LSCPA 26-3261 (Ordinance O2026-52). **Staff recommends approval.**

5. **26-3381 (RZ) Sandalwood Lane Lot 5**

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 R6M (Sumter County) to MHP (City) for the parcel listed above on 0.138 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment 26-3377 (CP) Sandalwood Lane Lot 5 (O2026-47). **Staff recommends approval.**

6. **26-3442 - RZ - AD Wildwood, 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.

Staff recommends approval.

7. **25-3341 (SP) Bethany Plaza Dental**

Parcels G33-005 & G33-011

The applicant is seeking a favorable recommendation from the Planning and Zoning Board/Special Magistrate for the construction of a 3,016 SF dental office within the existing Bethany Estates Medical Complex with associated infrastructure on 2.78 acres, MOL. **Project Review Committee recommends approval contingent on the resolution of outstanding comments.**

8. **26-0520 (SP) Chick-Fil-A Wildwood**

Parcels G04N251 & G04N252

The applicant is seeking a recommendation of approval from the Special Magistrate acting as the Planning and Zoning Board for a 5,218 square foot Chick-Fil-A restaurant, 73 parking spaces, dumpster enclosure, landscaping, and associated infrastructure improvements on 2.09 acres MOL, per the attached plans. **The Project Review Committee has approved the**

submitted technical waivers, and 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.

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